Certificate of Appropriateness Case Report

HEARING DATE: MAY 16, 2018

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception:

415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

Filing Date: March 13, 2018
Case No.: 2018-003700COA

Project Address: Filbert Street and Columbus Avenue

Historic Landmark: No. 226: Washington Square

Zoning: P (Public)

OS (Open Space) Height and Bulk District

Block/Lot: 0102/001

Applicant: Levi Conover, Project Manager

San Francisco Recreation and Park Department

30 Van Ness Avenue, 3rd Floor

San Francisco, CA 94102

Staff Contact: Elizabeth Gordon Jonckheer - (415) 575-8728

elizabeth.gordon-jonckheer@sfgov.org

Reviewed By: Tim Frye – (415) 575-6822

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PROPERTY DESCRIPTION

Washington Square is located on an irregular shaped block bounded by Columbus Avenue, Filbert, Stockton, Union and Powell Streets in the North Beach neighborhood of San Francisco (Assessor's Block 0102; Lot 001). The subject property is located within the P (Public) Zoning District with an OS (Open Space) Height and Bulk District. Washington Square was locally designated as San Francisco Landmark No. 226 under Article 10 of the Planning Code in 1999.

Washington Square was established in 1850 and re-designed in 1958 according to a master plan by Douglas Baylis and Francis Joseph McCarthy, both prominent master designers of the Mid-Century Modern period. The 2.26-acre city park includes a large central lawn transected by concrete walking paths, benches, monuments, a playground, and large trees and smaller shrubs and plantings. A Certificate of Appropriateness for renovation of the playground area was approved under 2016-011144COA in March 2017.

PROJECT DESCRIPTION

The Washington Square Water Conservation Project seeks to reduce the park's existing irrigation water use. The majority of work entails removal and replacement of the park's existing irrigation system (main lines, branch lines, sprinkler heads, controllers), the removal and replacement of the existing sub-lawn drain infrastructure, and the replanting of the grass/sod on the existing main lawn. The designating ordinance for Washington Square outlines specific scopes of work that require a hearing before the Historic Preservation Commission. These scopes include replacement or alteration to the appearance of the park's benches; fencing, barriers, or walls; hard-edged, raised planting beds; mature trees; and

changes to the existing paving plan including paving material. For further detail, please see the attached exhibit titled "Procedures for Review of Alterations to Washington Square for Incorporation into the Designation Ordinance".

The project scope requiring a Certificate of Appropriateness includes:

Base Scope Items:

- Removal and replacement of seven (7) trees recommended for removal per the Recreation and Park Department tree assessment.
- Planting of four (4) new trees that were previously removed due to disease/hazard.

Alternate Scope Items:

In the event additional project funding is secured, some or all of the following scope items would be included in the scope of work and are part of the Certificate of Appropriateness request:

- ADA upgrades to pathways: regrading of the existing non-conforming cross slope of pathways, and installation of a new 6"-12" tall concrete curb along planters.
- Removal of all existing asphalt pathways and replacement with stained concrete.
 - o Stain would be dark to match the existing asphalt color and include a waterjet finish.
 - o Concrete finish would match the concrete finish as approved in the playground project.
- Installation of perimeter cobble pavers at the lawn and planting bed edges.
- Installation of perimeter low fencing on outer planter bed edges.
- Removal and replacement of existing wood benches in-kind with new benches as needed. No change to bench locations. The intent is to retain as many existing benches as possible. It is likely that at minimum that replacement of all of the CMU bench legs would be necessary. Benches that cannot be reinstalled after leg repair or those that are beyond repair would be replaced with matching detailing to the existing wood benches and legs, and painted to match existing.

The park plan, layout of pathways, and layout of planting bed perimeters would remain unchanged.

OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the

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Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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 proposed project would retain the subject property's use as a public open space, and would maintain the area's historic character. The project also maintains the dimensions and configuration of the historic design of the park and the pathways. The character of the park as a whole will not be changed as a result of the project.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property would be retained. No distinctive materials, architectural or landscape elements, or spaces that characterize the property would be removed or altered. The configuration of the park and pathways would retain their historic dimensions. Benches will be repaired or replaced in-kind with wood and concrete painted to match as necessary in existing locations. The proposed low level, open, post and chain fencing is light in character and will not block views or impair the open quality of the landscape. The proposed project will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the landmark.

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.

The proposed project involves the installation of new trees and new planting materials in borders along existing pathways, new curb and paving edges along these pathways, and the repaving of the pathways themselves. Post and chain fencing will be installed along planting beds in various locations. Benches will be replaced in-kind as necessary in existing locations. The proposed trees, landscape materials, in-kind benches, fencing and hardscaping will be compatible with the existing park materials, and those proposed for the playground. The proposed project will not create a false sense of history and no conjectural features will be added.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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No distinctive materials, features, finishes, construction or craftsmanship examples would be removed from the historic site. The replacement paving, benches, trees and other landscape will be compatible with the existing park materials, and those proposed for the playground renovation.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposal will not destroy historic materials, features, and spatial relationships that characterize the property. The new features are compatible with the park's historic character and materials. The pathway paving and edging material, and the cobblestone plant bed borders will be compatible with the park's hardscaping and would not alter character-defining features of the landscape. The proposed low level, open, post and chain fencing is light in character and will not impair the open quality of the landscape proportion or the integrity of the property and its environment.

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.

The concrete curbs, fencing, benches and hardscaping, as well as the new trees and new planting materials in borders could be removed in the future without harming the integrity of the open space and landscape. The project maintains the dimensions and configuration of the historic design of the park and the pathways; therefore, the essential form and integrity of the historic property and its environment would not be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received public correspondence related to this project in regard to the duration of the closure of the park due to the remodel, and the dislocation of the park's homeless population.

STAFF ANALYSIS

As identified in the 1999 Landmark Designation Report, Washington Square's character defining features include:

- the circuitous interior pathways and perimeter sidewalks;
- broad open lawn and plazas;
- planting beds and tree clusters;
- public art, ornamental and sculptural features;
- playground; and wood benches.

Based on the requirements of Article 10 and the Secretary of Interior's Standards for Rehabilitation, staff has determined that the proposed work is compatible with the character-defining features of Washington Square, Landmark Number 226.

