



# SAN FRANCISCO PLANNING DEPARTMENT

## ENVIRONMENTAL EVALUATION APPLICATION COVER MEMO - PUBLIC PROJECTS ONLY

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

Please attach this memo along with all necessary materials to the Environmental Evaluation Application.

<b>Project Address and/or Title:</b>	
<b>Project Approval Action:</b>	
<b>Will the approval action be taken at a noticed public hearing?</b> <input type="checkbox"/> YES* <input type="checkbox"/> NO * If YES is checked, please see below.	

### IF APPROVAL ACTION IS TAKEN AT A NOTICED PUBLIC HEARING, INCLUDE THE FOLLOWING CALENDAR LANGUAGE:

**End of Calendar:** CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code If the Commission approves an action identified by an exemption or negative declaration as the Approval Action (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA decision prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. Typically, an appeal must be filed within 30 calendar days of the Approval Action. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department’s Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

**Individual calendar items:** This proposed action is the Approval Action as defined by S.F. Administrative Code Chapter 31.

### THE FOLLOWING MATERIALS ARE INCLUDED:

- 2 sets of plans (11x17)
- Project description
- Photos of proposed work areas/project site
- Necessary background reports (specified in EEA)
- MTA only: Synchro data for lane reductions and traffic calming projects



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
Francisco Street Reservoir		0046/001
<b>Case No.</b>		<b>Permit No.</b>
2015-005865ENV		201802010182
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>            Convert inactive reservoir and open space into a 4.5-acre public park with a lawn, playground, dog run, pathways, stairways, view terraces, historic interpretive area, and an approximately 1,600-square-foot maintenance/public restroom building. Vacate Francisco Street between Hyde and Larkin Streets to become part of the new park.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft. ; change of use under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input checked="" type="checkbox"/>	<p><b>Class ____</b>            Class 4 - Minor alterations to land -- creation of a new park.</p>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input checked="" type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input checked="" type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Jeanie Poling</p> <p>No biological effects per 6/10/16 report and 2/28/18 memo. No Maher enrollment required per 1/17/18 DPH email. No archeological effects per 1/8/18 memo. Project will follow recommendations of 11/13/15 draft geotechnical report and 4/4/17 geotechnical memo. No transportation impacts per 2/8/18 memo.</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .						
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  Conforms with the Secretary of the Interior's Standards for Rehabilitation. Please see Improvement Measures included in HRER and incorporated as part of the Building Permit.						
<input checked="" type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  Conforms with the Secretary of the Interior's Standards for Rehabilitation. Please see Improvement Measures included in HRER and incorporated as part of the Building Permit.  (Requires approval by Senior Preservation Planner/Preservation Coordinator)						
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Reclassify to Category A</td> <td><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td>a. Per HRER dated 02/26/2018</td> <td>(attach HRER)</td> </tr> <tr> <td>b. Other (specify):</td> <td>Cat A. Conforms with the Secretary of the Interior's Standards for Rehabilitation. Please see Improvement Measures included in HRER and</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER dated 02/26/2018	(attach HRER)	b. Other (specify):	Cat A. Conforms with the Secretary of the Interior's Standards for Rehabilitation. Please see Improvement Measures included in HRER and
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER dated 02/26/2018	(attach HRER)						
b. Other (specify):	Cat A. Conforms with the Secretary of the Interior's Standards for Rehabilitation. Please see Improvement Measures included in HRER and						
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>							
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>						
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>						
<b>Comments (optional):</b>							
<b>Preservation Planner Signature:</b> Elizabeth Gordon Jonckheer							

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Recreation & Park Commission Approval of Concept Plan If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Jeanie Poling 02/28/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Francisco Street Reservoir		0046/001
Case No.	Previous Building Permit No.	New Building Permit No.
2015-005865PRJ	201802010182	
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date* February 23, 2018  
*Case No.:* 2015-005865ENV  
*Project Address:* RPD Francisco Street Reservoir (Francisco Park)  
*Zoning:* P - PUBLIC  
OS (Open Space) Height and Bulk District  
*Block/Lot:* 0046/001 and 0047/001  
*Date of Review:* February 7, 2018 (Part I and Part II)  
*Staff Contact:* Jeanie Poling (Environmental Planner)  
(415) 575-9072  
[jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)  
Elizabeth Jonckheer (Preservation Planner)  
(415) 575-8728  
[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)

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### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

The subject property is located on a hillside in the Russian Hill neighborhood between Hyde and Larkin Streets at Francisco Street. The property is comprised of two separate parcels (0046/001 and 0047/001). The northernmost portion (0046/001) bounded by Bay, Francisco, Larkin, and Hyde streets sits near the flat end of the block. The block has a steep incline toward Francisco Street to the south, where the reservoir and steep open space is located (0047/001). The property contains a brick and concrete lined reservoir measuring approximately 410 feet by 170 feet. The reservoir is rectangular on the north, east, and west sides and uneven against the excavated hillside on the south side. It is formed by excavations of the hillside on the south, east, and west sides and a built-up embankment on the north side. A cut-off wall constructed of board-formed-concrete atop a brick-lined embankment wall runs east to west and divides the reservoir into two chambers. The wall is damaged at approximately the mid-point, where there is a large hole in the brick lining. The now-drained uncovered chamber of the reservoir has allowed for visual inspection of the lining material. The floor of the chamber is entirely lined with brick. Since the roof has been removed (2012), vestiges of the concrete piers that supported timber posts remain. In places, particularly on the west end, the brick extends a short distance up the slope and a thin crumbling layer of concrete lines the excavation. A drain pipe is located at the east end of the uncovered chamber. The inlet pipe approaches the reservoir from the west and is gapped and covered at the point where it extends from the retaining wall on the west side. Modern additions to the reservoir site include chain-link fencing around the perimeter and a pressure-treated wooden access staircase on the southwest end of the reservoir. Concrete retaining walls are located on both the east and west ends of the reservoir, against the excavation.

