



PRESIDIO TRUST

2012 ANNUAL REPORT OF

NHPA COMPLIANCE ACTIVITIES

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January 31, 2013



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State Historic Preservation Officer
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Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

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

Frank Dean, Superintendent
Attention: Abby sue Fisher
Golden Gate National Recreation Area
Building 201 Fort Mason
San Francisco, CA 94123

**Reference: 2012 Annual Report on Activities under the 2002 Presidio Trust
Programmatic Agreement, the Presidio of San Francisco National Historic
Landmark District, San Francisco, California**

Pursuant to Stipulation XXI of the Presidio Trust Programmatic Agreement (PA), enclosed is the 2012 Annual Report of activities conducted under that PA.

2012 was a watershed year for the Presidio Trust (Trust), along with the many groups and individuals that have worked for decades to save the Presidio of San Francisco and its priceless historic resources. It was the final year that our agency received congressional appropriations, and thus the deadline for demonstrating financial self-sufficiency as envisioned under the 1996 Presidio Trust Act. I am happy to report that after 15 years of operating the inland portion of the Presidio – the heart of the National Historic Landmark District – the Trust has met the challenge presented by our unique charge, and has succeeded in saving the Presidio and its treasures. From the beginning, rehabilitation and adaptive reuse of the Presidio's historic buildings have been key strategies in reaching this achievement.

post. Michelle is a recent graduate of the Columbia University Master of Science in Historic Preservation program, and comes to the Trust with a background in historic preservation advocacy and property management. Executive Director Craig Middleton remained in the role as Federal Preservation Officer.

Throughout 2012, the Trust continued to successfully employ Stipulation VII of the PA, a process that is supported by a seasoned team of reviewers specializing in all aspects of historic preservation practice. As it has since 2002, the Trust's compliance program combined both the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) into a single review process to better implement the principles outlined in 36 CFR §800.8, *Coordination With the National Environmental Policy Act*, of the Advisory Council on Historic Preservation's Section 106 Regulations. This program, known as "N²", reviews all projects that may affect historic properties at one of two levels: administrative review and full review. The full review level typically covers historic building and landscape rehabilitations, forestry work, traffic and parking projects, and the restoration of natural resource areas. Signatory and concurring parties to the PA are notified of these review sessions through weekly email communications, and are invited to comment on projects or attend the sessions to participate in the discussion. Trust compliance staff will also periodically seek out additional consultation with NPS and SHPO staff on particularly complex projects, as has been the case with the building 50/Officers' Club rehabilitation. If the compliance team determines that a project would not affect historic properties, or would not require additional guidance in order to avoid affecting sensitive resources, they can administratively review the project, document any stipulations, add the project to the administrative record and allow it to proceed. This level of review typically includes minor interior building modifications, repair and maintenance not covered under Appendix A of the PA (see below), and minor landscaping and utility work in or around historic buildings. This N² review process is described in Exhibit B. A full accounting of projects reviewed under Stipulation VII is included in this report as Exhibit C.

The N² team that participates in the above process is comprised of ten preservation professionals that meet the Secretary of Interior's standards for Archaeology, Historic Architecture, and Architectural History. This team of reviewers includes several Leadership in Energy and Environmental Design-accredited professionals (LEED-AP), supporting the Trust's commitment that all large-budget historic rehabilitations achieve, at minimum, a LEED Silver certification. This commitment is further supported by LEED-AP staff on the construction and project management teams at the Trust. The team of historic preservation professionals regularly involved in full N² reviews in 2012 is composed of historical architects Rob Wallace and Chandler McCoy; historical landscape architect Michael Lamb; conservators and preservation project managers, Christina Wallace and Kelly Wong; archaeologists Eric Blind, Kari Jones and Liz Clevenger; and historic compliance staff Rob Thomson, Jennifer Correia and Michelle Taylor. Trust historian Randolph Delehanty also periodically provides support in historic compliance reviews. As in years past, the historic compliance staff collaborates closely with the Trust's operations and maintenance crews, who work with the NHL's buildings, landscapes, roads and forests on a daily basis. These crews are composed of journeymen

students in 2012. Finally, the Lab oversaw the design and construction of a pilot project for interpreting the archaeological remains of El Presidio through a series of landscape elements made of adobe, stone and tile. The pilot project – currently limited to the eastern boundary of the site - is meant to inform future such interpretive designs, which are ultimately envisioned for the entire El Presidio site.

Following the successful conclusion of the Section 106 consultation on the Main Post Update in 2010, the Trust spent much of 2012 completing cultural landscape and historic building documentation, in addition to implementing the aforementioned pilot project for interpreting the archaeological remains of El Presidio. The Trust completed an updated cultural landscape report for the Main Post in July, and a detailed historic structure report for building 130 (Presidio Chapel, built 1932) in March. Also within the Main Post district, the Trust completed the Taylor Road Parking lot project in early 2012, which serves to supports the occupancy of buildings 103 and leasing efforts for building 101, while compensating for the parking that was removed by the rehabilitation of the Main Parade. Throughout the year, historic compliance staff distributed regular email updates to all parties that participated in the Main Post Update consultation in order to share progress on the projects covered by the PA-MPU, in addition to other items of interest in the Main Post.

The Doyle Drive replacement project, a multi-year effort lead by the San Francisco County Transportation Authority, Federal Highways Administration and Caltrans, continued to make significant progress over the course of 2012. Throughout the year, Presidio Trust planning and compliance staff supported efforts to implement the Built Environment Treatment Plan (BETP), a product of the 2008 Doyle Drive PA that provides measures to resolve adverse effects brought about by the project. The BETP is in use by the public-private-partnership (P3) entity that is responsible for the second phase of construction on the project. The P3 entity completed substantial design work in 2012, and anticipates starting construction on the remaining tunnels and viaduct structures in early 2013. Other milestones reached in 2012 included the removal of the historic elevated highway, along with the opening of the new at-grade detour and Cemetery Bluff tunnel. At a smaller scale, Caltrans has nearly completed the rehabilitation of building 669 (Post Incinerator, 1936) as a permanent pump station to support the project, and work has begun to relocate, store, return and rehabilitate building 201 (Quartermaster warehouse, 1896) as a key element to preserving the Halleck Street corridor. As part of the on-going protection effort associated with Doyle Drive, Trust compliance staff reviewed and participated in the production of HABS/HAER/HALS documentation of Presidio resources affected by the project, as well as the development and implementation of stabilization and monitoring measures for numerous buildings located adjacent to construction activity. Work will continue on Doyle Drive throughout 2013, with a likely completion date of 2016.

In 2011, the Trust initiated a multi-year, \$15 million rehabilitation of its most storied building, the Officers' Club at the Main Post (building 50, portions built ca. 1810, with major renovations in 1934 and 1972). The project reached several critical milestones during 2012, including completion of the full roof replacement, removal of non-historic

The Trust was proud to receive several prestigious awards in 2012 in recognition of our preservation work. The project to rehabilitate our new home - building 103 on Montgomery Street, along with its sister barrack, building 101 - earned several awards recognizing the innovative approach to seismically upgrading the unreinforced masonry buildings. These included a California Preservation Foundation Preservation Design Award (Montgomery Street Barracks Buildings 101/103); an Award of Merit in Historic Preservation from the Structural Engineers Association of Northern California (Montgomery Street Barracks Buildings 101/103); and a Best Renovation/Restoration in California award from the Engineering News Record (buildings 101/103). Finally, the House of Air (building 926, hangar built in 1921) rehabilitation earned a 2012 Honor Award from the American Institute of Architects, San Francisco Chapter.

Thank you for your contributions to this important year for the Trust, and for all that we've accomplished together in the past 15 years. We look forward to continuing our collaborations in 2013 and beyond. If you have any questions, please contact me at (415) 561-5310 or cmiddleton@presidiotrust.gov, or Rob Thomson, Deputy FPO, at (415) 561-2758 or rthomson@presidiotrust.gov. A copy of this annual report has been placed in the Presidio Trust Library and on our website and is available for interested persons and members of the public who wish to provide comments to the ACHP and SHPO, as well as the Trust.

Sincerely,



Craig Middleton
Executive Director and Federal Preservation Officer

cc:

Anthony Veerkamp, NTHP

Gary Widman, PHA

Elaine Jackson-Retondo, NPS-PWRO

1 PROGRAMMATIC AGREEMENT
2 AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
3 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
4 AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
5 REGARDING THE PRESIDIO TRUST IMPLEMENTATION PLAN
6 AND
7 VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
8 FOR AREA "B" OF THE PRESIDIO OF SAN FRANCISCO,
9 GOLDEN GATE NATIONAL RECREATION AREA
10

11 WHEREAS, the Presidio Trust (the Trust), pursuant to the Presidio Trust Act, Title I of Public Law 104-
12 333, was established as a wholly owned government corporation to manage a portion of the Presidio of San
13 Francisco (Presidio); and
14

15 WHEREAS, pursuant to Public Law 104-333, administrative jurisdiction was transferred to the Trust on
16 July 1, 1998 for approximately 80 percent of the Presidio that was depicted as Area B on the map entitled
17 "Presidio Trust Number 1," dated December 7, 1995, as such may be amended from time to time; and
18

19 WHEREAS, the remaining area of the Presidio was depicted as Area A on said map and administrative
20 jurisdiction for Area A remains with the National Park Service (NPS); and
21

22 WHEREAS, the entire Presidio remains a part of the Golden Gate National Recreation Area (GGNRA), is
23 a designated National Historic Landmark District (NHL), is listed on the National Register of Historic
24 Places (NR), contains prehistoric archaeological sites, and historic archaeological resources, buildings,
25 structures, objects, zones, and cultural landscapes representing 218 years of military history; and
26

27 WHEREAS, the Trust, in order to meet its Congressionally mandated requirement of preserving the
28 Presidio as a sustainable National Park within the GGNRA by the year 2013, carries out a variety of
29 undertakings, including but not limited to maintenance, rehabilitation, repair, moving, interim and long-
30 term leasing, construction and demolition of buildings, structures, and roads, and work regarding grounds
31 and associated landscaping within Area "B" of the Presidio; and
32

33 WHEREAS, the Trust has determined that these undertakings may have an effect upon properties included
34 in or eligible for the NR, including properties that contribute to the NHL and has notified the Secretary of
35 the Interior in accordance with 36 CFR 800.10(c); and
36

37 WHEREAS, the Trust has consulted with the Advisory Council on Historic Preservation (ACHP), and the
38 California State Historic Preservation Officer (SHPO) and NPS; and
39

40 WHEREAS, pursuant to 36 CFR 800.14 (b)(2), which implements Section 106 of the National Historic
41 Preservation Act (NHPA), the entities listed above have been invited to sign this Programmatic Agreement
42 (PA); and
43

44 WHEREAS, the Trust has identified the National Trust for Historic Preservation and the Fort Point and
45 Presidio Historical Association as consulting parties and has invited them to concur in this PA; and
46

47 WHEREAS, the Trust has made a good faith effort to locate federally recognized Indian tribes that may
48 attach religious and cultural significance to properties under the administrative jurisdiction of the Trust or
49 with which the Trust could consult under the Native American Graves Protection and Repatriation Act
50 (NAGPRA); and the Trust has determined that there are no such federally recognized tribes; and
51

52 WHEREAS, ACHP regulations encourage federal agencies to use to the extent possible existing agency
53 procedures and mechanisms (including mechanisms under the National Environmental Policy Act (NEPA))
54 to fulfill their consultation requirements; and
55

1 WHEREAS, the NEPA compliance process enables public participation at a very early stage in the
2 planning process for undertakings that may have an adverse effect under the NHPA; and
3
4 WHEREAS, the Trust will use its NEPA public participation procedures, analysis and review to meet the
5 requirements of both NEPA and NHPA in a timely and efficient manner; and
6
7 WHEREAS, the Presidio Trust Implementation Plan (PTIP) is a comprehensive programmatic plan being
8 developed by the Trust to guide the management of Area B; and
9
10 WHEREAS, the Trust has conducted a series of public meetings and prepared and circulated a draft
11 Environmental Impact Statement (DEIS) regarding the proposed PTIP; and
12
13 WHEREAS, that DEIS contained a draft copy of this PA and was also sent to interested groups and
14 individuals and was the subject of consultation among the parties to this document; and
15
16 WHEREAS, the undertakings contemplated under the PTIP will be within the scope of this PA;
17
18 NOW, THEREFORE, the Trust, NPS, SHPO, and ACHP agree that the Trust will carry out the
19 undertakings that are within the scope of this PA in accordance with the following stipulations to satisfy
20 the Trust's responsibilities under Section 106 and Section 110(f) of the NHPA.
21

22 STIPULATIONS

23
24
25 The Trust shall ensure that the following measures are carried out:

26 I. APPLICABILITY

27
28
29 This PA applies to all undertakings proposed within Area B under the direct or indirect jurisdiction of the
30 Trust including undertakings proposed by the Trust's permittees, and tenants. However, demolition, new
31 construction, and the execution of leases associated with such new construction at the 60 acre Letterman
32 Complex shall be governed by "The Programmatic Agreement Among the Presidio Trust, the Advisory
33 Council on Historic Preservation, the National Park Service and the California State Historic Preservation
34 Officer Regarding Deconstruction, New Construction, and the Execution of Associated Leases at The
35 Letterman Complex, Presidio of San Francisco, California." This PA does not apply to undertakings of
36 NPS within Area A or the Department of Veterans Affairs at the National Cemetery all located within the
37 boundaries of the Presidio. Before the Trust's final approval of any project, or any construction activities,
38 or any irrevocable commitment by the Trust for construction, repairs, maintenance, rehabilitation, moving
39 or demolition covered by this PA, all provisions required hereunder must be completed. For purposes of
40 this PA, historic properties are those properties either included in the 1985 Historic American Buildings
41 Survey (HABS) report or designated as contributing to the NHL by the May 1993 NHL update and any
42 other properties identified pursuant to Stipulation VI. below.
43

44 II. POLICY

45
46 The Trust shall manage and preserve the integrity of that portion of the NHL in Area B through planning,
47 research and specific undertakings consistent with good historic preservation management and
48 stewardship, the goals of the NHPA and related regulations, standards, and guidelines. These efforts are,
49 and will remain, in compliance with the applicable provisions of the NHPA and the Presidio Trust Act.
50

51 III. PROFESSIONAL STANDARDS

52
53 A. The Trust's Federal Preservation Officer (FPO) shall be responsible for coordination of the
54 preservation program and implementation of the terms of this PA. The agency official designated as the
55 Trust's FPO shall meet the requirements for that position as defined in "The Secretary of the Interior's

Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act.”

B. All work pursuant to this PA regarding historic buildings and structures will be reviewed by, or under the supervision of, a person having five years or more experience in historic preservation and meeting the professional qualifications for Historian, Architectural Historian or Historic Architect included in “The Secretary of the Interior’s Historic Preservation Professional Qualification Standards.”

C. All work pursuant to this PA regarding archaeological resources will be carried out by or under the supervision of a Registered Professional Archaeologist having five years or more experience in prehistoric or historic archaeology and meeting the professional qualifications for Archaeologist included in “Archaeology and Historic Preservation, Secretary of the Interior’s Standards and Guidelines.”

D. All analyses to determine if an undertaking falls under Appendix A and therefore requires no further review will be carried out by persons who meet the standards set forth above in this Stipulation III. All such persons are deemed for purposes of this PA as “qualified personnel” under the standards and guidelines cited above.

IV. PERSONNEL TRAINING

A. The Trust shall continue to provide appropriate training to personnel involved in the maintenance, repair, and rehabilitation of historic buildings, structures, and housing units, and for all personnel responsible for making decisions regarding maintenance, repair, and rehabilitation. The Trust shall utilize specialized crafts training programs in practical application of “The Secretary of the Interior’s Standards for the Treatment of Historic Properties.” In addition, the Trust will provide training in conservation technology as applied to historic structures and archaeological sites.

B. The Trust shall develop and implement an in-house training program to advise Trust personnel of this PA and procedures, techniques, and related matters regarding the preservation of the historic properties located within Area B. The scope of training and the schedule for its implementation will be submitted as part of the annual report to all parties in accordance with Stipulation XXI. below.

V. AREA OF POTENTIAL EFFECTS

The Trust will delineate the Area of Potential Effects (APE) for all proposed operations and maintenance undertakings covered by the PA. For all other proposed undertakings, the Trust shall consult with SHPO to delineate the APE.

VI. IDENTIFICATION OF HISTORIC PROPERTIES

A. Numerous surveys and evaluations have been conducted to identify NR eligible and NHLD contributing properties for the entire Presidio landmark district, regardless of administrative jurisdiction, including the 1993 NHLD update. As necessary to implement this PA, the Trust will determine if there are additional properties in Area B not previously listed or determined eligible for listing on the NR or as contributors to the NHLD. Evaluation of buildings or structures which may become 50 years old or may have achieved exceptional significance while this PA is in effect shall be conducted within the framework of the “Statewide Historic Buildings and Structures Inventory, Department of Defense Installations, State of California, Volumes 1-3” and the “National Register of Historic Places Registration Forms for the Presidio of San Francisco National Historic Landmark District” (1993).

B. If a property in Area B that was not previously listed or determined eligible for listing on the NR is determined by the Trust to be eligible, the Trust shall treat that property as eligible for purposes of this PA. Such determination requires no SHPO review. Any such determinations will be documented in accordance with Stipulation XXI. below.

1 C. If the Trust determines that a property not previously listed or evaluated is ineligible for the NR, and
2 the Trust and NPS agree that the property is ineligible, then the property shall be ineligible for purposes of
3 this PA. If the Trust and NPS disagree about a property the Trust has determined ineligible, the Trust will
4 request an opinion from the SHPO which shall be rendered within 15 days of receiving the Trust's request.
5 If the Trust does not agree with the SHPO's opinion, the Trust shall submit the matter to the Keeper of the
6 National Register in accordance with 36 CFR Part 63.

7
8 D. Should a concurring party to this PA or a member of the public believe that a property found ineligible
9 under this stipulation is eligible for the NR, that person may contact the Keeper of the National Register
10 and request a determination of eligibility under 36 CFR 63.4.

11
12 E. The Trust shall evaluate, or cause to be evaluated, the significance of and apply NR criteria to
13 archaeological properties that have not previously been evaluated for the NR or determined eligible for
14 listing according to 36 CFR Section 800.4(c).

15 16 VII. ASSESSMENT OF EFFECTS

17
18 A. Categories of Undertakings for Review. This PA provides a framework for reviewing the following
19 categories of undertakings:

- 20
21 1. Undertakings that are repetitive and low impact in nature.
- 22
23 2. Undertakings that relate to the ongoing operation and maintenance of the Presidio but that have
24 minimal or low potential for affecting historic properties.
- 25
26 3. Undertakings that are future planning documents (including possible district-level plans, issue
27 oriented plans, and site-specific design guidelines), and demolition of historic properties or new
28 construction that may have an adverse effect on historic properties when proposed pursuant to such future
29 planning documents.
- 30
31 4. Demolition or new construction, when not proposed pursuant to future planning documents, and that
32 may have an adverse effect on historic properties.

33 34 B. Review Process.

- 35
36 1. Undertakings belonging to Category A.1. are listed in Appendix A to this PA. It is explicitly agreed
37 by the parties that those repetitive low impact activities do not affect historic properties and therefore may
38 be undertaken with no further review or documentation.
- 39
40 2. Undertakings belonging to Category A.2. shall be reviewed according to the following procedures:
 - 41
42 a. The responsible Trust office shall submit the proposed undertaking to the FPO for review and shall
43 consult the FPO regarding the APE for the undertaking.
 - 44
45 b. The FPO shall review the undertaking to ensure that identification and evaluation of historic
46 properties in the APE has been completed according to Stipulation VI. and that adequate information has
47 been compiled to identify and evaluate the effects of the proposed undertaking on historic properties.
 - 48
49 c. The FPO shall consult as necessary other staff qualified under Stipulation III.
 - 50
51 d. The FPO shall insure that recovery of archaeological data deemed to be necessary by the
52 Supervisory Trust Archaeologist is based on an Archaeological Research Design prepared by personnel
53 qualified under Stipulation III. C.
 - 54
55 e. The FPO shall apply the criteria of 36 CFR 800.5 to the proposed undertaking.

1 f. No Historic Properties Affected or No Adverse Effect. If the above process results in the FPO's
2 finding that no historic properties are affected by the proposed undertaking or that the proposal will have
3 no adverse effect on historic properties, the FPO will document that finding in the undertaking's
4 administrative record, insure that the finding is included within the report required by Stipulation XXI, and
5 make the finding available upon request to any party or the public. Absent objection by any party or
6 member of the public who has requested a copy of the finding, the undertaking may proceed without
7 further review by the ACHP, SHPO, or NPS. The Trust will address objections made pursuant to this
8 paragraph in accordance with Stipulation XVIII.

9
10 g. Adverse Effect.

11
12 i. If the FPO finds a proposed undertaking will result in an adverse effect, the Trust may consult
13 with the NPS to determine if the adverse effect may be avoided. Where the Trust and NPS agree
14 on how to avoid such adverse effect, they shall document their agreement and such agreement
15 shall be included by the FPO in the report pursuant to Stipulation XXI. Implementation of the
16 undertaking in accordance with the documented agreement shall be deemed to be resolution of the
17 adverse effect.

18
19 ii. If the FPO finds the proposed undertaking will result in an adverse effect and consults with
20 NPS but fails to reach agreement, or if the FPO chooses not to consult with NPS pursuant to
21 paragraph VII.B.2.g.i. above, then the FPO shall consult with ACHP, SHPO and the concurring
22 parties to resolve the adverse effect in accordance with 36 CFR 800.6.

23
24 3. Undertakings belonging to category A.3. shall be reviewed pursuant to Stipulations IX., X., and XI.
25 below.

26
27 4. Undertakings belonging to category A. 4. shall be reviewed pursuant to Stipulations IX. B. and IX. C.

28
29 C. Modification of a Reviewed Project. If after completion of an undertaking's review pursuant to this
30 stipulation or if during the implementation of any previously reviewed project pursuant to this stipulation,
31 the Trust finds it necessary to modify the project scope or construction documents, the FPO or a designated
32 qualified person under Stipulation III. shall review the proposed modification under the process contained
33 in Stipulation VII. B. above.

34 35 VIII. SALVAGE AND SUSTAINABILITY

36
37 If an historic property will be demolished, the Trust's qualified personnel will conduct a documented
38 inspection to identify architectural elements and objects that may be reused in rehabilitating similar historic
39 structures, or that may be preserved in a museum archival collection.

40 41 IX. PRESIDIO TRUST IMPLEMENTATION PLAN

42
43 The Presidio Trust Implementation Plan (PTIP) is a programmatic document that presents a range of
44 preferred land uses, PTIP Planning Principles (Principles) and Planning District Guidelines (PDG) for
45 designated planning districts within Area B of the Presidio. The Principles and PDG conform to "The
46 Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for
47 Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (1995) (Standards).
48 Intended as a policy framework to guide the Trust's future activities, the PTIP does not specify treatments
49 for individual buildings, or identify specific areas for new construction. Instead, the PTIP envisions further
50 project-specific and/or district-level planning prior to building demolition or new construction with the
51 potential to adversely affect historic properties. Undertakings proposed under the PTIP other than those
52 discussed below in Paragraphs A., B., or C. will be subject to consultation pursuant to Stipulation VII. For
53 the undertakings proposed under the PTIP and discussed below, Section 106 compliance shall be achieved
54 as follows:
55

1 A. The Trust FPO shall seek public input and shall consult with NPS, SHPO, ACHP, and the concurring
2 parties regarding the development of future planning documents, including possible district-level plans
3 (e.g., Fort Scott), issue-oriented plans (e.g., Recreation and Open Space), and site-specific design
4 guidelines or other plans in accordance with Stipulation X. below.

5
6 B. The Trust FPO shall consult with the NPS, SHPO, ACHP, and the concurring parties pursuant to 36
7 CFR 800.5 regarding any proposed demolition of an historic property within Area B other than that
8 proposed as part of a plan for which the consultation process has occurred pursuant to Stipulation X.
9 below.

10
11 C. The Trust FPO shall consult with the NPS, SHPO, ACHP, and the concurring parties pursuant to 36
12 CFR 800.5 regarding any proposed new construction that may have an adverse effect on historic
13 properties, except where such new construction is proposed as part of a plan for which consultation has
14 occurred pursuant to Stipulation X. below.

15 16 X. REVIEW OF FUTURE PLANNING DOCUMENTS

17
18 A. The Trust will submit to all signatory parties and concurring parties for review and comment, a
19 consultation package for future planning documents, including but not limited to district-level plans (e.g.,
20 Ft. Scott), issue oriented plans (e.g., Recreation and Open Space), and site specific guidelines or other
21 implementation plans. These draft planning documents and a request for consultation will be submitted
22 early in the planning process (e.g., during public scoping) and will be supplemented at a later date by
23 written comments on the design guidelines or draft plans received from the public, and the Trust's record
24 of commentary from the public planning session(s). The Trust shall ensure that future planning documents
25 conform to the Standards, the Principles, and any applicable PDG to the maximum extent feasible.

26
27 B. Twenty-one days following the deadline for receipt of public comments, a consultation meeting will be
28 held, in person or by telephone, with NPS, SHPO, ACHP, and the Trust to discuss the draft planning
29 documents and to seek a consensus among the signatory parties that the draft planning documents conform
30 to the Standards, Principles and any applicable PDG to the maximum extent feasible. The Trust will notify
31 concurring parties within three days of scheduling this consultation meeting, and the concurring parties
32 may submit written comments within 15 days of notification for the consideration of the signatory parties
33 at the consultation meeting. In seeking a consensus regarding the draft planning documents, the signatory
34 parties shall consider comments received from the public pursuant to Paragraph A. above and from the
35 concurring parties pursuant to this paragraph. If no consensus is reached at the conclusion of the
36 consultation meeting, the Trust will proceed in accordance with Paragraph E. of this stipulation.

37
38 C. The Trust will distribute to the NPS, SHPO, and ACHP for comment a Final Draft Document (FDD)
39 reflecting the consensus reached pursuant to Paragraph B. of this stipulation. The signatory parties will
40 have 30 calendar days following the date of receipt to provide written comments to the Trust regarding
41 changes, if any, to cause the FDD to reflect the consensus reached pursuant to Paragraph B. of this
42 stipulation.

43
44 D. If the Trust modifies the FDD in accordance with NPS, SHPO, and ACHP comments received, the
45 Trust may finalize the FDD and will immediately provide each of the other parties with a copy of the FDD.
46 The FDD will not be subject to further review.

47
48 E. Should the Trust decide not to modify the FDD in accordance with any NPS, SHPO, or ACHP
49 comments regarding conformity to the maximum extent feasible with the Standards, Principles, and any
50 applicable PDG, or if a consensus on the draft planning documents is not reached pursuant to Paragraph B.
51 of this stipulation, the Trust will promptly notify the signatory parties and the concurring parties in writing
52 of the Trust's decision or of the lack of consensus, include documentation that explains the basis for the
53 Trust's decision or summarizes the reasons for the lack of consensus, and immediately initiate consultation
54 with NPS, SHPO, and ACHP to address unresolved issues. Within 15 days of notification, the concurring
55 parties may submit written comments for the signatory parties' consideration during this consultation. The

1 time frame for this consultation shall not exceed 30 calendar days from the date of the Trust's written
2 notification. If the issues pertaining to the Trust's decision are partially or fully resolved or a consensus is
3 reached within this time frame, then the FDD shall be modified, if necessary, by the Trust in accordance
4 with the resolution. Thereupon, the Trust may proceed in accordance with Paragraphs C. or D. of this
5 stipulation, as applicable. If the issues pertaining to the Trust's decision are not fully resolved or a
6 consensus is not reached within this time frame, the Trust will forward all documentation relevant to the
7 dispute to the ACHP for response within 30 calendar days in accordance with Stipulation XVIII. below
8 governing the resolution of objections.
9

10 F. Failure of NPS, SHPO, ACHP, or the concurring parties to comment within the time frames established
11 by this stipulation or within timeframes otherwise agreed to by those parties on any document submitted
12 for review pursuant to this stipulation will be deemed a waiver of the opportunity to comment, and the
13 Trust may proceed without considering the comment(s) that might otherwise have been made. However,
14 the Trust shall consider the reasonable written request of any signatory party for a modification of the
15 timeframes established by this Stipulation.
16

17 XI. REVIEW OF NEW CONSTRUCTION FOLLOWING FUTURE PLANNING

18

19 A. Where new construction is proposed under planning documents developed pursuant to Stipulation X.
20 above, the Trust will ensure that all design and construction documents conform to the contents of
21 applicable planning documents, and that identified measures to address adverse effects are included in the
22 design and construction documents and committed to as part of the project implementation.
23

24 B. The Trust's determination that design and construction documents conform to the planning documents
25 reviewed in accordance with Stipulation X. above shall be documented in the project's administrative
26 record and in the report developed in accordance with Stipulation XXI. Where changes to the project are
27 required to ensure conformity, these changes shall also be documented in writing.
28

29 XII. ARCHAEOLOGY

30

31 A. The treatment of archaeological properties shall be handled in accordance with the terms of an
32 Archaeological Management Assessment and Monitoring Program (AMA/MP) that is prepared for
33 individual undertakings or groups of related undertakings. This will ensure that all planned undertakings
34 will be reviewed by a qualified archaeologist prior to final design and/or approval. In addition to the
35 AMA/MP, an archaeological research design will be prepared for any archaeological investigations that
36 include testing for NR eligibility or test excavations or data recovery from prehistoric or historic sites that
37 are known to be NR eligible or are listed as contributors to the NHL. The Trust's management of
38 archaeological properties will be reviewed annually in accordance with Stipulation XXI.
39

40 B. Ground disturbing maintenance activities and construction projects will be closely observed in the
41 vicinity of sensitive archaeological areas to discover, document, protect, and manage the archaeological
42 record of the Presidio. During the planning process for such projects, an AMA/MP shall be prepared to
43 determine whether archival research, subsurface coring or trenching, and/or test excavations are required
44 prior to ground disturbance. Archaeological monitoring is appropriate in areas of predicted archaeological
45 sensitivity or for sampling purposes in areas that are not considered sensitive when the natural ground
46 surface is obscured by paving or fill, or in other instances where a pedestrian survey or archaeological
47 testing cannot reasonably be accomplished. Any required archaeological monitoring shall be implemented
48 in accordance with an AMA/MP prepared by qualified personnel. If historic properties are discovered
49 during implementation of an undertaking, a detailed report shall be prepared. Large-scale ground
50 disturbing activities shall be monitored in accordance with an AMA/MP. Should circumstances arise
51 where the Trust cannot address archaeological concerns in a manner consistent with the AMA/MP, the
52 Trust shall notify the SHPO.
53

54 C. The Trust anticipates that previously unidentified subsurface historic properties may be encountered
55 within the NHL boundary due to the placement of fill over some of the historic marsh areas, historic

1 landfill depositions, and other modifications to the land over 218 years of military occupation. The Trust
2 will maintain an archaeological grid map and database of archaeological information for the Presidio, in
3 cooperation with NPS. The map will also identify those areas where additional research and inventory are
4 required during future project planning phases.

5
6 D. The Trust will continue its policy of requiring all excavation permits to undergo archaeological review
7 by qualified personnel, as defined in Stipulation III., prior to initiation of the requested activity.

8
9 E. The Trust will prepare an Archaeological Management Plan (AMP) for the Spanish Colonial site
10 known as "El Presidio de San Francisco." The AMP will contain an inventory and evaluation of archival,
11 architectural and archaeological features associated with this site, identify the likely presence of other
12 significant features in the area, describe strategies for maintaining the site, contain standard operating
13 procedures, establish programs to increase public awareness of this archaeological resource, recover data
14 of archaeological significance, and provide for curation of archaeological collections and associated
15 records. The AMP will be subject to peer review by NPS, SHPO, the concurring parties and if deemed
16 necessary by the Trust, other qualified personnel. The draft AMP will be completed not later than 24
17 months after execution of this PA.