The new trees, shrubs and bushes in the perimeter planting beds, perimeter cobble pavers at the lawn and planting bed edges, concrete curb along the planter beds, perimeter fencing on the planter bed edges, and replacement benches would not alter character-defining features of the landscape and could be removed in the future without impacting the integrity of the property. The work proposed as part of the Water Conservation Project maintains the historic configuration and visual appearance of the park. The hardscaping, including the paving material for the walkways, the concrete curbs and the cobblestone borders is compatible with existing paving and stone found at the park, which is comprised of concrete walkways and smooth finish concrete curbs and rusticated stone planting bed borders. The proposed fencing will not impact views or the open character of the landscape. The proposed trees, shrubs and other groundcover are in keeping with the existing plant palette. Staff finds the project consistent with Washington Square's character, and that the essential form and integrity of the landmark will be unimpaired by the proposed project. The character defining features of the property, including the wood benches and playground, planting beds and pathways, will remain in their historic locations. The historic design and configuration of the park and walkways will be retained and the new materials, including the finish and texture of the planting bed borders and walkway paving, will match the character of the landscape's existing hardscaping.

Conditions of Approval

1. That prior to issuance of Building permits, final materials, including the post and chain fencing, walkway paving material, cobblestone for planting bed borders, and the bench material will be forwarded for review and approval by Planning Department Preservation Staff.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration) because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior's Standards.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Parcel Map
1998 Sanborn Map
Zoning Map
Site Photographs
Resolution No. 14879
Landmark No. 226 Designation

Landmark No. 226 Designating Ordinance

- Procedures for Review of Alterations to Washington Square for Incorporation into the Designation Ordinance

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PLANNING DEPARTMENT

Certificate of Appropriateness May 16, 2018

Case Number 2018-003700COA Washington Square Park

Project Sponsor Submittal

- COA Application and plans

Historic Preservation Commission Draft Motion

HEARING DATE: MAY 18, 2018

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10, TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0102, WITHIN A P (PUBLIC) ZONING DISTRICT AND AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 13, 2018 Levi Conover of the San Francisco Recreation and Parks Department ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for alterations to Washington Square, including: the removal and replacement of existing trees and the addition of new trees, removal of all existing shrubs and bushes in the perimeter planting beds, replacement of existing benches in-kind, replacement of all existing asphalt pathways, installation of perimeter cobble pavers at the lawn and planting bed edges, installation concrete curbs along the planter beds, and installation of perimeter low fencing on outer planter bed edges.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on May 16, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-003700COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the plans dated March 31, 2018 labeled Exhibit A on file in the docket for Case No. 2018-003700COA based on the following findings:

CONDITIONS OF APPROVAL

1. Specifications for final materials, including the post and chain fencing, walkway paving material, cobblestone for planting bed borders, and the bench material will be forwarded for review and approval by Planning Department Preservation Staff prior to the issuance of Building Permit Applications.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of the Commission.
- 2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- That the proposed project is compatible with the Washington Square, Landmark Number 226 since the project does not affect the design and form of the site.
- That the project would maintain the existing use of the park as a public open space and would maintain the park's historic character.
- That the proposed project maintains and does not alter or destroy the park's characterdefining features or materials.
- The proposed project meets the requirements of Article 10.
- On balance, the proposed project meets the following Secretary of Interior's Standards for Rehabilitation: The proposed project meets the following Secretary of Interior's Standards for Rehabilitation:

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Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

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

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.

Standard 5.

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

Standard 9.

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

Standard 10.

New additions and adjacent or related new construction shall 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.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

4

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of Washington Square, Landmark Number 226 for the future enjoyment and education of San Francisco residents and visitors.

- 4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will have no effect on existing neighborhood-serving retail uses.

B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the site and landmark in conformance with the Secretary of the Interior's Standards.

C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have any impact on industrial and service sector jobs.

F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will have no effect on preparedness against injury and loss of life in an earthquake. The work will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0102 for proposed work in conformance with the plans labeled Exhibit A on file in the docket for Case No. 2018-003700COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 16, 2018.