The park area on the north parcel consists of a generally flat open field that runs along the length of Bay Street between Larkin and Hyde streets. The northern parcel slopes steeply upward to the south as it nears the reservoir. A contemporary maintenance shed sits at the southeast corner of the field, near where the terrain starts to incline. The only accommodations in the park area are three benches set in a U-shape



at the center of the open field. Near the benches at the base of the slope is a remnant stone feature that may have originally functioned as a drinking fountain; a low stone wall also runs along the base of the reservoir slope on either side of the fountain area. The undeveloped parcel south of the reservoir consists of a steep slope that is covered with thick brush.

Aerial photographs indicate that curved pathways and a central site feature -- such as a statue or other piece of sculpture -- were installed in the park area at the northern part of the reservoir site sometime between 1938 and 1946. It also appears that a stone wall and fountains were installed as improvements around the time that the pathways and central site feature were completed (c.1940). Aerial photos indicate that the park's central site feature/statue had been removed by 1968, and the pathways had begun to fade in prominence. Today, these pathways are not visible in the landscape and only the stone wall and fountain feature remain. The property is located within a P (Public) Zoning District and an OS (Open Space) Height and Bulk District.

### **Pre-Existing Historic Rating / Survey**

In September of 2012, the Francisco Street Reservoir (APN 0047/001) was evaluated by Planning Department Preservation staff per Case No. 2012.0571E. At this time, staff concurred with the 2012 Historic Resource Evaluation (HRE) report provided by JRP Historical Consulting, LLC (JRP), that the site was individually eligible for both the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) under Criterion 1 for its role in the early efforts to establish infrastructure for a reliable water source for municipal distribution in San Francisco. JRP identified the period of significance (POS) as 1859 to 1887 and determined that the site retained sufficient integrity to convey its historical significance. The Reservoir is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The open area portions of the park were not previously evaluated and are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA).

### **Neighborhood Context and Description**

The entire subject property was initially owned by the San Francisco City Water Works (SFCWW), and later by the Spring Valley Water Company (SVWC) after 1865, when it purchased the SFCWW. The City of San Francisco acquired the site of approximately four acres when it purchased the SVWC in 1930. The construction of the Francisco Street Reservoir by SFCWW in 1859 preceded most of the residential development in the area. The site received water from the company's Black Point pumps, and the construction of the Francisco Street Reservoir reflected the city's rapid growth and increasing need for a substantial municipal water supply. The portion of the site just south of the reservoir has always been undeveloped. Early photographs of the site taken soon after the reservoir's construction in 1859 show development along the bay's edge with a scattering of structures extending up the northern slope of Russian Hill. Today the reservoir is located in a primarily residential neighborhood composed of a mixture of single and multifamily residences dating primarily from the post-1906 Earthquake and Fire period. The residences represent a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with fine detailing and traditional compositions.



Within the surrounding blocks, several known historic resources (Category A) properties are present. These include, but are not limited to:

- 898 Francisco Street (Assessor's Block 0045/Lot 076), constructed in 1914, and determined per Case No. 2013.0893E to be eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture) as both the work of a master architects Clarence R. Ward & J. Harry Blohme, and as a successful example of the Tudor Revival style.
- 1001 Chestnut Street (Assessor's Block 0069/Lot 020), constructed in 1903-04, and determined per Case No. 2013.0809E to be eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture) as a well-preserved example of the Classical Revival style, and also as a rare surviving pre-1906 mansion of Russian Hill that embodies the distinctive characteristics of a type and period.
- Additional Category A properties either referenced in the 1967 Here Today Junior League Survey and/or the 1976 Citywide Architectural Survey<sup>1</sup> include:
  - 930 Chestnut Street (Assessor's Block 0048/Lot 006), a single-family, two-story over raised basement Italianate architectural style structure constructed circa 1866 by an unknown architect with rear additions in 1941 (by William Wurster) and 1966 (by Thomas Higley) with front and rear gardens designed by Thomas Church in 1941 (see also Case No. 2012.1396E).
  - 944 Chestnut Street (Assessor's Block 0048/Lot 020), known as the "Spring Garden", and containing a single-family, two-story structure designed in the Georgian and Italianate architectural styles, and constructed circa 1863 by an unknown architect (see also Case No. 2014-000070ENV).
  - 825 Francisco Street (Assessor's Block 0048/Lot 013) constructed circa 1850.
  - 2705 Larkin Street (Assessor's Block 0477/Lot 004) constructed circa 1905.
  - 2707 Larkin Street (Assessor's Block 0477/Lot 003) constructed circa 1900.
  - 2709 Larkin Street (Assessor's Block 0477/Lot 002) constructed circa 1903.

## CEQA Historical Resource(s) Evaluation

### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

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<sup>1</sup> The Architectural Survey was conducted by the Planning Department between 1974 and 1976. When completed, the 1976 Architectural Survey was believed to represent the top 10 percent of the city's architecturally significant buildings.