18
19 F. All records associated with excavations and excavated materials not subject to NAGPRA that are
20 deemed important for preservation will be accessioned, catalogued, and managed in accordance with 36
21 CFR Part 79, "Curation of Federally-Owned and Administered Collections."

22 23 XIII. DISCOVERIES

24
25 A. If it appears that an undertaking will affect a previously unidentified property that may be eligible for
26 inclusion in the NR, or that may contribute to the NHL, or affect a known historic property in an
27 unanticipated manner, the Trust will stop any potentially harmful activities in the vicinity of the discovery
28 and take all reasonable measures to avoid or minimize harm to the property until it concludes consultation
29 with the SHPO.

30
31 B. If a discovered property has not previously been included in or determined eligible for the NR and
32 provisions for its treatment are not contained in an approved research design or AMA/MP, the Trust may
33 assume that the property is eligible for purposes of this PA. The Trust will notify NPS and SHPO at the
34 earliest possible time and consult to develop actions that will take the effects of the undertaking into
35 account. The Trust will notify the SHPO of any time constraints, and the Trust and the SHPO will
36 mutually agree upon timeframes for this consultation but not to exceed 30 days. If treatment of the
37 discovery is not included in an approved research design or AMA/MP, the Trust will develop written
38 recommendations reflecting its consultation with NPS and SHPO and as necessary, will present a plan and
39 schedule to implement these recommendations.

40 41 XIV. REHABILITATION AND INVESTMENT TAX CREDIT PROJECTS

42
43 A. For purposes of this PA, Section 106 consultation and review of rehabilitation plans for compliance
44 with "The Secretary of Interior's Standards for the Rehabilitation of Historic Properties for Rehabilitation
45 and Investment Tax Credit Projects" shall be accomplished within the Part I and Part II Certification
46 Process as delineated in 36 CFR Part 67. Responsibilities and processes for this certification will be
47 defined by terms of an agreement between the Trust and NPS.

48
49 B. If a Trust tenant submits a Part II Certification Application without conditions from NPS, it shall be
50 deemed to conform to the Standards referenced in Stipulation XIV. A. above. The undertaking will require
51 no further review. If the Part II Certification Application is approved with conditions, the Trust shall
52 ensure that the project documents are modified to comply with the conditions, but will not subject the
53 application to any further review. Neither the Trust nor the tenant shall make any irrevocable commitment
54 regarding project design until Part II Certification has been completed by NPS.

1 C. If a Trust tenant is denied Part II Certification or is unable to meet conditions for such certification, the
2 provisions of Stipulation VII. shall apply.
3

4 XV. PERMITS, LEASES AND OTHER AGREEMENTS 5

6 Undertakings may also be permits, leases, or other agreements issued by the Trust and shall be subject to
7 the same review as other Trust undertakings. The Trust shall provide for identification and treatment of
8 historic properties in a manner that meets guidelines and standards set forth in the stipulations of this PA.
9

10 XVI. EMERGENCY ACTIONS 11

12 A. In the event that an emergency occurs at the Presidio that affects historic properties, the Trust may take
13 actions without consultation to stabilize any involved historic properties and prevent further damage within
14 30 days from the termination of the emergency or longer with approval of the signatory parties. Where
15 possible, such emergency measures will be undertaken in a manner that does not foreclose future
16 preservation or restoration, with on-site monitoring by qualified personnel, and advance telephonic
17 notification of NPS and SHPO.
18

19 B. Emergency response work will be conducted in a manner to avoid or minimize effects on historic
20 properties. Should historic properties be discovered during emergency repair or response activity, work in
21 the immediate area of the property will cease if the Trust determines that a work stoppage at the site will
22 not impede emergency response activities. The Trust will advise NPS and SHPO by telephone of the
23 emergency, the steps being taken to address the emergency, the discovered property and its apparent
24 significance, and a description of the emergency work and potential effects on the discovered property.
25

26 C. Within 30 days following this notification, the Trust will provide the SHPO with a written report
27 documenting the actions taken to minimize effects, the work's present status, the planned treatment of the
28 property, and the condition of any other properties encountered as post-review discoveries. This action
29 will be noted in the report developed in accordance with Stipulation XXI. below.
30

31 XVII. NATURAL DISASTERS 32

33 A. In the event of a natural disaster, the Trust shall undertake emergency actions consistent with the
34 principles underlying this PA to stabilize historic properties and prevent further damage without SHPO
35 consultation. Where possible, such emergency measures will be undertaken in a manner that does not
36 foreclose future preservation or restoration. The Trust will immediately notify NPS and within 5 days of
37 when telephone communications are re-established consult with SHPO on all emergency measures taken
38 that impacted on or will impact on historic properties. Permanent repairs to historic properties beyond the
39 scope of emergency repairs are not authorized by this stipulation.
40

41 B. This stipulation does not apply to undertakings that will be implemented more than 30 days after the
42 disaster terminates. Such undertakings shall be reviewed in accordance with 36 CFR Part 800 unless they
43 are covered by other stipulations in this PA.
44

45 XVIII. RESOLVING OBJECTIONS 46

47 A. Should any signatory party or concurring party object in writing to the Trust regarding the manner in
48 which the terms of this PA are carried out, to any action carried out or proposed with respect to the
49 implementation of this PA, or to any documentation prepared in accordance with and subject to the terms
50 of this PA, the Trust shall consult with the objecting party to resolve this objection. If after initiating such
51 consultation the Trust determines that the objection cannot be resolved within 15 days through such
52 consultation, the Trust shall forward all documentation relevant to the objection to the ACHP including the
53 Trust's proposed response to the objection. Within 15 calendar days after receipt of all pertinent
54 documentation the ACHP shall exercise one of the following options:
55

1 1. Advise the Trust that the ACHP concurs in the Trust's proposed response to the objection, whereupon
2 the Trust will respond to the objection accordingly;

3
4 2. Provide the Trust with recommendations, which the Trust shall take into account in reaching a final
5 decision regarding its response to the objection; or

6
7 3. Notify the Trust that the objection will be referred for formal comment in accordance with 36 CFR
8 800.7(c).

9
10 B. Should the ACHP not exercise one of the above options within 15 calendar days after receipt of the
11 pertinent documentation from the Trust, the Trust may assume the ACHP's concurrence in its proposed
12 response to the objection.

13
14 C. The Trust shall take into account any ACHP recommendation or comment provided in accordance with
15 this stipulation with reference only to the subject of the objection; the Trust's responsibility to carry out all
16 actions under this PA that are not the subject of objection shall remain unchanged. The Trust shall notify
17 the other parties of its decision within 15 days.

18
19 D. At any time during implementation of any stipulation in this PA, should an objection to its manner of
20 implementation be raised by any member of the public, the Trust shall notify the parties to this PA and
21 consult with the objecting member of the public, the ACHP and the SHPO to resolve the objection within
22 21 calendar days. If the Trust is unable to resolve an objection, the Trust may refer the objection to the
23 ACHP in accordance with Stipulation XVIII. A. above.

24 25 XIX. AMENDMENTS AND TERMINATION

26
27 A. If any signatory party or concurring party believes that this PA should be amended, that party shall
28 immediately so notify and consult with the other parties for no more than 21 days to consider amendments
29 to this PA. The parties may agree to a longer consultation period. This PA may be amended only upon the
30 written agreement of all signatory parties. Amendments shall be executed in accordance with 36 CFR
31 800.6(c).

32
33 B. This PA may be terminated unilaterally by the Trust. It may be terminated by agreement of any two
34 signatory parties. The signatory parties proposing termination shall notify all parties to this PA explaining
35 the reasons for the termination. Prior to termination, whether by the Trust or any other signatory parties,
36 the signatory parties shall consult for no more than 21 days to consider alternatives that would avoid
37 termination. The signatory parties may agree to a longer consultation period. Should such consultation
38 fail, the signatory parties supporting termination may terminate this PA by so notifying all parties to this
39 PA in writing.

40
41 C. If this PA is terminated the Trust shall proceed in accordance with 36 CFR Part 800 Subpart B with
42 regard to undertakings covered by this PA.

43 44 XX. DEFINITIONS

45
46 The definitions of terms appearing at 36 CFR 800.16 are incorporated by reference into this PA.

47 48 XXI. REVIEW OF AGREEMENT

49
50 A. On or before January 30th of each year so long as this PA is in effect, the Trust shall prepare and
51 provide to all parties an Annual Report (Report) describing how the Trust is carrying out its responsibilities
52 under this PA. The Trust shall ensure that the Report is made available to the public and that potentially
53 interested persons and members of the public are invited to provide comments to the ACHP and SHPO as
54 well as to the Trust. At the request of the ACHP or SHPO, the Trust shall supplement this process through
55 meeting(s) to address comments and/or questions. The Report shall include, at a minimum:

- 1 1. A list of all undertakings reviewed under Stipulation VII. and a summary of Tax Credit projects as
2 described in Stipulation XIV. above.
3
4 2. Efforts to identify and/or evaluate potential historic properties, monitoring efforts, archaeological
5 management assessments or research designs, and treatment of historic properties.
6
7 3. Reports of any training given pursuant to Stipulation IV. above, identification of current Trust points
8 of contact, and notification of any historic preservation personnel changes.
9
10 4. Any recommendations to amend this PA or improve communications among the parties.
11
12 B. The activities listed in Appendix A shall be reviewed as part of the Report at which time the signatory
13 parties may modify the list by adding new activities or removing other activities without requiring
14 amendment of the PA. Should the SHPO or ACHP object in writing to the Trust regarding the Report, the
15 objection will be resolved pursuant to Stipulation XVIII.
16
17 C. The SHPO and ACHP may monitor activities carried out pursuant to this PA, and the ACHP will
18 review such activities if it deems necessary or is so requested. The Trust shall cooperate with the SHPO
19 and the ACHP in carrying out their monitoring and review responsibilities.
20

21 XXII. EFFECT OF THE PASSAGE OF TIME

22
23 In any case where a party fails to comment or act within a time frame that is specified or is otherwise
24 agreed upon by the parties, the Trust may thereafter immediately proceed in the matter at issue without
25 further regard to comments or actions by that party.
26

27 XXIII. DURATION

28
29 This PA shall become effective upon execution by the Trust, the SHPO, and the ACHP and shall remain in
30 effect until 2013, or unless terminated prior to that time in accordance with Stipulation XIX., or unless it is
31 extended for an additional period of time by mutual written agreement of the signatory parties.
32

33 XXIV. EXECUTION AND IMPLEMENTATION

34
35 Execution and implementation of this Programmatic Agreement evidences that the Trust has satisfied its
36 Section 106 and Section 110(f) responsibilities for all undertakings covered by this PA, including, but not
37 limited to: PTIP, maintenance, rehabilitation, repair, moving, construction and deconstruction of buildings,
38 structures and roads, and work regarding grounds and associated landscaping within the area of
39 responsibility of the Trust. Execution and implementation of this PA also evidences that the Trust has
40 afforded the ACHP a reasonable opportunity to comment on the undertakings and their effects on historic
41 properties and that the Trust has taken into account the effects of the undertakings on historic properties.
42

43 SIGNATORY PARTIES:

44
45 THE PRESIDIO TRUST

ADVISORY COUNCIL ON HISTORIC PRESERVATION

46
47 BY: _____

BY: _____

48
49 TITLE: _____

TITLE: _____

1 CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

2

3 BY: _____

4

5 TITLE: _____

6

7 THE NATIONAL PARK SERVICE

8 GOLDEN GATE NATIONAL RECREATION AREA

9

10 BY: _____

11

12 TITLE: _____

13

14

15 CONCURRING PARTIES:

16

17 NATIONAL TRUST FOR HISTORIC PRESERVATION

18

19 BY: _____

20

21 TITLE: _____

22

23

24 FORT POINT AND PRESIDIO HISTORICAL ASSOCIATION

25

26 BY: _____

27

28 TITLE: _____

29

30

This is a true and correct copy of the final, signed version of
the Programmatic Agreement. An executed copy is available
for review in the Presidio Trust Library.

31

32

1 APPENDIX A - REPETITIVE OR LOW IMPACT ACTIVITIES

2
3 The following classes of undertakings are exempt from further review or consultation under the terms of
4 this PA.

5
6 1. Maintenance of contributing buildings which include:

- 7 a. Housekeeping, routine maintenance, building monitoring, and other such actions, as
8 determined
9 appropriate by a preservation specialist, that do not alter historic fabric.
10 b. Exterior painting to match existing color.
11 c. Interior painting to match existing color or consistent with approved residential paint palette
12 (residential), or as approved by a preservation specialist for commercial buildings.

13
14 2. Maintenance operations for non-contributing buildings in an historic district, except excavations and
15 borings in archaeologically sensitive areas.

16
17 3. Painting of non-contributing buildings (exterior and interior) to match existing color or to a color
18 consistent with the Period of Significance with the approval of the Federal Preservation Officer.

19
20 4. Repair or replacement of roofs on historic and non-historic structures, when work matches existing
21 material and design.

22
23 5. Regrading of terrain adjacent to a building to achieve positive water runoff in areas not designated as
24 archaeologically sensitive or having vegetation which contributes to the cultural landscape.

25
26 6. Routine grounds maintenance such as grass cutting and treatment, maintenance of shrubs, and tree
27 trimming provided these activities are consistent with the Vegetation Management Plan and preservation of
28 the cultural landscape, or consistent with an approved Cultural Landscape Report and the Secretary of the
29 Interiors Guidelines for the Treatment of Cultural Landscapes.

30
31 7. Maintenance of existing roads or existing parking areas, including repaving and grading, within
32 previously disturbed areas.

33
34 8. Rehabilitation, maintenance, or replacement of utility lines, transmission lines, or non-contributing
35 fences or non-contributing walls within previously disturbed areas, outside of a known archaeological site.

36
37 9. Health and safety activities such as non-destructive testing for radon gas, asbestos, lead-based paint,
38 lead pipes, and hazardous materials and wastes.

39
40 10. Conducting non-ground disturbing elements of the applicable Integrated Pest Management program for
41 control of pests such as termites, insects, and rodents.

42
43 11. Maintenance of existing facilities that does not involve new or additional ground disturbance or alters
44 contributing elements, including the cultural landscape.

45
46 12. Maintenance (that does not change the configuration or appearance of the existing facilities) of existing
47 electronic communication sites involving no ground disturbance.

48
49 13. Drilling of test borings outside of known archaeological sites for water, slope stability, or detection of
50 contaminants when continuous core samples are submitted to the archaeology lab.

51
52 14. Mitigation or abatement of hazardous materials that can be accomplished without impact to historic
53 integrity or character-defining features limited to:

- 54 a. Removal of asbestos containing insulations from piping and duct work in open areas;
55 b. Removal of damaged vinyl asbestos tile;

1 c. Carpeting over damaged vinyl asbestos tiles.
2 15. Conducting exploratory testing in contributing buildings to expose and assess concealed structural
3 conditions and/or to assess material capacities, when reviewed and monitored by a preservation specialist.
4
5 This appendix may be revised with the written agreement of ACHP, SHPO, NPS, and the Trust without a
6 revision being made to the underlying PA. Any such change will be documented in the Report described
7 in Stipulation XXI. above.
8

AMENDMENTS TO:

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

The above-titled Programmatic Agreement (PA) shall be amended as follows:

(1) Stipulation XIV of the PA shall be amended to read as follows:

“D. Undertakings involving historically functionally related properties that will be reviewed as part of the Certified Rehabilitation process under the Federal Historic Preservation Tax Incentives Program shall be reviewed in accordance with the process set forth under Appendix B of this PA.”

(2) The following shall be included as Appendix B to the PA:

“Appendix B

Process Plan:
Concurrent Implementation of Section 106 and
Federal Historic Preservation Tax Incentive Program
For Undertakings
Within Historically Functionally Related Properties

The National Historic Preservation Act (NHPA) Section 106 regulations require consideration of the cumulative effect of an undertaking, which may include a range of treatments or programs carried out on historic properties, including historic buildings, structures, districts, objects, landscapes, and archaeological sites. Projects to which the Federal Historic Preservation Tax Incentives may be applied are qualified projects that the Secretary of the Interior designates as a certified rehabilitation of a certified historic building, structure, object, or landscape. For rehabilitation projects involving more than one certified historic structure where the structures are judged by the Secretary of the Interior to have been functionally related historically to serve an overall purpose, rehabilitation certification will be issued on the merits of the overall project rather than for each structure or individual component. This Process Plan, Appendix B, provides for concurrent NHPA Section 106 and Certified Rehabilitation review of undertakings including those proposed within “functionally related structures” to ensure that the overall project meets the Secretary of the Interior’s Standards for Rehabilitation (36 CFR 67) (the “Standards”). The purpose of the Process Plan is to ensure that rehabilitation of buildings or structures within a functionally related historical complex that will not be reviewed as part of the Certified Rehabilitation process meet the Standards. This assurance means that such lack of review alone will not cause the property being certified to lose its status as a certified rehabilitation.

A. Relationship to the Presidio Trust 2002 Programmatic Agreement (PTIP PA)

1. This Process Plan applies to all undertakings in Area B of the Presidio of San Francisco National Historic Landmark District proposed by tax incentive applicants (Applicant) including those within historically functionally related properties. Applicants include tenants and others who propose rehabilitation of historic properties within Area B under jurisdiction of the Presidio Trust (Trust).
2. This Process Plan defines responsibilities and processes for concurrent NHPA Section 106 and Certified Rehabilitation review as required in Stipulation XIV(A) of the PTIP PA.
3. Undertakings that are not proposed by the entities identified above and are not subject to this Process Plan will be reviewed in accordance with the measures set forth in the PTIP PA, or its successor agreements.
4. Unless restated or modified within this Appendix, the measures stipulated in the PTIP PA apply to undertakings reviewed through this Appendix.

B. Historically Functionally Related Property Designation

The National Park Service Office of Technical Preservation Services (NPS-TPS) designates Historically Functionally Related Properties (FRP) for the Secretary of the Interior. The Trust will delineate by means of a map or other graphic representation the FRP already determined by the NPS-TPS for all proposed undertakings covered by this Process Plan.

C. Professional Qualification Standards, as needed to satisfy assigned roles and responsibilities

1. Trust staff:
 - a. The Trust's Federal Preservation Officer (FPO) shall be responsible for coordination of the preservation program and implementation of the terms of this PA. The agency official designated as the Trust's FPO shall meet the requirements for that position as defined in "The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act."
 - b. All work pursuant to this PA regarding historic buildings and structures will be reviewed by, or under the direct supervision of, a person having five years or more qualifying experience in historic preservation and meeting the professional qualifications for Historian, Architectural Historian or Historic Architect included in "The Secretary of the Interior's Historic Preservation Professional Qualification Standards."
 - c. All work pursuant to this PA regarding archaeological resources will be carried out by or under the direct supervision of a Registered Professional Archaeologist having five years or more qualifying experience in prehistoric or historic archaeology and meeting the professional qualifications for Archaeologist included in "Archaeology and Historic Preservation, Secretary of the Interior's Standards and Guidelines."
2. The California Office of Historic Preservation (OHP) staff will, at a minimum, include an individual who meets the "Secretary of the Interior's Historic Preservation Professional Qualification Standards."
3. Consultants hired by Applicants will, at a minimum, meet the qualifications described in paragraphs C.1.b. and C.1.c. of this Process plan.

D. Undertaking Review Process

For the purposes of this Process Plan, Section 106 consultation and review of rehabilitation plans for compliance with the Standards on an undertaking for which historic preservation tax incentives are sought shall be accomplished within the Part 1 and Part 2 Certification Process as delineated in 36 CFR Part 67. Concurrent with the Applicant's submission under the Certification Process, the Trust will, pursuant to Section 106, assess the effect of the undertaking, as a whole, on the individual structure or FRP. Design Review Committee approval of Part 2 and subsequent amendments will not be for compliance with the Standards. Rather, such review shall be to ensure conformance with codes, regulations, guidelines, and general design direction as described in the Tenant Handbook and other such descriptive materials adopted or produced by the Trust for Area B of the Presidio of San Francisco. As the federal agency with administrative jurisdiction for Area B, the Trust is the responsible agent for design consistency, conformance with building codes, life/safety and accessibility standards, conformance with sustainability guidelines and goals, and integration and operation of infrastructure systems such as electricity, water, and sewer.

1. The Applicant shall:
 - a. Have access to and utilize staff or consultants which meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards for the development of the undertaking. The qualified staff will act on behalf of the Applicant in consultation between the Trust, the OHP, and NPS-TPS.
 - b. Ensure the undertaking conforms to the Standards in all aspects of the proposed undertaking. Develop rehabilitation, restoration, preservation, and maintenance designs for the undertaking in conformance with both the Standards and Trust guidance materials including the Tenant Handbook and other such written and verbal guidance to ensure conformance to Trust design and construction standards.
 - c. Prepare and submit applications for Incentives certification, Parts 1, 2, and 3.
 - i. Prepare and submit the Part 1 *Evaluation of Significance* for the individual structure or, where the structure is part of an FRP, prepare and submit the Part 1 for the entire FRP.
 - ii. Prepare and submit the Part 2 *Description of Rehabilitation Work* and the Part 3 *Request for Certification of Completed Work* for only the building or buildings proposed for rehabilitation by the Applicant within the FRP.
 - d. Submit the undertaking for review and approval by the Trust prior to submitting the Part 1 and Part 2 applications.
 - i. Submit Part 1 for review and approval by Trust FPO prior to submitting to OHP.
 - ii. Submit Part 2 for review and approval by Trust's Design Review Committee prior to submitting to OHP. It should be noted that the Trust's Design Review Committee approval does not guarantee approval by OHP.
 - e. Submit for review and approval by the Trust's Design Review Committee any review packages other than the Part 2 application as required by either the Tenant Handbook or by a development agreement specific to the undertaking.
 - f. If the Applicant receives Part 2 Certification from OHP without conditions, the rehabilitation described in the Part 2 application will be considered to conform to the Standards.
 - g. If conditions are placed on the Part 2 Certification, the Applicant shall consult with OHP to resolve those conditions. If the Applicant is unable to meet

- conditions for such certification after consultation or should the Part 2 Certification be denied, the provisions of this Process Plan will be inapplicable, and the undertaking review process will be conducted pursuant to the measures described in the PTIP PA.
- h. Applicant changes made to the undertaking after Part 2 Certification and prior to Part 3 Certification shall cause reopening of Certified Rehabilitation application and PTIP PA review. Applicant shall prepare and submit amendments to the Part 2 application describing such changes for submission to the OHP.
 - i. Submit proposed amendments to the Trust's Design Review Committee for review and approval prior to submitting to OHP.
 - ii. Submit to OHP for Certification after Trust Design Review Committee approval.
 - i. Section 106 consultation will not be considered completed until the Part 3 submission has been certified.
2. The Trust operating in its role as historic property owner and operating under the authority of the PTIP PA shall:
- a. Participate in all 106 and Certified Rehabilitation consultations regarding the undertaking.
 - b. Provide available research materials, reports, National Register forms, condition assessments, the Tenant Handbook, design standards, and all such materials in its possession that will assist the Applicant in designing its undertaking and completing the three parts of the Certified Rehabilitation application.
 - c. Prepare environmental review and associated Section 106 consultation, as necessary, prior to submission for Certified Rehabilitation.
 - d. Provide guidance in Presidio design and construction standards as indicated in the Tenant Handbook and other verbal and written guidance materials.
 - e. Provide guidance in the professional areas of architecture, engineering, fire and life/safety, security, building construction, materials conservation, historic architecture, historic landscape architecture, archaeology, and history as appropriate.
 - f. Provide continuing review in the disciplines of historic architecture, historic landscape architecture, and archaeology on historic building and landscape rehabilitation designs and advise the Applicant incrementally on revisions that would achieve compliance with the Standards.
 - g. Review and approval, within 15 days from receipt, Part 1 application by FPO prior to submission to OHP.
 - h. Review and approval, within 15 days from receipt, through the Design Review Committee of Part 2 applications for conformance to Presidio standards and guidelines prior to submission to OHP for approval.
 - i. Prepare a letter to accompany the Part 1 application that indicates knowledge of the application and concurrence with its submission.
 - j. Consult with and advise the Applicant on revising the submission documents to conform to the Standards if the Part 2 Certification is approved with conditions.
 - k. Review and approval, within 15 days from receipt, through the Design Review Committee before submission to OHP of amendments to the Part 2 application made after its Certification .
 - l. Analyze the cumulative effect of all undertakings in an FRP and prepare a statement of effect on the cumulative effect to be reported in the Annual Report required under Stipulation XXI of the PTIP PA.
 - m. Monitor the construction phase for compliance with any stipulations established through the Certified Rehabilitation process. Monitor the five (5) year recapture

- period after the Applicant's completion of the rehabilitation beginning from the date when the building or buildings associated with the Certified Rehabilitation is placed into service.
- n. Provide consultation on all other undertakings on an individual structure or within an FRP through the PTIP PA and ensure consistent preservation treatment throughout the Presidio and the FRP.
 - o. Serve as point of contact with OHP and the Advisory Council on Historic Preservation (ACHP) for all NHPA provisions and requirements.
3. OHP in a dual role for both Section 106 and Certified Rehabilitation review shall:
- a. Consult on environmental review documents, if any, prepared in advance of the undertaking through Stipulation X of the PTIP PA.
 - b. Serve as point of contact for Certified Rehabilitation review process.
 - c. Provide Certified Rehabilitation application forms, regulations, information on appropriate treatments of historic resources.
 - d. Advise Applicant on rehabilitation designs and make site visits as required for familiarity with the site.
 - e. Review historic building rehabilitation designs under established application process and make recommendations to the NPS-TPS as required under Certified Rehabilitation regulations. The OHP staff will review, screen, and monitor the Applicant's undertaking to ensure that rehabilitation work to the site is in compliance with the Standards.
 - f. Make certification recommendations to the NPS-TPS.
 - g. Review amendments made to the undertaking after Part 2 Certification and prior to Part 3 Certification for conformance to the Standards.
 - h. Consult on undertakings, if any, on an individual structure or within an FRP that the Trust FPO determines to require consultation through Stipulation VII(B)(g)(ii), Stipulation IX(B), or Stipulation IX(C) of the PTIP PA.
 - i. Review Annual Report from the Trust for report on cumulative effects in an affected FRP.
4. NPS-TPS, in their role as Certified Rehabilitation reviewer, shall:
- a. Determine an FRP when such exists.
 - b. Review certification applications (Parts 1, 2, and 3) for conformance with applicable standards and regulations, including the Standards.
 - c. Establish Program Case Numbers for the undertaking application.
 - d. Issue certification decisions in writing.
 - e. Transmit copies of all decisions to the Internal Revenue Service.

E. Relationship to Other Plans and Agreements

To the extent such measures are not inconsistent with the terms in this Process Plan, the plan is subject to the measures stipulated in the PTIP PA which was signed in March of 2002 and amended in 2006, by the ACHP, the OHP, the National Park Service at Golden Gate National Recreation Area (NPS), and the Trust and concurred in by the National Trust for Historic Preservation and the Fort Point and Presidio Historical Association (now known as the Presidio Historical Association). Execution and implementation of the PTIP PA evidences the Trust's compliance with Section 106 for the Presidio Trust Management Plan (PTMP). The PTMP establishes the guiding principles and planning and design guidelines for all programs, activities, operations, and undertakings within the Presidio of San Francisco National Historic Landmark District. Additional environmental planning may already exist or may be developed during the course of review through this Process Plan that may apply to the undertakings seeking historic preservation tax incentives.

F. Archaeology

1. The measures described in Stipulation XII *Archaeology* apply to all undertakings reviewed through this Process Plan.
2. If the Applicant is required to contract for archaeological services to meet the measures described in Stipulation XII, the contracted archaeologist shall meet the qualification standards described in paragraph C.1.c. of this Process Plan.
3. Artifacts or materials recovered during excavation are the property of the Trust and shall at all times remain under control of the FPO. None of these materials may leave the Presidio without written consent, and with consent, only for special analyses or on loan for exhibition. Treatment of these materials will be accomplished in accordance with professional guidelines for curation activities and in consultation with the FPO. All materials/collections/artifacts will be evaluated for research potential and significance. Materials/collections/artifacts will be accessioned, cataloged, curated, and stored in a permanent facility meeting museum standards. All collections evaluation, curation, and documentation shall be performed by professionals in their field meeting national museum management standards.

G. Duration of Appendix B

This Process Plan shall become effective upon execution by the Trust, the State Historic Preservation Officer, the ACHP and the NPS and shall remain in effect until September 30, 2012, or unless terminated prior to that time in accordance with Stipulation XIX, "Amendments and Termination," of the PTIP PA or unless it is extended for an additional period of time by mutual written agreement of the signatory parties.

H. Execution of Appendix B

Execution and implementation of this Process Plan evidences that the Trust has satisfied its Section 106 and Section 110(f) responsibilities for all undertakings covered by this Process Plan. Execution and implementation of this Process Plan also evidences that the Trust has afforded the ACHP a reasonable opportunity to comment on the undertakings and their effects on historic properties and that the Trust has taken into account the effects of the undertakings on historic properties.”

Per Stipulation XIX of the PA, the signatories agree to these amendments.

SIGNATORY PARTIES:

THE PRESIDIO TRUST

BY: _____

TITLE: _____

ADVISORY COUNCIL ON HISTORIC PRESERVATION

BY: _____

TITLE: _____

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

BY: _____

TITLE: _____

NATIONAL PARK SERVICE; GOLDEN GATE NATIONAL RECREATION AREA

BY: _____

TITLE: _____

CONCURRING PARTIES:

NATIONAL TRUST FOR HISTORIC PRESERVATION

BY: _____

TITLE: _____

PRESIDIO HISTORICAL ASSOCIATION

BY: _____

TITLE: _____



THE PRESIDIO TRUST N² REVIEW PROCESS

To achieve compliance with
the **National Historic Preservation Act (NHPA)** and
the **National Environmental Policy Act (NEPA)**

N² PROJECT REVIEW

Determining whether NHPA applies to a project

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

Determining whether NEPA applies to a project

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

PROJECT SCREENING FORM for NEPA and NHPA

The Project Screening Form (Appendix B) is available on the TrustNet, the Presidio Trust's (Trust) internal web site. The Trust compliance team uses the screening form for pre-review consultation, which helps to anticipate the potential for environmental impacts and adverse effects to a historic property that may result from proposed activities. Projects reviewed by the N² team are those that are anticipated to receive a Categorical Exclusion and a Certificate of Compliance, which certify that there will not be an adverse effect to historic resources and that environmental impacts will not be significant.

Project managers are required to fill out a Project Screening Form for any activity that is subject to N² review (based on assessment described by Part I above). The intent is to provide the resource specialists responsible for reviewing projects for NEPA and NHPA compliance with detailed information about project proposals prior to the N² review meeting. The form has six information sections and 22 questions that address whether the potential for environmental impact or potential for adverse effect to historic property exists. The first part of the Project Screening Form summarizes specific project details, while the second part identifies potential effects. Part 2 of the screening form requires details about project-specific potential impacts on a wide range of resources, ranging from historic buildings to native plant communities.

Upon receipt of the project proposals, the NEPA Compliance Specialist and the Historic Compliance Coordinator review the project proposal to determine the level of review required. Sometimes, consultation with only one or two resource specialists is required to certify that resources will not be affected. This level of review is known as "administrative review." Complex or multi-phase projects (such as building rehabilitations) require full N² committee review. An N² submittal includes digital and hard copies of the screening form, along with attachments (usually drawings or maps), which must be submitted a week prior to the meeting.