Jonas P. Ionin Commission Secretary

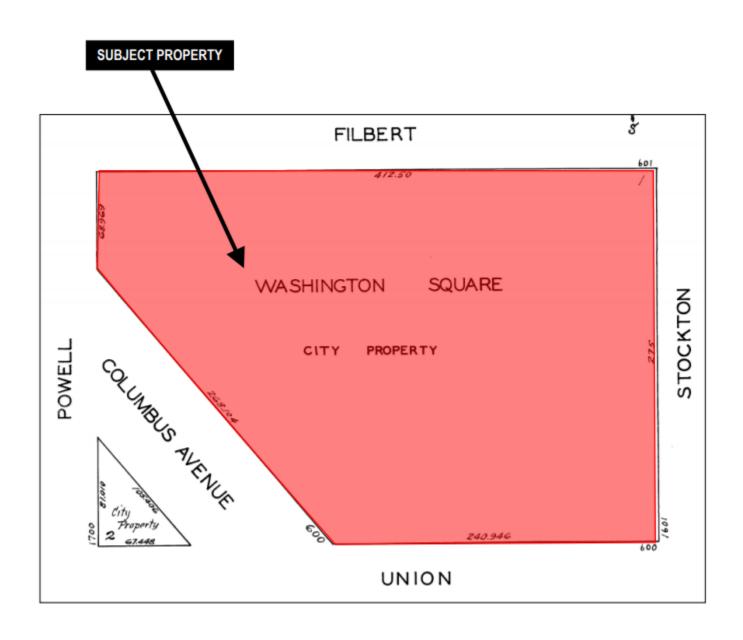
AYES: X

NAYS: X

ABSENT: X

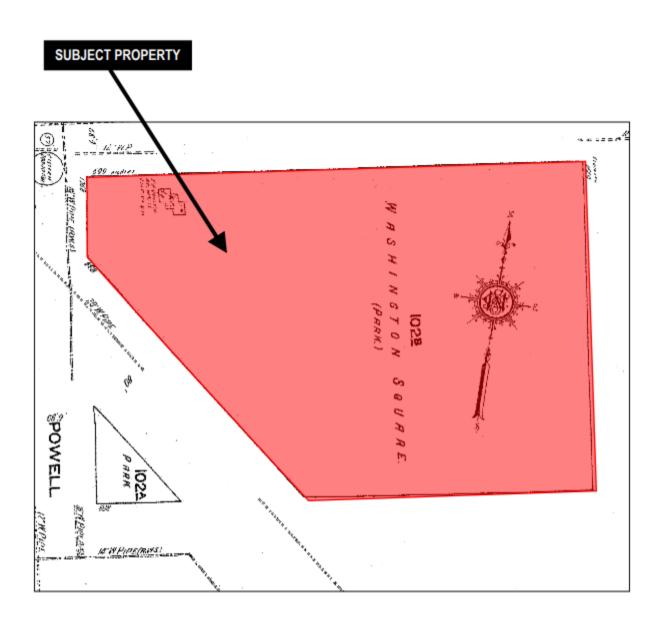
ADOPTED: May 16, 2018

Parcel Map





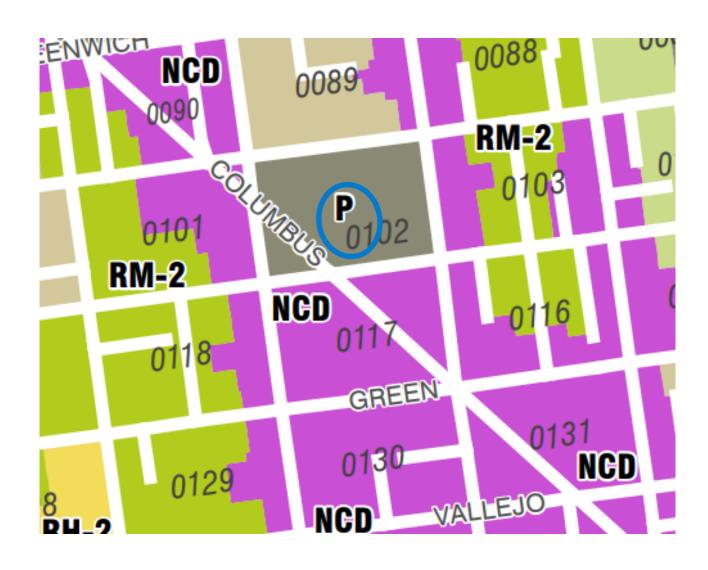
Sanborn Map*



^{*}The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



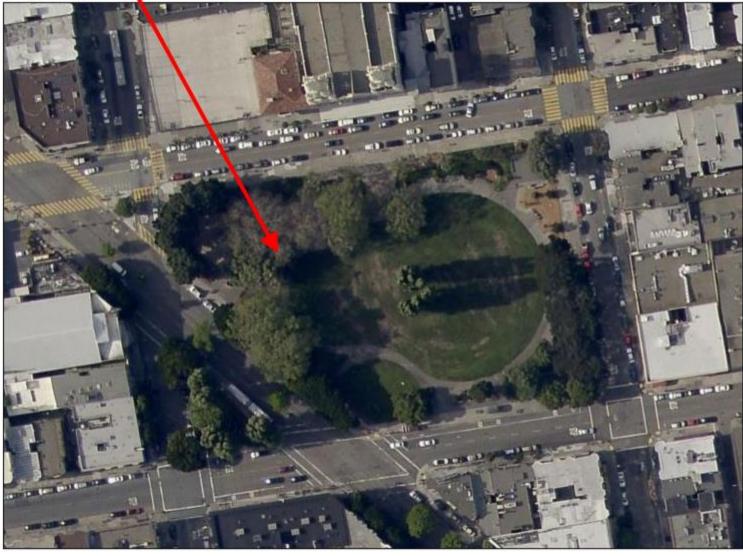
Zoning Map





Aerial Photo





Aerial Photo



Site Photo



Site Photo



Site Photo



FILL NO. 990:40

Supervisors Yee, Becerril

RESOLUTION NO.

84-99

1	[Landmarking of Washington Square]
2	URGING THE PLANNING DEPARTMENT, PLANNING COMMISSION, ARTS
3	COMMISSION, RECREATION AND PARKS COMMISSION, AND THE LANDMARKS
4	PRESERVATION ADVISORY BOARD TO EXPEDITIOUSLY DESIGNATE WASHINGTON
5	SQUARE A LANDMARK
6	WHEREAS, Washington Square is one of San Francisco's oldest and most beloved
7	parks, and, parks, and,
8	WHEREAS, In 1847 Washington Square was one of 3 blocks identified as public
9 1	squares, and,
10	WHEREAS, Washington Square was subsequently set aside as public open space and has
11	remained that way for over 150 years, and,
12	WHEREAS, Washington Square is associated with important events in local and state
13	history, and,
14	WHEREAS, Washington Square is significant for its overall design, and also because it
15	contains historically significant public art, and,
16	WHEREAS, Washington Square makes an important contribution to the character of
17	the North Beach Neighborhood, and,
18	WHEREAS, SAN Francisco civic organizations have taken a keen interest in
19	improvement and protection of the park; now, therefore, be it
20	RESOLVED, that the Board of Supervisors does hereby urge the Planning
21	Department, Planning Commission, Arts Commission, Recreation and Parks Commission,
22	and the Landmarks Preservation Advisory Soard to expeditiously designate Washington
23	Square a landmark.
24	
25	

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City and County of San Francisco

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Resolution

File Number: 990140 Date Passed.

Resolution urging the Planting Department. Planning Commission. Arts Commission. Recreation and Parks Commission, and the Landmarks Preservation Advisory Board to expeditiously designate. Washington Squit e.a.fandmark.

Tehnory 1, 1999 Board of Supervisors — SEVERED FROM FOR ADOPTION WITHOUT COMMUTER RELEASE AGENDA.

February 1 (999) Board of Supervisors (ADOPTED)

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Case No. 98.270L Washington Square Assessor's Block 102, Lots 1 and 2

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 14879

ADOPTING FINDINGS RELATED TO AN APPROVAL OF LANDMARK DESIGNATION OF WASHINGTON SQUARE AS LANDMARK NO. 226.