Individual	Historic District/Context
<p>Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: 1859 to 1960 (revised)</p>	<p>Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor</p>

To assist in the evaluation of the property associated with the proposed project, the Project Sponsor has submitted a consultant report:

- Architectural Resources Group, *Francisco Park Reservoir, Historic Resource Evaluation Part 1* (March 2016)

Based on the California Register significance criteria, Department staff concurs with the Architectural Resources Group (ARG) report provided. The full summary below is based upon the ARG Part 1 report. Specifically, ARG concurred with the 2012 JRP report, and the Department determination per Case No. 2012.0517E, that the reservoir itself appears individually eligible for listing in the National Register and the California Register under Criterion 1 for its association with San Francisco’s early water distribution system. The ARG report recommends increasing the Period of Significance (POS) from 1859 to 1960 to reflect the full history of the reservoir’s contributions to San Francisco’s water system and to include all extant features (see detailed discussion under Criterion 1 below), and staff concurs with this recommendation.

Although a portion of the site has been used as a public park since at least the 1940s, it was never cohesively developed as a recreational area. ARG determined that the previously unevaluated open areas do not appear to qualify as historic designed landscapes, nor are they related to the development of the municipal water system in San Francisco. Staff concurs with these findings and refers the reader to the ARG report for a more thorough evaluation of significance.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Case No. 2012.0517E found the Francisco Street Reservoir eligible for listing on the California Register under this criterion for its association with the development of the City’s municipal water supply. The reservoir is the only remaining structure from the early period of San Francisco’s water system development and is therefore a valuable historical resource.

Case No. 2012.0517E identified the Period of Significance (POS) for the Francisco Street Reservoir as spanning from 1859 to 1887. The 1859 date marks the year of reservoir completion, and 1887 is the year

that the Francisco Street reservoir was converted from use as a distribution reservoir to use as a pressure balancing reservoir. When JRP conducted the site inspection for the 2012 Historic Resource Evaluation, the non-historic roof had yet to be removed and visual access to the reservoir's interior was limited to photographs taken from the south edge of the reservoir. Physical access into the reservoir and inspection of the east end of the reservoir or reservoir floor was not permitted at the time because of the unstable roof structure. Since that time, however, the roof has been removed, which allowed ARG to conduct a full inspection of the reservoir's physical features in 2015. As part of this inspection, a water tank and wooden volume gauge at the east end of the reservoir have been added to the list of extant features that served the reservoir's historic function. No records exist to accurately document the date these items were installed, but per their investigation, ARG estimated that installation occurred sometime between 1931 and 1950. This estimation is based on a set of plan drawings from 1931 that show Hyde Street improvements at the east end of the reservoir. The tank does not clearly appear in these drawings and is thought to have been installed sometime thereafter. Since the reservoir was removed from service in 1960, and these elements would not have been installed after that time, the ARG report recommends extension of the POS from 1859 to 1960 to reflect the reservoir's full history of service and include all extant features related to its historical significance. Staff concurs with ARG's recommendation.

Staff also concurs with the ARG finding that the open areas of the site do not appear eligible for listing on the California Register under Criterion 1. Although the site as a whole was owned by the Spring Valley Water Works – later the Spring Valley Water Company – in the mid-1800s, the only remaining structure is the reservoir. Any other features and structures related to the water company are no longer extant. The site has been in use by the water company since the late 1850s, but the reservoir is the only remaining feature that represents this association and history of the site. As such, the other open spaces do not appear to have played a significance role in the development of San Francisco's municipal water system.

See the ARG report for additional historic context.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

Case No. 2012.0517E found that existing records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. No information was found regarding the original owners, engineers, or builders indicating a significant role in local, state or national history. The ARG report notes that the subject property is most closely associated with Aitken Montgomery, who acted as watchman for the reservoir, and may have been involved in its construction. Minimal biographical information about Mr. Montgomery is available. Extant records do not indicate, however, that his activities were demonstrably important in local, state, or national contexts. Thus, he does not appear to be a notable historical figure. Further, his residence no longer exists on the site. (See the ARG report for additional historic context.)

Therefore, the subject property is not eligible for listing on the California Register under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

Case No. 2012.0517E found the Francisco Street Reservoir did not embody the distinctive characteristics of a type, period, region, or method of construction; and did not represent the work of a master; nor possess high artistic values. Moreover, the structure is not associated with any collection of buildings identified by their type, style, or pattern of development. Therefore, the reservoir was determined to not be eligible for listing on the California Register under Criterion 3.

The ARG report notes that the northern portion of the site has been informally utilized as a public park since at least the 1940s, and was officially designated a park in the 1950s. However, it was never formally designed or programmed as a park. While the site is composed of two separate parcels, and it was largely conceived and utilized as such, the site's form and design were not planned by a design professional, nor does it appear to have been fully developed by the water company. Aerial photographs show that symmetrical pathways of unknown composition were present in the northern part of the site before 1946, but these were removed by the 1990s. Therefore, the site does not embody a particular period or style of park design, nor was it designed by a master or have high artistic value.

Staff concurs with ARG's determination that the previously unevaluated open areas of the site do not appear to be significant under Criterion 3. See the ARG report for additional historic context.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.<sup>2</sup>**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

<b>Location:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Case No. 2012.0517E found that the setting of the reservoir has become densely urbanized over time, somewhat reducing its historic integrity; however, the design is largely intact. The 2012 evaluation found that the most substantial change to the site was the raising of the division wall between the reservoir chambers and the insertion of concrete footings for the roof posts. Case 2012.0571E also found that these changes, however, are not substantial and do not prevent the site from conveying its historical significance.

The previously unevaluated open areas at the subject site do not appear to be historically significant; therefore an integrity analysis is not required.