N² MEETING

Project managers may use the weekly N² meeting to: 1) review their project at the scoping stage, in order to assist them in completing the proper documentation *or*, 2) present their project to the N² team for comments on projects requiring a planning record and compliance documentation. N² Meetings are held every Thursday at 10am, and agendas are distributed electronically to team members and presenters in advance of the meeting. Members of the signatory and concurring parties to the Programmatic Agreement



THE PRESIDIO TRUST N² REVIEW PROCESS

To achieve compliance with
the **National Historic Preservation Act (NHPA)** and
the **National Environmental Policy Act (NEPA)**

may attend project review meetings and comment on projects under review. Project documents are also made available to the public in the Trust Library in building 103 (103 Montgomery Street).

The Presidio Trust N² Review Team is comprised of the following resource specialists:

Archeologists: *Eric Blind, Kari Jones*

Preservation Project Managers: *Christina Wallace, Kelly Wong*

Environmental Remediation/Hydrology: *Nina Larssen*

Forester: *Peter Ehrlich*

Historical Architects: *Rob Wallace, Chandler McCoy*

Integrated Pest Management Specialist: *Christa Conforti*

Historic Landscape Architect/Cultural Landscape Specialist: *Michael Lamb*

Natural Resources Specialist: *Terri Thomas*

NEPA Compliance Specialist: *Kerry Boutte*

NEPA Compliance Manager: *John Pelka*

NHPA Compliance/Preservation Specialists: *Jennifer Correia, Michelle Taylor*

Federal Preservation Officer: *Craig Middleton*

Deputy Federal Preservation Officer: *Rob Thomson*

Transportation Specialists: *Mark Helmbrecht, Amy Marshall*

CATEGORICAL EXCLUSION

The Categorical Exclusion Form is issued to the project manager as evidence of compliance with NEPA, but is not considered complete until all the conditions (for the purpose of avoiding any environmental impact) are met. A Categorical Exclusion is considered complete when all project conditions are signed off by the applicable team specialist or their designee. This documentation is generally required before going to Permitting. Some conditions apply to the construction period and are monitored and certified after permitting. When a project proposal is administratively reviewed, a Categorical Exclusion is not issued, and approval is given via email with a project approval number assigned in the N² database.

CERTIFICATE OF COMPLIANCE

The Certificate of Compliance is issued to the project manager as documentation that a project will not have an adverse effect to the historic properties of the National Historic Landmark District (NHLD). The Federal Preservation Officer or Deputy Federal Preservation Officer, with input from the specialists on the N² review team can determine that a project 1) has no effect, 2) has no adverse effect or 3) has no adverse effect with stipulations. Stipulations constitute detailed requirements that will, when implemented, result in the project avoiding any adverse effect to historic properties. Stipulations must generally be met prior to implementation, unless specifically documented otherwise. The Historic Compliance Coordinator often continues correspondence to document that stipulations are followed. A Certificate of Compliance is considered complete once all stipulations are signed off by the project manager, and it is returned to the compliance department. When a project proposal is administratively reviewed, a Certificate of Compliance is not issued, and approval is given via email with a project approval number assigned in the N² database. Documentation of a completed Certificate of Compliance or administrative approval is required before going to the Presidio Trust Permitting Department.

2012 Annual Report for NHPA Compliance Activities per the Programmatic Agreement Among the Presidio Trust, National Park Service, the Advisor Council for Historic Preservation and the California State Historic Preservation Office for Operations and Maintenance in Area B of the Presidio of San Francisco.

Project Number Title

12-026 Building 682 Tenant Improvements

Summary Building 682, a contributing structure to the Presidio NHL, was constructed in 1902 and rehabilitated in 2010. West Studios, which currently leases part of the first floor and the entire second floor, proposes to furnish and outfit the suite spaces. Tenant improvements are proposed for the common lobby areas, the shared conference room, first floor main entry lobby, and second floor stair. Work includes new lighting fixtures, electrical upgrades and data service, and painting of select interior surfaces.

Project Type: Rehabilitation/TI
Project Manager: Kim Sykes

Submitted On: 1/5/2012
Reviewed on: 1/12/2012

Certificate of Compliance Issued On: 1/31/2012

Project Number Title

12-027 1703 ADA Site Work

Summary This project will provide accessible sidewalks, ramps, entrances and parking stalls for units 1703 E and F in the South Baker Beach apartments. Units A and B in building 1703 will be rehabilitated for accessible tenants at a later date. Demolition work includes selective clearing and removal of existing asphalt and concrete paving. Tree protection will be provided for an existing palm.

Project Type: Landscaping/Site Work
Project Manager: Katy Christie

Submitted On: 1/10/2012
Reviewed on: Administrative Review
Certificate of Compliance Issued On: N/A

Project Number Title

12-028 Commercial Turn Work at Building 87 Suite 250

Summary This project includes tenant improvements in building 87 along Graham Street. The scope of work includes installation of an overlay floor, interior paint, minor associated repairs of the subfloor and sheetrock walls (from previous tenancy), and replacement of selected window coverings. The proposed flooring consists of a rubber pad material and floating vinyl floor, which is reversible and does not require removal of historic materials.

Project Type: Maintenance
Project Manager: Joe Perrelli

Submitted On: 1/30/2012
Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-029 Building 1202 Tree Removals

Summary This project includes removal of selected trees (New Zealand Christmas trees) in front of building 1202. The building is undergoing rehabilitation work, and the removal is requested prior to abatement of hazardous materials and installation of site fencing. The trees were assessed, and are dated to approximately 40 years and are much too large for the narrow planting space along the building. These plantings would have been much smaller during the period of significance.

Project Type: Landscaping/Site Work

Project Manager: Genevieve Bantle

Submitted On: 2/3/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-030 Underground Storage Tank Removals at Buildings 1802 & 67

Summary This project will remove underground storage tanks (UST) near buildings 1802 and 67. The contractor will saw cut asphalt and curb, and remove landscape plants. The retaining wall will not be disturbed. Excavation will likely remain within the excavation created to install the tank. If over excavation is necessary, it will be limited by the building and retaining wall on either side. Once complete, the Trust will backfill and compact with the tanks' overburden soils and/or clean soils. Surface features will be replaced to match existing.

Project Type: Remediation

Project Manager: Ryan Seelbach

Submitted On: 1/26/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-031 Alternative Vegetation Management (Via Goats) at the Presidio Golf Course

Summary The Presidio Golf Course intends to explore alternative methods of vegetation management including using goats. The basic goat program will involve laying out the grazing area and confining the animals using standard orange construction fencing and placement of a camping trailer nearby the site. A shepherd or herder will temporarily live in the camper and ensure the animals confinement and safety. Work areas will include the driving range slope, an area described as very steeply sloped with serpentine outcroppings and a large concentration of poison oak, a densely forested area with very extensive understory of invasive ivy, and the south side of the fourth hole, which has become completely overgrown with ivy and blackberry.

Project Type: Landscaping/Site Work

Project Manager: Brian Netzt

Submitted On: 2/1/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-032 Building 103 Tenant Improvements - Presidio Trust HQ

Summary The Trust intends to move its administrative offices from building 34 Graham Street to building 103 Montgomery Street. A warm shell rehabilitation of building 103 was completed in 2011, but finishes and mechanical systems will need to be installed prior to occupancy. Building alterations are limited to the interior, including limited new interior partitions, furnishings and ceiling finishes. No exterior work is proposed. The Presidio Trust will occupy all floors of the building for office use, with the exception of a portion of the ground floor dedicated for public use. The two large open rooms facing Montgomery Street and the first floor south wing will be reserved for program space. The project will adhere to LEED guidelines and will achieve LEED certification for the tenant improvement work.

Project Type: Rehabilitation/TI

Project Manager: Bruce Lanyon

Submitted On: 2/9/2012

Reviewed on: 2/23/2012

Certificate of Compliance Issued On: 3/5/2012

Project Number Title

12-033 Maintenance Work at Building 130

Summary The ICP proposes to work with a volunteer church humanitarian group to address deferred maintenance items on the exterior and interior of building 130, including the landscape. The interior scope of work includes general cleaning of the pews, chandeliers, and interior woodwork, painting in selected rooms on the basement and first floors (excluding historic window and door trim), and replacement of non-historic cabinets in the basement kitchen area. New flooring will be installed to replace non-historic floors in the first floor bathroom and bridal and mural rooms pending funds. Exterior maintenance tasks include general cleaning of walkways, entrances, and the east retaining wall, minor gardening (weeding and select plant replacement), removing the exterior non-historic awning, and painting of non-historic railings. Maintenance of sensitive historic elements, such as the stained glass and decorative terra cotta, are not included in the project. The tenant has coordinated with the Trust maintenance department to identify areas requiring stabilization prior to the work.

Project Type: Maintenance

Project Manager: Jennifer Kain

Submitted On: 2/17/2012

Reviewed on: 3/1/2012

Certificate of Compliance Issued On: 3/14/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-034 Remediation of Mountain Lake

Summary Trust resource specialists will review the CEQA draft Initial Study to ensure that all issues raised during scoping have been addressed, and measures (or conditions) that would avoid, minimize or mitigate any adverse effects have been identified. Mountain Lake is approximately four acres and contains an estimated 15,600 cubic yards of sediment contaminated with the following chemicals of concern (COCs): lead, arsenic, selenium, gamma-BHC (lindane), and total petroleum hydrocarbons as diesel. The proposed remedial action for the lake (dredging with offsite disposal and limited capping) will be conducted by Caltrans and the Trust. Caltrans will stabilize Highway 1 using stone columns and install storm water interceptor basins (grate inlet skimmer boxes) on drainage pipes in order to remove particulate matter and petroleum hydrocarbons from highway runoff before it is discharged into the lake. The Trust will clear and prepare a dewatering/processing area north of the lake and other work/process areas, build on/off access ramps to Highway 1 (if feasible), and remove contaminated sediment by dredging (by barge likely using hydraulic methods). The Trust will also place a clean sand cap limited to areas where deep dredging is infeasible (e.g., along highway), smooth the bottom of the lake for proper lake functioning, transport wet sediment through the lake's north arm to a processing area north of the lake via pipeline or other transport. Additional Trust responsibilities will be the processing of the wet sediment to remove water, pumping removed water back into the lake, and offhauling and disposing of solids (estimated at 8,835 tons) at an offsite landfill. The remediation project includes restoration of areas affected by remediation operations, consistent with the VMP and the Mountain Lake Environmental Assessment and Enhancement Plan. The draft Initial Study will also undergo California State Clearinghouse review/comment and formal public comment.

Project Type: Remediation

Project Manager: Genevieve Coyle

Submitted On: 1/12/2012

Reviewed on: 1/19/2012

Certificate of Compliance Issued On:

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-035 Parking Regulation around the Thoreau Center

Summary This project will install free-standing parking regulation signage and pay-stations along General Kennedy Drive.

Project Type: Transportation/Parking

Project Manager: Sebastian Petty

Submitted On: 2/7/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-036 Temporary Construction Offices in Building 1203

Summary The project includes modifications for temporary occupation of the south half of the first floor of building 1203. The area will be used by the Trust and the contractor selected for the building 1202 rehabilitation project.

Project Type: Maintenance

Project Manager: Tom Knapp

Submitted On: 2/22/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-037 Lessingia Recovery Tree Removal

Summary This project will remove 20 trees in the Battery Caulfield corridor and 84 trees at Central Magazine in order to support native habitat restoration and the recovery plan for the endangered San Francisco lessingia. Both tree removal areas are within the VMP-designated native plant zone. Tree removals will occur after the end of bird nesting season, and felled trees will be hauled off site for chipping and processing. Planting and seeding of native plant species, including San Francisco lessingia, will begin in the fall, and active ecological restoration will continue for three years. Work is scheduled to coincide with a break in the Camping at the Presidio (CAP) schedule in order to minimize disruption to the program.

Project Type: Vegetation Restoration

Project Manager: Lew Stringer

Submitted On: 3/15/2012

Reviewed on: 3/22/2012

Certificate of Compliance Issued On: 5/2/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-038 Mountain Lake East Arm Wetland Restoration - Site Investigations & Flow Improvement

Summary The San Francisco International Airport has provided funding to the Trust in order to create and enhance wetland in the East Arm of Mountain Lake as partial mitigation for work at the airport. The project will expand and enhance the existing U.S. Corp of Engineers wetlands and create two new shallow wetlands. To the greatest extent possible, construction will be coordinated with the remediation of Mountain Lake to consolidate staging areas and shorten the length of the overall construction schedules for both projects. This project will include earthmoving at the west end berm to improve flow into the culvert, and select archaeological investigations aimed at locating the western mouth of the Mountain Lake Tunnel. Both components will include select tree removals to facilitate the investigations. These investigations will be used to develop the larger East Arm Wetland expansion project, which may involve additional tree removal, earthmoving, grading, and re-vegetation following completion of the remediation project. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to any construction and will include protocols for any necessary dewatering.

Project Type: Vegetation Restoration

Project Manager: Terri Thomas

Submitted On: 3/22/2012

Reviewed on: 3/29/2012

Certificate of Compliance Issued On: 4/23/2012

Project Number Title

12-039 Building 1202 Landscape Plan

Summary This project will rehabilitate the landscape surrounding building 1202 located on the Fort Scott Parade Ground. The work scope includes removal of selected existing plantings, installation of new plantings (hedges, trees, and ground cover), and reconfiguration of the building's central front stair to accommodate an accessible ramp and landing. The existing paved area adjacent to the building will be re-stripped to accommodate parking. New planting selections are consistent with the Fort Scott Cultural Landscape Assessment (2008) and the Vegetation Management Plan.

Project Type: Landscaping/Site Work

Project Manager: Genevieve Bantle

Submitted On: 3/22/2012

Reviewed on: 3/29/2012

Certificate of Compliance Issued On: 5/1/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-042 Building 920 Office Partitions - USF

Summary This project includes addition of interior partitions consistent with existing office use build-out in the NW corner of the building's interior.

Project Type: Rehabilitation/TI

Project Manager: Carie Yox

Submitted On: 3/21/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-043 Remediation at Building 228, 230 & Former Building 231

Summary Soil and groundwater remediation was conducted within the Building 207-231 Corrective Action Plan (CAP) area last year using electrical resistance heating (project CR11-041). This project will remediate areas where residual contaminants remain in the soil. Digging will occur near buildings 230 and former building 231, and slot trenches will be excavated within a 10-foot by 40-foot area north of building 228. Proposed excavation will not destabilize building foundations or existing roadways, and a vibration monitor will be in place near building 228 prior to trenching. Site dewatering will be conducted as needed, and water will be stored onsite, tested, and discharged into the sanitary sewer system in accordance with a discharge permit. Backfilling will occur after review of confirmation sampling results. Much of the site is located within the Caltrans temporary construction easement (TCE) and will be fenced off during construction.

Project Type: Remediation

Project Manager: Ryan Seelbach

Submitted On: 3/29/2012

Reviewed on: 4/12/2012

Certificate of Compliance Issued On: 4/18/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-044 Building 8 Tenant Improvements

Summary This project by the prospective tenant, a private tutoring company, will make minor modifications to building 8 (Funston Avenue Officers' Homes, 1862). Work will include re-opening a historic doorway location on the second floor, placement of new doors in existing open doorways (to provide greater privacy and functionality) on both floors, replacement of non-historic finishes including carpeting.

Project Type: Rehabilitation/TI

Project Manager: Joe Perrelli

Submitted On: 4/5/2012

Reviewed on: 4/12/2012

Certificate of Compliance Issued On: 4/18/2012

Project Number Title

12-047 Cavalry Stables Underground Utilities Installation

Summary This project will relocate overhead electrical distribution in the project area to underground facilities. The electrical distribution systems that serve buildings 661 through 663, 667, and 668 are included in the project scope and will require minor modifications to the exterior elevations near existing mounted electric metering panels. New conduit risers will be attached to the exterior building adjacent to the existing panels to replace the similarly mounted overhead service drop conduits. The existing overhead service drop conduits will be removed from the building face. No work is required on the interior of buildings. Site construction will be accomplished by typical excavation methods for the trenching of new substructures and will require the temporary deconstruction and reconstruction or stabilization of a small section of cobble wall on the north side of Cowles Street

Project Type: Infrastructure

Project Manager: Tom Mudd

Submitted On: 4/12/2012

Reviewed on: 4/19/2012

Certificate of Compliance Issued On: 5/10/2012

Project Number Title

12-048 Presidio Golf Course Bike Racks

Summary The Presidio Golf Course proposes to install additional bicycle racks near the driving range. The bike racks will serve as a means to provide security for patrons using the driving range and to keep those same bicycles from being locked onto existing trees within the area.

Project Type: Landscaping/Site Work

Project Manager: Don Chelemedos

Submitted On: 4/9/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-049 Building 1287 Security Door

Summary This project will address a recent break-in to Battery Howe-Wagner (building 1287) where the Trust stores high voltage equipment. The scope includes replacement of the highly-degraded historic battery door with a secure metal door. At such time the building is rehabilitated, a replacement door will be fabricated based on remaining historic doors on this and other buildings.

Project Type: Maintenance

Project Manager: Andy Baird

Submitted On: 4/5/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-050 Building 926 House of Air Tenant Improvements

Summary This project includes modifications to the indoor performance trampoline near the front entrance of building 926. The building is currently occupied by the House of Air, and they have requested to increase this area for efficiency and safety reasons. The existing area is too small for a trainer and trainee to occupy the area safely. The new build-out will be constructed similar to the previously approved installation and will have minimal effects on historic materials.

Project Type: Rehabilitation/TI

Project Manager: Carie Yox

Submitted On: 4/5/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-051 Armillaria Root Rot Control Field Trial in the West Pacific Cypress Forest

Summary Cypress trees in the forest along West Pacific Avenue are suffering from Armillaria root rot, a tree disease caused by the fungus Armillaria. Several trees have already died and been removed, and a survey of reforested cypress on the site has shown at least 10% of the trees are infected. This trial will test two potential Armillaria root rot control methods (root collar excavation and root collar excavation plus application of Trichoderma) on cypress in the West Pacific cypress reforestation site.

Project Type: IPM

Project Manager: Christa Conforti

Submitted On: 4/13/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-052 Relocations of Cell Sites #1 (AT&T) & #5 (Verizon)

Summary The work includes relocation of an existing monopole at the Armistead cell site. The relocation is required in advance of Doyle Drive construction in the area.

Project Type: Cell Sites
Project Manager: Steve Carp

Submitted On: 4/30/2012
Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-053 Mountain Lake Non-Native Fish Removal & Relocation

Summary This project will remove and relocate non-native fish currently found in Mountain Lake. Non-native fish contribute to the poor water quality, prevent submerged aquatic vegetation from establishing, and compete with native fauna establishment in the lake. Removals will begin prior to proposed remediation work beginning on August 1st. Removals will be via non-lethal nets and a non-lethal electroshock equipped boat. The captured fish will be held in humane containers and transported to a wildlife refuge in Sonoma county.

Project Type: Vegetation Restoration
Project Manager: Terri Thomas

Submitted On: 5/10/2012
Reviewed on: 5/17/2012

Certificate of Compliance Issued On: 5/31/2012

Project Number Title

12-054 Lincoln-Bowley Drainage & Guardrail Upgrade

Summary This project will upgrade guardrail infrastructure to meet current standards, upgrade drainage infrastructure including the concrete gutter and drainage inlet, and install erosion control measures at one existing storm drain outfall. These improvements will be undertaken in conjunction with the previously reviewed Lincoln/Bowley intersection and circulation improvements (CR11-055). The project is needed to bring the guardrail and gutter to a height consistent with the current elevation of Lincoln Boulevard. The construction of a concrete gutter at the appropriate elevation, along with an adjacent concrete curb on the outside road edge, will prevent storm water from spilling over and consequently reduce erosion impacts.

Project Type: Transportation/Parking
Project Manager: Amy Marshall

Submitted On: 5/10/2012
Reviewed on: 5/17/2012

Certificate of Compliance Issued On: 5/31/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-055 Union Made Tenant Improvements

Summary A new tenant will be moving into building 87 suite 120. This project includes tenant improvement work to the suite. The scope of work includes replacement of non-historic finishes and office lighting fixtures, as well as installation of minor equipment for conference and desk areas.

Project Type: Rehabilitation/TI

Project Manager: Carie Yox

Submitted On: 5/9/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-056 Sanches Playground Rehabilitation

Summary Sanches playground is located within the East Housing district north of Paul Goode Field. This non-historic playground is in a state of disrepair, and much of the play equipment does not meet current playground safety standards. This project will remove and replace current play equipment, install new play surfacing, and provide an accessible route from the Vista Court parking lot to the play area. Fibar (wood chips) will be installed in the play area over a subsurface drainage layer that will daylight into the existing drainage ditch on the northwest side of the playground. Landscaped areas and ADA accessible walks will surround the Fibar play areas and drain naturally into the ground. During construction tree protection will be installed, and trees that are in declining health (5 Myoporums and 1 Acacia) will be removed.

Project Type: Landscaping/Site Work

Project Manager: Rania Rayes

Submitted On: 5/17/2012

Reviewed on: 5/24/2012

Certificate of Compliance Issued On:

Project Number Title

12-057 West Pacific Wall - Spruce Entrance Repairs

Summary This project involves wall repairs and maintenance at the Spruce entrance along the west boundary wall along Pacific. The work will be performed by in house crews.

Project Type: Maintenance

Project Manager: Christina Wallace

Submitted On: 5/7/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-058 Building 934 - Tenant Security Improvements

Summary Roaring Mouse, currently the tenant at building 34, will install security gates in response to a recent break-in and entry. The project includes installation of scissor gates at the two entrances, and northeast elevation windows. The gates will be open during business hours, and will be installed on the interior side to minimize visual effects.

Project Type: Rehabilitation/TI

Project Manager: Carie Yox

Submitted On: 5/22/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-059 Interior Painting at Building 7 Funston - Serra Preschool

Summary This project includes interior painting of building 7 along Funston Row. The tenant has occupied the space for nearly ten years, and the interior paint is in poor condition.

Project Type: Maintenance

Project Manager: Victoria Peterson

Submitted On: 5/29/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-060 Underground Electrical Work – Buildings 222 through 229

Summary This project will relocate the overhead electrical distribution system serving historic buildings 222, 223, 224, 225, 227, 228 and 229 from the parking area east of the buildings to underground facilities. Site construction will be accomplished by typical excavation methods for the trenching of a new substructure through the existing parking area. Building connections for the conversion of overhead to underground electric service will be accomplished at the existing exterior mounted electric metering panels. New conduit risers will be attached to the exterior of buildings adjacent to the existing panels and will replace the similarly mounted overhead service drop conduits. The existing overhead service drop conduits will be removed from building exteriors. No work will occur in the interior of buildings.

Project Type: Infrastructure

Project Manager: Tom Mudd

Submitted On: 6/7/2012

Reviewed on: 6/14/2012

Certificate of Compliance Issued On:

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-061 Baker Beach Housing Landscape Improvements

Summary The proposed landscape work is divided in two different phases. The first phase will include the enhancement of twelve neighborhood gathering spaces scattered throughout the complex. The nature of these enhancements varies between sites but include; small decks for sitting, paved areas for bar-b-ques, picnic tables and benches, and areas for future community gardening boxes. The second landscape phase will include the planting and establishment of approximately 65,000 native plants throughout the neighborhood. The combination of these two phases will greatly enhance both the visual character and the use of these exterior spaces. These improvements will support the Trust's mission to be self sufficient in that they will continue to support the current revenue stream from the Baker Beach Apartments. The proposed landscape work will follow the completion of the previously approved exterior building upgrades project (12-003).

Project Type: Landscaping/Site Work

Project Manager: Michael Lamb

Submitted On: 6/7/2012

Reviewed on: 6/14/2012

Certificate of Compliance Issued On: 7/24/2012

Project Number Title

12-062 West Coast World War II Memorial ADA & Landscape Improvements

Summary The 1.4-acre West Coast World War II Memorial was designed and built in the late 1950s and early 1960s, and is under the jurisdiction of the American Battlefield Monuments Commission (ABMC), the agency funding this project. The project will construct an accessible parking space in the adjacent parking lot off of Washington Boulevard and provide an accessible path of travel down to the memorial. The project scope also includes landscape improvements that will be compatible with the memorial and the surrounding landscape, and removal of non-native ceanothus plants to restore ocean views from an existing bench at the base of the slope.

Project Type: Landscaping/Site Work

Project Manager: Michael Lamb

Submitted On: 6/7/2012

Reviewed on: 6/21/2012

Certificate of Compliance Issued On: 6/28/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-063 Building 682 Fall Protection

Summary This project includes installation of fall protection on the living roof at building 682. The installation will only be visible from the interior of the second floor of the building, will not exceed roof load capacity, and over-time will be obscured by the growing vegetation. The fall protection will allow for regulated maintenance of the plants.

Project Type: Maintenance

Project Manager: Howard Rudolf

Submitted On: 6/13/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-064 Pine Experimental Reforestation II

Summary This project is located in the Historic Forest Zone immediately west of Pine Experimental Reforestation I between southbound Highway 1 and Kobbe Avenue. Monterey pine that were planted 100 years ago have only a few remaining viable years, and pine pitch canker and bark beetles are making the standing trees vulnerable to the mortality spiral. The removal of 12 Monterey cypress, 15 Monterey pines, and 10 acacia will occur from August 1 until August 22. Stumps will be ground, compost will be added to the soil, and a drip irrigation system will be installed. Approximately 100 trees (mostly pine Pitch canker resistant Monterey pine trees) will be planted. Some Monterey cypress and shore pines will be planted near Highway 1 southbound as a buffer planting. Irrigation will be provided during the establishment period (approximately 2 to 4 years for the pines and 4 years for the cypress), and trees will be thinned when crowns touch.

Project Type: Trees

Project Manager: Peter Ehrlich

Submitted On: 6/18/2012

Reviewed on: 7/12/2012

Certificate of Compliance Issued On: 7/24/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-065 Lobos Reforestation II

Summary The area between building 1750 and the South Baker Beach neighborhood is in the Historic Forest Zone, and trees in this area are declining and falling over due to the extremely sandy substrate. Nine declining Monterey cypress and three Monterey pines will be removed from the area north of building 1750. One fallen tree and several piles of wood debris will be cleared from the site. Weed-free rice straw wattle bundles will be used for erosion control in areas where ice plant is removed to help stabilize the slope. Drip irrigation will be installed and approximately 70 Monterey cypress will be planted. Irrigation during establishment will be required for at least 4 years. Thinning will begin when the crowns of the planted trees touch and be phased for several years until the desired spacing is achieved.

Project Type: Trees

Project Manager: Peter Ehrlich

Submitted On: 6/18/2012

Reviewed on: 7/12/2012

Certificate of Compliance Issued On: 7/24/2012

Project Number Title

12-066 West Pacific VI Reforestation

Summary This project will remove 15 structurally compromised Monterey cypress from the Historic Forest Zone southwest of Liggett Avenue; a total of nine mature blue gum eucalyptus will be left to screen the two residences (732 and 733) from the reforestation project. All brush chipping will occur in the southern area of the site away from the homes, and stumps will be ground where possible. The sandy soil will be amended with compost created in the Presidio Composting Operation, and erosion control measures will include the installation of wattle bundles along the north facing slope (north of the tree removal area). In December, 100 Monterey cypress will be planted, and drip irrigation is anticipated to last approximately four years. However, any winter drought may extend the summer irrigation period beyond the prescribed this period. Tree will be thinned when crowns touch.

Project Type: Trees

Project Manager: Peter Ehrlich

Submitted On: 6/18/2012

Reviewed on: 7/12/2012

Certificate of Compliance Issued On: 7/24/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-067 MacArthur Meadow Archaeological Identification Testing

Summary Archaeological identification testing is required in MacArthur Meadow in order to determine if any archaeological deposits associated with the Sanchez Adobe and Gardens Archaeological Area (a contributing archaeological area of the Presidio NHD) are within an area proposed for future wetland creation. The wetland creation project is in its planning phases and much of the final design will be determined by the presence or absence historic and archaeological resources in the project area. The Presidio Archaeology Lab proposes to undertake this testing in July and August 2012 to allow sufficient time to refine wetland designs to ensure avoidance of adverse effects to significant archaeological resources. All active excavations will be fenced to ensure the safety of site visitors. Fencing will not obstruct any sidewalk, trail, or roadway.

Project Type: Archaeology
Project Manager: Kari Jones

Submitted On: 7/3/2012
Reviewed on: 7/12/2012

Certificate of Compliance Issued On: 7/24/2012

Project Number Title

12-068 USF Biological Field Survey & Wildlife Camera Research Permit

Summary USF biology staff will conduct a Master's level Field Survey Management course in the Presidio. The course will have 12 students who will deploy 2 to 4 remote IR flash wildlife cameras and affiliated security equipment. The cameras will be affixed to trees or existing structures using non-damaging methods (such as webbing or bungee cord). No lures, scents, or baits will be used, and no tree climbing will occur.

Project Type: Research/Testing
Project Manager: Shelley Estelle

Submitted On: 7/10/2012
Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-070 FMTA Operators Convenience Facility - Lincoln Ave

Summary This project is being proposed, designed, and built by the San Francisco Municipal Transportation Authority. It will replace the portable toilets currently at this location with a locked, temporary restroom trailer at the northern terminal of MUNI's route 29. This trailer will provide much needed restroom access for MUNI drivers and is part of an agency-wide effort to expand driver access to restrooms. When complete, the project will provide MUNI drivers and field staff with a clean, safe restroom that is more functional, and aesthetically attractive than the current portable toilets situated at this location. This project is intended to provide a temporary restroom facility for the next several years- it is ultimately the Trust's desire that the terminal of the 29 route be moved northward closer to Fort Scott and the Golden Gate Bridge. At that time the Trust will work with SFMTA to identify an alternative restroom and the temporary facility will be removed.

Project Type: Infrastructure

Project Manager: Sebastian Petty

Submitted On: 8/2/2012

Reviewed on: 8/9/2012

Certificate of Compliance Issued On:

Project Number Title

12-071 Building 314 Deems Road Drainage

Summary This project will address water infiltration in the basement of building 314 by demolishing a portion of the building slab and installing new perforated pipe to direct water away from the building. The pipe will emerge at the top of Deems Road and surface drain down the hill into the landscape.

Project Type: Landscaping/Site Work

Project Manager: Eddie Chan

Submitted On: 7/11/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-072 Building 682 Security System

Summary The tenant (West Studios) proposes to install a security system consisting of 9 CC security cameras, 13 motion sensors and 23 contact sensors at doors and windows on the basement, 1st, and 2nd floors of the building. A new panel will be installed in the basement adjacent to the existing elevator shaft. An alarm keypad will also be installed in the hallway adjacent to the former latrine/current meeting room.

Project Type: Rehabilitation/TI

Project Manager: Kim Sykes

Submitted On: 8/9/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-073 Building 1162A Tenant Improvements

Summary This project includes removal of non-historic drywall partitions and wall covering, furnishings and kitchen space left behind by previous tenant (WDFM). The tenant, a gym/physical therapy studio, will install new rubberized flooring, not mechanically affixed to the historic floor, and re-open two historic barn doors on the south elevation that had been infilled. No additional alterations to historic finishes or features are proposed.

Project Type: Rehabilitation/TI

Project Manager: Joe Perrelli

Submitted On: 8/9/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-074 Infantry Terrace Landscape Enhancements - Sibert Loop & Thomas Ave

Summary This project is a continuation of the previously-approved landscape rehabilitation project at Infantry Terrace (08-031) and will enhance areas within that neighborhood that were not part of the initial project scope. This project will provide modest communal areas, repair/replace existing site features for safety and improved appearance, and expose some of the existing historic fabric. Sibert Loop is a sloped area ringed by a single row of mature conifers and contains remnant historic features including a three-sided terraced area supported by a low concrete retaining wall and strips of stone cobble edging.