- WHEREAS, On October 21, 1998, the Landmarks Preservation Advisory Board (Landmarks Board) established its landmark designation work program for fiscal year 1998-1999. Ten sites were chosen to have Landmark designation reports developed and brought to the Landmarks Board for consideration of landmark designation. Included on that list was Washington Square; and
- 2. On November 8, 1998 the Telegraph Hill Dwellers requested that the Landmarks Board consider initiating landmark designation of Washington Square Park; and
- On February 1, 1999, the Board of Supervisors adopted Resolution 84-99 "urging the Planning Department, Planning Commission, Arts Commission, Recreation and Parks Commission, and the Landmarks Preservation Advisory Board to expeditiously designate Washington Square a Landmark;" and
- 4. On March 15, 1999, the Civic Design Review Committee of the Art Commission adopted a motion in support of the landmark designation of Washington Square; and
- 5. On April 15, 1999, the Recreation and Park Commission adopted a motion in support of the landmark designation of Washington Square; and
- 6. On April 21, 1999, the Landmarks Board held a public hearing and adopted Landmarks Board Resolution No. 512 initiating landmark designation and recommending that the Planning Commission approve the designation of Washington Square as City Landmark No. 226; and
- A draft Washington Square Landmark Designation Report, prepared by Kate Nichol, was reviewed by the Landmarks Board at its regular meeting of April 21, 1999, and such documentation was considered a final Washington Square Landmark Designation Report by the Landmarks Board; and
- 8. The Landmarks Board, in considering landmark designation of Washington Square, employed the "Kalman Methodology" rating criteria, modified for special application to landscape features. The Landmarks Board made the following rating determinations for Washington Square: Five of ten modified Kalman criteria received a rating of "Excellent" Age, Relation to Historic Events, Relation to Historic Patterns, Character/Continuity/Setting, and Visual Significance. Four of ten modified Kalman criteria received a rating of "Very Good" Use, Design, Designers, and Relation to Historic Persons. One of Ten modified Kalman criteria received a rating of "Good/Very Good" Integrity; and
- 9. Concurrent with this proposed Washington Square landmark designation is proposed a text amendment to Article 10 that will provide for Certificate of Appropriateness approval of alterations to City-owned parks, squares, plazas or gardens on a landmark site, where the designating ordinance identifies the alterations that require such approval. This text amendment will enable the implementation of the "Procedures for Alterations to Washington Square" that are proposed for incorporation into the Washington Square designation ordinance; and

Case No. 98.270L Washington Square Assessor's Block 102, Lots 1 and 2 Page 2

- 10. The Planning Department developed these procedures in consultation with Recreation and Park Department staff, Art Commission staff, and the Telegraph Hill Dwellers. The purpose of these procedures is to identify the types of work to Washington Square requiring Certificate of Appropriateness approval, prior to commencement of work, pursuant to Planning Code Section 1006. It is intended that the Certificate of Appropriateness review process be reserved for alterations that may significantly affect the special historic character of Washington Square, for the purposes of Article 10. It is not intended that work undertaken in the ordinary maintenance and management of Washington Square, or in the interest of public safety, be subject to review under Article 10; and
- 11. The Planning Commission reviewed this case and all supporting documents and heard testimony in a regularly scheduled, duly noticed public hearing on September 9, 1999; and
- 12. The Planning Commission concurs with the findings and recommendation of the Landmarks Board as set forth in Landmarks Preservation Advisory Board Resolution No. 512; and
- 13. The Planning Commission finds that the subject property met the criteria for landmark designation set forth in Planning Code Section 1004 (a)(1) having a "special character or special historical, architectural and aesthetic interest or value;" and
- 14. The Planning Commission finds that the Washington Square Landmark Designation Report describes the location and boundaries of the landmark site, describes the characteristics of the landmark or historic district which justify its designation, and describes the particular features that should be preserved meeting the requirements of Planning Code Section 1004(b). It is fully incorporated into this resolution by reference; and
- 15. The "Procedures for Review of Alterations to Washington Square" are proposed for incorporation into the designation ordinance pursuant to proposed, amended Planning Code, Section 1004(c)(3). Such procedures are fully incorporated into this resolution by reference.

THEREFORE BE IT RESOLVED that the Planning Commission hereby approves the landmark designation of Washington Square as Landmark No. 226, pursuant to Planning Code Section 1004.3, limited to and comprising all of Lots 1 and 2 in Assessor's Block 102; and

BE IT FURTHER RESOLVED that this Resolution of Approval be forwarded to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on September 9, 1999.

Jonas Ionin Commission Secretary

AYES: Commissioners Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NOES: None

ABSENT: Commissioner Mills

ADOPTED: September 9, 1999

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Case No. 98.270L Washington Square Assessor's Block 102, Lots 1 and 2

SAN FRANCISCO

LANDMARKS PRESERVATION ADVISORY BOARD

RESOLUTION #512

ADOPTING FINDINGS RELATED TO AN INITIATION OF LANDMARK DESIGNATION AND A RECOMMENDATION OF APPROVAL OF THE LANDMARK DESIGNATION OF WASHINGTON SQUARE.

- On October 21, 1998, the Landmarks Preservation Advisory Board (Landmarks Board) established its Landmark Designation Work Program for fiscal year 1998-1999. Ten sites were chosen to have Landmark Designation Reports developed and brought to the Landmarks Board for review and comment, and consideration of initiation of landmark designation. Included on that list was Washington Square.
- 2. On November 8, 1997 the Telegraph Hill Dwellers requested that the Landmarks Board consider initiating landmark designation of Washington Square Park.
- 3. On February 1, 1999, the Board of Supervisors adopted Resolution 84-99 "urging the Planning Department, Planning Commission, Arts Commission, Recreation and Parks Commission, and the Landmarks Preservation Advisory Board to expeditiously designate Washington Square a Landmark."
- 4. On March 15, 1999, the Civic Design Review Committee of the Art Commission adopted a motion in support of the landmark designation of Washington Square.
- 5. On April 15, 1999, the Recreation and Park Commission adopted a motion in support of the landmark designation of Washington Square.
- 6. A draft Washington Square Landmark Designation Report, prepared by Kate Nichol, was reviewed by the Landmarks Board at its regular meeting of April 21, 1999, and such documentation was considered a final Washington Square Landmark Designation Report by the Landmarks Board.
- 7. The Landmarks Board, in considering landmark designation of Washington Square employed the "Kalman Methodology" rating criteria, modified for special application to landscape features. After reviewing recommendations on the ratings for the modified criteria in the draft Washington Square Designation Report at its regular meeting on April 21, 1999, the Landmarks Board made the following rating determinations for Washington Square: Five of ten modified Kalman criteria received a rating of "Excellent" Age, Relation to Historic Events, Relation to Historic Patterns, Character/Continuity/Setting, and Visual Significance. Four of ten modified Kalman criteria received a rating of "Very Good" Use, Design, Designers, and Relation to Historic Persons. One of Ten modified Kalman criteria received a rating of "Good/Very Good" Integrity.
- 8. A "Policy Regarding the Types of Alterations to Washington Square Requiring Certificate of Appropriateness Authorization" was reviewed and adopted by the Landmarks Board at its regular meeting of April 21, 1999, and is proposed for incorporation into the landmark designation. Such policy clarifies the types of alterations in Washington Square that would require a Landmarks

LANDMARKS PRESERVATION ADVISORY BOARD

Case No. 98.270L Washington Square Assessor's Block 102, Lots 1 and 2 Resolution No. 512 Page 2

Board hearing and Certificate of Appropriateness authorization before commencement of the work. It is intended by this Policy that the Certificate of Appropriateness regulatory process be reserved only for major changes to the Square that may significantly affect its special historic character as described in the Washington Square Landmark Designation Report. It is not the intent of this policy to regulate work undertaken in the ordinary maintenance and management of the Square or its fixtures.