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<sup>2</sup> Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The character-defining features of the subject property include the following:

- rectangular shape of the main excavation
- volume of reservoir
- remains of secondary reservoir chamber (south of main chamber)
- embankment or berm on the north side of the reservoir
- brick-lining of reservoir floors and base walls (both chambers)
- brick-lined portions of the interior slopes
- concrete-lined portions of the interior walls
- brick and concrete division wall between north and south reservoirs
- remaining inlet/outlet pipes and other pipe features
- retaining walls at east and west ends of reservoir
- water tank and wooden volume gauge
- brick-lined drainage channel

As outlined in Case No. 2012.0517E, the reservoir itself appears individually eligible for listing in the National Register and the California Register under Criteria 1 for association with San Francisco's early water distribution system. The Department concurs with ARG's recommendation to extend the previously identified Period of Significance (POS) of 1859 to 1887 to the period from 1859 to 1960 to reflect the full history of the reservoir's contributions to San Francisco's water system and to include all extant features.

The Planning Department concurs with ARG's determination that the previously unevaluated open areas to the north and south of the reservoir do not appear to qualify as historic designed landscapes, nor are they related to the development of the municipal water system in San Francisco.

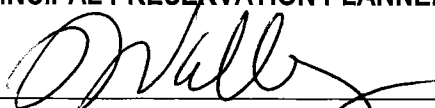
**CEQA Historic Resource Determination**

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District

No Historical Resource Present

**PART I: PRINCIPAL PRESERVATION PLANNER REVIEW**

Signature: \_\_\_\_\_

  
M. Pilar LaValley, Acting Principal Preservation Planner

Date: \_\_\_\_\_

2/26/18

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## PART II: PROJECT EVALUATION

Proposed Project

Demolition

Alteration

Per Drawings Dated: December 19, 2017 by 450 Architects (lead architects)

### Project Description

*The following summarizes information included in the narrative project description found in the 60% CEQA Drawing Set provided to the Planning Department on December 19, 2017.*

The proposed project seeks to build a public park on the site of the existing inactive Francisco Reservoir, along with the surrounding publicly open space and hillside. The 4.5 acre (195,300 square foot) park is bound by Bay, Hyde and Larkin Streets and is intersected by Francisco Street. The proposed park includes an un-programmed main lawn, children's playground, dog run, multiple view terraces and overlooks, an interpretive area highlighting the history of the Reservoir, as well as information regarding water conservation. Paved pathways and stairways are proposed through the park connecting Bay Street to the north with Larkin and Hyde Streets to the south. Midblock access will be provided at or near Francisco Street on the East and West edges of the park. The proposed park also includes a combined convenience and maintenance structure of approximately 1600 square feet that includes interior spaces programmed for maintenance use and for convenience use. Materials for the building include concrete board formed site retaining walls. The building will be located near the Main Lawn – at a mid-level height within the park - visible from the Main Lawn and Children's Playground.

#### *Building Design and Function*

The proposed convenience and maintenance building will contain public restrooms (men's, women's and all gender), a common sink/handwashing room and a janitor's closet. The proposed façade will include an exposed smooth finish concrete column and beam structure with infill concrete board formed walls and a continuous band of clerestory ventilation screens. The column and beam structure would create a shade trellis at the view terrace overlooking the Main Lawn. The building is proposed to have a living roof with native planting screening the structure from uphill neighbors and the upper view terraces. The interior is proposed to have polished concrete floors with wall ceramic tiles. Plumbing fixtures will be per Recreation and Park Department (RPD) maintenance standards. Interior lighting will be indirect or natural. Exterior lighting will be located directly above the restroom entrances, recessed into the walls.

The maintenance portion of the building is proposed to house a garage space for RPD maintenance vehicles, a pump room for the rainwater harvesting system, a trash room and a semi exposed bin for deliveries of mulch, compost and soil as needed for the upkeep of the park. Electrical and mechanical rooms would be included as requirements are developed. Additional exterior lighting will be located directly above the garage and trash room entrances, recessed into the walls.

#### *Children's Playground*

The approximately 4,100 square foot children's playground is proposed to have three primary spaces with a secure entry point adjacent to the open space designed for unobstructed sightlines of children in the playground. A middle space designed for younger-aged children is proposed to include ADA compliant play structures and may have nature play and water play areas. The older children's area would also have ADA compliant play structures, potentially with a nautical theme, within a nature play

environment. Structures are proposed to be built into the slope. Slides, contours and elevated structures would include educational opportunities pertaining to water storage, use and conservation. The playground would also contain benches, multi-height drinking fountains, shade trees and native plantings. Structures proposed would not exceed 12 feet in height.

#### *Landscaping pathways*

The proposed landscape concept is to convert the reservoir into a naturalistic park with passive recreation area and protections, and interpretation of the historic reservoir resource. Design features would include:

- At the Bay Street main frontage and entry, the lowest elevation of the park, the proposal includes new street trees and a widened sidewalk. At the corner of Bay and Hyde streets, the main entry would contain a small paved seating area and lawn. Along Bay Street a fenced dog park is proposed with artificial turf that approximates the existing informal use. A large existing Monterey Cypress tree is proposed to be retained as a focal point.
- At the entry at Bay and Hyde streets a ramping walkway is proposed to lead up the steepest part of the site from east to west, providing access to the flat reservoir basin (informal garden steps would provide an alternative route). The proposed ramp would have flat landings, metal handrails and guardrails as needed, with a slightly larger landing opposite the existing Cypress tree. An overlook with bench seating is proposed at the west site boundary adjacent to a retained Australian Tea Tree grove. The ramp would head east, passing through a preserved section of the berm that used to form the reservoir.
- Proposed interpretive elements describing the history and mechanics of the water system would be included at a preserved brick patio at the children's play area. At the large oval lawn area, the concrete path would continue beyond the boundaries of the historic brick reservoir basin and would be marked with seating to identify the boundaries of the historic basin. Pedestrians and service vehicles would enter the site at the level of the basin from Hyde and Larkin streets. At the Larkin Street side, a Community Garden and a fenced area are proposed with small outbuildings for storing gardening supplies. The Community Garden is proposed to consist of between ten and fifty plots adjacent to Larkin and Francisco Streets (made available to the public through a to-be-determined lottery based system managed by the RPD). A donated, historic Huntington fence is also proposed to be re-used on the site either at the southern-most property line or to enclose the community garden or other re-use.
- At the brick reservoir basin and playground, the proposed path would cut through remnants of the historic berm, which would be planted. At the upper chamber of the reservoir, the pathway is proposed to extend to a terrace at the highest level of the park. The proposed path would also extend to a large open lawn for picnicking, viewing and tot recreation. The upper slope is designated as habitat, and is proposed to be minimally disturbed so that existing vegetation with some natives can be preserved and enhanced on a natural grade.
- Several mature trees are proposed to be preserved on the north slope of the site along Bay Street. Invasive plants would be removed. Trees proposed to be removed include five *Pinus radiata* (Monterey Pines) that are infected with Pine Pitch Canker or Red Turpentine Beetle. Several smaller, more common species such as *Pittosporum*, *Prunus* and *Pyrus* would be removed due to the location of the new entry ramp. Once regraded, approximately two feet of topsoil amended from existing site soils and/or imported soil would be placed in order to support revegetation.



- Pathways materials are proposed to consist of concrete walls and paving with some areas of masonry unit pavers. The dog park is proposed to have metal fencing with artificial turf surfacing.

#### *Fill*

The proposed project would fill approximately 75 percent of the existing main reservoir, but preserve a full section of the reservoir and associated historic features at the east end of the resource. The preserved section would consist of a section cut through the earthen berm at the north side of the reservoir, an open interpretive area retaining the historic brick reservoir base and concrete clad retaining walls, and a protected area featuring the remnant outlet pipes, draining elements, brick tank, and wood sight gauge. A section of the south retaining wall – approximately 81 feet in length – would be preserved, as would a section of the brick-lined channel at the floor of the reservoir. Retention of these elements is intended to give a sense of the depth and scale of the original reservoir, and an understanding of its original construction. Interpretive elements planned for this plaza are proposed to describe the historic role of the reservoir within the context of early water conveyance in San Francisco.

The remainder of the reservoir is proposed to be filled. Several design features would be incorporated into the construction to reference the form and location of the reservoir, including:

- Along the north, west, and south edges of the main reservoir, a concrete band at the ground plane would mark the location of the perimeter walls below. The refuse storage area at the southwest corner of the reservoir would be set back from the concrete band to maintain a visual line along the south reservoir wall below. Similarly, the seat wall and paved area to the south of the central playing field would also be set back from the line of the reservoir's south wall.
- The portions of the reservoir to be buried in place are proposed to be protected by a layer of non-woven filter fabric prior to covering with fill. Where portions of the existing brick lining of the reservoir require removal, the bricks would be salvaged for future repair and replacement of damaged bricks at the interpretive plaza. All of the secondary overflow reservoir to the south of the main reservoir would be covered with fill. The landscape design here would reference the location and shape of this feature through grading, and the interpretive proposal proposes to provide historic photographs and other information to describe the size and function of the secondary reservoir.

#### *Interpretive Program*

The interpretive design proposed intends to inform visitors of the changing landscape of the park by bridging historical and contemporary water conveyance stories via a variety of integrated interpretive techniques. The interpretive design intends to accomplish two goals: create a robust and comprehensive family of educational elements, which interpret the historical water features of the site; and augment historical interpretive moments with stories of ecology, context of the park's surroundings and contemporary water use/conservation at the park and at home. The interpretive design would divide the park into three zones: the first zone is proposed to serve as the introduction, providing a thematic overview of park messages at all major points of entry; the theme of the second zone would be water, bridging the park's history with contemporary messages regarding changes in water conveyance and reclamation processes in the park and water conservation; the third zone, located at the southernmost and elevated corner of the park, would be cultural, highlighting the changing cultural landscape and urban development stories in tandem with water history. (Please reference the *Francisco Park Interpretative Elements 60% CEQA Set* prepared by Macchiatto Design, dated December 19, 2017 for additional information on the Interpretive Program).

### *Site Demolition*

Demolition proposed would involve the clearing and grubbing of the existing site (currently a mix of trees and shrubs outside of the existing brick and concrete reservoir footprint). The small storage shed in the northern portion of the site would be removed. Existing trees to be preserved would be included in the landscape plans and would require protection of roots systems per the recommendations of the project arborist. Existing topsoil would be removed and stockpiled for amendment and reuse. If the site is to remain inactive between demolition and construction, it would be properly stabilized against soil loss due to wind or stormwater. A number of site elements would be preserved and protected during demolition and construction. The existing brick reservoir base is proposed to have limited areas of disturbance where necessary for structural stability of proposed improvements. The existing historic reservoir features, including inlet and outlet pipes, brick-lined drainage channel, water tank and volume gauge, portions of the original walls and a segment of the existing berm would be preserved and protected during construction.