Project Type: Landscaping/Site Work

Project Manager: Rania Rayes

Submitted On: 8/16/2012

Reviewed on: 8/23/2012

Certificate of Compliance Issued On: 9/29/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-075 Building 1805 Destructive Testing Program

Summary The tenant has identified 11 destructive testing locations on the interior of building 1805 in order to plan for seismic upgrades in anticipation of the building's full rehabilitation in 2013. Work will be performed with Trust staff supervision and repairs made to Trust specifications.

Project Type: Research/Testing

Project Manager: Rob Wallace

Submitted On: 9/26/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

12-076 Building 1185 Tenant Improvements for Storage Use

Summary Minor improvements are proposed for the interior of building 1185 so that it can function as a multi-tenant storage use. Improvements include installing interior partitions into non-historic walls and upgrading building systems. Plywood sheathing will be used to protect historic floors in the eastern portion of the building.

Project Type: Building Use

Project Manager: Joe Perrelli

Submitted On: 8/23/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

12-077 Presidio Nursery Tree Removals

Summary Leaves and other debris from the Blue gum eucalyptus stand on the slope above (west of) the nursery have become a major management issue. Slot drains constructed in conjunction with the new shadehouse at the north end of the site, which were installed to capture irrigation runoff for cleansing and reuse, are continuously clogged with the eucalyptus tree leaves on the slope, reducing the effectiveness of these improvements. The new shadehouse is also receiving a heavy load of leaves and debris from these trees, blocking sunlight needed for effective nursery operation. This project will remove approximately 9 trees determined to have poor structure, and the remaining 6 trees will be pruned to reduce the density of their canopies. The remaining trees will be removed in the future when there is some confidence that downwind stands will not be affected (approximately 2 to 3 years from now). After removal, the slope will be replanted with lower-scale trees in keeping with the character of the surrounding landscape but will not produce as much litter or block afternoon sun due to their height.

Project Type: Trees

Project Manager: Betty Young

Submitted On: 8/31/2012

Reviewed on: 9/6/2012

Certificate of Compliance Issued On: 10/1/2012

Project Number Title

12-078 Seridium Canker Resistance Trials

Summary Seridium cardinale is a fungal pathogen which can severely damage Monterey cypress when it infects and kills branches. Trees in the Monterey cypress plantings in the Presidio are being affected by this disease. Trees are particularly susceptible when young, whereas older trees can be more tolerant of infections. For this reason, if trees can be protected from infections for the first several years after planting, they should have a higher probability of surviving to maturity. This project consists of two forestry trials in conjunction with UC Davis to determine if the pathogen can be controlled. The first experiment will determine if systemic induced resistance (SIR) can be manipulated in the nursery so as to provide a useful level of protection for recently planted trees. The second experiment will test Monterey cypress trees in the field by exposing them to the pathogen, and documenting their response.

Project Type: Research/Testing

Project Manager: Christa Conforti

Submitted On: 7/26/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

13-001 Baker Beach Apartments Parking Signage

Summary This project will implement parking management in the currently unregulated Baker Beach Apartments (buildings 1501-1599) including public parking along Stilwell Road, Pershing Drive, and unassigned parking spaces in associated driveways. Parking in this neighborhood will be restricted to vehicles displaying an “N” permit. Approximately 88 parking signs will be installed, with close to half (43) to be co-located on existing or modified sign poles, and 3 mounted on buildings, the remaining signs will be located on new poles. Sign installation will be performed by the Presidio Trust sign shop over a period of several weeks. Restricting parking to residential permit holders will serve to better preserve neighborhood parking capacity for residents and will encourage existing and future households to consider alternative transportation choices. It will also make parking restrictions in the Baker Beach Apartments consistent with parking regulations in other residential neighborhoods in the Presidio. Residents will be notified of parking changes 60 days in advance of regulations becoming active and will have an opportunity to express concerns.

Project Type: Transportation/Parking

Project Manager: Sebastian Petty

Submitted On: 9/24/2012

Reviewed on: 10/4/2012

Certificate of Compliance Issued On: 10/12/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

13-002 Off the Grid: Presidio Picnics

Summary The popular street food vending organization Off the Grid in association with the Trust will create an “outdoor food hall” at the lawn on the Main Post during Sundays in October. The intent is to allow local food establishments to use the presently underutilized lawn to provide visitors a convenient and pleasant way to connect through a shared sense of space and a fun, inexpensive food experience. Approximately 20 stands from San Francisco and Presidio restaurants will participate. Other offerings include a pizza mobile, blanket rentals, equipment for bocce ball, croquet and horseshoes, music, and a cocktail bar. A minimum of inconveniences such as an increase in noise levels, cleanup, and parking concerns is expected.

Project Type: Special Events

Project Manager: Tia Lombardi

Submitted On: 9/25/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

Project Number Title

13-003 Trial Use of Fiesta Herbicide in the Landscape Zone

Summary Several species of broadleaf weeds in lawns are particularly problematic for Presidio landscapers. Among them are English daisy (*Bellis perennis*), dovefoot geranium (*Geranium molle*), and chickweed (*Stellaria media*). When these weeds cover more than 15 percent of a lawn, the Presidio Trust Roads and Grounds IPM Program outlines acceptable methods for chemical control of these weeds. The use of Turflon herbicide is currently the only lawn-use herbicide listed in the IPM Program. However, Turflon is not very effective at controlling English daisy. This project will test a new low-toxicity herbicide, Fiesta herbicide (EPA# 67702-26-87865) on a lawn at the north end of General Kennedy Avenue with an English daisy infestation, to determine its efficacy. If effective, Fiesta will be added to the Presidio Trust Roads and Grounds IPM Program as approved chemical control for lawn weeds. All pesticide use restrictions as outlined by the Presidio Trust Roads and Grounds IPM Program will be followed.

Project Type: IPM

Project Manager: Christa Conforti

Submitted On: 9/25/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

13-005 Building 1805 Lone Mountain Pre-school Rehabilitation

Summary Lone Mountain pre-school proposes to rehabilitate and occupy building 1805 (constructed in 1932 as the hospital community center) along with its surrounding landscape in order to expand their existing pre-school facility (currently in adjacent building 1806) and extend their program and hours of operation. The project includes the following: exterior site work associated with play area expansion, seismic strengthening, new heating system, alterations to the existing kitchen and bathrooms, minor door and window repairs and restoration, electrical, lighting and plumbing improvements, replacement of non-historic flooring, repainting and window treatments. New elements will be added to the interior and exterior of the building to accommodate building code and tenant functional requirements, e.g., new lighting fixtures, new doors to replace existing non-historic doors, new toilet rooms for small children, new seismic strengthening elements, and new building systems such as sprinklers and heating systems. The tenant is pursuing LEED Silver or better certification. The Trust will work with Lone Mountain to make adjustments (e.g., extent of staggering, pick-up procedures/routines, restrictions on arrival time, etc.) to best dissipate any additional traffic that may result and minimize the impact to fellow tenants and neighbors.

Project Type: Rehabilitation/TI

Project Manager: Rob Wallace

Submitted On: 10/18/2012

Reviewed on: 10/25/2012

Certificate of Compliance Issued On:

Project Number Title

13-004 Landfill E Revegetation

Summary Landfill E (LFE) contains soil mixed with Army-era building debris, municipal-type solid waste, and chemical waste. In 2011, LFE was capped with a soil cover and a geocomposite and geomembrane landfill gas collection system was installed (CR11-006). This project is for revegetation of LFE, which is part of the remedial action implementation as described in the Remedial Action Plan and the Operation and Maintenance Plan. The western channel and north slope of LFE will be planted with a mixture of native and non-native shrubs, trees, and grasses. The project will involve installing soil amendments, removing mulch from the planting area, installing plant medium, and protecting the site from erosion. The work will be performed by hand excavation and planting. All planting will be within the clean soil cover, above the geocomposite and geomembrane layers.

Project Type: Remediation

Project Manager: Genevieve Coyle

Submitted On: 9/26/2012

Reviewed on: 10/4/2012

Certificate of Compliance Issued On: 10/12/2012

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number **Title**
13-006 **Building 51 Inn at the Presidio Guest House Rehabilitation**

Summary This project involves the rehabilitation of an historic officer’s family housing quarters (constructed 1889, with additions), currently being used as a residential guest house, into a guest lodging facility. The rehabilitated facility, to be managed by the existing lodging operator in building 42, will provide four guest rooms as well as a common living room, dining room and kitchenette. Building 51 is a 1-story wood frame structure. The work includes seismic strengthening, upgrades to the existing mechanical, electrical and plumbing systems, new fire protection systems, new interior partitions, repairs to windows and doors, acoustic upgrades and finishes. The building will be the Presidio’s first “Build-it-Green” certification, a nationally recognized residential green rating system that will help ensure compliance with the Trust’s sustainability goals. Sitework includes accessible parking, grading and landscape planting. A new crosswalk will extend across Funston from the walkway in front of the building.

Project Type: Rehabilitation
Project Manager: Robert Wallace

Submitted On: 11/14/2012
Reviewed on: 11/29/2012

Certificate of Compliance Issued On:

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

13-007 Building 130 Presidio Chapel Deferred Maintenance, Life Safety & ADA Improvements

Summary The Trust is assuming maintenance responsibility from the current tenant for the historic chapel building (constructed 1932). This project will address critical deferred maintenance repairs, including, roof replacement, ADA circulation and access upgrades, and life-safety deficiencies. In conjunction with the life-safety and accessibility upgrades proposed and the removal of non-historic furnishings and finishes, new elements to be added include replacement of roofing flashings and downspouts, exterior lighting, handrails, exterior curb ramps and walks, railings at lightwells, a new ADA toilet room and an exterior chair lift, egress lighting, interior ramp to the chancel, furnace upgrades, and new electrical conduit. Improvements will allow compliant access for all main chapel spaces excluding the basement. This project follows recommendations in the 2012 historic structure report (HSR) for building 130, but does not constitute or preclude the full rehabilitation and expansion of the building as contemplated under the Main Post Update.

Project Type: Maintenance

Project Manager: Robert Wallace

Submitted On: 11/19/2012

Reviewed on: 11/29/2012

Certificate of Compliance Issued On:

Project Number Title

13-008 Change to Presidio Trust Roads & Grounds IPM Program - Turflon Herbicide

Summary The Presidio Trust Roads and Grounds IPM Program allows for the use of Turflon Ester herbicide under certain conditions. Turflon Ester is being phased out by the manufacturer, and replaced with Turflon Ester Ultra. Thus the IPM Program needs to be amended. Turflon Ester herbicide will be removed from IPM Program documents, and replaced by Turflon Ester Ultra (EPA #62719-566). These two products contain the same herbicide ingredient at comparable concentrations. The difference is Turflon Ester contains a petroleum-based surfactant, where Turflon Ester Ultra does not. Instead it contains a botanical oil surfactant. The toxicology and environmental risk of these two products are comparable.

Project Type: IPM

Project Manager: Christa Conforti

Submitted On: 11/15/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

13-009 Public Use Limit on Commercial Dog Walking

Summary The Trust is proposing a public use limit on commercial dog walkers (those persons who are walking four or more dogs at one time for payment) in Area B. The limit will require any commercial dog walker walking four or more dogs at one time in the park B to possess a valid Commercial Dog Walking permit obtained from the City and County of San Francisco (City). Commercial dog walkers with four or more dogs at one time will be required to comply with the City permit as well as those rules and regulations otherwise applicable to Area B. Terms and conditions of the City permit include receiving training, following safe practices for dog care, having insurance, and limiting the number of dogs a commercial dog walker may walk at once to eight. The limitation will go into effect no later than July 1, 2013, the last operative date of the City's Commercial Dog Walking ordinance. Permittees will be obliged to carry his or her permit while walking dogs and produce the permit for inspection upon request by U.S. Park Police. Anyone violating the limitation could face punishment as provided by law. Prior to implementation, the Trust will conduct a public outreach and education campaign to alert commercial dog walkers and others about the use limitation. The Trust will also post signs and provide handouts to notify park users of the restriction in areas where dog walking is a high-use activity.

Project Type: Miscellaneous

Project Manager: Tia Lombardi

Submitted On: 11/15/2012

Reviewed on: 11/29/2012

Certificate of Compliance Issued On:

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title
13-010 Fort Scott Landscape Improvement Strategy

Summary The Trust intends to establish the National Center for Service & Innovation Leadership (NCSIL) at Fort Scott, consistent with the PTMP’s vision of the district as a contemplative retreat. The NCSL will be based at the core of the district, which consists of ten Mission Revival style barracks and other support buildings organized around a central green space (the Fort Scott Parade Ground).The Fort Scott Site & Landscape Improvement Strategy has been created to guide future improvements to support the NCSIL. Proposed improvements will create a welcoming and functional campus, and will focus on the following: campus and administrative facilities; intersection improvements; pocket plazas; parking lots; transit center; parade ground; flag pole; ballfield; multi-use trail; and corporation yard. Site enhancements will be limited initially to the buildings and landscape adjacent to the parade ground. Treatments are consistent with those recommended in the 2008 Cultural Landscape Assessment (CLA) for Fort Scott.

Project Type: Landscaping/Site Work
Project Manager: Chandler McCoy

Submitted On: 11/21/2012
Reviewed on: 11/29/2012

Certificate of Compliance Issued On:

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

13-011 Mountain Lake Enhancement Dredging

Summary This project entails additional dredging outside the scope of but coordinated with the previously reviewed Mountain Lake (ML) remediation project (12-034), which involves dredging of 15,600 cubic yards (cy) of sediment contaminated with lead and motor oil. The new project will remove tule-dominated freshwater vegetation from a 0.99-acre area along the eastern perimeter of ML, and dredge 1,800 cubic yards (cy) of sediment from the eastern perimeter of the lake. The objectives of the project are to: 1) reduce fringing freshwater marsh progradation (lake encroachment, infill); 2) promote establishment and sustainability of submerged aquatic vegetation; 3) enhance habitat for native aquatic species such as the Northwestern pond turtle; 4) reduce fine sediment inputs, excess nutrient inputs, and excessive leaf litter (organic) inputs from exotic trees; 5) reduce nuisance algal blooms and related seasonal hypoxia and fish kills; and 6) reduce hydrogen sulfide production in anoxic organic bed sediments. This additional dredging of perimeter areas will be performed by a hydraulic dredge or excavator. Dredging will not reach the depth of predicted archaeological deposits, and the project will follow a Trust-prepared Archaeological Management Assessment (AMA). If dredging as wet sediments, the sediments will be dewatered in the remediation staging area with the remediation dredge spoils and disposed at an offsite landfill. If the perimeter areas can be removed as a dry excavation, the sediments will be stockpiled at a Presidio location and reused as appropriate at a Presidio upland location.

Project Type: Vegetation Restoration

Project Manager: Genevieve Coyle

Submitted On: 11/21/2012

Reviewed on: 12/6/2012

Certificate of Compliance Issued On:

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

13-012 Landfill E Reforestation

Summary In 2010-2011, remediation of Landfill E required the removal of approximately 100 Blue gum euclayptus trees within the VMP Historic Forest zone (11-006). This project will reforest a portion of the area with euclayptus other than Blue gum along the southern perimeter of a future playing field. Approximately 100 eucalyptus trees of three species will be planted in order to maintain the character of the historic forest in this area. Those planted closest to the ballfield and along both sides of the drainage swale will be the shortest species, Eucalyptus pauciflora (Cabbage gum). Other species planted farther south will be and E. diversicolor (Karri) and E. dalrympleana (Mountain Gum), which will also be planted just west of building 820 Quarry Road. Site preparation will include removing existing cover (wood mulch, Himalayan blackberry, three damaged or dying blackwood accacia, and one Blue gum eucalyptus sapling), applying compost from the Presidio's compost yard, and tilling in the compost. No irrigation will be installed and the trees will be irrigated once a week by a contractor for the duration of the dry season of 2013.

Project Type: Trees

Project Manager: Peter Ehrlich

Submitted On: 11/28/2012

Reviewed on: 12/6/2012

Certificate of Compliance Issued On:

Project Number Title

13-013 Change to Presidio Golf Course IPM Program - Endorse/Affirm Fungicide

Summary The Presidio Trust Roads and Grounds IPM Program allows for the use of Endorse fungicide under certain conditions. Endorse is being phased out by the manufacturer, and replaced with Affirm fungicide. Endores fungicide will be removed from the Golf Course IPM Program documents, and replaced by Affirm (EPA #68173-3-1001). The toxicology and environmental risk of these two products are comparable.

Project Type: IPM

Project Manager: Christa Conforti

Submitted On: 12/18/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A

List of Projects Reviewed Though the N2 Process Under Stipulation VII.B.2

Project Number Title

13-014 Stilwell Hall Parking Regulations

Summary The parking areas around buildings 643, 644, 649, 650, and 651 currently serve visitors to Crissy Field, Stilwell Hall, and tenants located nearby. Often parking demand approaches or exceeds parking supply due to lack of management control. The project will install two (2) parking machines to vend parking permits near Buildings 643 and 643 and three (3) parking machines to vend parking permits in the Stilwell Hall parking lot (Building 649-650) and the parking lot between Buildings 649 and 644. The plan also includes the two (2) additional parking machines that could be installed at a later date, depending on demand. In addition, associated regulatory signs will be installed in various locations throughout the Stilwell Hall parking lot (Buildings 649-650), the parking lot between Buildings 649 and 644, and along Mason Street next to Buildings 643 and 644. There will be eight (8) signs attached to existing light poles and existing sign poles and eleven (11) signs that would require new poles to be installed. 18 12" x 24" parking signs will be installed throughout the site. Eight (8) signs attached to existing poles or post features. Three (3) 12" x 24" parking signs will be installed on existing wooden light poles, two (2) will be installed on existing metal sign poles, and three (3) will be installed on existing fence posts. Eleven (11) new 12" x 24" pole mounted parking signs will be installed on new sign posts in front of Stilwell Hall (2), spaced evenly in parking lot between Buildings 649 and 644 (3), and in front of Building 643 (4) and 644 (2). This will be a continuation of Zone 3 and will require a Zone 3 permit everyday between 10:00 am and 7:00 pm.

Project Type: Transportation/Parking

Project Manager: Heather Puckett

Submitted On: 12/28/2012

Reviewed on: Administrative Review

Certificate of Compliance Issued On: N/A



2012 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit D: Archaeological Research, Projects, and Program Highlights

In 2012, the Presidio Archaeology Lab continued to conduct archaeological research while expanding focus to include broader Heritage Program planning. One of the significant accomplishments of 2012 included the move of archaeological collections from temporary storage into the newly completed state-of-the-art collections facility. The Curator of Archaeology, along with two UC Berkeley interns, completed the inventory and move of the collection into compact storage units in the new facility. All archaeological collections are now stored and managed as part of an integrated collections management system.

In 2012, the Lab continued to deliver successful programs at the center of *El Presidio*, the Spanish-colonial archaeological site. The Archaeology Classroom, housed in Building 40 during the rehabilitation of Building 50, continued to be the hub for K-12 offerings. The education program builds on the “Excavate History” field trip for fourth graders designed to spark students’ curiosity; the field trip provides an opportunity for students to uncover some of the forgotten voices of San Francisco while discovering a personal connection to the Presidio. The Lab also continued its project-based summer camps and afterschool program visits in collaboration with the Presidio YMCA and the Presidio Child Development Center, and participated in a focused effort to revamp and re-launch Garbology 101 in partnership with the Golden Gate National Parks Conservancy’s Crissy Field Center. Lab staff also led workshops at *Expanding Your Horizons*, a conference dedicated to exposing middle school girls to careers in science and mathematics. In total, K-12 educational programs served over 1,300 elementary, middle and high school students from both public and private schools throughout San Francisco, Alameda, San Mateo, and Marin Counties.

Archaeological research in 2012 focused primarily on test excavations within the Sanchez Adobe and Gardens archaeological area of the National Historic Landmark District (NHLD.) The project was completed to assist the Presidio Trust with the design of a wetland enhancement project in the area currently known as MacArthur Meadow. Because a proposed wetland in this area has the potential to overlap with a contributing archaeological area of the NHLD, the Archaeology Lab conducted background research, developed an archaeological research design for testing, and completed a program of subsurface investigation in July and August of 2012.

The MacArthur Meadow investigations were conducted to align with the Lab’s “open site” philosophy, which allows all archaeological investigations that are safe to observe to be open to park visitors. In addition to opening up the site and lab for public visitation during all working hours, interpretive signs were installed around the work areas and a “public day” was held each Saturday during the ongoing project. The public was invited to take tours of the site with a docent and an archaeological intern. The MacArthur Meadow investigations also allowed the Lab to train four interns in historical excavation techniques, laboratory processing, and public archaeology. The interns are recent graduates of Wesleyan University, Rutgers, UC Berkeley, and San Francisco State University and all completed the 8-week training along with an individual research project. In addition to internships, the Lab offered volunteer opportunities for a large group of the interested public as part of the 2012 re-launch of the archaeology volunteer program.

A full report of the MacArthur Meadow investigations is underway. In summary, testing included the excavation of over 60 augers, three one-by-one meter control excavation units, and five mechanically excavated trenches, providing a broad sample of the Sanchez Adobe and Gardens NHLD area. Soils in the area were found to be largely artificial fill that had been deposited over native wetland soils in



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the early-to mid-twentieth century. Spanish-colonial-era artifacts found in the area (terra cotta, ceramic tablewares, metal etc.) were sparse and were determined to have been transported as fill from other areas. Work in 2013 will include completing the report and revising the site's boundaries within the NHL to reflect the findings of the research. The Archaeology Lab will remain involved in the wetland design project to ensure avoidance of impacts to archaeological resources and interpretation of the Native Ohlone, Spanish, and Mexican history of the area. A buried historic cobble channel, likely constructed in the mid twentieth century as part of Works Progress Administration-sponsored landscape improvements, was also discovered during MacArthur Meadow excavation. Work in 2013 will focus on how to further explore and preserve this channel and other similar features in the area.

Two additional research projects were undertaken in October 2012, both in support of the Trust's Mountain Lake Remediation and Enhancement projects. Following the 2010 discovery of a portion of the long-buried Gold Rush-era Mountain Lake Water Company Tunnel, the Lab conducted test excavations within the eastern arm of Mountain Lake to try to locate the western end of the tunnel. Historic maps and engineer accounts were used to pinpoint the location of the tunnel and archaeologists spent two weeks in the field with a large excavator to dig seven trenches. Testing confirmed that the tunnel is not within the area of proposed wetland enhancement and a report documenting these findings is in preparation. Although masonry for the tunnel was not discovered, the nineteenth-century earthworks for tunnel construction were; soil changes interpreted to be the cut for the tunnel were found in two trenches. Follow-up work will be completed in 2013 and 2014 to follow the trench (cut) for the tunnel until masonry elements associated with the tunnel are encountered. Any physical remains of the tunnel will be used to interpret this important and underrepresented period of history to the public.

The other support project completed in October of 2012 took place within Mountain Lake in partnership with the National Lacustrine Core Facility (LacCore) at the University of Minnesota. LacCore, in cooperation with Trust archaeologists and volunteers, took over 30 sediment cores from Mountain Lake in anticipation of a proposed dredging of the Lake for remediation of contaminated soils. Previous research had indicated that the lake sediments provide information on at least 2,000 years of climatic and ecological history of the lake and its environs. The cores in 2012 will be stored in perpetuity at LacCore's long-term curation facility and will be available to all interested scholars. Preliminary description of the cores has begun and a summary report is expected in early 2013. The Presidio Archaeology Lab will use these preliminary findings to determine research priorities and explore the potential interpretive value of the cores.

Archaeology Lab staff also worked with fellow Presidio Trust planning staff to support several improvement projects within the Presidio. These include ongoing archaeological monitoring for the Building 50 (Officers' Club) Rehabilitation project, work completed in partnership with the Anthropological Studies Center (ASC) of Sonoma State University. Archaeological monitoring and oversight was also provided for the Montgomery Street Landscaping project. The monitoring work was done by Pacific Legacy, Inc., a cultural resources contractor. Neither monitoring project resulted in the discovery of previously unknown archaeological resources.

The *El Presidio* interpretive landscape project continued in 2012 with a major effort by a visiting scholar, Nabil Fahmy, an expert Egyptian stone mason, who came to the Presidio in June and July through the Lab's partnership with US/ICOMOS. With the help of Lab volunteers, Fahmy built



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interpretive stone foundations to mark the location of Spanish-colonial foundations discovered archaeologically (and subsequently reburied). Adobe is currently being added atop the foundations to commemorate the buried *El Presidio* and bring this little-understood layer of Presidio history to the foreground. This interpretive landscape will continue to be built upon and expanded as excavations at *El Presidio* are completed. The Trust hosted a public information meeting in July to present the early designs and concepts for the interpretive landscape to interested members of the public. The session was attended by approximately 12 individuals.

A major focus of 2012 has been planning for the new Heritage Program at the Presidio, including the design of exhibits and programming at Building 50 (Officers' Club) when it reopens in 2013. The Heritage Program team selected Ralph Appelbaum and Associates (RAA), an exhibit design firm, to assist with the development of exhibits and programs at the Officers' Club. Working closely with RAA and the Trust's Building 50 rehabilitation team, archaeology staff has provided feedback on design and content of the planned Heritage Program at the Officers' Club. In July an initial concept book was issued and distributed to interested members of the public and Trust Programmatic Agreement parties. Lab staff gave presentations on the concept throughout the fall and incorporated feedback from the public in ongoing design and content development. Plans are underway for a temporary exhibit to solicit additional public feedback in early 2013. Heritage Program planning in 2013 will include finishing exhibit plans, researching and writing content for exhibits, designing new docent and staff-led programs, and overseeing the fabrication and installation of new exhibits.

The Archaeology Lab also served as host for the 3D Digital Documentation Summit this summer. In partnership with the National Center for Preservation Technology and Training (NCPTT), a program of the National Park Service, Trust preservation and archaeology staff organized the 3-day conference. Over 70 archaeology, heritage, and preservation professionals attended the conference presented papers, posters, and attended demonstrations of the latest in 3D digital documentation techniques for the preservation of cultural heritage. Lab staff also led tours of the archaeology lab facility and presented on the digital documentation work completed at the Officers' Club in 2011.

Throughout 2012, archaeology staff members presented scientific papers, posters, exhibits, and panel discussions at a number of conferences and professional gatherings, including: the Society for Historical Archaeology annual meeting in Baltimore in January, the Society for California Archaeology annual meeting in San Diego in April, and the Presidios, Ports, Pueblos, and Caminos symposium in Santa Barbara in May.



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2008 Update to the Presidio of San Francisco National Historic Landmark Registration Form – Status at the end of 2012

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

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

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

The draft 2008 Update identified 116 resources as eligible for listing on the National Register (105 buildings and 11 structures). These are listed below according to their building number, Army-era name, and date of construction:

- 410-424: East Washington Housing (1948)
- 765, 767: Upper Portola Housing (1950)
- 644, 649: US Army Reserve Training Center – Harmon Hall (1951)
- 1501-1599: Baker Beach Housing (1953)
- 924: Engineer Field Maintenance (1958)
- 386: Post Library (1958)

All resources identified in the draft 2008 Update as eligible have been treated as historic properties while the report has been under NPS review. During 2011 and 2012 the Trust compliance staff continued to develop and refine “physical history reports” for the eligible properties following the same format as the 1993 NPS documentation. These reports, as well as additional archival research into the buildings’ histories, have helped in the monitoring and assessment of residential building turns and cyclic maintenance for the newly-eligible buildings since 2008. In late 2011 the Trust received



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comments back from the NPS on the final draft, and spent 2012 working with Page & Turnbull to respond to those comments and update the document's formatting. The Trust anticipates re-submitting the update to the NPS for review in early 2013.

The PA-MPU stipulated that an individual determination of eligibility (DOE) would be made for building 385 (Post Exchange, 1956), located in the Main Post and scheduled for demolition under the Main Post Update. This determination will help determine appropriate treatment of the building prior to its removal in order to accommodate the Moraga Avenue parking lot. The Trust will submit these materials to the California Office of Historic Preservation (OHP) for review including OHP DPR-523 forms documenting the building's history and status, over the course of 2013. In the meantime, the Trust has completed HABS recordation for building 385.

Baker Beach Housing & Building 34 DPR-523 Forms

The Trust consulted with the OHP on the completion of two DPR-523 documentation exercises in support of 2012 compliance activities: demolition of buildings 1566 and 1564 in Baker Beach Housing and the demolition of building 34. The Baker Beach Housing work was completed as part of the Section 106 consultation on the Trust's proposed removal of two units of this 91-building collection of enlisted men's family housing (built 1953). Draft DPR forms for the entire Baker Beach Housing neighborhood were submitted in the summer of 2012, and the Trust is currently working on revisions to these documents recommended by the OHP. The Trust anticipates completing this documentation in early 2013, and resolving the consultation on the removal of buildings 1566 and 1564 with a memorandum of agreement shortly thereafter. Building 34 (Automatic Data Processing & Communications Center, built 1968), is proposed for removal under the 2008 Main Post Update. The Trust completed DPR 523 documentation for the building and submitted it to OHP in June, finding that the building was not eligible for listing on the National Register, and did not qualify as a contributor to the NHL. The SHPO concurred with this finding in a letter sent to the Trust on September 12. The Trust plans to move ahead with demolition of the building in the first quarter of 2013.



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Exhibit F: Consultation under Stipulation X – Review of Future Planning Documents

The Trust did not engage in any activity under Stipulation X of the PTPA in calendar year 2012. Please see Exhibit G: Multi-agency Consultations for a description of projects that involved consultation with other agencies and the public outside of Stipulation VII of the PTPA in 2012.



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Exhibit G: Multi-Agency Consultation Projects

Doyle Drive Replacement Project

A Record of Decision and a Programmatic Agreement for the Doyle Drive replacement project were executed in 2008, concluding a multi-year consultation effort. Parties involved in design and construction efforts in 2011 included the Federal Highways Administration (FHWA), Caltrans, San Francisco County Transportation Authority (SFCTA), National Park Service-GGNRA, California SHPO and the Trust, along with engineering, design and environmental consulting firms. In 2010, the state identified the project as a candidate for a public-private partnership (known as “P3”) to complete funding, design and construction. The remaining four contracts were included in the P3 package, and a concessionaire was selected in December 2010. Project planning, design development and preparations for historic resource protection measures according to the Built Environment and Archaeology Treatment Plans (BETP and ATP) continued throughout 2012, as they had in previous years of the project.

Caltrans finalized the BETP and ATP in February of 2009, and since then has convened monthly meetings of the Treatment Oversight Panel (TOP), a Caltrans-led team of cultural resource specialists representing signatory agencies to the Doyle Drive PA. The TOP reviews and approves all activities implemented under the BETP, and several building and landscaping documentation efforts including Historic American Landscape Survey (HALS), Historic American Engineering Record (HAER) and Historic American Building Survey (HABS) of Presidio areas directly impacted by construction. In 2012, the TOP reviewed activities for Caltrans led contracts and the initial P3 construction and planning documents. Finalization of building and landscape documentation efforts continued, as well as management of the phased implementation of the building monitoring and/or stabilization programs for resources determined to be at risk during the first two phases of highway construction. The TOP worked with P3 cultural resource subcontractors to review their analysis of proposed construction methods, designs and resource protection measures. As of the end of 2012, the P3 team was still in the process of generating design and pre-construction studies related to the various aspects of resource protection under the BETP. Construction on the P3-led portions of the project will commence in early 2013.