 The Landmarks Board has reviewed documents and correspondence from the elected officials, other City departments, neighborhood residents, community organizations, and received oral testimony on matters relevant to the proposed landmark designation, in a duly noticed Public Hearing on April 21, 1999.

The Landmarks Preservation Advisory Board hereby initiates landmark designation of Washington Square, in Assessor's Block 102, Lots 1 and 2 as Landmark No. 226, pursuant to Article 10 of the Planning Code.

The Landmarks Preservation Advisory Board hereby recommends that the Planning Commission approve the landmark designation of Washington Square, in Assessor's Block 102, Lots 1 and 2 as Landmark No. 226, pursuant to Article 10 of the Planning Code.

The Landmarks Preservation Advisory Board hereby directs its Recording Secretary to transmit this Resolution, the Washington Square Landmark Designation Report," the "Policy Regarding the Types of Alterations to Washington Square Requiring Certificate of Appropriateness Authorization," and other pertinent materials in the Case file 98.270L to the Planning Commission.

I hereby certify that the foregoing Resolution was adopted by the Landmarks Preservation Advisory Board on April 21, 1999.

Andrea Green Recording Secretary

AYES Members Dearman, Finwall, Kelly, Kotas, Levitt, Magrane, Reidy, Shatara

NOES: None

ABSENT: Member Ho-Belli ADOPTED: April 21, 1999

WASHINGTON SQUARE: FINAL LANDMARK DESIGNATION CASE REPORT CASE NO. 1998.270L

APRIL 1999

TABLE OF CONTENTS

Section		<u>Page</u>
1.	Summary	1
2.	Architecture	2
3.	Historic Context	5
4.	Physical Context	7
5.	Integrity	7
6.	Threats to Site	9
7.	Representation in Existing Surveys	9
8.	Figures	9
9.	Submittal Information	27
10.	Bibliography	27

1. SUMMARY

1.1 Identifying Information/Landmarks Preservation Advisory Board Action

HISTORIC AND POPULAR NAME: Washington Square

OWNER: City and County of San Francisco

LOCATION: Block 102, bounded by Union, Filbert, Stockton, Powell Streets

ZONING: Public (Open Space)

ORIGINAL AND CURRENT USE: Public Park

DATE ESTABLISHED: January 3, 1850

LANDMARK NO: 226 LPAB VOTE: 8-0; 1 absent

1.2 Statement of Significance

Washington Square is one of San Francisco's oldest and most beloved parks. Dedicated as public open space even before the incorporation of the City of San Francisco, it remained a tranquil, natural oasis as the City sprang up around it. In pre-Gold Rush California, Juana Briones, one of California's noteworthy pioneers, grew vegetables on this land. In 1847, when Jasper O'Farrell was commissioned to lay out the city's streets, he identified three city blocks as public squares, including the city block which later became known as Washington Square. In 1849, William Eddy re-surveyed the City and published a widely distributed map showing the public squares. In 1850, the sites were set aside for the public by John W. Geary.

Washington Square is associated with important events in local and state history. The park was given its name during the fervently patriotic years leading up to the Civil War and was the site of Fourth of July ceremonies. In 1906-7, 600 earthquake refugees were sheltered in the park. As a public park, Washington Square has hosted many special events, such as Fourth of July and Columbus Day celebrations, the start of the annual Blessing of the Fishing Fleet procession, and the North Beach Festival. The park is home to historically significant public art which recalls facets of California history--a granite block placed in 1869 as a U.S. Coast and Geodetic Survey Station; the Ben Franklin Statue, moved to the park in 1904, originally erected on Market Street in 1879 as a water fountain by temperance activist Henry G. Cogswell; a bronze sculpture of a man drinking water, crouched next to an artificial pond, a gentle reminder of the streams which once ran nearby; and the Volunteer Firemen Memorial, in honor of the Volunteer Fire Department of 1849-1866.

San Francisco civic organizations have taken a keen interest in improvement and protection of the park. While the park's plantings and layout have undergone changes, neighborhood organizations have guarded the essential qualities of Washington Square. Thus, after almost 150 years, Washington Square is the only one of San Francisco's three original parks that has not been made into a roof top for an underground parking garage. As it has for well over a century, Washington Square continues to serve as a green pass as well as a cultural focal

Washington Square: Final Landmark Designation Case Report
Case No. 1998 270L

point for San Francisco's lively North Beach. Its continuing natural condition makes it highly significant as an historic resource within a densely urbanized area.

1.3 Kalman Methodology

The Planning Department and the Landmarks Preservation Advisory Board (Landmarks Board) apply the Kalman Methodology criteria, modified for use in San Francisco, in the identification and evaluation of cultural resources. This methodology is organized by four broad topics-architecture, historic context, physical context, and integrity--which are then further broken down into subcategories. This Designation Report contains ratings (noted in parentheses) based on the Kalman criteria. However, because this methodology was developed primarily for the evaluation of buildings, some interpretation was necessary for application to an outdoor landscaped space.

2. ARCHITECTURE

2.1. Use Category

Washington Square is significant as an urban park which has been in continuous public use since the mid 19th century (Rating: VG, Good Example.)

Washington Square was mapped as a public square in 1847 and developed to its current state over a hundred year period. Until the 1860's, the Square, adjacent to neighborhood cemeteries, lay neglected, an unofficial waste dump for the city. Although the Square was used for public events in the early 1860's, few physical improvements were made. By 1872, with the help of neighborhood boosters, the adjacent cemeteries were removed, the user-defined cross pattern of paths was improved with gravel, and some landscaping was planted. By the 1880's, Washington Square (il Giardino, the garden, as it was called) was the central social gathering place for the Italian community of North Beach. By the turn of the century, Washington Square was well-established as an informal, bucolic open space with scattered groves of trees. Ample seating could be found on the long benches placed on the sides of each major walkway.