### *Grading, Earthwork and Stormwater*

The proposed project would require significant grading to achieve the desired program and site elevations. In general, excavation depths are proposed to not exceed eight feet, nonetheless there may be potential cuts up to 8 feet, in particular into the downslope berm of the reservoir. Earthwork estimates based on the latest design indicate approximately 30,000 cubic yards of required import. Earthwork calculations are based on a net analysis, assuming that cut material would be reused on site as fill material. Site grading would include some cut on the lower portion of the site but would largely consist of fill placement to raise grades above the existing reservoir and at the upper portion of the site. Overall grading would be required for: (1) building foundations for the restroom/maintenance building, (2) to accommodate hardscape paving along all proposed paths, stairways, and plazas, and (3) new retaining walls installed as part of the overall grading and site improvements to accommodate elevation changes across the park.

Site grading is proposed to conform to the back of sidewalk curb on Bay Street to the north and to the existing slope to the south property line. Existing topsoil would be stockpiled and stored for reuse in landscaping. The project anticipates that additional horticultural topsoil would be imported to achieve topsoil conditions specified by the landscape architect. All earthwork and subgrade preparation would be done in accordance with the geotechnical report prepared by San Francisco Public Works Design and Engineering, titled *Geotechnical Investigation Report; Francisco Reservoir Improvement Project; San Francisco, California* (dated November 13, 2015) and their *Francisco Reservoir Park Memorandum* (dated April 4, 2017).

Onsite stormwater management is proposed to include conveyances to protect buildings, paths, and planted slopes from inundation and erosion. Site drainage would be aligned with the landscape design and include cobble lined swales, storm drain inlets and pipes, green infrastructure and perforated subdrains to collect subsurface water behind walls and within fill benches at intervals to be determined with the geotechnical engineer. All of the stormwater and subsurface water collected by the conveyances, except below the dog park, would be stored in the stormwater harvesting system for onsite non-potable reuse. Rainwater from the restroom building would also be captured and sent to the storage system. The stormwater harvesting system would include two storage areas: (1) the main stormwater storage with up to a one-million-gallon capacity installed within the existing reservoir and below the main lawn, and (2) a second smaller storage system with an approximately 10,000 to 100,000 gallon subsurface cistern installed at the lower portion of the site underneath the entry lawn near Bay Street.

*Signage, Wayfinding and Donor Recognition Program*

Signage would consist of code-required and directional, educational and informational type signage. Signage is proposed to be reviewed by a peer committee for appropriateness and effectiveness. A donor recognition program would be implemented to help fund the park design and construction. The elements to be affected may include bricks, pavers, seat walls, walls, trees and other naming opportunities.

*Lighting Design Concepts*

The project proposes the following lighting design elements:

- Illumination for pedestrian pathways, stairs, terraces, and similar areas using a combination of pedestrian-scaled poles (12 feet to 15 feet) or bollards, wall recessed walkway lighting and low-level surface lighting.
- Illumination for pedestrian-focused special activity areas such as playgrounds, dog runs and similar using a combination of pedestrian-scaled poles, limited pole mounted adjustable area lighting (25 feet to 30 feet) and special purpose lighting.
- Illumination of historic artifacts and related interpretative materials using surface mounted accent and area lighting, pole mounted adjustable area lighting and other similar techniques.
- Illumination highlighting of select plant materials and trees using both ground based up lighting and in-tree canopy illumination with "moonlighting."
- Illumination of community gardens with localized lanterns and limited adjustable area lighting.
- Illumination of work and access areas around building with full cutoff, low-glare fixtures.
- Illumination of building interiors.

All light sources proposed include solid state LED with warm color temperature and high color rendering with minimization of short wavelength light, controlled through a centralized control system and grouped in zones for time-of-day and calendar responsive dimming. Appropriate stewardship of the nighttime environment would include specific measures to address: sky glow, light trespass, nuisance glare, intrusive wavelength control, curfew light management.

**Project Evaluation**

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

**Subject Property/Historic Resource:**

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

**California Register-eligible Historic District or Context:**

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a consultant report:

- Architectural Resources Group, *Francisco Park Reservoir, Historic Resource Evaluation Part 2* (December 21, 2017)

Staff has reviewed the project proposal, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* analysis included in the Part 2 report for the Francisco Park Reservoir project as prepared by ARG. Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired.

The following is an analysis of the proposed construction per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

***Standard 1.***

*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Francisco Reservoir was originally used as a distribution reservoir and was later converted for use as a pressure-balancing reservoir. For a majority of its existence from construction to the present, the main reservoir excavation has been covered by a roof structure. The proposed project will fill approximately 75% of the main reservoir and 100% of the secondary reservoir for the purposes of adapting the site for use as a public park. The bulk of the historic reservoir will be buried in place. Buried inside the main reservoir basin, under the main lawn of the new park, will be a storm water harvesting system to capture runoff for reuse in landscape irrigation and toilet flushing on site.

The water harvesting, storage, and on-site distribution use proposed as part of the new park is generally in keeping with the reservoir's historic use of water storage and dispersal. Though the amount of proposed fill will alter the observable volume of the reservoir basins and obscure most of the original reservoir walls and floor from view, much of the reservoir structure itself will remain in place. A full section of the existing reservoir (including the brick floor, concrete and brick side walls, cast iron pipes, water tank and wood sight gauge, and a portion of the brick-lined draining channel) at the east end will remain intact, visible, and protected to provide a sense of the reservoir's original scale, function, and volume. Buried portions of the reservoir (side walls, brick lining) will be protected by a layer of non-woven filter fabric prior to covering with earth. Further, interpretive installations proposed for the site will provide historical photographs and other information to describe the history and development of the reservoir during its Period of Significance (POS).