The Caltrans proposal to adaptively reuse a historic incinerator, building 669 (constructed in 1936 and located in the Cavalry Stables area), to house permanent pump station equipment supporting the new freeway was accepted in 2011, and work on the project continued throughout 2012. An addendum finding of effect was initiated by Caltrans to account for the building upgrades and proposed equipment installation, and its finding of no adverse effect was accepted by the OHP in the fall of 2012. The project included masonry repairs, painting of interior and exterior elements, gutter installation and window repair, along with structural upgrades and equipment installation. Work was largely completed in 2012, with only minor scope items remaining for 2013. After rehabilitation and installation of the equipment is complete, the property and equipment will be managed by Trust crews.

Other major milestones in the completion of the project included the demolition of the original, historic highway facility, opening of the first of four permanent tunnels, along with the temporary detour that will remain in service until the permanent facility is completed. Trust compliance staff worked closely with Caltrans cultural resources staff and contractors in order to facilitate all cultural resource protection and monitoring efforts according to the Doyle Drive PA. This collaboration has



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proven to be a highly-effective partnership that will continue for the duration of the project as it transitions to contracts managed by the P3 concessionaire team.

For additional information regarding the Doyle Drive project and activities under its PA, please refer to the Caltrans produced annual report for that project.

WWII Memorial

The 1.4-acre West Coast World War II Memorial was designed and built in the late 1950's and early 1960s, and is under the jurisdiction of the American Battlefield Monuments Commission (ABMC); the agency funding a site improvement project at the Memorial. The project, which began in late 2012, will construct an accessible parking space in the adjacent parking lot off of Washington Boulevard and provide an accessible path of travel down from the parking area to the memorial itself. The project scope also includes landscape improvements that will be compatible with the memorial and the surrounding landscape, and removal of non-native ceanothus plants to restore ocean views from an existing bench at the base of the slope.

Although ADA and landscape improvements will be funded by the ABMC, members of Trust staff are assisting in the development of the designs in order to ensure compatibility with the surrounding landscape, which includes historic forest, native plant and designed landscape areas. The project will be completed in mid-2013.

Main Post Update

Consultation on the Main Post Update, which began in November of 2007, was concluded in October 2010 with the execution of an agreement document by the Trust, the ACHP, NPS and SHPO. In addition to the signatory and invited signatory parties, the San Francisco Architectural Heritage (SFAH), the National Trust for Historic Preservation (NTHP), the Neighborhood Associations for Presidio Planning (NAPP), the Marina Community Association, and the Interfaith Center of the Presidio signed the PA-MPU as concurring parties. Consultation through the PA-MPU on MPU projects continued throughout calendar year 2012. Trust compliance staff has circulated quarterly updates on all activities under the PA-MPU to all parties that participated in the consultation. A summary of activity under the PA-MPU in 2012, organized by project, is included below:

Main Post Cultural Landscape Report

In July of 2012, Royston Hanamoto Alley & Abey completed the Main Post Cultural Landscape Report which analyzes and documents the evolution of the Main Post from the Spanish era to the present day. As the site of the longest occupied military base in the country, the Main Post is a complex and rich area which encompasses 120 acres of the Presidio and includes the site of the Spanish-era El Presidio, the original colonial fortification established in 1776. The comprehensive Main Post study identifies landscape features, site organization, circulations patterns and landscape patterns throughout the historic center and heart of the Presidio. The report also provides condition assessment of individual features and treatment recommendations. The CLR was prepared as a requirement stipulated in the Presidio Trust's 2010 Main Post Update Programmatic Agreement; the report will serve as a reference document for the Trust as it continues to refine the Main Post landscape.



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Exhibit G: Multi-Agency Consultation Projects

Building 130 Historic Structure Report

In 2011 the Presidio Trust contracted Page & Turnbull to prepare a Historic Structure Report (HSR) for the Presidio Chapel, located at building 130 Fisher Loop. The Chapel is occupied by the Interfaith Center at the Presidio and the HSR was in part prepared to determine the feasibility of a rehabilitation and expansion of the Chapel for the occupant's use. The HSR also fulfilled a requirement stipulated in the Main Post Update Programmatic Agreement and documents the building history, defining architectural elements and a conditions assessment. Constructed in 1932, the Chapel is the Presidio's most architecturally elaborate building and features a commanding Baroque-style terra cotta entrance. The Chapel was constructed to serve the religious needs of the Army's Protestant and Jewish congregations at the Presidio; the building hosted religious services continuously until the Army's departure in 1995. The HSR, completed in March, has since informed the development of a scope of work to address critical deferred maintenance and accessibility issues in the building, which was reviewed and approved in December.

***Levantar*: An Archaeological Management Plan for El Presidio and the Main Post**

Completed in July, *Levantar*, an archaeology management plan for the Presidio, summarizes the mission, goals and role of archaeology within the Presidio, with a special focus on the rich landscape of the *El Presidio de San Francisco* (the original Spanish-era fort and the foundation upon which the modern Presidio is layered.) Although the focus is on *El Presidio*, the tools, strategies, and approaches outlined in *Levantar* apply to sites throughout the Presidio; the management plan provides historical and archaeological context to the rich resources throughout the park. *Levantar* outlines its goals through five identified program areas: Excavation and Analysis; Curation and Exhibition; Research and Publication; Preservation and Interpretation; and Education and Outreach. *Levantar* also describes new facilities for the Presidio Archaeology Lab, and several major initiatives for the ongoing excavation and treatment of *El Presidio*.

Taylor Road Parking Lot

Following the completion of the West of Main Parade CLR in June, the Trust held a public meeting to present the schematic designs for a 140-stall parking lot located behind the Montgomery Street Barracks along Taylor Road. The project formalized and improved an existing unpaved parking area, and established limited new parking west of building 100. Construction of the new parking lot facilitated removal of parking from historic open spaces, such as the Main Parade, and the rehabilitation and reuse of historic buildings in the Main Post. Construction began on the parking lot in September 2011, and was completed in February.

Presidio Chapel (building 130) Rehabilitation & Expansion

The Trust facilitated a public meeting in August where the Interfaith Center team presented their conceptual design for the rehabilitation and expansion of the Presidio Chapel as contemplated under the PA-MPU. The meeting was attended by approximately ten members of the public and representatives from PA-MPU concurring parties. No further action was taken in 2012 on the Interfaith Center's plans for the Chapel.

All finalized documents are available for reference on the Trust's website:
<http://www.presidio.gov/trust/projects/mp/mpdocs.htm>



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Exhibit G: Multi-Agency Consultation Projects

OTHER MULTI-AGENCY CONSULTATION PROJECTS

Baker Beach Demolition of Buildings 1564 and 1566

In June of 2011, the Trust initiated consultation under Stipulation VII.A.3 and subsequently Stipulation IX.B of the PTPA regarding the proposed demolition of buildings 1564 and 1566 in the Baker Beach residential neighborhood (a six-unit apartment building and carport, both constructed in 1953). The building removal is consistent with the Presidio Trust Management Plan (2002), which calls for the phased removal of all buildings in the Baker Beach Housing complex beginning in 2010 in order to “restore native plant habitat and expand and enhance open space.” This provision has been supported by and is consistent with a subsequent US Fish & Wildlife Recovery Plan for the San Francisco lessingia (2003), an endangered plant species that exists in this area, as well as the Presidio Trust’s Vegetation Management Plan (2001). The draft 2008 NHL Update determined that the entire collection of residential and carport structures (buildings 1501-1599) were eligible for contributing to the Presidio NHL. According to Stipulation VI, the Trust has been treating these buildings as historic properties since this determination was made.

On January 24 a consultation meeting with the SHPO’s office and NPS was held to discuss the status of the buildings, consider alternatives, and make plans for how the consultation may proceed. The Trust followed up with a consultation package in February that revised the undertaking’s APE, offered alternatives to building removal, and described a process for engaging the public on the proposal. Following the close of public comment period, the Trust submitted DPR-523 forms to the OHP which determined that the Baker Beach Housing complex was eligible for listing on the National Register. The question of its eligibility for inclusion in the NHL will be left to the NPS review of the 2008 Update document. At the end of 2012 the Trust was working with OHP to finalize the DPR forms, after which time the Trust will circulate a draft MOA to resolve the consultation. The Trust also anticipates that a process for addressing future demolitions in the Baker Beach Housing area, as contemplated under PTMP, would be handled in the 2013 revision to the 2002 PA.

Extension of the 2002 PA for an Additional Calendar Year

In December, the Trust, NPS, SHPO and ACHP agreed to extend the duration of the 2002 PA, which had been set to expire at the end of 2012, for an additional calendar year. The agreement will now expire at the end of December 2013. The Trust initiated consultation on revisions to and renewal of the agreement document in early 2011, and will re-engage on this effort in February given the new date of expiration.



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Exhibit H: Tax Incentive Projects

The Trust did not engage in any activity around tax incentive projects in 2012, other than ongoing monitoring and communication with tenants occupying buildings that have received tax credits in the past. No issues arose around these during calendar year 2012.



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Exhibit I: Presidio Trust-Managed Preservation/Rehabilitation Projects

This section includes summaries of building projects managed, or primarily executed, by Trust staff. The list includes full rehabilitation projects, as well as conservation projects and scheduled maintenance. The projects listed below were either commenced or completed in the calendar year 2012, or had the vast majority of the work performed during the year.

REHABILITATION PROJECTS

Building 50 Rehabilitation (Officers' Club)

The objective of the Building 50 project (Officers' Club, adobe remnants likely built 1812 with multiple additions over time) is to address structural deficiencies and facilitate additional public programming in the building. The historic portion of the building has been continuously modified over its long history, but the appearance of the building today is largely owed to a 1934 rehabilitation that imparted a Mission Revival character to the building. A historic structure report was completed in 2010 to document the history of the building's evolution and inform the rehabilitation design. This project was reviewed under stipulation VII.B.2 of the PTPA, and a certificate of compliance was issued in February of 2011 for the preconstruction abatement and in June of 2011 for the rehabilitation design. Because of the scale and complexity of the project, the Trust elected to engage with representatives from the OHP and NPS on the rehabilitation scope and the design of the new construction. This collaboration resulted in some modifications to the new construction that improved its overall compatibility with the historic structure. Soft demolition and hazardous abatement began winter of 2011, and construction started that summer. Construction is scheduled for completion in late 2013 or early 2014.

Begun in 2011 and continued throughout 2012, the project incorporates systems, life safety and accessibility upgrades (such as a new elevator to the second floor of the 1972 addition). Presidio education programs will be supported by newly rehabilitated classrooms, and the rehabilitation of the 1972 addition will provide special events space on the top floor and additional programming space on the ground floor. The project includes demolition of non-historic volumes to highlight primary historic spaces in the front of the building, and construction of a small basement area to house mechanical equipment that was removed from the roof and other back-of-house functions.

Programming for the building's exhibit spaces is in development and has been informed by a series of public meetings held in 2011, as well as focused discussions with partners including the National Park Service and the Golden Gate National Parks Conservancy. Work on the exhibit design has proceeded through 2012, culminating in the development of a "concept book" that was shared with PA parties in the fall of 2012. The exhibit installation will be subject to additional NHPA review when the designs reach the schematic phase (anticipated by the spring of 2013).

To date, selective demolition, structural upgrades and roof replacement are complete, and the adobe conservation has largely been accomplished. At the onset of construction the historic adobe walls were surveyed through non-destructive testing, which found several areas in poor condition. Adobe work was subcontracted to a specialist, and repairs began in the fall of 2011, and seismic upgrades achieved in 2012; weather-sealing and aesthetic rehabilitation of the adobe will continue through 2013. The original scope of work included a new connector, known as the Hardie Street Gallery located between the historic building and the 1972 addition. However, in 2012 the Trust opted to reduce the amount of new construction associated with this element. The new design instead connects



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the historic and non-historic buildings via two simple, glazed passages surrounded by modestly landscaped courtyards; these changes were transmitted to the PA parties by email in the fall of 2012. The project will be LEED certified, with a goal of gold level certification. The Officer's Club is expected to reopen in late 2013.

Building 1202 Rehabilitation (Fort Winfield Scott Barracks)

This project includes the full rehabilitation of building 1202 (Fort Scott Barracks) in order to create training classrooms and meeting spaces to support the Trust's new National Center for Service and Innovative Leadership. Designs include seismic, life-safety, and accessibility upgrades, system replacement, and minor site improvements. Based on recommendations from the 2010 HSR, non-historic partitions have been removed to re-establish the majority of the historic floor plan on all three floors for use as training classrooms and study rooms. An elevator has been added to provide accessibility to all three floors, and additional egress and circulation features were added to conform to current life safety codes. Exterior stairs have been installed on the rear elevation from the first to second floors, and new interior stairs will provide access to the attic. Exterior design studies were undertaken to inform decisions for the elevator location, exterior stairwells, and skylights; visual simulations illustrated that these new elements will not be visible from primary historic vantage points of the building (i.e., from the Fort Scott parade ground). A minimum LEED silver certification is being pursued for this project, which will be completed by mid-2013. The rehabilitation of building 1204 as support lodging for training was originally included as a companion project. However, the decision was made following the N² meeting to remove this building from the scope and conduct additional design and programmatic studies.

Montgomery Street Barracks Landscape Rehabilitation

The existing hardscape features along Montgomery Street have degraded over time, and construction work associated with the rehabilitation of Buildings 100, 101, 102 and 103 have damaged or removed foundation plantings and some hardscape features. This project will establish a consistent and rehabilitated landscape treatment to the Montgomery Street streetscape and provide site improvements to select areas surrounding Buildings 99, 100, 101, 102, 103, 104, and 105. Construction will be phased according to completion of rehabilitation work on the buildings. The scope of work includes replacement of damaged foundation plantings with approved sod, groundcover, shrubs, and trees as well as the in-kind replacement of the historic muster walks. Parking, irrigation, street and pathway lighting upgrades are also proposed within the scope. Accessible travel routes from the street to the buildings are proposed in order to meet occupancy requirements and to facilitate post-rehabilitation leasing efforts.

The landscape designs were based on existing cultural landscape documentation, and were updated for consistency with the Main Post cultural landscape report (CLR-MP), completed in 2012. This project was reviewed under stipulation VII.B.2 of the PTPA in January and based on follow up conversations with the NPS and SHPO offices, only a portion of the project was approved for implementation. Phase 2 of the project, which includes foundation plantings, new streetlights, ADA drop off zones, permanent parking pay station locations and other site furnishings was submitted for additional comment along with the 95% draft of the CLR-MP. With the completion of the CLR-MP and submittal of this design set, the full project has been cleared for NHPA compliance and will be completed by mid-2013.



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Exhibit I: Presidio Trust-Managed Preservation/Rehabilitation Projects

Building 1202 Landscape Rehabilitation

The landscape rehabilitation for building 1202 will focus on the exterior landscape and site work, including a reconfigured accessible ramp (with hand rail) at the front entrance. The project was reviewed in 2012 and is scheduled to begin in 2013, in tandem with the completion of the building rehab. The project includes removal of selected existing plantings, installation of new plantings (hedges, trees, and ground cover), and reconfiguration of the building's central front stair to accommodate an accessible ramp and landing. New planting selections are consistent with the Fort Scott Cultural Landscape Assessment (2008) and the Vegetation Management Plan. Plantings were chosen with the overall district in mind as well as the relationship between buildings 1201 and 1202. Formerly, New Zealand Christmas trees flanked either side of building 1202; the approved landscape scope will reinstate this "bookend" effect. In total, four trees will be added to the front of the building, two on the building's side and two positioned on either side of the front stairs (partially concealing a new ramp).

The new ramp configuration will maintain the original historic front stairs underneath a new ramp and landing. The new ramp and landing will be screened from view by new foundation plantings, and the new rail will be simply designed so as to not compete with the historic porch railing. At the southeast end of the porch, the non-historic stair will be removed and the associated opening in the porch rail will be restored to its historic condition.

El Presidio Interpretive Landscape – Funston Avenue Buildings 11 through 16

Beginning in the summer of 2012, the Presidio Trust has implemented a pilot project to study methods for interpreting the foundation and configuration of the eastern perimeter wall of El Presidio (the Spanish-era fort at the Main Post). The area identified for this treatment is located in the rear yards of the Upper Funston Avenue homes (buildings 11-16) between the buildings and the eastern curb line of Mesa Street. This landscape was rehabilitated in 2008 as an open, unplanted area in order to protect archaeological resources, and in anticipation of an interpretive landscape treatment for El Presidio. This pilot project is comprised of surface-mounted stone blocks, rubble footings, and adobe bricks. Work has been planned by the Trust's Archaeology Lab and historic landscape architect to ensure compatibility with the landscape and protection of archaeological resources. The Trust has implemented this project in order to test the effectiveness of the materials and concept. Depending on the success of this pilot project, the treatment may be altered in the future. The objective of the pilot project is to help develop a "tool kit" of materials and designs that will inform the future, permanent interpretive treatment for the entire El Presidio site.

Starting in mid-June adobe brick and foundation stones were delivered and stockpile on site. The placement of the stone cubes were by contract, while the adobe walls and red stone pavers were constructed by a combination of contract labor and an ICOMOS intern from Egypt. In July, the Trust hosted a public field session with the staff that have planned and implemented this effort; approximately 12 members of the public participated in the session. Since July, the foundations have been installed and the new adobe bricks delivered; the project will be complete once the adobe bricks are installed – weather depending – by spring 2013.

Building 103 Tenant Improvements

In the summer of 2012 the Trust moved its administrative offices from 34 Graham Street to 103 Montgomery Street. A warm shell rehabilitation of building 103 was completed in 2011, but finishes



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and mechanical systems were installed in 2012, prior to occupancy. Building alterations were limited to the interior, including limited new interior partitions, furnishings and ceiling finishes. The Presidio Trust occupies all floors of the building for office use, with the exception of the majority of the ground floor, which is dedicated for public use, including programming and exhibit space.

The new furniture is freestanding and does not require mechanical connections to the historic finishes. New office and conference room partitions are of lightweight construction, and incorporate glazing so that the historic floor plan will be legible; associated new sheetrock was not finished in plaster so that it is distinguishable from historic walls. Additional bike parking and storage is included in the basement. A LEED silver rating is targeted for the Commercial Interior project, and the recently completed core and shell rehabilitation is anticipated to achieve a gold rating.

Building 51 Inn at the Presidio Guest House Rehabilitation

This project will rehabilitate an historic officer's family housing quarters (constructed 1889, with additions), into a guest lodging facility. The rehabilitated facility, which is currently being used as a residential guest house, will be managed by the existing lodging operator (the Inn at the Presidio, located in 42 Moraga Avenue). The project will deliver four guest rooms as well as a common living room, dining room and kitchenette. Building 51 is a one-story wood frame structure. The work includes seismic strengthening, upgrades to the existing mechanical, electrical and plumbing systems, new fire protection systems, new interior partitions, repairs to windows and doors, acoustic upgrades and finishes. The building will be the Presidio's first "Build-it-Green" certification, a nationally recognized residential green rating system that will help ensure compliance with the Trust's sustainability goals. Build-it-Green was selected as the most applicable certification program to the scale of and use for the project. Sitework includes accessible parking, grading and landscape planting.

Building 130 Presidio Chapel Deferred Maintenance, Life Safety and ADA Improvements

The Trust is assuming maintenance responsibility from the current tenant for the historic Presidio Chapel building (constructed 1932). This project will address critical deferred maintenance repairs, including roof replacement, ADA circulation and access upgrades, and life-safety deficiencies. In conjunction with the life-safety and accessibility upgrades proposed - and the removal of non-historic furnishings and finishes - new elements to be added include replacement of roofing flashings and downspouts, exterior lighting, handrails, exterior curb ramps and walks, railings at lightwells, a new ADA toilet room and an exterior chair lift, egress lighting, interior ramp to the chancel, furnace upgrades, and new electrical conduit. Improvements will allow compliant access for all main chapel spaces excluding the basement. This project follows recommendations in the 2012 historic structure report (HSR) for building 130, but does not constitute or preclude the full rehabilitation and expansion of the building as contemplated under the Main Post Update.

Baker Beach Housing Exterior and Landscape Upgrades

Beginning in December 2011, the Trust undertook a comprehensive scope of exterior improvements for all apartment buildings in the Baker Beach neighborhood (buildings 1501-1599), which had been identified by the draft 2008 NHL update as eligible for contributing to the NHL, and determined to be eligible for listing on the National Register in 2012. This scope addressed deferred maintenance items as well as structural upgrades, including new exterior paint and building signage, upgrades to the hardscape, installation of rodent proofing measures, and replacement exterior lighting. Structural improvements include moment frames and shear walls in select locations (approximately 2/3 of the



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multi-unit apartment buildings with soft story conditions). One building was selected as a pilot location for the installation of dual-paned windows to assess performance relative to reduced interior condensation and utility costs in anticipation of a window replacement program that will be reviewed separately in the future as funding permits. The proposed landscape work was divided into two different phases. The first phase included the enhancement of twelve neighborhood gathering spaces scattered throughout the complex. The nature of these enhancements varies between sites but include; small decks for sitting, paved areas for bar-b-ques, picnic tables and benches, and areas for future community gardening boxes. The second landscape phase will include the planting and establishment of approximately 65,000 native plants throughout the neighborhood. The combination of these two phases will greatly enhance both the visual character and the use of these exterior spaces. These improvements will support the Trust's self-sufficiency in that they will continue to support the significant revenue stream generated by leasing the Baker Beach Apartments.

Historic Forest Rehabilitation

The Presidio Forest is a contributing feature to the Presidio of San Francisco National Historic Landmark District (NHLD) and is a major component of the Presidio's cultural landscape. The Presidio Trust's Historic Forest is part of an extensive designed landscape effort implemented by the United States Military in the late 19th and early 20th centuries. The Trust has identified this landscape feature as the Historic Forest Management Zone and developed a comprehensive treatment and management plan in the Vegetation Management Plan (VMP) and the Historic Forest Character Study (2009) that follows the Secretary of the Interior's Rehabilitation Standards and Guidelines using the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.

In 2012, three areas within Historic Forest Zone were identified as areas in need of improvement. The first was a project located in the Historic Forest Zone immediately west of Pine Experimental Reforestation I between southbound Highway 1 and Kobbe Avenue. Monterey pines that were planted 100 years ago have only a few remaining viable years, and pine pitch canker and bark beetles are making the standing trees particularly vulnerable. The removal of 12 Monterey cypress, 15 Monterey pines, and 10 acacia occurred in August. In November and December, 100 trees (mostly pine Pitch canker resistant Monterey pine trees) were planted. Some Monterey cypress and shore pines were planted near Highway 1 southbound as a buffer planting. Irrigation is required during the establishment period (approximately 2 to 4 years for the pines and 4 years for the cypress), and trees will be thinned when crowns touch, as per the VMP.

The second identified area was located between building 1750 and the South Baker Beach neighborhood, an area within the Historic Forest Zone. Trees in this area are declining and falling over due to the extremely sandy substrate. Beginning September 17, 2012, nine declining Monterey Cypress and three Monterey pines were removed from the area north of building 1750. One fallen tree and several piles of wood debris were cleared from the site. Drip irrigation was installed and approximately 70 Monterey Cypress were planted in December of 2012.

The third project removed 15 structurally compromised Monterey Cypress from the Historic Forest Zone southwest of Liggett Avenue; a total of nine mature blue gum eucalyptus will be left to screen the two residences (buildings 732 and 733) from the reforestation project. In December, 100 Monterey cypress were planted, and drip irrigation is anticipated to last approximately four years. In an effort to



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create an uneven aged tree stand, the Presidio Forestry department will replant armillaria-resistant trees over the course of 65 years. This year, a total of 15 declining trees will be removed and 100 trees will be replanted. As the area is comprised of a steep, sandy slope, erosion control measures will also be undertaken.

MAINTENANCE, STABILIZATION, and DOCUMENTATION PROJECTS

Addendum Historic Structure Report for Buildings 50

In 2010 a Historic Structure Report was completed for building 50 (the former Officers' Club) in anticipation of the rehabilitation of the building. Now in its second full year of construction, the building project team has gained considerable new knowledge of the structure, archaeology, and history of the building. As part of the overall rehabilitation of the building, documentation efforts continue throughout construction as the Trust archaeological, construction and preservation more and more about the history and construction of this architectural treasure. To facilitate the documentation of the findings at Building 50, the Trust retained an intern, a recent graduate from Columbia University's Historic Preservation Masters program, for the summer of 2012 to compile reports and findings produced over the course of construction for a comprehensive update to the 2010 HSR. The update includes information on the adobe, ornamental features, previously hidden architectural elements and archival discoveries. The HSR addendum has since been posted on the Trust's website.

Addendum HSR's for Buildings 1203, 1216, & 1218

In 2010, HSR documents were completed for buildings 1201 and 1202 (constructed in 1912 and 1911) in the Fort Scott district. In order to document, understand and plan for future rehabilitation of the other barracks buildings, the Trust awarded a contract to complete additional studies. Because the Building 1202 HSR contains information that is pertinent to all of the largely-identical barracks buildings surrounding the Fort Scott Parade Ground, the Trust decided that supplemental documents in the form of a series of addenda would provide sufficient building-specific details to inform future rehabilitation and planning decisions. Building 1204 (constructed in 1912) is the first of these Addendum Update studies, and was completed the spring of 2011. The Trust continued to work on the remaining Addenda, which will be completed over the course of 2013.

Bronze Survey

The Presidio's story is partially documented through metal plaques, armaments and monuments throughout the park. The last known survey of these items was conducted by the U.S. Army in 1975. Given the significant number of physical and programmatic changes to the park since Army's departure in 1994, the Trust recognized the advantage of an updated survey. Under the direction of the Historic Preservation Project Manager, Historic Preservation Intern Michelle Taylor researched and prepared a survey of bronze (or other metal-based) plaques and monuments throughout Area B of the Presidio. The survey provides not only the location of monuments as part of a greater documentation effort, but also condition assessments for the ongoing conservation and maintenance of these objects.



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CYCLIC MAINTENANCE

Building 64 Exterior Repairs

64 Funston Avenue is a single-family residence built in 1889 as officers' family housing; this single story home features a front porch that runs the full length of the front elevation. The front porch tongue and groove decking exhibited areas of rot throughout and the Trust maintenance removed and replaced all decking material in-kind. The porch framing and columns also suffered from dry rot and was replaced with pressure-treated Douglas fir. Similar conditions were found at the back deck located on the southeast corner of the building, and the rotted decking and framing was removed and replaced in-kind. An existing wood cellar door was also removed due to mechanical failure; the door was replaced with a prefabricated steel door used on other Victorian-era homes in the area. The former door design allowed large volumes of rainwater into the mechanical room below, which has now been remedied. The full scope of work included minor exterior carpentry repairs, exterior paint. Trust crews communicated with compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA.

Building 743 Exterior Repairs

Building 743 Portola Street is a two-unit residence within a neighborhood of duplexes built in 1932 as Non-Commissioned Officer housing. This two-story over a basement residence features separate rear exits and exterior stairs for each unit. In 2012 Trust's maintenance staff identified extensive dry rot at the rear stairs of both units and the stairs were fully replaced in kind. Trust crews communicated with compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA.

Cyclic Maintenance of the Funston Avenue and Fort Scott Non-Residential Buildings

Stabilization and exterior maintenance was undertaken at seven buildings along Funston Avenue (buildings 4-10, constructed 1862-1870) and Fort Scott operational support buildings (1353, 1355, 1357, 1359, 1361 and 1363, constructed 1911-1942). Nearly all of the former Officers' houses are occupied, and paint failure was evident on all buildings causing deterioration of the front porches. The building maintenance department managed exterior dry rot repairs and painting. The assessment and scope of work was coordinated with the compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA.

Cyclic Maintenance in the Ruckman Avenue and Kobbe Avenue Residential Neighborhoods

2012 cyclic maintenance work and planning included the historic Kobbe Neighborhood (buildings 1300-1322, 1326, 1328 and 1335, constructed 1902-1917) and the continued work from the 2011 cyclic maintenance at the Ruckman Neighborhood (buildings 1266 and 1270, constructed 1921). These neighborhoods exhibited failing paint that has started to cause deterioration of exposed wood elements. Each building was assessed by maintenance crews to estimate repairs and preventative maintenance tasks. The work included carpentry repairs particularly dry rot repairs around doors and windows along with exterior paint. New handrails were also added to some entrances of the Kobbe residential structures. Trust crews communicated with compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA.



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Exhibit I: Presidio Trust-Managed Preservation/Rehabilitation Projects

Lyon Street Boundary Wall Repair

A sandstone boundary wall separates the City of San Francisco and the Presidio along Lyon Street at Broadway Street. This historic feature is a low-lying stone wall capped with sandstone blocks; this perimeter wall connects to the Broadway Gate that underwent repairs in 2010. In 2012 preservation funding was made available for maintenance activities necessary to stabilize the adjoining wall. The wall repair scope included the repair to a damaged section of the sandstone wall, replacing damaged capstones with new Colusa Sandstone, and removal of non-historic iron pipes from the tops of walls that had been rusting and causing damage to the stone. The assessment and scope of work was written and overseen by the Presidio Trust Preservation Project Manager Christina Wallace, and subcontracted to a masonry specialist; the project was completed in approximately one month's time in June.

Fort Scott Parade Ground Flag Pole

In September a 65 foot tall flag pole to fly the United States flag was restored to the original location in the parade ground north of the headquarters building (Building 1201). The Trust also cleaned and stabilized a historic concrete ring at the base of the flag pole. The concrete ring exhibits dimpled marks where cannon balls were once placed (a common decorative feature) but later removed; the ring retains the dimpled marks in allusion to the historic landscape design. The return of the flag pole and the rehabilitation of the concrete ring comprise the first phase improvements of this site. In later phases, a simple plaza and concrete seat wall will be developed to facilitate events around the base of the flagpole. The design of this plaza will both support the new uses at Fort Scott associated with the National Center for Service and Innovation Leadership (NCSIL) and provide the required ADA accessibility to the site; plaza design will be subject to additional review later in 2013.

Kobe Residential Garages

Trust maintenance crews addressed drainage and soil erosion issues around a series of twelve NHL contributing, wood frame stucco-clad garage structures along Hitchcock Street in Fort Scott (buildings 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323). The scope included excavation of a 12" perimeter around each building, removal of soil that had accumulated against the exterior walls, and construction of short retaining walls around three sides of each building to prevent soil from the adjacent sandy slope from accumulating against the garages. Drain rock at the base of each building, and drainage access to the swale along the south edge of Hitchcock, was also installed.



2012 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES Exhibit J: Tenant Preservation Projects

This section includes summaries of building projects managed, or primarily executed, by Trust tenants. The list below includes projects that were either commenced or completed in the calendar year 2012, or had the vast majority of the work performed during that year.

Building 640 Rehabilitation (NJAHS)

This project includes the rehabilitation of buildings 640 and 641 leased to the National Japanese American Historical Society (NJAHS) to house the future Military Intelligence Service (MIS) Historic Learning Center. Rehabilitation plans include structural improvements, ADA upgrades and installation of a new interior elevator in building 640. Proposed changes to the exterior include the installation of a meditation garden, outdoor seating, and new exit stairs from the second floor offices. New men's and women's bathroom facilities are proposed in building 641, located west of building 640. Both buildings will receive exterior repairs and new roofs. This project was reviewed under stipulation VII.B.2 of the PTPA, and a Certificate of Compliance was issued in May 2007. An update to the file was approved in September of 2011 confirming that the project's design had not changed substantially and could still receive a no adverse effect determination.

Contractors hired by the tenant began base building improvements and stabilization in November 2011, but on December 23 the building suffered a partial roof collapse while the contractors were on site. Trust staff implemented emergency stabilization measures shortly after the collapse, per Stipulation XVI of the PTPA (Emergency Actions). Trust compliance staff conducted telephone notification of SHPO and NPS contacts to inform them of the event. The building was badly damaged, and the Trust has since contracted forensic and structural engineers to determine the cause of the collapse and which elements of the building could be retained, salvaged or reconstructed. The Trust also contracted for HABS level II documentation of buildings 640 and 641 to record their post-collapse condition (although building 641 was largely unaffected by the collapse of 640).