A noteworthy aspect of Washington Square's use has been the active involvement of neighborhood groups in the park's improvement. In the 1950's, Washington Square was relandscaped through a project initiated by the Committee for the Beautification of Washington Square, a coalition that included the Columbus Civic Club, Italian Federation of California, Italian Welfare Society, North Beach Merchants and Boosters, North Beach Lions, Church of Saints Peter and Paul, Salesian Boys Club, Telegraph Hill Dwellers, Telegraph Hill Neighborhood Association, and The Misses Marini. In the 1960's, neighborhood activists successfully protected the park from a proposal to transform it into the roof of an underground parking garage. In the early 1990's, the Committee for the Illumination of Washington Square ensured that the park had adequate and attractive lighting. Many individuals have initiated plantings, new benches, and fund-raising for needed repairs or improvements.

For almost 150 years, Washington Square has been used as a village green, the civic center of North Beach. The park's major recreational uses in the 19th century--strolling, enjoyment of the outdoors, informal play and socializing--continue today.

2,2 Age

Washington Square is one of San Francisco's oldest parks. (Rating: E, established before April

Washington Square: Final Landmark Designation Case Report April 1999 Case No. 1998.270L page 2

Washington Square was identified in Jasper O'Farrell's survey of 1847 and William Eddy's resurvey of 1849. On January 3, 1850, it was deeded to the Town of San Francisco by the town's alcalde, John W. Geary. Its establishment as a public open space predated the formal incorporation of the City of San Francisco and the admission of California into the Union. When Washington Square was established, the setting aside of public open space was still a rarity in urban America. The major American parks movement did not begin until the second half of the 19th century and generally produced parks located on the outskirts rather than in the heart of the city. Thus, Washington Square represents a very early American era of urban public open space.

2.3 Design

Washington Square is significant not only for its overall design, but also because it contains historically significant public art. (Rating: VG, Very Good)

2.3.1 In terms of American park design, Washington Square Park represents a 19th century pattern and scale of public open space. Its overall dimensions (a rectangular city block). perimeter promenade, and landscaping are in the tradition of a 19th century American town square or village green. A symmetrical path system formed the park's overall design for its first one hundred years. The symmetrical pattern was established by pedestrians taking the most direct routes across the square. Later, the dirt and gravel paths were paved, resulting in the appearance of a formal Beaux-Arts design. The park featured several large lawn areas and informal groups of shade trees.

In 1957, at the request of the Committee for the Beautification of Washington Square (a coalition of neighborhood organizations), the park was redesigned by Lawrence Halprin and Douglas Baylis. The 1957 design featured a circuitous walking path, a large lawn area, tree clusters, and children's playgrounds. According to Halprin, this free-form design "encourages vigorous participation in a wide range of activities." (Halprin: Choreography of Gardens.) Clusters of evergreen and deciduous trees act as screens to wind and heat, while offering a soft transition to the surrounding buildings. The strategic arrangement of benches and expanse of pavement on the Filbert Street side of the park defined a plaza in front of the district's main architectural focal point, the Church of Saints Peter and Paul.

More than twenty years later, in the early 1990's, another group of neighbors, the Committee to Illuminate Washington Square, worked with a design team to create a new lighting plan for Washington Square. The lighting plan, which has been implemented, features "up-lights" that subtly illuminate the tree canopies from the ground below and replica lamp posts within the park that are similar to traditional street lamp posts on Filbert Street.

The small triangular area bounded by Columbus, Union, Filbert, and Powell was part of the original Public Square, but was cut off from the main park by the construction of Columbus Avenue (originally named Montgomery Avenue) in the 1870's. This part of Washington Square Park has featured the Drinking Man sculpture at the edge of a pond since 1905. The concrete bench on the Powell Street side is visible in photographs dating from the early 1920's. The triangle was dedicated as "Marini Plaza" in 1952. It features art works which honor the Italian presence in North Beach: a sculpture depicting Frank Marini, a well-known benefactor of the North Beach community, and a fountain bird bath, which was a gift to San Francisco from its sister city, Assisi, Italy. The triangle was not affected by the 1957 redesign of the main park.

April 1999

page 3

Washington Square: Final Landmark Designation Case Report Case No. 1998.270L

2.3.2 Washington Square is home to several historically significant pieces of public art.

A simple granite block was placed as a **Survey Marker** in 1869 by Dr. George Davidson (the surveyor and prominent natural scientist for whom Mount Davidson is named) of the U.S. Coast and Geodetic Survey. Latitude and longitude were carved on the survey monument in 1937. The monument reads: "U.S. Coast & Geodetic Survey, Astronomical & Telegraphic Longitude Station, Washington Square, 1869-1880; Latitude: 37.47'59"n, Longitude: 122.24'37" W."

The **Benjamin Franklin Statue** was erected in 1879 on Market and Kearny Streets by temperance activist Henry Cogswell and moved to the park in 1904. The statue originally was a drinking fountain intended to provide an alternative to San Francisco's many bars. Instead, the fountain was used by earthquake refugees in 1906. A time capsule was placed in the statue in 1879 and opened by North Beach neighbors in the park in 1979; participants in the 1979 event placed objects in another time capsule in the statue, to be opened in the year 2079.

The **Drinking Man** statue, a bronze figure of a man crouching on large granite boulders next to a pond, was donated to the City by the artist, Park Commissioner M. Earl Cummings, in 1905. The San Francisco Chronicle announced, "Sculptor's Art to Adorn Square--Park Commissioners to Give Work of Art to Breathing Space in City's North End" and described the crouched figure with "head bent forward...eagerly drinking of water from his firmly clasped and scooped hands." The model who posed in Paris for "the Drinking Man" was the same person who posed for the famed "St. John the Baptist" by Rodin.