Staff concurs with ARG, that although the proposed filling of the bulk of the reservoir alters the spaces of the reservoir chambers as they exist today, the proposed new water storage and distribution use is in keeping with the historic use, and most of the distinctive materials and features will remain in place, preserved either through burial or through repair and restoration. As such, the proposed project is generally in keeping with Standard 1.

**Standard 2.**

*The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The bulk of the reservoir will be buried in place, and a cross section of the main basin will be retained at the east end. Minimal removal of distinctive materials and features are proposed. A portion of the north berm will be removed to provide access to the interpretive plaza at the east end, where a section of the original reservoir will be retained and preserved to communicate the historic volume, scale, materials, and function of the reservoir's main chamber. Staff concurs with ARG that the retention of this part of the reservoir preserves representative sections of the brick floor, the brick and concrete side walls, the east retaining wall, and all of the extant pipes, drainage, and measurement features in this area. As a result, the bulk of the character-defining features will remain intact and visually accessible to park visitors to communicate the historic character of the site. Moreover the majority of the reservoir will be retained under fill. Though the full extent of the reservoir's historic industrial and functional character will be altered through fill and other park improvements, the retention of the eastern end of the reservoir and its incorporation into the park plan as an interpretive plaza is in keeping with Standard 2.

**Standard 3.**

*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No major conjectural features are proposed as part of the project. The project description references a "historic Huntington fence" to be donated for reuse on site, either at the southernmost property line or to enclose the community garden. Even though the proposed locations for the fence are not within or adjacent to the historic section of the reservoir, but within areas of new development, staff concurs with ARG that the use of historic features from other sites is not compliant with the Standard 3. In order to comply with this Standard, the project should locate this element away from the historic reservoir and provide clear interpretation of the fence as a relocated feature to bring this aspect into compliance with Standard 3 (please see **Improvement Measures** section below).

**Standard 4.**

*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The reservoir's POS is from 1859 to 1960, reflecting the full history of the reservoir's contributions to San Francisco's water system and including all extant features. No changes to the reservoir outside of the POS have acquired significance in their own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

**Standard 5.**

*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Though a large portion of the reservoir will be filled, the majority of the distinctive materials, features, finishes, and construction techniques evident in the reservoir will be retained in full or in part in the proposed plan. At the interpretive plaza at the east end of the reservoir, visitors will be able to walk on the historic brick reservoir floor and view the concrete clad retaining walls. At the entry to the plaza, a reveal at the section cut through the historic north berm will show the layered construction of the north reservoir wall by exposing a portion of the brick lining and concrete cladding of the reservoir. Within the protected area at the easternmost end, visitors can view the historic pipes, draining elements, brick tank, and wood sight gauge.

Therefore, the proposed project complies with Rehabilitation Standard 5.

**Standard 6.**

*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

A section of the existing brick lining between the interpretive area and the children's playground will be removed to provide for the structural stability of proposed improvements. These bricks will be salvaged for use as replacement bricks where needed. A *Historic Materials Conservation Treatment Report* (dated December 19, 2017) completed by ARG provides guidance on the appropriate treatment of deteriorated stucco or concrete parging. Staff concurs with ARG's directives and treatments as included in the *Material Conservation Report*. In order to comply with Standard 6, the project should employ the recommendations in the *Materials Conservation Report* as well as any other directives developed by a retained historic architect as the project design progresses (please see **Improvement Measures** section below).

With the measures noted, the proposed project would comply with Rehabilitation Standard 6.

**Standard 7.**

*Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The *Historic Materials Conservation Treatment Report* contains directives on the protection, cleaning, treatment and repair of historic materials and features on site. Staff concurs with these directives. In order to comply with Standard 7, the project should employ the recommendations in the *Materials Conservation Report* as well as any other directives developed by a retained historic architect as the project design progresses (please see **Improvement Measures** section below).

With the measures noted, the proposed project would comply with Rehabilitation Standard 7.

**Standard 8.**

*Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The site consists of a series of artificial terraces created by cuts to bench a steep north-facing slope. The project would include fill and could potentially cut to up to 8 feet deep, in particular into the downslope berm of the reservoir. There are no known or suspected archaeological resources at the project site or in

the immediate vicinity based on Planning Department mapping files, and the potential for prehistoric or historic archaeological deposits appears to be low based on the steep setting and history of grading at the site. However, the reservoir itself is a historical resource. There is a potential that excavations on the site, in particular cuts into the downslope berm of the reservoir, could expose features related to the original construction and operation of the reservoir.

In order to comply with Standard 8, the project includes an improvement measure that requires that, in the event that historic artifacts or features are uncovered during earth moving, the find will be protected and the Planning Department's Environmental Planning staff and a qualified historical archaeologist be contacted to inspect the find, so that any artifacts or archaeological deposits present in the berm or elsewhere on site are appropriately documented for inclusion in the park's interpretive displays as appropriate. (Please also see: *Environmental Planning Preliminary Archeological Review Memo dated January 8, 2018*).

With the measure noted above, the proposed project would comply with Rehabilitation Standard 8.

**Standard 9.**

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

See discussions under Standards 1, 2, and 5 above. Proposed new work will be differentiated yet compatible with the existing reservoir. Though the bulk of the reservoir will be filled to provide for a new park, several design features have been incorporated into the proposed project to reference its historic form and location. Along the north, west, and south edges of the main reservoir, a sandblasted concrete band at the ground plane will mark the location of the perimeter walls below. The refuse storage building at the southwest corner of the reservoir will be set back from this band to maintain a visual line along the south reservoir wall below. Similarly, the seat wall and paved area to the south of the central playing field are also set back from the line of the reservoir's south wall. Areas of new work will utilize different paving materials to differentiate new from historic. The sandblasted concrete material used for the perimeter band will also be used for the concrete retaining wall at the interpretive plaza (north berm section cut) to provide consistency in the material palette marking where new meets old. A ¼ inch steel edging will be installed at the interpretive plaza where the historic brick meets new concrete pavers or playground turf. The new building constructed on the west side of the site will be simple in design and constructed of concrete and metal; these will read clearly as modern interventions in the landscape. Staff concurs with ARG, that as such, the project complies with Standard 9.