Per Stipulation XVI of the PA the Trust submitted a report to the SHPO on February 23 that documented actions taken to minimize effects to the building, the work's status at the time, and the planned treatment of the property. The report concluded that the likely cause of collapse was inadequate shoring of the roof trusses during the process of roof sheathing removal, and that certain elements of the damaged building (foundation and stem wall, portions of the north and east walls, windows and siding) could be reused and/or otherwise incorporated into the final project. Building 641 was largely unaffected by the collapse, and is being treated consistently with the original project documents. Work continued on the building over the course of 2012, and as of January 2013 its exterior envelope, including a new roof and truss system, were largely complete. The Trust anticipates the original scope of work for the base building to be completed by April, and the exhibits to be installed by November 2013.

Building 1805 Rehabilitation (Lone Mountain Preschool)

Beginning in the spring of 2013, Lone Mountain pre-school will begin rehabilitating building 1805 (constructed in 1932 as the hospital community center) along with its surrounding landscape in order to expand their existing pre-school facility (currently in adjacent building 1806) and extend their program and hours of operation. Their proposal, reviewed by the Trust in December, includes the following: exterior site work associated with play area expansion, seismic strengthening, new heating system, alterations to the existing kitchen and bathrooms, minor door and window repairs and



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restoration, electrical, lighting and plumbing improvements, replacement of non-historic flooring, repainting and window treatments. New elements will be added to the interior and exterior of the building to accommodate building code and tenant functional requirements, including new lighting fixtures, new doors to replace existing non-historic doors, new toilet rooms for small children, new seismic strengthening elements, and new building systems such as sprinklers and heating systems. The tenant is pursuing LEED Silver or better certification for its project, and anticipates opening the new facility in time for the fall 2013 school year.

Miscellaneous Tenant Improvements

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

Building 682

Building 682, a contributing structure to the Presidio NHL, was constructed in 1902 as Cavalry Barracks and rehabilitated in 2010. West Studios, which currently leases part of the first floor and the entire second floor, furnished and outfitted the suite spaces in 2012. Tenant improvements included the common lobby areas, the shared conference room, first floor main entry lobby, and second floor stair. Work included new lighting fixtures, electrical upgrades and data service, and painting of select interior surfaces. Character defining architectural features unique to building 682, including elaborate embossed tin ceilings, wood flooring and masonry fireplaces were protected and enhanced under this scope of work.

Building 8

In April, building 8 was occupied by a new non-residential tenant who made minor modifications to this Funston Avenue Officers' Home (1862). The Trust converted this former residence into office space in 2004. The new tenant re-opened a historic doorway location on the second floor and installed new, compatible doors in existing open doorways (to provide greater privacy and functionality) on the first floor. The tenant also replaced non-historic finishes including carpeting.

Building 1162 Suite A

Building 1162 Gorgas Avenue is a wood frame warehouse on concrete piers built in 1919; it is one of six nearly identical buildings located along Gorgas Avenue constructed to accommodate the supply depot needs of the base. Suite A of building 1162 occupies the western half of the 12,000 square foot building. Previously occupied for office use, the new tenants will utilize the open floor plan for gym and recreational use. The suite features two large utilitarian warehouse sliding doors that were uncovered and made operable as part of this project; these openings had previously made non-functional for security and programmatic reasons. The project scope also included demolition of a non-historic island office (constructed for the previous tenants), installation of a window opening in a non-historic partition, painting the walls, cleaning the historic floor and overlaying the flooring with impermeable, reversible membrane onto which tenant placed flooring conducive to athletic use.



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Exhibit K: Personnel Training, Development and Contacts

California Preservation Foundation Workshop & Annual Conference

CPF presented a one-day workshop at the Presidio in September focused on CEQA and historic resources. Rob Thomson offered an overview of the Trust's work as an introduction to the workshop, and Michelle Taylor attended. Nearly 50 preservation professionals from around the state attended the workshop, and representatives from local, state and federal preservation organizations and private firms also spoke. Also, Rob Thomson and Chandler McCoy both served on the Program Committee for the CPF 2012 annual conference held in May in Oakland.

National Center for Preservation Technology and Training (NCPTT): 3D Digital Documentation Summit

The National Center for Preservation Technology and Training is an office of the National Park Service created by Act of Congress in 1992 with the mission to advance the application of science and technology to historic preservation. With coordination of the NCPTT and the cooperation of other NPS offices, the Presidio Trust hosted the 3D Digital Documentation Summit July 10-12, 2012 for the purposes of disseminating knowledge of the state of the art 3D digital documentation within the field of cultural heritage. The event featured two days of papers presented by professionals in the field of archeology, architecture, historic landscapes, historic preservation, and materials preservation. The third day provided an opportunity for attendees to attend field demonstrations and exercises located around the park. One such field demonstration showcased the extensive digital technological tools used to document the adobe walls of the De Anza Room (c.1812) in the Officers' Club's as part of the overall documentation efforts associated with the building's rehabilitation.

Presidio Trust Public Programs

The Presidio Trust held a series of five lectures entitled, "Contemporary Historians at the Presidio." Speakers were selected to present a wide variety of topics relevant to issues in contemporary society, and included Richard W. Stewart, Chief Historian of the U.S. Army Center of Military History; Kathleen Moran, Associate Director of the American Studies Program at the University of California, Berkeley; Margaretta Lovell, Professor of Art History at the University of California Berkeley; Quinard Taylor, American History Professor at the University of Washington; Jay Winter Professor of History at Yale University; and K. Scott Wong is a Professor of History and Public Affairs at Williams College. This series was open to the public.

Presidio Trust Preservation in Practice Program

The Preservation in Practice Program was launched in 2012 by Trust Preservation Project Managers Kelly Wong and Christina Wallace. This program grew out of a highly successful season of adobe tours and workshops in 2011 that engaged the public in the ongoing preservation work of the Building 50 Rehabilitation Project. The Preservation in Practice Program offers quarterly events to the public (both park visitors and residents), as well as professionals in the local community, opportunities to see the work behind the scenes in current or recently completed preservation projects at the Presidio. In 2012, the program held four events: 1) Building 50 Adobe tour & workshop, 2) Montgomery Street Barracks Rehabilitation tour and introduction to fiber-reinforced polymer as seismic strengthening method, 3) Bronze Cleaning and Waxing workshop, and 4) Paint Analysis Workshop. Workshops provided participants the opportunity to learn about the different materials used in preservation treatments, the philosophy of architectural conservation, and the chance for hands-on experience. Nearly 150 people in total attended the inaugural year of the program.



2012 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES Exhibit K: Personnel Training, Development and Contacts

California Cultural & Historical Endowment – California Cultural Summit

The Trust was invited to participate in a panel discussion at the 2012 California Cultural Summit, held at Rancho Los Alamitos in October. The Summit was organized to acknowledge and celebrate the accomplishments of the Endowment, which since 2005 has funded a variety of projects aimed at acquiring, restoring, preserving and interpreting historical and cultural resources of California. Rob Thomson traveled to Long Beach to present an overview of the Trust's accomplishments as part of the panel focused on "Transforming Yesterday's Gems into Today's Treasures."

Association for Preservation Technology (APT) Annual Conference

Kelly Wong attended the 2012 APT conference held in Charleston, South Carolina in October. The theme of the conference, which was "Cornerstones: Collaborative Approaches to Preservation", was developed to enhance discussion and collaboration between the preservation professionals of APT and trades practitioners of Preservation Trades Network (PTN) which held a parallel conference. Kelly served on the jury to review abstracts, as well as Session Chair for the Framework to Collaborate: Access to Knowledge track and facilitated the session "Tools in Preservation: Linking Together the Past, Present and Future" where speakers presented the different databases used in the preservation field today. The conference continued the APT tradition of setting the standard for preservation ideologies, to present the most current technologies to assist the preservation process, and to give voice to the international community for preservation findings. Kelly is also on the APT Student Scholarship and Outreach Committee (SSOC) where she supports the various events for the student scholars attending the conference and is also the Vice President for the Western Chapter of APT.

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

Kelly Wong and Jennifer Correia attended the 2012 AIC conference in Albuquerque, NM in May. The theme of the conference was "Connecting to Conservation: Outreach and Advocacy" and aimed to explore how conservation connects with allied professionals, the press, clients and the general public. Kelly and Jennifer co-presented a paper in the collaboration track titled "Dynamic Public Resource – the Conservation of an Early 19th Century Spanish Colonial Tile Artifact in the Middle of a Revitalized Watershed at the Presidio of San Francisco" which focused on the collaboration with Trust Archaeologists, historic landscape architect, and other stakeholders, as well as the conservation treatments for the excavated terra cotta tile basin used for interpreting the site. Additionally, Kelly and Jennifer both participated in the annual volunteer "Angels Project" where they joined fellow conservators and Cornerstones Community Partnership in adobe brick making and mud plastering at the San Miguel Chapel in Santa Fe, NM.

Mothballing of Historic Buildings, Structures, and Landscapes

Rob Wallace, Associate Director of Design for the Trust, contributed to this March class, which was designed to train California State Park personnel in the accepted procedures for closing (i.e. *mothballing*) historic buildings and providing for the preservation of museum collections housed in those same, or other buildings scheduled for closure.

Cultural Landscapes: Preservation Challenges in the 21st Century Conference

In October, the Program in Cultural Heritage and Preservation Studies (CHAPS) at Rutgers University in New Brunswick, New Jersey, hosted *Cultural Landscapes: Preservation Challenges in the 21st*



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Exhibit K: Personnel Training, Development and Contacts

Century. The conference marked the 40th Anniversary of the World Heritage Convention, the 20th Anniversary of the inclusion of Cultural Landscapes within the convention, and the approval of the UNESCO Recommendation on the Historic Urban Landscape (HUL), in 2011. Chandler McCoy, Associate Director for Planning and Design for the Trust, attended the event and presented a paper entitled “Cultural Landscape Rehabilitation: Lessons Learned from the Presidio.” He used the Main Post and the site of the former Public Health Service Hospital as case studies demonstrating how cultural resource decisions are made at the Presidio.

International Congress on the Deterioration and Conservation of Stone

Christina Wallace, Trust Preservation Project Manager, attended the 12th *International Congress on the Deterioration and Conservation of Stone* at Columbia University in New York from October 22 to October 26, 2012. The Congress meets every four years and is a forum to present current trends in stone cleaning, consolidation and repair techniques to scientists and conservation professionals.

Society for Historical Archaeology

In January of 2012 the Society for Historical Archeology held their 45th Annual Conference in Baltimore, MD. The theme of the conference was “By the Dawn’s Early Light: Forging Identity, Securing Freedom, & Overcoming Conflict.” Eric Blind, Principal Archaeologist for the Trust, attended the conference and sat on a panel entitled “Toward an Archaeological Agora Revisited: Using Collaborative Approaches in facilitating public participation and creation of archaeological knowledge and understanding.”

Presidios Ports Pueblos and Caminos

Presidios, Ports, Pueblos and Caminos, was a one-of-a-kind symposium held in May of 2012 in Santa Barbara CA. Trust Archaeologists Kari Jones and Eric Blind attended this symposium. Eric presented a paper entitled “Presidio Archaeology 101” and served as a panelist for discussion.

Society for California Archaeology

San Diego, CA. was the location of the Society for California Archaeology’s 46th Annual Meeting. The theme of the meeting was “Beginnings: California Archaeology and California Archaeologists.” Liz Clevenger, Trust Curator, attended in April 2012.

American Anthropological Association

This year the American Anthropological Association held their 111th Annual Meeting in San Francisco, CA. The theme of the meeting was “Borders and Crossings” and was attended by Kari Jones.

Appendix A

Appendix B



PRESIDIO TRUST PROJECT SCREENING FORM

Filing of Project Screening form is in compliance with Section 1010.1(a) of the Presidio Trust's Regulations implementing the National Environmental Policy Act and Section VIII of the Programmatic Agreement among the Presidio Trust, National Park Service, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer regarding the Presidio Trust Management Plan and various operation and maintenance activities for Area "B" of the Presidio of San Francisco, Golden Gate National Recreation Area, and pursuant to Section 106 of the National Historic Preservation Act of 1966, as Amended.

(To be completed by N² Division only)

Submittal Date

Project No.

☐ NHPA / ☐ NEPA

PART I

A. GENERAL INFORMATION

Project Title:			
Project Location / Site:			
Planning Area:			
Major / Minor Work Order			
Proposed Start		Proposed Completion	
Project Manager / Title			
Trust Department			
Phone Number		Fax Number	

B. PURPOSE AND NEED

Describe below the reason for proposing the project at this time and what the project hopes to accomplish.

C. WORK PLAN SPECIFICS

Describe below how the project would be implemented. Be as specific as possible about dates and methods. The form must include a project location map and the following attachments as needed: site plans, design and/or construction drawings, photographs, cut sheets, other graphics.

D. PROJECT COORDINATION

If implemented, would the project:

1.	Require a Building Permit and/or an Excavation Clearance?	
2.	Require outside review/consultation? e.g. California Environmental Quality Act (CEQA), Regional Water Quality Control Board (RWQCB), US Fish and Wildlife Service (USFWS), or Native American tribes.	
3.	Be within Area A or have the potential to affect Area A lands, and require National Park Service NEPA or 5X Review?	
4.	Disturb soil in the drip line of a building? If so, has the remediation program for lead-based paint soil been initiated?	
5.	Would this project generate controversy or questions from the public, and hence require public outreach and education? Does it require notice in the Presidio Post? <i>if "Yes", explain here:</i>	
6.	Be within an environmental land use control zone? <i>If unknown, consult the Environmental Protection Specialist at 561-2756</i>	

PRESIDIO TRUST PROJECT SCREENING FORM

If implemented, would the project:

7.	Have design components (such as aesthetic/visual features, architectural/interior design elements, designed landscape components or special maintenance/sustainability considerations) that do not give rise to potential environmental effects, but may require additional review? <i>If unknown, consult the Design Review Committee Coordinator at 561-5367</i>	
----	---	--

E. ALTERNATIVES CONSIDERED

*Describe below all alternatives considered including timing, cost, potential environmental effects, and/or logistical issues that influenced the rejection of each alternative. **“No Action” should always be one alternative considered.** Proposals that do not document alternatives considered will be returned to the Project Manager for further information*

F. CONSULTATION

Early consultation with the N² and resource staff will expedite the review process. Describe below communication with Trust resource specialists or input from outside agencies or experts. Any potential environmental impacts identified must be discussed with the relevant staff specialist.

PART II

*“Yes” answers must be accompanied by an **explanation of how the potential impact will be avoided.** Justify “No” answers with an explanation when needed.*

If implemented, could the project:

1.	Affect a known historic property, an archeologically sensitive area, cultural landscape or other National Historic Landmark District contributing feature?	
<i>If unknown, consult the Historic Compliance Coordinator</i>		
<i>Explain:</i>		
2.	Destroy, remove or replace historic fabric?	
<i>Explain:</i>		
3.	Introduce, reintroduce or remove non-historic elements (physical, visible, audible, and atmospheric) of a historic structure or environment?	
<i>Explain:</i>		
4.	Cause deterioration of historic fabric, terrain or setting?	
<i>Explain:</i>		
5.	Substantially alter any ground cover or vegetation and/or diminish habitat? Affect an endangered, rare or threatened species?	

PRESIDIO TRUST PROJECT SCREENING FORM

Explain:

- | | | |
|-----|---|--|
| 17. | Substantially increase the amount of energy or water used? Use sustainable materials and/or appliances designated in the Presidio Green Building Guidelines?..... | |
|-----|---|--|

Explain:

- | | | |
|-----|---|--|
| 18. | Substantially increase the amount of waste generated? | |
|-----|---|--|

Explain:

- | | | |
|-----|--------------------------------|--|
| 19. | Increase light or glare? | |
|-----|--------------------------------|--|

Explain:

- | | | |
|-----|---|--|
| 20. | Block an existing view, be visually intrusive or contribute to a degraded visual condition? | |
|-----|---|--|

Explain:

- | | | |
|-----|--|--|
| 21. | Maintain or create a public or employee safety or health hazard? | |
|-----|--|--|

Explain:

- | | | |
|-----|---|--|
| 22. | Create or contribute to a fire hazard or increase the demands for fire department services? Increase demand for police services or create an attractive nuisance? | |
|-----|---|--|

Explain:

Comments, Questions and Suggestions:

Did you find this new format user-friendly?..... ☐ Yes ☐ No
Why?

PRESIDIO TRUST PROJECT SCREENING FORM

	<i>Explain:</i>	
6.	Attract animal or insect pests?	
	<i>Explain:</i>	
7.	Inhibit surface water drainage, alter the landscape topography, lead to increased runoff or erosion or compromise slope stability?	
	<i>Explain:</i>	
8.	Involve handling and/or storage of hazardous substances?	
	<i>Explain:</i>	
9.	Degrade surface or ground water quality? Substantially alter the type of wastewater generated to the sanitary sewer system or storm drainage?	
	<i>Explain:</i>	
10.	Affect wetland, riparian or coastal habitat?	
	<i>Explain:</i>	
11.	Be inconsistent with existing or formally proposed land use plans or policies (i.e. the Presidio Trust Management Plan and Mitigation Monitoring Enforcement Program, Vegetation Management Plan etc.)? <i>If unknown, consult the Environmental Protection Specialist</i>	
	<i>Explain:</i>	
12.	Impact current or planned visitor services? Alter current visitor access (parking, trails, roads, etc.)?	
	<i>Explain:</i>	
13.	Greatly increase the demand for parking?	
	<i>Explain:</i>	
14.	Substantially increase traffic congestion, traffic volume, or adversely affect traffic safety for vehicles, pedestrians and bicyclists?.....	
	<i>Explain:</i>	
15.	Substantially increase vehicle emissions or emissions of other air pollutants? Generate nuisance dust or odors?	
	<i>Explain:</i>	
16.	Perceptibly increase the background noise levels or expose people to loud noise?	

Appendix C

**PROGRAMMATIC AGREEMENT
AMONG
THE PRESIDIO TRUST,
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER,
THE NATIONAL PARK SERVICE, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
FOR
THE MAIN POST UPDATE TO THE PRESIDIO TRUST MANAGEMENT PLAN
PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK,
SAN FRANCISCO, CALIFORNIA**

WHEREAS, the Presidio Trust (Trust) proposes to amend the planning concept for the *Main Post District: Visitor and Community Center* section with the Main Post Update to the Presidio Trust Management Plan (PTMP) for Area B of the Presidio of San Francisco (Project), a designated National Historic Landmark District (NHLN) within the boundaries of the Golden Gate National Recreation Area (GGNRA); and

WHEREAS, the Trust plans to enact this Project pursuant to the Presidio Trust Act, 16 U.S.C. 460bb appendix, thereby making the Undertaking subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 CFR Part 800, and Stipulation X of the *Programmatic Agreement Among the Presidio Trust, National Park Service, the Advisory Council on Historic Preservation, and the California State Historic Preservation Officer Regarding the Presidio Trust Implementation Plan and Various Operation and Maintenance Activities for Area "B" of the Presidio of San Francisco, Golden Gate National Recreation Area* ("Presidio Trust Programmatic Agreement" (PTPA)), as amended; and

WHEREAS, the Federal Highway Administration, California Department of Transportation and San Francisco County Transportation Authority have accounted for adverse effects to the Presidio NHLN located within the Main Post in a separate Section 106 consultation on the replacement of Doyle Drive, completed in 2008; and

WHEREAS, the Trust completed a Section 106 consultation on the Main Parade Rehabilitation in November 2007, resulting in a conceptual design included for reference in this PA as Appendix H, and major elements including pavement removal and turf installation are proceeding; and

WHEREAS the Trust initiated consultation under Stipulation X of the PTPA, as amended, and in concert with the Advisory Council on Historic Preservation (ACHP) elected to combine consultation with Subpart B of 36 CFR Part 800; and

WHEREAS, the Trust has defined the Area of Potential Effect (APE) for this Undertaking as the NHLN, depicted on the map in Appendix A; and

WHEREAS, the Trust has determined that the Undertaking will adversely affect the NHLN, and has consulted with the California State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800 and Stipulation IX(A) of the PTPA; and

WHEREAS, the Trust has completed a draft update to the Presidio of San Francisco National Historic Landmark forms in 2008 and has submitted the update to the National Park Service's Pacific West Regional Office (PWRO); individual eligibility determination of post-World War II resources is still

ongoing; and regardless of eligibility or contributing status of those resources the Trust does not propose to change the Main Post Update to the PTMP projects associated with those resources; and

WHEREAS, the Trust has consulted with the National Park Service's PWRO and the GGNRA regarding the effects of the undertaking on historic properties and has invited them to sign this Programmatic Agreement (Agreement) as an invited signatory; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1) and Stipulation X of the PTPA, the Trust has notified the ACHP of its adverse effect determination providing the specified documentation, and the ACHP has chosen to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, pursuant to 36 CFR § 800.2 (c)(5) the National Trust for Historic Preservation, Presidio Historical Association, San Francisco Architectural Heritage, Descendents of the de Anza and Portola Expedition, Sierra Club, National Parks Conservation Association, Barbara Voss (archaeologist), People for a Golden Gate National Recreation Area, Cow Hollow Association, Neighborhood Association for Planning at the Presidio, Laurel Heights Improvement Association, Marina Community Association, San Francisco Film Society, Interfaith Center at the Presidio, Contemporary Art Museum at the Presidio, and Larkspur Hotels and Restaurants have participated in the consultation, and have been invited to be concurring parties to this Agreement; and

WHEREAS, the Trust consulted with representatives of Native American groups identified by the California Native American Heritage Commission as having knowledge of cultural resources in the project area and San Francisco County, and has incorporated comments from that consultation into this Agreement; and

WHEREAS, the Trust documented the findings of effect in a document called *Finding of Effect for the Main Post Update* (Appendix B), which was released in July 2009; and

WHEREAS, the ACHP requested a report from the Director of the NPS under Section 213 of the National Historic Preservation Act (NHPA) [16 U.S.C. § 470u] detailing the significance of the NHL, describing the effects of the Undertaking on the NHL, and recommending measures to avoid, minimize, or mitigate adverse effects, in August 2008; and

WHEREAS, the National Park Service's PWRO submitted its completed Section 213 report to the ACHP in April 2009 (available on the Trust website at <http://www.presidio.gov/trust/projects/mp/mpdocs.htm>) which concurred with the Trust's finding of adverse effect, and informed the consultation; and

WHEREAS, the Art Museum proposal included in the February 2009 MPU was withdrawn in July 2009; and

WHEREAS, the Trust, through the consultation process and in compliance with the NHPA, including Sections 106 and 110(f), has modified the Undertaking to avoid, minimize or mitigate the adverse effects identified in the *Finding of Effect for the Main Post Update*, and described this modified Undertaking in a *Final Main Post Update* (August 2010); and

WHEREAS, the Trust has proposed the removal or relocation of Buildings 40 and 41 as part of the El Presidio: The Birthplace of San Francisco project; and

WHEREAS the Trust is conducting a parallel review process in accordance with the National Environmental Policy Act (NEPA) for the development of a Supplemental Environmental Impact

Statement, which has included the solicitation of public input on the potential impacts of the Undertaking on historic properties; and

WHEREAS, all projects located in the Main Post that are not described in the following stipulations will be reviewed according to Stipulation VII of the Presidio Trust Programmatic Agreement (PTPA); and

NOW, THEREFORE, the Trust, ACHP, SHPO, and NPS agree that the Undertaking will be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties.

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143
144 **STIPULATIONS**
145

146 The Trust shall ensure that following measures are carried out:
147

148 **I. ROLES AND RESPONSIBILITIES**

149 A. The Presidio Trust, the SHPO, and the NPS will review and comment on draft designs
150 submitted in accordance with Stipulation II(C) and draft and/or comment on documents
151 submitted in accordance with Stipulation II(B), (D) and (E), may raise and resolve
152 objections according to Stipulation V(A) and may amend or terminate this agreement
153 according to Stipulation VI. The NPS, as an invited signatory, will have the same roles
154 and responsibilities as the other signatory parties. The Trust will be responsible for
155 organizing public meetings, distributing materials for review during the design
156 development process, and reporting in accordance with Stipulations II(C) and IV(A).

157 B. The ACHP may raise objections according to Stipulation V(A) and resolve objections
158 according to Stipulation V(B) and may amend or terminate this agreement according to
159 Stipulation VI. The ACHP will not participate in design reviews described under
160 Stipulation II(C).

161 C. Concurring parties may review and comment on draft designs and treatment plans
162 submitted pursuant to Stipulation II(C) and may raise objections according to Stipulation
163 V(B). Consulting parties that do not concur with the PA-MPU will have the same
164 participation opportunities as the public.

165 D. The public may participate and comment in public meetings according to Stipulation II(C).

166 **II. TREATMENT OF HISTORIC PROPERTIES**

167 **A. Summary of Treatment Measures and Limits of New Construction**

168 For components of the Undertaking determined to result in adverse effects to historic
169 properties and to the cultural landscape as documented in the final Finding of Effect for
170 the Main Post Update (Appendix B), measures to avoid, minimize and mitigate the
171 adverse effects of the Undertaking are described below. References below to the
172 “Secretary’s Standards” refer to the Secretary’s Standards for the Treatment of Historic
173 Properties: Standards for Preservation, Rehabilitation, Restoration and Reconstruction
174 (NPS, 1995 and updates); the Secretary’s Standards for Treatment of Cultural Landscapes
175 (NPS, 1996 and updates); and/or the Secretary’s Standards and Guidelines for
176 Archaeology and Historic Preservation (NPS, 1983 and updates). It would not be
177 uncommon for multiple standards to apply to a single component of the Undertaking.

178 **1. Project-Specific Treatments**

179 **a. El Presidio: The Birthplace of San Francisco**

180 The archaeological program at El Presidio may only proceed as follows:

181 i. Standards and guidelines to direct archaeological efforts at El Presidio will be
182 developed and will apply to all work undertaken at the site, including work by
183 professional and academic partners of the Trust; terms and details for these
184 standards and guidelines to direct archaeological methods at El Presidio are set
185 forth in Stipulation II(H).

186 ii. Treatment recommendations will be developed for the phased implementation
187 of an interpretive landscape at El Presidio, including:

188 1. Reduction of parking from 252 daily stalls to 75 daily stalls, and;

189 2. Measures to periodically close Moraga Avenue, Mesa and Graham
190 Streets using removable bollards for ongoing excavation and special
191 events, and;

192 3. Representations of the dimensions and layout of the colonial
193 settlement, and measures to rehabilitate the character-defining features of
194 the *plaza de armas*.

195 Review of schematic designs for above will be conducted according to terms set
196 forth in Stipulation II(C).

197 iii. Prior to implementing a course of action involving NHL-contributing
198 Buildings 40 or 41 the Trust will consult with signatory and concurring parties
199 according to terms set forth in Stipulation II(C)(2).

200 **b. Archaeology Lab and Curation Facilities**

201 Rehabilitation, new construction, and demolition associated with the
202 Archaeology Lab and Curation Facility may only proceed as follows:

203 i. NHL-contributing Building 46 will be demolished. Prior to demolition,
204 Building 46 will be fully documented according to the Historic American
205 Buildings Survey (HABS) according to terms set forth in Stipulation II(D).

206 ii. A connecting structure not to exceed 500 square feet (sq/ft) will be constructed
207 between Buildings 47 and 48, with a height not to exceed the roof ridge of
208 Buildings 47 and 48; new construction will follow conceptual plans attached as
209 Appendix C; review of rehabilitation and new construction for Buildings 47, 48,
210 and the new connector will be conducted according to terms set forth in
211 Stipulation II(C), and will follow conceptual plans attached as Appendix C.

212 iii. The Trust and NPS-GGNRA will cooperatively draft an agreement on the
213 management of archaeological collections recovered from the Presidio NHL
214 within six (6) months of executing this agreement.

215 **c. Presidio Lodge**

216 Rehabilitation and new construction associated with the Presidio Lodge may only
217 proceed as follows:

218 i. Non-NHL contributing Building 34 will be demolished.

219 ii. Total new construction for lodging use on the site bound by Lincoln
220 Boulevard, Sheridan Avenue, Graham and Anza Streets will not exceed 70,000
221 sq/ft (reference conceptual site plan attached as Appendix D).

222 iii. New construction will be roughly based on the historic barracks layout that
223 was present between Anza and Graham Streets (ca. 1860-1945), with heights not
224 to exceed 30'; the southern edge of new construction will be set back no less than
225 150' from Building 95 (reference conceptual site plan attached as Appendix D).

226 iv. Designs for foundations, utility connections and underground parking using
227 the basement of Building 34 will take into account the presence of subsurface
228 archaeological features, and the Trust will seek solutions through the review
229 process to avoid adverse effects associated with excavation.

230 v. Buildings 86 and 87 may be adaptively reused for lodging according to
231 treatment recommendations in an HSR, developed according to terms set forth in
232 Stipulation II(E) and the Secretary's Standards.

233 vi. Prior to completion of schematic designs for the Presidio Lodge, an
234 Archaeological Management Assessment (AMA) will be prepared (reference
235 Stipulation II(G)). If the AMA anticipates an adverse effect to archaeological
236 features, the Trust will draft a proposed Treatment Plan according to terms set
237 forth in Stipulation II(G)2.

238 vii. Reviews of rehabilitation and new construction will be conducted according
239 to terms set forth in Stipulation II(C) and will follow conceptual plans attached as
240 Appendix D.

241 **d. Presidio Theatre**

242 Rehabilitation and new construction associated with the Presidio Theatre
243 (Building 99) may only proceed as follows:

244 i. The *Finding of Effect for the Main Post Update* acknowledges that construction
245 of an 18,000 sq/ft addition would have an adverse effect on the Theatre. In order
246 to minimize that effect, Building 99 and its surrounding landscape will be
247 rehabilitated and new construction designed according to the treatment
248 recommendations in an HSR, developed according to terms set forth in
249 Stipulation II(E). The HSR will presume an addition of 18,000 square feet.;

250 ii. The interior of Building 99 will be retained as a single auditorium.

iii. An addition not to exceed 18,000 sq/ft, including a transparent connector, may be located to the west of Building 99, with a height not to exceed the eave of Building 99.

iv. Designs for the addition will take into account the presence of subsurface archaeological features, and the Trust will seek solutions through the review process to avoid adverse effects associated with excavation.

v. Review of rehabilitation and new construction will be conducted according to terms set forth in Stipulation II(C) below, and will follow conceptual plans attached as Appendix E.

e. Presidio Chapel

Rehabilitation and new construction associated with the Presidio Chapel (Building 130) may only proceed as follows:

i. In order to minimize the effect of an addition, Building 130 and its surrounding landscape will be rehabilitated and new construction designed according to the treatment recommendations in an HSR, developed according to terms set forth in Stipulation II(E). The HSR will presume an addition of 4,000 square feet.

ii. An addition not to exceed 4,000 sq/ft may be located to the west of Building 130, with a height not to exceed the sills of the west elevation windows; the addition will be perpendicular to the west wall of the sanctuary, allowing a large portion of the west wall to be visible.

iii. Designs for the addition will take into account the presence of subsurface archaeological features and the Trust will seek solutions through the review process to avoid adverse effects associated with excavation.

iv. Review of rehabilitation and new construction will be conducted according to terms set forth in Stipulation II(C), and will follow conceptual plans attached as Appendix F.

f. Pedestrian Access & Parking Improvements

Pedestrianization of specified roads and development of the following parking facilities in the Main Post may only proceed in accordance with the Secretary's Standards and as follows:

i. Traffic signals will not be installed at any location in the Main Post.

ii. Portions of Arguello Boulevard (between Moraga and Sheridan Avenues) and Sheridan Avenue (between Graham and Montgomery Streets) will be closed to vehicular traffic using removable bollards; historic widths and alignments of these NHL-contributing resources will be retained and roads will be resurfaced with a historically compatible paving material; reviews for treatment of historic roads will be conducted according to terms set forth in Stipulation II(C).

iii. In coordination with the SHPO, a determination of eligibility (DOE) to the National Register of Historic Places (NRHP) will be completed regarding Building 385 in accordance with Stipulation II(I), as associated with the Moraga Avenue parking lot, within three (3) months after the execution of the Agreement. If the building is found eligible to the NRHP the building will be documented in accordance with Stipulation II(D)(1).

iv. Parking lots at Taylor Road and Moraga Avenue will be developed to avoid adverse effects to Buildings 113, 118 and 386, according to conceptual plans attached as Appendix G; treatment of archaeological resources will follow terms set forth in Stipulation II(G).

v. The Main Post Bluff parking facility will be developed according to conceptual plans attached as Appendix G; an archaeological Identification Plan will be developed for the Main Post Bluff parking facility prior to completion of schematic designs. An AMA will be prepared based on any additional testing that may be required according to the Identification Plan. If the AMA anticipates an adverse effect to archaeological features, the Trust will draft a proposed Treatment Plan according to terms set forth in Stipulation II(G)2.

vi. Reviews for the design of the parking facility will be conducted according to terms set forth in Stipulation II(C).