The **Volunteer Firemen Memorial**, created by Haig Patigian in 1932, is a tribute to San Francisco's Volunteer Fire Department of 1849-1866. The sculpture, which stands 14 feet tall in the northwest section of the Square, depicts three firemen, one holding a supine woman, one kneeling with a hose and one pointing with an outstretched arm. While the monument was originally intended to be erected on Telegraph Hill, next to Coit Tower, Patigian, in a letter to the President of the Art Commission, said that an "appropriate location from the start was to have the monument erected in that section of the city which embraced the early settlement so frequently ravaged by fire." The Memorial evokes images of North Beach during the City's early eras of fire-prone wooden buildings.

2.4 Designers

Washington Square is associated with prominent designers and artists. (Rating: VG, of considerable importance.)

Landscape architects Lawrence Halprin and Douglas Baylis redesigned Washington Square in 1957. Lawrence Halprin, a landscape architect in San Francisco since 1945, was nominated in 1953 by Time Magazine and San Francisco Chamber of Commerce as "One of San Francisco's leaders of Tomorrow," and became nationally and internationally renowned for his "choreography of gardens" theory, designing places to "determine the movement of the people in them." Washington Square is an early predecessor to Halprin's numerous works, including Levi's Plaza, Embarcadero Plaza and Fountain, Ghirardelli Square, and Hallidie Plaza, in San Francisco, as well as his works outside of San Francisco, including Seattle Freeway Park, Washington; FDR Memorial, Washington D.C.; Lovejoy Plaza, Oregon; and parks in Italy and Jerusalem.

Haig Patigian, sculptor of the Volunteer Firemen Memorial, was a member of the San Francisco community from 1899 until his death in 1950 and was a prominent figure nationally in

Washington Square: Final Landmark Designation Case Report Case No. 1998.270L

the arts. Within San Francisco, his works include the General Pershing Statue in Golden Gate Park, the "Liberty" bas relief on the Security Pacific National Bank's main Grant Avenue facade, decorative panels on the Bohemian Club, and interior art work at 300 Montgomery Street (originally American National Bank).

3. HISTORIC CONTEXT

3.1 Persons

Washington Square has been associated with people who have made significant contributions to the community, state, and nation. (Rating: VG, person of primary importance loosely connected or person of secondary importance intimately connected.)

Juana Briones (1802-1889), a pioneer and humanitarian who was one of the most noteworthy figures in pre-Gold Rush San Francisco (Yerba Buena), built an adobe house in 1836 on the Northeast corner of Powell and Filbert Streets. Here she had a small farm that included the land which later became known as Washington Square. Briones grew vegetables, raised cattle and sold produce and milk to ship crews in the harbor. Indications are that she lived in North Beach from 1836 to 1847. Aside from her marketing skills, Briones was revered for her skills as a healer, mid-wife and long-term provider of care. Briones also offered assistance to sick and deserting sailors, hiding them in her loft and transporting them to the East Bay. Briones purchased a ranch in Santa Clara in 1844, but did not sell her North Beach home until 1858. The Juana Briones California State Historical Marker was placed in Washington Square in 1997 to honor this pioneer settler. Although the connection of Juana Briones to Washington Square is significant, the exact location of the plaque is not particularly significant, especially since there is no evidence that she used the location of the plaque for her vegetable garden.

John White Geary, who was the Town of San Francisco's alcalde (which means magistrate or mayor, in Spanish), set aside the land for Portsmouth, Union and Washington Squares in 1850, months before the City's incorporation. Shortly after, he became the City of San Francisco's first mayor. Later, he served terms as governor of Kansas and Pennsylvania.

In the 1850's **Dr. Henry Cogswell** settled in San Francisco and established his dentistry practice. His dentistry practice and real estate dealings Cogswell a prosperous man. As a strong advocate of the temperance movement in a city full of bars, When Cogswell donated the Ben Franklin Fountain to San Francisco in 1879, it was Cogswell's intention to "supply San Francisco with one fountain for every 100 saloons." In 1904 the Ben Franklin Fountain was relocated to Washington Square from its original site at Market and Kearny Streets. Of all the statues Cogswell donated to San Francisco, Ben Franklin is the only one that remains today. In addition to being active in the temperance movement, Cogswell founded a college that bears his name.

Lillie Hitchcock Coit, an unconventional but beloved socialite, was made an honorary member of her favorite Knickerbocker Volunteer Fire Company No. 5 in 1863 for her help in fighting a fire on Telegraph Hill. Upon her death in 1929, Lillie Coit donated two-thirds of her fortune to the Universities of California and Maryland, and the remaining \$118,000 for the beautification of the city she loved so much. Her gift's effect on the City's landscape was dramatic, resulting in construction of Coit Tower on Telegraph Hill and the Volunteer Fire Department monument in Washington Square.

Washington Square: Final Landmark Designation Case Report Case No. 1998.270L

3.2 Events

Washington Square is associated with events that have made a significant contribution to the community, state, and nation. (Rating: E, patterns of primary importance intimately connected with the resource.)

During the Civil War era, San Francisco gave names to Washington and Union Squares that expressed the City's loyalty to the North and the prevailing patriotic fervor. Washington Square was the location of enthusiastic Fourth of July celebrations.

Washington Square provided essential refuge for those made homeless by the 1906 San Francisco earthquake and fire. For a year after the catastrophe, over 600 refugees lived in Washington Square Park.

Washington Square has been the traditional location for many community events, festivals, political rallies, concerts and other social and cultural activities. The procession for the Blessing of the Fishing Fleet, on the first Sunday after October 1, commences in Church of Saints Peter and Paul and proceeds down Columbus Avenue, past reviewing stands in Washington Square. During the Columbus Day parade and pageant, thousands of people follow the procession from the Civic Center into Washington Square, where they receive High Mass. In addition, the North Beach Festival and the San Francisco Mime Troupe performances are annual events held in the park. The Square has been used as a "village green" by residents of the North Beach neighborhood for many years.

In 1979, hundreds of citizens turned out to Washington Square to witness the opening of a time capsule planted in the base of Ben Franklin during its construction in 1879. An inscription on the Ben Franklin statue reads "P.O. Box with mementos for the historical society in 1979. From H.D.C." The 1979 crowd placed mementos of their own into two plastic tubes and sealed them back into Ben Franklin for the citizens of San Francisco 2079, when the next time capsule will be opened in Washington Square.

3.3 Patterns

(Rating: E, Patterns of primary importance intimately connected with the resource.)