**Standard 10.**

*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As described above, the bulk of the reservoir will remain intact, though a large portion of the existing resource will be buried in place. A layer of protective, non-woven filter fabric will be installed over those portions of the reservoir to be buried prior to covering with the earth. Most new construction within the reservoir area will occur atop areas of fill and could theoretically be removed in the future without



impact to the essential form and integrity of the reservoir. A new protective screen composed of flat metal bars will be installed within the bays of the retaining wall at the east end of the reservoir to protect the tank, pipes, and other historic elements in this location from damage and vandalism. This screen will be set back from the face of the concrete piers and minimal attachment points are intended for protection of existing materials in the future. Staff concurs with ARG, that though portions of north berm would require restoration should the park improvements be removed in the future, the overall essential form and integrity of the historic reservoir would remain intact, and thus the proposed project is compliant with Standard 10.

#### SUMMARY

The Department concurs with ARG that the proposed project appears generally compliant with the *Secretary of the Interior's Standards for Rehabilitation*. Despite the proposed amount of fill, a majority of the reservoir's character-defining features, finishes, and materials will be retained – in whole or in part – in the proposed design. Visitors will be able to experience the historic volume of the main reservoir basin, and view materials and features related to its original construction and historic use. Design considerations proposed in areas of new construction will allow for continued reference of the reservoir's size and shape within the landscape, but will differentiate new construction through the use of modern materials and design standards. Buried portions of the reservoir will be protected in place for potential reversibility and preservation purposes, and – though at a smaller scale – the reservoir site will continue its historic functions of water storage and distribution. A comprehensive interpretive program is also proposed to supplement understanding of the historic reservoir with historic photographs and information narratives. Therefore, as currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

Although the proposed project is not anticipated to have a historic resource impact, staff proposes the following improvement measures. These measures are meant to ensure conformance with the *Secretary of the Interior's Standards for Rehabilitation*. Please see below.

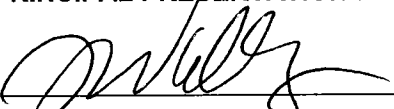
This evaluation is based on review of the site permit (60% drawings), which were submitted to the San Francisco Department of Building Inspection (DBI), prior to the CEQA clearance.

#### *Improvement Measures*

1. After approval of the project at the Recreation and Park Commission, the project sponsor shall submit an addendum or grading permit to DBI to ensure Planning Department review of the project plans, and consistency with CEQA and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. As part of the grading permit, the project sponsor shall incorporate construction protection measures created by a qualified preservation engineer familiar with the *Standards* and National Park Service requirements.
2. The project sponsor shall retain a qualified historic resource specialist/historic architect on site during certain stages of construction as the project progresses. The project sponsor shall advise the Planning Department when the historic resource specialist/historic architect is retained. This shall be documented in the project specifications.
3. To ensure proper documentation of the historic built environment, the project sponsor shall provide to the San Francisco Public Library, Historic American Engineering Record (HAERS) like documentation as part of the project prior to the issuance of any demolition permits, and will work with qualified professionals to archive these reports and photos. Specifically, this includes:

- a. full format digital photograph documentation with rectified photos that are scalable
  - b. engineer and archeology reports for all underground historic elements
4. As part of the addendum or grading permit, the project sponsor shall incorporate as final, the graphic and narrative descriptions for the *Francisco Park Interpretative Elements* program for review by the Planning Department.
  5. The project sponsor shall follow the directives of the *Environmental Planning Preliminary Archeological Review Memo dated January 8, 2018*. In the event that historic artifacts or features are uncovered during earth moving, the find will be protected and the Environmental Planning Division and a qualified historical archaeologist be contacted to inspect the find, so that any artifacts or archaeological deposits present in the berm or elsewhere on site are appropriately documented for inclusion in the park's interpretive displays as appropriate.
  6. The project sponsor shall follow the directives of the *Historic Materials Conservation Treatment Report*, dated December 19, 2017 by ARG, regarding retention of brick salvaged for use as replacement bricks where needed.
  7. The project sponsor shall locate the "historic Huntington fence" away from the historic reservoir and provide a clear interpretation of the fence as a relocated, non-original feature.
  8. The project sponsor shall follow the directives of the *Historic Materials Conservation Treatment Report* dated December 19, 2017 by ARG, for guidance on the appropriate treatment of deteriorated stucco or concrete parging.
  9. The project sponsor shall follow the directives of the *Historic Materials Conservation Treatment Report* dated December 19, 2017 by ARG for guidelines on the protection, cleaning, treatment and repair of historic materials and features on site as well as any other directives developed by a retained historic architect.
  10. The project sponsor shall follow grading, earthwork and subgrade preparation requirements in accordance with the geotechnical report prepared by San Francisco Public Works Design and Engineering, titled *Geotechnical Investigation Report; Francisco Reservoir Improvement Project; San Francisco, California* (dated November 13, 2015) and their *Francisco Reservoir Park Memorandum* (dated April 4, 2017).

**PART II: PRINCIPAL PRESERVATION PLANNER REVIEW**

Signature:   
M. Pilar LaValley, Acting Principal Preservation Planner

Date: 2/26/18

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File