B. Development of Design Guidelines & Cultural Landscape Documentation

1. Cultural Landscape Report

The Trust will organize, update and supplement existing cultural landscape documentation into a Cultural Landscape Report for the Main Post (CLR-MP) according to the format recommended by Chapter 7 (Management of Cultural Landscapes) of NPS 28: Cultural Resource Management Guideline within six (6) months of the execution of this agreement document. The CLR-MP will be developed according to the process described in Appendix K.

Focused cultural landscape and planning & design guidelines may be completed for the Chapel, Theater and Taylor Road Parking areas prior to the completion of the broader CLR-MP and Main Post Planning & Design Guidelines. These focused studies would receive the same level of review as the larger studies, as described in Appendix K.

2. Main Post District-Wide Guidelines

The Planning District Concepts and Guidelines for the Main Post District that are included in the 2002 PTMP (pp. 62-69) remain the overarching guidance under this Agreement. The Trust will also revise the February 2007 Main Post Planning & Design Guidelines (available on the Trust's website at www.presidio.gov) according to the Final Main Post

Update within six (6) months of the execution of this agreement. The updated Main Post Planning & Design Guidelines will be appended to the CLR-MP, and developed according to the process described in Appendix K.

3. Project-Specific Design Guidelines

Project-specific design guidelines for the Presidio Lodge, Presidio Theatre and Presidio Chapel will be based on the CLR-MP, revised Main Post Planning and Design Guidelines, and treatment recommendations in the HSRs for the applicable buildings. These design guidelines shall be finalized as part of the HSR for each project, and shall constitute final design guidelines, to be considered in project design reviews as set forth in Appendix K.

4. Coordination with Design of the Main Parade

- a. Guidelines will be included in the updated Main Post Planning and Design Guidelines to ensure compatibility between the Presidio Lodge design and the rehabilitated Main Parade.
- b. Project specific design guidelines for the Presidio Lodge will incorporate directives from the Main Post Planning and Design Guidelines ensuring compatibility between the new Lodge construction and the adjacent Main Parade.
- c. Prior to finalizing schematic designs for the eastern edge of the Main Parade (also known as the “Anza Esplanade”, reference Appendix H), the Trust will hold a public meeting on the proposed design for that feature.
- d. Following the public meeting the Trust FPO or designee will distribute a 90% design development submittal to the signatory and concurring parties for review. The design submittal will be made available via the Trust website (www.presidiotrust.gov), in hard copy in the Trust’s Library, or in hard copy mailed upon request.
- e. Written comments from the signatory parties on these design submissions received by the Trust within twenty-one (21) calendar days of the submission will be considered. If a party does not comment within twenty-one (21) calendar days, and does not notify the Trust and request an additional period to submit comments that shall not exceed ten (10) calendar days, the Trust may proceed.

C. Project Design Reviews – New Construction and Rehabilitation

1. Design Review Steps, Process for PA-MPU Projects

- a. Using site-specific and district-wide design guidelines, the design guidelines in the PTMP, and/or treatment recommendations from HSRs, the Trust FPO or designee will work with project proponents to develop designs for new construction and rehabilitation described under Stipulation II(A)(1)(a-f).
- b. The Trust is responsible for ensuring that design submittals are complete prior to distributing them for review. These designs will be submitted to signatory and concurring parties, and the public, for further consultation and comment according to the processes described in Appendix K.
- c. The Trust FPO or designee will be responsible for notifying participating parties of the intent to hold public meetings and on-site briefings in accordance with Appendix K at least thirty (30) calendar days prior to the event taking place.

2. Consultation on Treatment of Buildings 40 and 41

- a. Prior to completion of schematic designs for El Presidio interpretive landscape, and after the completion of the CLR, the Trust will initiate consultation with signatory and concurring parties to determine the appropriate treatment of Buildings 40 and 41, and will consider all measures for avoidance, minimization or mitigation.
- b. Because the landscape design for El Presidio will be phased, phases of the plan that do not propose to adversely affect Buildings 40 and 41 may proceed according to the process described in Appendix K. Implementation of earlier phases of the treatment plan will not preclude any outcome as to the final treatment of Buildings 40 or 41.
- c. The Trust FPO or designee will initiate consultation by notifying signatory and concurring parties of its intent to hold a public meeting thirty (30) calendar days prior to scheduling the meeting. Trust staff will present proposals, with the full range of treatment options, related to the above-referenced project at the session and will solicit comment from attendees. Following the public meeting, the Trust, NPS, SHPO and concurring parties will meet to consider the proposals and comments from the meeting and discuss how effects should be resolved.
- d. Where the parties agree on how effects will be resolved, they shall document such agreement along with a process for implementing the terms of agreement (including, but not limited to, documentation, rehabilitation and/or relocation plans, or other mitigation measures).
- e. If, after consultation, the parties do not agree on how effects will be resolved, then the FPO or designee shall notify the ACHP and treat the matter as an objection under the terms of Stipulation V(A) Dispute Resolution.

D. HABS/ HAER/HALS Documentation & Other Mitigation Measures

1. Prior to demolition of Building 46, finalizing the treatment plan for Buildings 40 or 41, or demolition of any building that has been found individually eligible to the NRHP in accordance with Stipulation II(I) or that is subsequently found to be contributing to the NHL, the Trust will complete recordation and documentation of these resources, as necessary, in accordance with the *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation*, prior to start of construction. The Presidio Trust shall consult with the NPS HABS/HAER/HALS program in the PWRO to determine the level and kind of recordation appropriate for the resources.
2. In addition to the requisite copies for final submission to the Heritage Documentation Programs, the Trust will make archival, digital and bound library-quality copies of HABS/HAER/HALS documentation available, as appropriate, to the NPS/GGNRA Archives and Records Center.
3. The signatory parties may develop additional mitigation measures to resolve the demolition of eligible or contributing buildings through consultation not to exceed fifteen (15) calendar days. Where the signatory parties agree on the development of additional mitigation measures, they shall document such agreement along with a process for implementing the terms of agreement. If, after consultation, the signatory parties do not agree on the development of additional mitigation measures, then the FPO or designee shall notify the ACHP and treat the matter as an objection under the terms of Stipulation V(A) Dispute Resolution.

E. Historic Structures Reports

1. The Trust will prepare HSRs for Buildings 86/87, 99 and 130. The HSRs will be written in accordance with the standards established in *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (National Park Service, 2005). The HSRs will include a history of the property/building, construction history, archaeology, architectural evaluation, conditions assessment, maintenance requirements, recommendations for proposed work, copies of original drawings and specifications (if available), current drawings if different from the original, and historic and current photographs.
2. HSRs will be developed following the execution of this agreement document, and completed prior to additional design development. HSRs will be developed according to the process described in Appendix K.

F. Salvage

For the historic properties that will be demolished under Stipulation II(A), the Trust's qualified personnel will conduct a documented inspection to identify architectural elements and objects that may be reused in rehabilitating similar historic structures, or that may be preserved in a museum collection in accordance with the Secretary's Standards. These decisions will be included in the annual report submitted according to Stipulation IV(A).

G. Archaeology Process

The Trust shall take all reasonable measures to protect archaeological sites and features identified inside the NHL. To accomplish this and inform the design process, an

Archaeological Management Assessment (AMA) shall be prepared for individual projects or groups of related projects described under Stipulation II(A)(1)(a-g) by a qualified archaeologist prior to the completion of schematic design. The Trust's Principal Archaeologist will provide copies of completed AMA's in the Trust's PTPA Annual Report. Based on the assessment in the *Final Finding of Effect*, the AMA will outline a course of action for the projects. This course of action shall include one or more of the following:

1. Identification Plan

A project-specific plan shall be developed at the completion of the schematic phase for projects anticipated to have an adverse effect but that require further identification to understand the content and dimensions of the features, to assess the nature and extent of the effect, and/or to guide continuing efforts to avoid or minimize the adverse effect. For archaeological features identified the Trust may assume eligibility. Identification will further refine recommendations in the AMA and may lead to a monitoring or treatment plan.

2. Treatment Plan

A project-specific plan shall be developed for those projects that have unavoidable adverse effects and where existing identification is sufficient to proceed to treatment, or for which further identification is incorporated within the treatment plan. If through identification the plan anticipates and includes the treatment of prehistoric resources the Trust will seek to incorporate Native American comments and concerns, taking into account direct affects to cultural resources as well as indirect affects to Native American cultural values. The plan will describe protection measures for unaffected archaeological features, relevant research questions to be answered, methods for data recovery, monitoring during construction, responsibilities and coordination, and the interpretation and curation of recovered materials. The plan will describe the mitigation sufficiently to serve as a scope of work and for the purpose of developing a budget. Treatment Plans will be reviewed according to terms set forth in Appendix K.

3. Monitoring Plan

A project-specific plan shall be developed for those projects that are not anticipated to have an adverse effect, or that have been designed to avoid adverse effect during design development but that nonetheless are within proximity to identified or predicted archaeological features. The monitoring plan will describe measures to protect archaeological features, and in the event that Native American human remains are encountered will include protocol measures adhering to NAGPRA and all applicable state and federal laws; the monitoring plan will also include the proposed location and frequency of monitoring along with required documentation procedures. Measures to identify, assess, and determine the appropriate treatment of archeological features should they be encountered will be consistent with the discovery protocols.

4. Discovery Protocol

A standard response protocol shall be developed by the Trust within thirty (30) calendar days of the execution of this agreement for all projects in the event of a discovery. For projects without any anticipated effects, this will be the only condition required prior to implementation. In the event of a discovery the Trust may assume

eligibility for the purposes of treatment. Should circumstances arise where the Trust cannot address discoveries in a manner consistent with the protocol, the Trust shall notify the SHPO and NPS of the discovery and any project-related time constraints, then agree upon reasonable time frames for consultation. The Trust shall take into account any timely comments prior to making a final decision on treatment. This protocol will describe the Trust's methods to comply with the Archaeological Resources Protection Act and Native American Graves Protection and Repatriation Act.

H. Archaeology Program for El Presidio and the Main Post

In keeping with the Secretary of the Interior's Standards for Preservation Programs pursuant to Section 110 of the NHPA (1998) the Trust shall institute an archaeology program to further identify, research, and use the archeological sites and features within the NHL as public interpretive facilities. This effort will focus on El Presidio and will include ongoing scholarship, incremental conservation-minded excavation, landscape commemoration that preserves subsurface features, interpretation of the archaeology process and findings for the public, and dissemination of the information being recovered through educational programs. To provide necessary detail for the management approach, the archaeological methods involved, and the landscape designs for the site of El Presidio described under Stipulation II(A)(1)(a), the Trust will further develop the following documents:

1. Levantar

The Trust shall update and finalize *Levantar* the Archaeological Management Plan (AMP) for El Presidio (drafted and reviewed in 2004 per Stipulation XII(E) of the PTPA, and available on the Trust's website at www.presidiotrust.gov) within ninety (90) calendar days of the execution of this agreement to reflect the direction provided in the Main Post Update and in this Agreement. Following execution of this Agreement, the updated version of *Levantar* will be distributed to the signatory and concurring parties to this PA via the Trust's website (www.presidiotrust.gov) and via hard copy in the Trust's Library for comment. Written comments from the parties that are received by the Trust within ninety (90) calendar days of the review session will be considered. If a party does not comment within ninety (90) calendar days, and does not notify the Trust to request an additional period to submit comments that shall not exceed ten (10) calendar days, the Trust may proceed with finalization of the document.

2. Standards and Guidelines

The Trust shall develop standards and guidelines to direct archaeological methods at El Presidio and the Main Post for field investigations, laboratory processes, mapping, and reporting. These standards and guidelines will facilitate both current interpretation and future research, and will ensure consistency amongst the various archaeological initiatives of the Trust and its academic and professional partners. These standards will be informed by the agreement developed between NPS-GGNRA and the Trust referenced in Stipulation II(A)(1)(b)(iii). The standards and guidelines will be completed within twenty-four (24) months of the execution of this Agreement, and will be submitted to SHPO for a twenty-one (21) calendar day review. This report will be periodically updated to reflect developments in the field of archaeology.

531 **I. Individual Eligibility of Post-World War II Resources**

532
533 Within three (3) months of execution of this Agreement, the Trust will complete a DOE
534 to the NRHP eligibility with the SHPO for post-World War II resources in the Main Post,
535 particularly Buildings 34, 63, 68, 93, 98, 205, 215, 231, 385 and 387. If a building is
536 found individually eligible to the NRHP it will be documented in accordance with
537 Stipulation II(D)(1) prior to start of construction.

538 **III. PTPA UPDATE**

539
540 The Trust will initiate consultation to review the PTPA for amending or updating with that
541 document's signatory and concurring parties within six (6) months of executing this
542 Agreement with the goal of completion by 2013 when the PTPA expires.
543

544 **IV. ADMINISTRATIVE STIPULATIONS**

545
546 **A. Reporting**

547 On or before January 30 of each reporting year, so long as this Agreement is in effect, the
548 Trust will include project updates in conjunction with its PTPA annual report, describing
549 how the agency is carrying out its responsibilities under this Agreement. The Trust will
550 make the annual report available via its website (www.presidiotrust.gov), and a hard copy
551 in the Trust Library, and through a mailing to the signatory and concurring parties to this
552 agreement.

553 **B. Professional Standards**

554 All activities regarding history, collections management, historical archaeology and
555 prehistoric archaeology, architecture, landscape architecture, and architectural history
556 that are accomplished pursuant to this Agreement will be carried out by or under the
557 direct supervision of persons meeting the *Secretary of the Interior's Professional*
558 *Qualification Standards* relevant to the portion of the project being considered.

559 **C. Report Dissemination**

560 The Trust will require that all reports resulting from implementation of treatment plans,
561 the AMP and AMAs meet contemporary professional standards and the *Secretary of the*
562 *Interiors Standards for the Treatment of Historic Properties*; the *Secretary of the*
563 *Interior's Standards and Guidelines for Archaeological Documentation*; and the
564 "Secretary of the Interior's Standards and Guidelines for Architectural and Engineering
565 Documentation" (*Federal Register*, 2003). Copies of all final reports will be provided to
566 SHPO, the Northwest Information Center at Sonoma State University, and the
567 NPS/GGNRA Archives and Records Center.

568 **D. Post Review Discoveries**

569 If it appears that an undertaking will affect a previously unidentified property that may be
570 eligible for inclusion in the National Register, or that may contribute to the NHL, or
571 affect a known historic property in an unanticipated manner, the Trust will stop
572 construction activities in the vicinity of the discovery and take all reasonable measures to
573 avoid or minimize harm to the property. The Trust shall notify signatories within two (2)
574 working days of the discovery by phone and shall e-mail and describe the FPO or
575 designee's assessment of National Register eligibility of the property and proposed

actions to resolve the adverse effects. The signatory parties shall respond within two (2) working days of the notification by e-mail. The Trust FPO or designee shall take into account their recommendations regarding National Register eligibility and proposed actions, and then shall carry out appropriate actions. The Trust FPO or designee shall provide the signatories a report of the actions when they are completed.

V. DISPUTE RESOLUTION

A. Raising and Resolving Objections – Signatory Parties

1. Should any signatory party object to the manner in which the terms of this Agreement are implemented or to any documentation prepared in accordance with and subject to the terms of this Agreement, the party will notify the Trust and the other signatory parties. The Trust will consult with the other signatory parties for no more than fourteen (14) calendar days to resolve the objection, once the Trust notifies all signatory parties of the objection. If the signatory parties agree that the objection is resolved through such consultation, the issue in question may proceed in accordance with the terms of that resolution. An extension of the consultation period may be requested by signatory parties not to exceed an additional ten (10) calendar days.
2. If, after initiating such consultation, the Trust determines that the objection cannot be resolved through consultation, the Trust FPO or designee will forward all documentation, including the Trust's proposed response to the objection, to the ACHP.
 - a. The ACHP shall provide the Trust with its advice on the resolution of the objection within thirty (30) calendar days of receiving the documentation. Prior to reaching a final decision on the dispute, the Trust shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and shall provide them with a copy of this written response. The Trust will then proceed according to its final decision.
 - b. If the ACHP does not provide its advice regarding the dispute within the thirty (30) calendar day time period, the Trust may make a final decision on the dispute and may proceed accordingly. Prior to reaching such a final decision, the Trust shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the Agreement, and shall provide all parties to this Agreement with a copy of such written response.
 - c. The Trust's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute shall remain unchanged.

B. Raising and Resolving Objections – Concurring Parties

The Trust will respond to objections raised by concurring parties and the public in writing within thirty (30) calendar days of receiving the objection. The Trust will provide copies of all objections made by concurring parties to the signatory parties. The Trust may discuss with signatory parties issues that are raised by concurring

parties prior to responding. The Trust will provide concurring and signatory parties concurrently with a copy of its final written decision regarding any objection.

VI. AMENDMENTS AND TERMINATION

A. Amendment

Any amendment to this Agreement must be made in writing and signed by all signatories. While consultation on the amendment is underway, the terms of the existing PA will remain in effect. The amendment will be effective on the date a copy signed by all of the signatories is received by the ACHP or such later date as may be specified in the amendment.

B. Termination

1. If any signatory party to this Agreement determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation V(A), above. If within thirty (30) calendar days (or within another time period agreed to by all signatories) an amendment cannot be reached, any signatory party may terminate the Agreement upon written notification to the other signatory parties.
2. Once the Agreement is terminated, and prior to work continuing on the Undertaking, the Trust shall either (a) execute a programmatic agreement pursuant to 36 CFR § 800.14(b)(3), or (b) review such projects under Subpart B of 36 CFR Part 800. The Trust shall notify the signatories as to the course of action it will pursue.

VII. DURATION

- A. This Agreement will be in effect through the Trust's implementation of the Undertaking, and will expire and have no further force or effect when the Trust, in consultation with the other signatories, determines that the terms of this Agreement have been fulfilled. The Trust will provide the other signatories with written notice of its determination and of the expiration of this Agreement.
- B. Five (5) years after the date of executing this Agreement, the Trust FPO or designee will notify signatory parties in writing to organize a review of the Agreement for the purposes of amending or updating its terms. Ten (10) years after the date of executing this Agreement, if its stipulations are not carried out it will expire and prior to work continuing on the Undertaking, the Trust shall either (a) execute a programmatic agreement pursuant to 36 CFR § 800.14(b)(3), or (b) review such projects under Subpart B of 36 CFR Part 800. Prior to such time, the Trust may consult with the other signatories to reconsider the terms of the Agreement and may extend or amend it in accordance with Stipulation V(A) above. The Trust shall notify the signatories as to the course of action it will pursue.

VIII. CONCURRING PARTY INVOLVMENT IN IMPLEMENTATION OF THIS AGREEMENT

- 674 A. No work stipulated per this Agreement involving concurring parties shall proceed until
675 forty five (45) calendar days after the execution of this Agreement by the required
676 signatories.
677
- 678 B. If a consulting party does not sign this Agreement as a concurring party within forty five
679 (45) calendar days after the execution of this Agreement by the required signatories, the
680 Presidio Trust may proceed with work stipulated per this Agreement involving
681 concurring parties.
682
- 683 C. A consulting party can become a concurring party after the forty five (45) calendar-day
684 period with the written agreement of all signatory parties.
685
- 686 D. If a consulting party becomes a concurring party to the Agreement after forty five (45)
687 calendar days after the execution of the Agreement subject to stipulation VIII(C) above,,
688 the Presidio Trust shall not be required to revisit prior completed consultations stipulated
689 in this Agreement or reconsider previous findings or determinations made prior to the
690 date that such consulting party becomes a concurring party.
691

EXECUTION of this Agreement by the signatories and implementation of its terms evidence that the Trust has afforded the signatory and consulting parties an opportunity to comment on the Undertaking and its effects, and has taken into account the effects of this Undertaking on historic properties, and further that in compliance with the requirements of 36 CFR Part 800 and Section 110(f) of the NHPA, the Trust has afforded the ACHP a reasonable opportunity to comment on the Undertaking. This Agreement may be executed in any number of counterparts and each counterpart shall be deemed to be an original document. All executed counterparts together shall constitute one and the same document, and any counterpart signature pages may be detached and assembled to form a single original document.

SIGNATORIES:

PRESIDIO TRUST

By:  Date: 10/21/10

Name: Craig Middleton

Title: Executive Director

709 **ADVISORY COUNCIL ON HISTORIC PRESERVATION**

710 By: John M. Fowler Date: 10/26/10

711 Name: John Fowler

712 Title: Executive Director

713

714 **CALIFORNIA STATE HISTORIC PRESERVATION OFFICER**

715 By: Milford Wayne Donaldson Date: 22 OCT 2010

716 Name: Milford Wayne Donaldson, FAIA

717 Title: State Historic Preservation Officer

718

719 NATIONAL PARK SERVICE

720 By: Frank Dean Date: Oct. 22, 2010 By: Christine S. Lehnertz Date: 10/25/10

721 Names: Frank Dean

Christine S. Lehnertz

722 Titles: Superintendent, Golden Gate National

Director, Pacific West Regional Office

723 Recreation Area

724 **LIST OF APPENDICES**

- 725 Appendix A: Area of Potential Effect (APE) for the Main Post Update (Undertaking)
- 726 Appendix B: Final Finding of Effect for the Main Post Update (July 2009)
- 727 Appendix C: Conceptual Site Plans for the Archaeology Lab and Curation Facility
- 728 Appendix D: Conceptual Site Plans for the Presidio Lodge
- 729 Appendix E: Conceptual Site Plans for the Presidio Theatre
- 730 Appendix F: Conceptual Site Plans for the Presidio Chapel
- 731 Appendix G: Conceptual Site Plans for Pedestrian Access and Parking Improvements
- 732 Appendix H: Conceptual Plans for the Main Parade Rehabilitation
- 733 Appendix I: Presidio Trust Programmatic Agreement (PTPA, 2002)
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APPENDIX A: AREA OF POTENTIAL EFFECT (APE) FOR THE MAIN POST UPDATE (UNDERTAKING)



Area of Potential Effect
Main Post Project Area

Source: Presidio Trust, February 2008

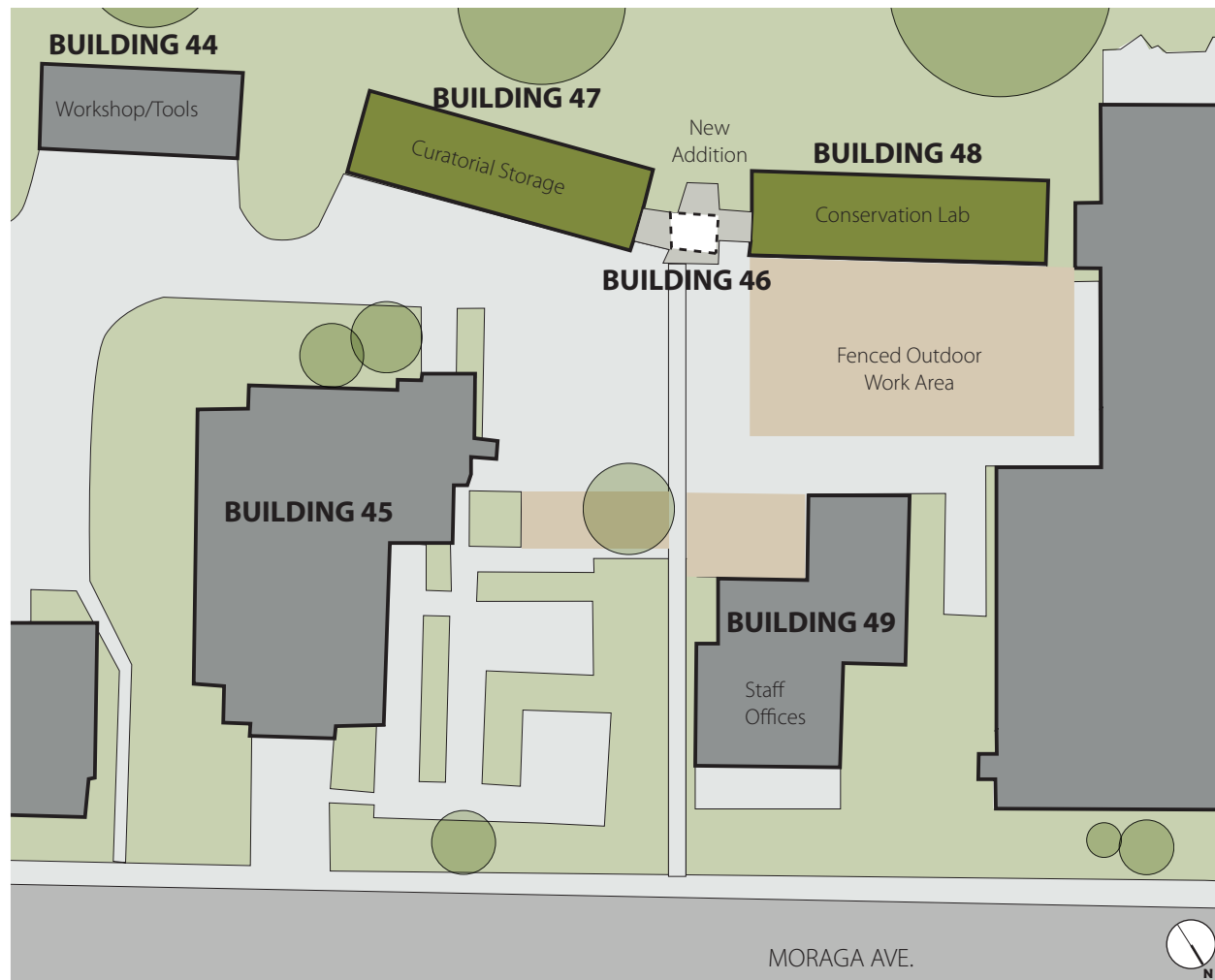
Area of Potential Effect



Appendix B: Final Finding of Effect

The Final Finding of Effect for the Main Post Update (FFOE, July 2009) can be found on the Trust website at:
http://library.presidio.gov/archive/documents/MP_FFOE_Jul2009.pdf

APPENDIX C: CONCEPTUAL SITE PLANS FOR THE ARCHAEOLOGY LAB AND CURATION FACILITIES

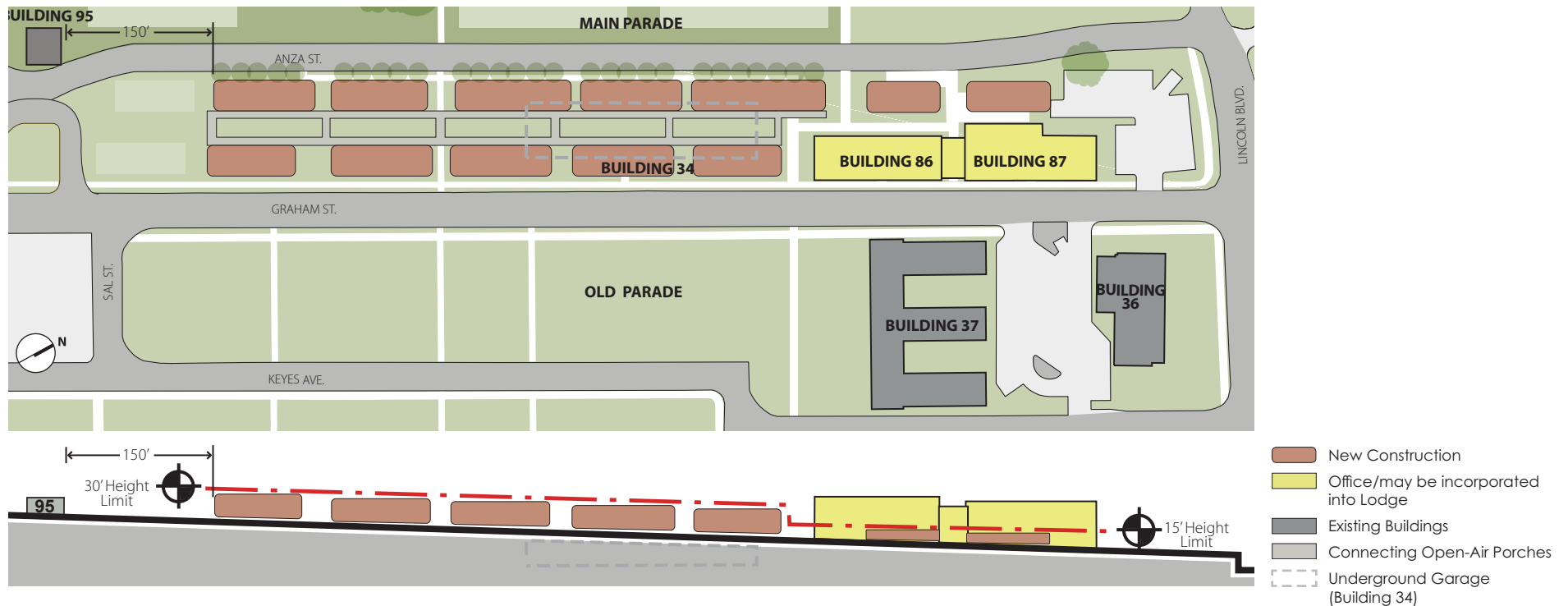


PROJECT PARAMETERS

- Rehabilitate NHL-contributing Buildings 47 and 48.
- Demolish NHL-contributing Building 46; provide HABS recordation for Building 46.
- Limit new construction to 500 square feet to connect Buildings 47 and 48; addition not to exceed the height of the roof ridge of Buildings 47 and 48.

- Archaeology Lab and Curation Facilities
- Outdoor Education and Work Area
- Connecting Structure
- Building Removed (Building 46)

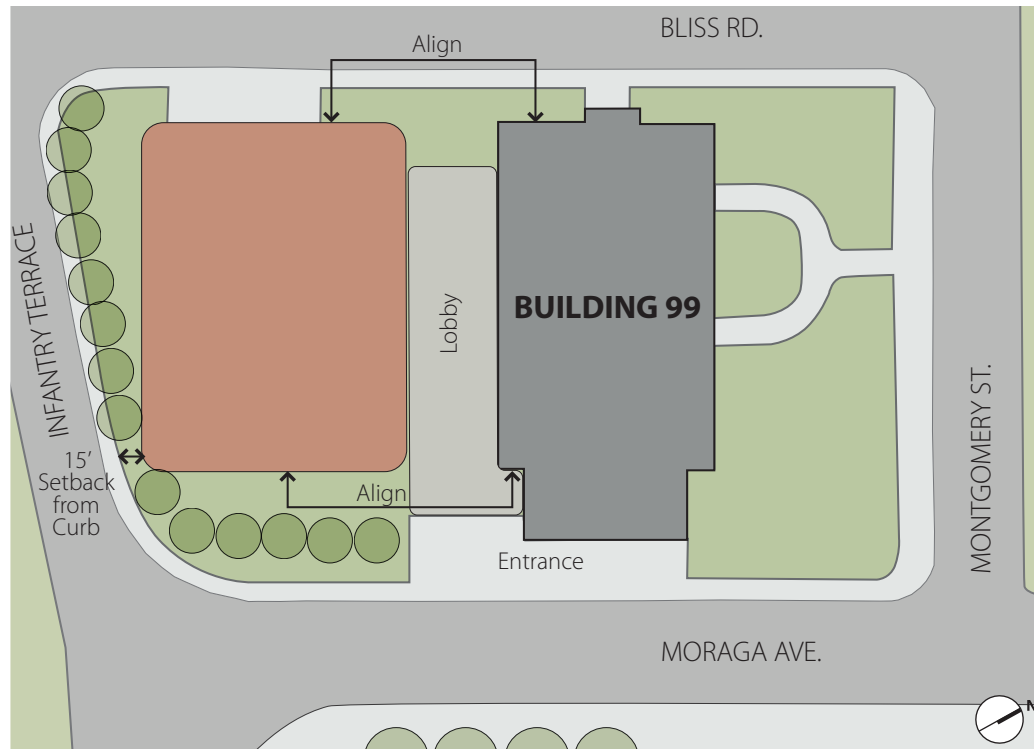
APPENDIX D: CONCEPTUAL SITE PLANS FOR THE PRESIDIO LODGE



PROJECT PARAMETERS




- Demolish non-NHL contributing Building 34.
- Limit new construction to 70,000 square feet.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction, guided by PA-MPU.
- Design the lodge to respond to Main Parade Ground rehabilitation design.
- Limit height of new construction to 30 feet above existing grade.
- Base the building footprint on the pattern of the historic barracks that once occupied the site between Graham Street and Anza Street.
- Set back the southern edge of new construction at least 150' from Building 95 to avoid El Presidio archaeology.
- Identification of buried archaeological features will be completed prior to final design to inform efforts to avoid or minimize adverse effects.
- An underground parking garage may also be constructed utilizing the basement of Building 34 to serve the Presidio Lodge (up to 50 spaces).
- Buildings 86 and 87 may be rehabilitated and incorporated into the Lodge.

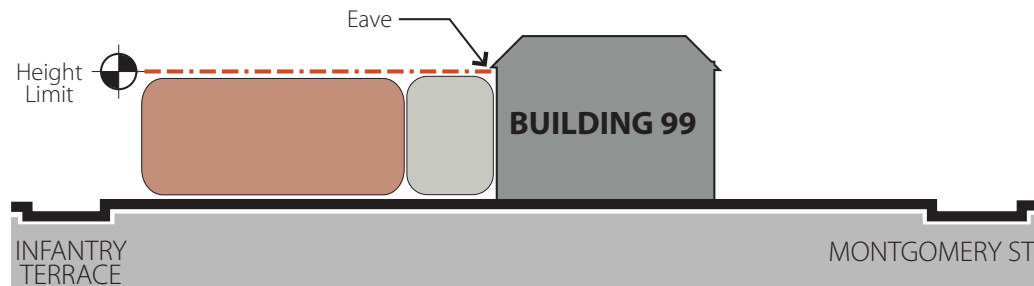
APPENDIX E: CONCEPTUAL SITE PLANS FOR THE PRESIDIO THEATRE



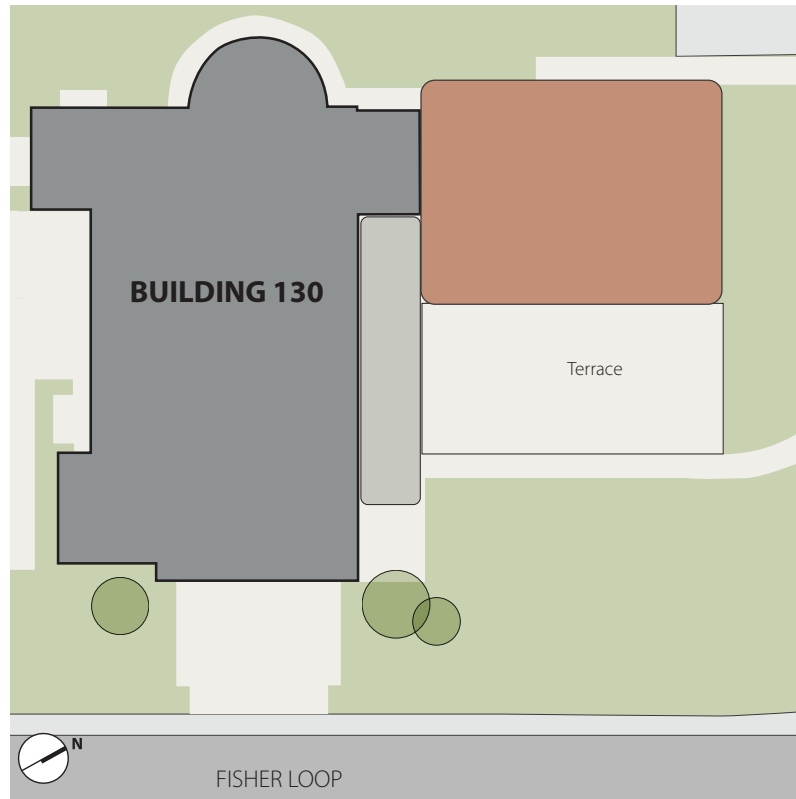
PROJECT PARAMETERS

- Prepare an HSR for Building 99.
- Rehabilitate NHL-contributing Building 99, retaining its single auditorium and historic orientation to Moraga Avenue.
- Limit new construction to 18,000 square feet; limit height to the eave of the existing theater.
- Pull new construction away from the historic building with a transparent connector.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction guided by the PA-MPU.

-  New Construction
-  Existing Historic Theater
-  Connecting Structure



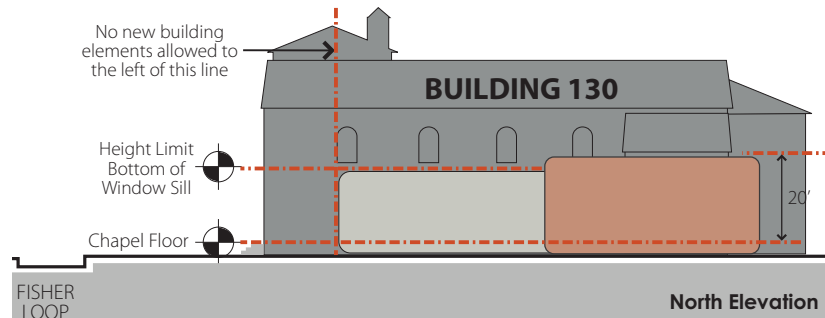
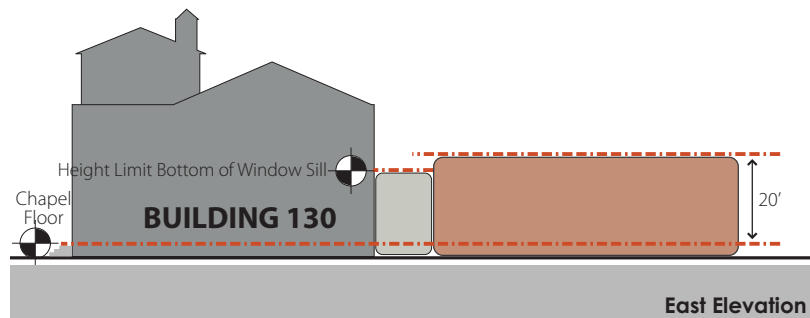
APPENDIX F: CONCEPTUAL SITE PLANS FOR THE PRESIDIO CHAPEL



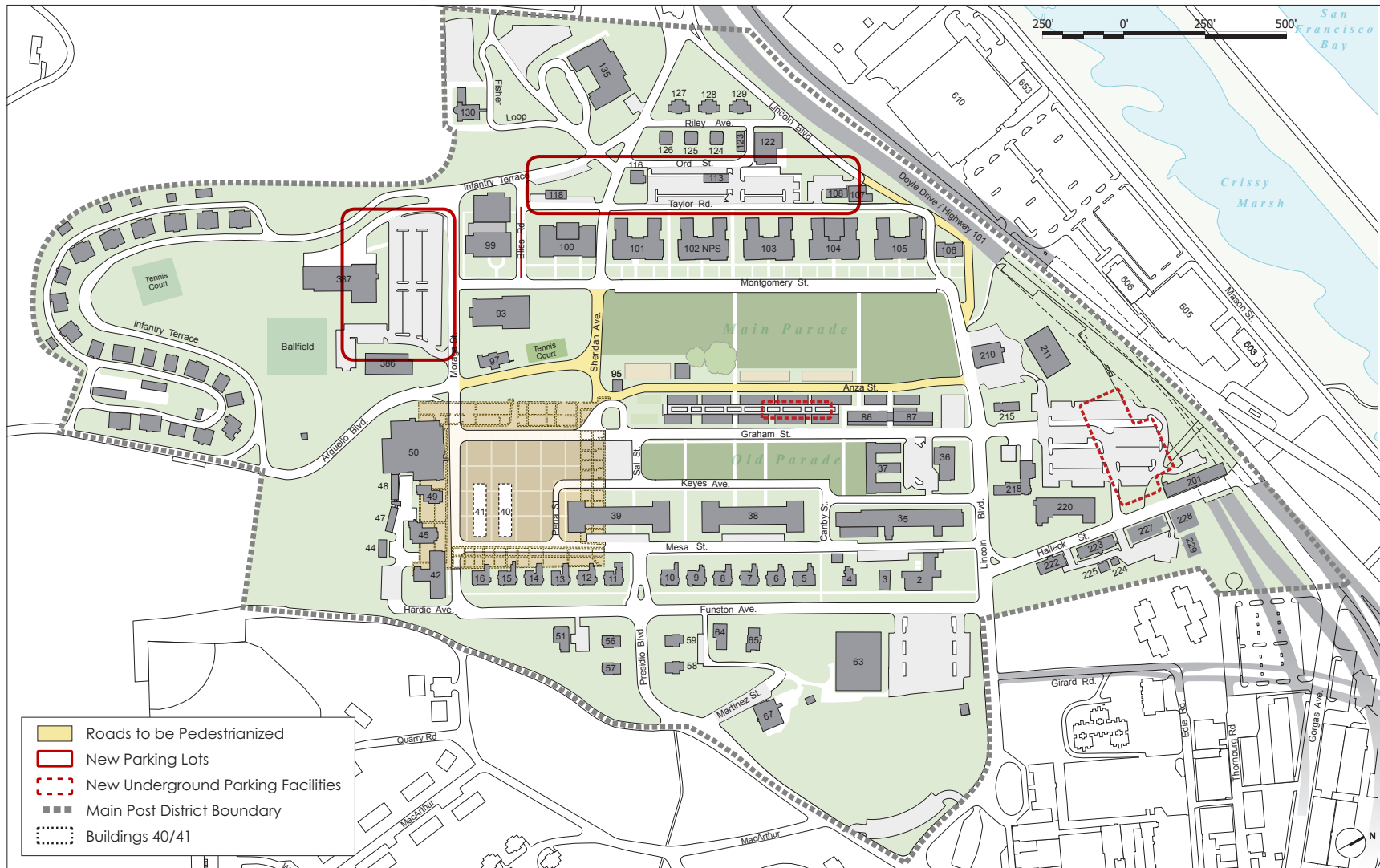
PROJECT PARAMETERS

- Prepare an HSR for Building 130.
- Rehabilitate NHL-contributing Building 130.
- Limit new construction to 4,000 square feet on the west of building 130; limit the height of the connecting structure to the sills of the west elevation windows and the height of new construction to 20 feet above finished floor level.
- Orient the addition to be perpendicular to the west wall of the sanctuary, allowing a large portion of the west wall to be visible.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction guided by PA-MPU.

- New Construction
- Existing Historic Chapel
- Connecting Structure



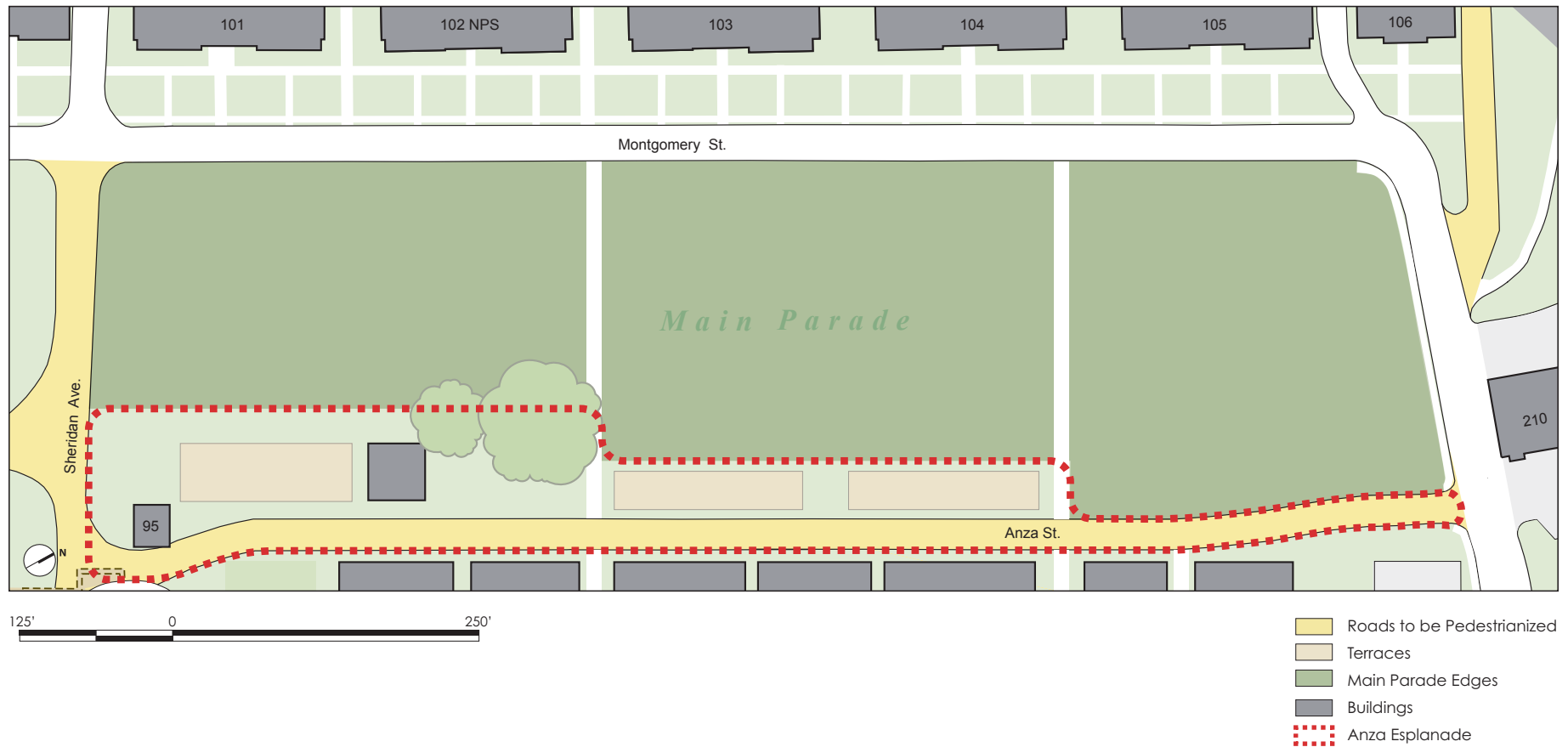
APPENDIX G: CONCEPTUAL SITE PLANS FOR PEDESTRIAN ACCESS AND PARKING IMPROVEMENTS



PROJECT PARAMETERS

- Traffic signals will not be installed in the Main Post.
- Portions of the NHL-contributing Arguello Boulevard and Sheridan Avenue will be converted to pedestrian use.
- Current widths and alignments of NHL-contributing roads will be retained; roads will be resurfaced with a historically compatible paving material.
- Identification of buried archaeological features will be completed prior to final design to inform efforts to avoid or minimize adverse effects.
- Taylor Street parking lot will retain historic garages, Buildings 113 and 118; Moraga Avenue parking lot will retain Building 386.

APPENDIX H: CONCEPTUAL DESIGN FOR MAIN PARADE REHABILITATION



Appendix I: Presidio Trust Programmatic Agreement

The Presidio Trust Programmatic Agreement (PTPA) can be found on the Trust website at:
<http://library.presidio.gov/archive/documents/ProgrammaticAgreement.pdf>

Appendix J: Glossary of Terms

Programmatic Agreement for the Main Post Update

Area of Potential Effects (APE): The geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.

Avoidance: One of the three methods for resolving an adverse effect (along with minimization and mitigation) according to 36 CFR Part 800 – Protection of Historic Properties. Avoidance indicates that an action that would have caused an adverse effect will no longer occur (i.e. a building that was slated for demolition will be retained).

Adverse effect: Direct or indirect harm to historic properties listed on or eligible for inclusion in the National Register of Historic Places.

Compatibility: Consistent, congruous; capable of existing together in harmony. Used in the same context here as in the Secretary of the Interior's Standards for Rehabilitation.

Conceptual plan: Initial designs that initiate the design development process, and include general concepts rather than detailed renderings.

Concurring Party: Consulting parties are invited by the agency official to concur with and sign the programmatic agreement. Concurring parties have been granted specific roles and responsibilities that are more limited than those of the signatory parties. Refusal of any party invited to concur does not invalidate the agreement document.

Connector: Enclosed or open spaces that function to connect buildings.

Construction document (CDs): Drawings, plans and specifications that are created for use by an architect and contractors for pricing and planning construction of a designed building or structure. This level of documentation follows Design Development.

Consultation: The process of seeking, discussing, and considering the views of other participants, and, where feasible, seeking agreement with them regarding matters arising in the section 106 process.

Cultural Landscape Report (CLR): A comprehensive document that includes documentation, analysis, and evaluation of historical, architectural, archaeological, ethnographic, horticultural, landscape architectural, engineering and ecological data as appropriate. Documentation is assessed to evaluate the history, significance, and integrity of the landscape including treatment recommendations appropriate for the landscape's significance, condition and planned use, as well as documentation of implemented treatments.

Design Development (DD): The process that follows final schematic design, and lays out mechanical electrical, plumbing, structural and architectural details. Often this phase specifies design elements such as material types and location of windows and doors.

Design Guidelines: Policies that describe parameters, limits and directives to inform rehabilitation or new construction in order to avoid or minimize impacts to existing historic structures, features and landscapes.

Gross building area: Total floor area of a building, measured from its outside walls.

Footprint: The ground level square footage of a building.

Historic Structure Reports (HSR): A comprehensive document that provides documentary, graphic, and physical information about a property's history and existing condition to inform preservation planning and make treatment recommendations. The document can also be organized to meet site or project specific goals, such as research objectives or programmatic needs.

Infill construction: New construction that is located within an existing or formerly developed area, such as a building complex or row of buildings.

Minimization: One of the three methods for resolving an adverse effect (along with avoidance and mitigation) according to 36 CFR Part 800 – Protection of Historic Properties. Minimization indicates a method or measure designed to lessen the intensity of an impact on a particular resource (i.e. impacts related to new construction are made smaller by reducing or reallocating the total square footage of new construction).

Mitigation: One of the three methods for resolving an adverse effect (along with avoidance and minimization) according to 36 CFR Part 800 – Protection of Historic Properties. Mitigation indicates that a separate action is undertaken to compensate for, or otherwise address, an adverse effect (i.e. an agency develops a program to interpret an impacted resource).

Height: Measurement taken from the grade level to the highest point of a building. Does not include accessories or wiring that function to service a building.

Historic Property: Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

Invited Signatory: An agency or organization that is invited by the agency official to be a signatory to a programmatic agreement, and has the same rights as required signatories.

Public: Any interested individual or group that has not signed the agreement document as either a signatory or concurring party.

New Construction: Additional net square footage of built space, excluding landscape improvements and other open space amenities.

National Historic Landmark (NHL): A nationally significant historic place designated by the Secretary of the Interior because it possesses exceptional value or quality in illustrating or interpreting the heritage of the United States. The Presidio was designated an NHL in 1962.

National Historic Preservation Act (NHPA): Federal legislation passed in 1966 that is intended to preserve historical and archaeological sites in the United States. The act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation Offices. Among other things, the act requires Federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties (buildings, archaeological sites, etc.) through a process known as Section 106 review.

Plan (or Plan View): A drawing made to scale to represent the top view or a horizontal section of a structure, (i.e. a floor layout of a building).

Programmatic Agreement: A document that records the terms and conditions agreed upon to resolve the potential adverse effects of a Federal agency program, undertaking or other situations in accordance with § 800.14(b).

Public Meeting: An in-person gathering whereby the agency presents up-to-date information on projects, takes questions, and engages in a dialogue with interested parties

Rehabilitation: According to the Secretary of the Interior's Standards, the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Resolution: A stage in the Section 106 process where adverse effects are addressed through avoidance, minimization or mitigation. Resolution typically concludes with a Memorandum of Agreement (MOA) or Programmatic Agreement (PA). This part of the process is described in the NHPA regulations at 36 CFR 800.6.

Schematic design: The process that follows a conceptual design. It should include estimated square footage of each usage type and any other elements that achieve the project goals. During schematic design, an architect commonly develops study drawings that include spatial relationships, scale, and form. Schematic design also is the research phase of the project, when zoning requirements or jurisdictional restrictions are discovered and addressed.

Section 106: The section of the NHPA that requires federal agencies to consider the effects of their actions on historic properties and seek comments from an independent reviewing agency, the Advisory Council on Historic Preservation. The purpose of Section 106 is guide consultation to identify historic properties potentially affected by an undertaking, assess the effects of that undertaking, and seek ways to avoid, minimize or mitigate any adverse effects on historic properties.

Section 110: The section of the NHPA that sets out the broad historic preservation responsibilities of federal agencies to ensure that historic preservation is fully integrated into ongoing programs.

Signatory: Signatory parties are required participants in a programmatic agreement. They include the lead agency (in this case, the Trust), the ACHP, NPS and the SHPO. Signatory parties generally have enhanced roles and responsibilities as compared to signatory parties. These typically include the ability to terminate or amend an agreement document.

Square footage: The sum of all areas on all floors of a building, measured in feet.

Undertaking: A project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license or approval.

Appendix K: Design Review Steps, Process for PA-MPU Projects

PA-MPU Projects:

Archaeology Lab & Curatorial Facility	El Presidio: The Birthplace of San Francisco
Presidio Lodge	Pedestrian Access (Historic Road Conversions)
Presidio Theatre	Parking Improvements (Main Post Bluff Parking Facility)
Presidio Chapel	Parking Improvements (Moraga Avenue Parking Lot)
Parking Improvements (Taylor Road Parking Lot)	

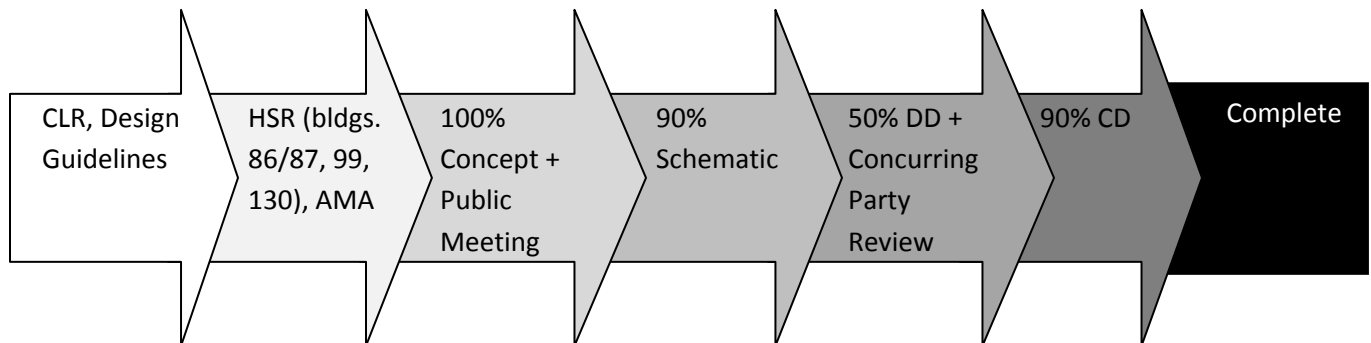
Review timelines for each phase: twenty-one (21) calendar days. Unless otherwise specified, review steps described below involve signatory parties only.

The Trust FPO or designee will be responsible for distributing design submissions and/or information for review. Design submittals and/or information will be made available via the Trust website (www.presidiotrust.gov), in hard copy in the Trust's Library, or in hard copy mailed upon request. Written comments from all parties on these design submissions received by the Trust within twenty-one (21) calendar days of the submissions will be considered. If a party does not comment within twenty-one (21) days, and does not notify the Trust and request an additional period that shall not exceed ten (10) days, the Trust may proceed. In the event that multiple review periods overlap, the Trust will consult with signatory parties to prioritize and determine alternative review timelines.

Group A:

Project(s): Presidio Lodge, Presidio Theatre, Presidio Chapel, El Presidio: The Birthplace of San Francisco, Parking Improvements (Main Post Bluff Parking Facility)

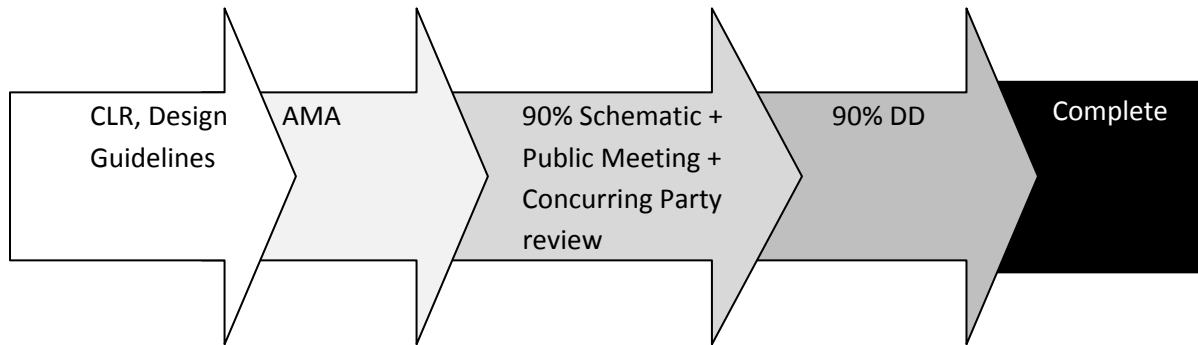
Review Process: Begins with conceptual design described by the project parameters in MPU and Appendix D of the PA-MPU, followed by the below sequence:



Group B:

Project(s): Parking Improvements (Taylor Road Parking Lot, Moraga Avenue Parking Lot), Pedestrian Access (Historic Road Conversions)

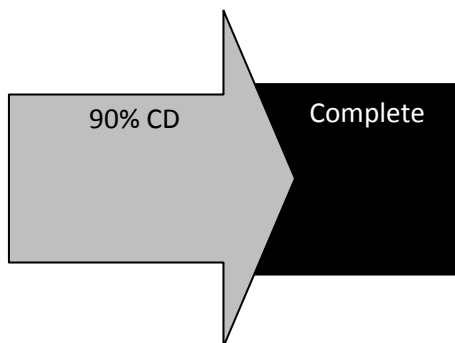
Review Process: Begins with conceptual design described by the project parameters in MPU and Appendix G of the PA-MPU, followed by the below sequence:



Group C:

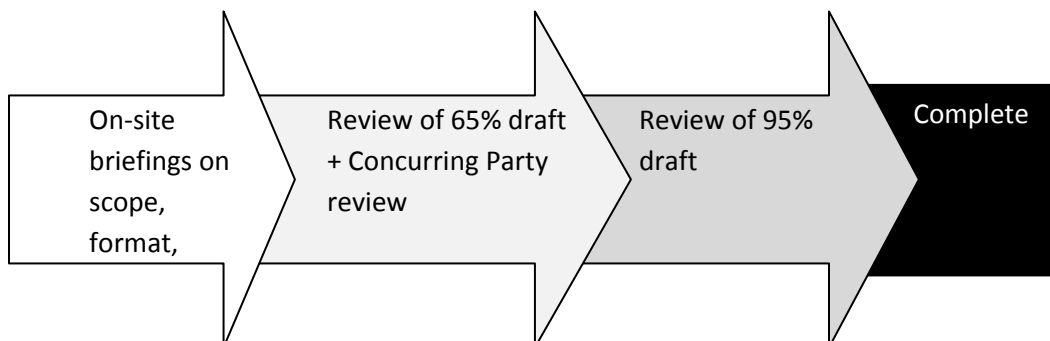
Project(s): Archaeology Lab & Curatorial Facility

Review Process: Conceptual, schematic, DD and 90% CDs are complete, project parameters in MPU, followed by the below sequence:



Process for Development of CLR, HSR's (for buildings 86/87, 99, 130), Archaeological Treatment Plans, Design Guidelines for the Main Post

Review timelines for each phase: 21 days



Appendix D

PRESIDIO TRUST - 2011 ANNUAL REPORT

LIST OF ACRONYMS

Advisory Council for Historic Preservation (ACHP)
Americans with Disabilities Act (ADA)
American Institute for Conservation of Historic and Artistic Works (AIC)
Area of Potential Effect (APE)
Association for Preservation Technology (APT)
Built Environment and Archaeology Treatment Plans (BETP and ATP)
California Office of Historic Preservation (OHP)
Center for Digital Archaeology (CoDA)
Certificate of Compliance (COC)
Cultural Landscape Report (CLR)
Cultural resource inventory report and finding of effect (CRIR-FOE)
Design development (DD)
Environmental Assessment (EA)
Federal Highways Administration (FHWA)
Federal Preservation Officer (FPO)
International Center to End Violence (ICEV)
National Park Service-Technical Preservation Services (NPS-TPS)
Historic American Building Survey (HABS)
Historic American Engineering Record (HAER)
Historic American Landscape Survey (HALS)
Historic Structure Report (HSR)
Leadership in Engineering and Environmental Design (LEED)
Military Intelligence Service (MIS)
National Environmental Policy Act (NEPA)
National Japanese American Historical Society (NJAHS)
National Historic Landmark (NHL)
National Historic Preservation Act (NHPA)
National Park Service (NPS)
National Park Service - Pacific West Regional Office (NPS-PWRO)

National Park Service - Golden Gate National Recreation Area (NPS-GOGA)

National Register of Historic Places (NRHP)

National Trust for Historic Preservation (NTHP)

Neighborhood Associations for Presidio Planning (NAPP)

Presidio Historical Association (PHA)

Presidio Trust (Trust)

Presidio Trust's Programmatic Agreement for the Main Post Update (PA-MPU)

Presidio Trust's Programmatic Agreement (PTPA)

Public-private partnership (P3)

National Historic Landmark District (NHLD)

San Francisco Conservation Corps (SFCC)

San Francisco Architectural Heritage (SFAH)

San Francisco County Transportation Authority (SFCTA)

State Historic Preservation Officer (SHPO)

U.S. Coast Guard (USCG)