Washington Square is associated with and illustrative of broad patterns of the City's cultural. socio-political, and physical development. The Square represents a land use transition unique to 19th century California, in which garden plots and corrals of early Spanish and Mexican settlers became logical sites for public open space under American rule. It was reserved as unbuilt land in the 1840's, probably because the water drainage from surrounding hills made it more suitable for use as a garden than as a building site. In pre-Gold Rush California, the site was part of a natural swale, draining water from the surrounding hills into streams which ran north to the Bay. The natural irrigation may explain why Juana Briones, one of California's noteworthy pioneers, grew vegetables on this land.

When Washington Square was set aside as public open space in the mid-19th century, it was a far-sighted civic decision that predated San Francisco's rise to national prominence and the building boom that was to occur in the second half of the 19th century.

The Square is a setting for recreational and civic activities by the many different ethnic groups-from annual Columbus Day events to daily Tai Chi practice. Thus, Washington Square has been central to the City's cultural development.

April 1999 Case No. 1998.270L page 6

4. PHYSICAL CONTEXT

4.1 . Character/Continuity/Setting

Washington Square makes important contributions to the character of the North Beach Neighborhood. (Rating: E. Of particular importance in establishing the character of a distinguished area)

Washington Square is nestled within a hollow between Telegraph and Russian Hills, a green valley which serves as a visual counterpoint to the hilltops. The park offers panoramic views of Coit Tower, downtown buildings (notably the Transamerica Building) and the residences on the hills.

The park is central to the North Beach neighborhood and is often called the "heart" of North Beach. Three-story buildings, with two floors of living quarters or office over ground floor restaurants and shops, predominate on the park's periphery. Placid, flat, and green, the park serves as the front yard for the Church of Saints Peter and Paul (constructed 1922-24). With its solid Italianesque design and its twin spires rising 190 feet from ground level, the church both anchors the park and provides a dramatic architectural focus for the North Beach District.

4.2 Visual Significance

Washington Square is significant as a visual landmark to the neighborhood, city, and region. (Rating: E, A place which may be taken as a symbol for the city or region as a whole.)

Washington Square is very visible from public viewing points and private residences on Telegraph and Russian Hills and from many downtown buildings. It is a soft space, a lush green lawn protected by peripheral clusters of trees, which provides visual relief from the densely built surroundings.

Washington Square is a place that expresses the identity of San Francisco. It is the quintessential urban park: a lush green square, set against a backdrop of small to mediumscale historic buildings, in a thriving multi-cultural community. Pictures of the Square, especially with backgrounds featuring Coit Tower on Telegraph Hill, the downtown Transamerica Pyramid building, or the twin towers of Saints Peter and Paul, are instantly recognizable as San Francisco.

5. INTEGRITY

Although Washington Square has undergone design changes throughout its 150 year history. for at least the last century it has maintained the character-defining features which have made it the tranquil, green oasis treasured by San Franciscans. (Rating: G/VG, Alterations which do not destroy overall character.)

5.1 Overall Park Design

The primary features that make Washington Square a "green oasis" are its high ratio of "soft" area (plantings/landscape) to "hard" area (paving/structures), its generous lawns, and its large scale shade trees.

Washington Square: Final Landmark Designation Case Report April 1999 page 7

Section 8.3 of this report contains site plans and photographs which show how the park's overall design has changed over time. (The sidewalks are considered to be part of the park, since they form a perimeter "promenade" and are integral to the park's functioning.) The 1849 survey map designated the entire rectangular city block as a "public square." In the 1870's, the construction of Columbus (originally Montgomery) Avenue separated a small triangle (now known as "Marini Plaza") from the main part of the park.

The layout of the Marini Plaza's landscaped area has changed little since the installation of the Drinking Man sculpture in 1905. However, the construction of diagonal parking spaces on the Powell Street side has resulted in the sidewalk being narrowed to 5' wide, with an effective width of less than 3' due to telephone poles and other obstructions.

The earliest available site plan showing the main part of Washington Square dates from 1949. The 1949 site plan shows a symmetrical path layout which had been the park's overall design for many years. Fortunately for Washington Square, the use of nearby North Beach Playground (constructed in 1910) for active recreation had satisfied the demand for paved play areas in the neighborhood. In 1949, the landscaped area was approximately 67% of the total area bounded by the roadways of Columbus Avenue, Filbert, Stockton, and Union Streets. The park was divided into several large grassy areas.

The 1957 redesign reduced the landscaped area to approximately 59% of the total area. Although the 1957 redesign transformed the layout of the main part of Washington Square, and the planted area was somewhat reduced, important qualities of the park were preserved and enhanced. The designers changed the path system, but retained a high ratio of planted area, a generous central lawn, and large scale trees. The park's perimeter sidewalk continued to function as a "promenade" much as it did at the turn of the century. The designers also preserved or planted large scale perimeter trees which buffer the lawn area from the street and accentuate the park's position in the bowl-shaped valley between Telegraph and Russian Hills.

In the 1960's, a major political battle was fought over the integrity of Washington Square, when neighborhood activists rebuffed an attempt to transform Washington Square into a roof for an underground parking garage. In an article in <u>Cry California Quarterly</u> (Winter 1966-67), Mel Wax expressed how the garage proposal would damage the park, writing: "Parks and garages do not mix well...Trees--big trees--can't grow...on a garage roof. Underground garages need extensive ventilation systems that protrude above park surfaces. They demand massive entrances and exits. They breed traffic and smells, not tranquility." Although the Board of Supervisors narrowly approved the 535-car garage, Mayor John F. Shelley vetoed the ordinance in October 1966. A second proposal for an underground garage was defeated two years later. Of San Francisco's original three public squares, today Washington Square is the only one which has not been transformed into a roof for underground parking. It retains an authenticity of place which adds to its significance.

The park changed very little between 1957 and 1971, the date of the most recent overall site plan for Washington Square. Between 1971 and the present, there also have been few modifications. The modifications to the paved areas have consisted of paving around the Volunteer Firemen Memorial, construction of stairs at the corner of Columbus Avenue and Filbert Streets, and the installation of the Juana Briones bench and an additional asphalt pad for a park bench on the Stockton Street side.

Washington Square: Final Landmark Designation Case Report Case No. 1998.270L

Overall, "the present landscape...is so sympathetic to its surroundings and to the activities of the square that it seems as though it had always existed" (noted by Sally and John Woodbridge in their book, San Francisco Architecture).

5.1 Public Art

Major pieces of public art have been an enduring feature of Washington Square; they have stayed in their original locations as the park underwent transformations. The Ben Franklin has characteristic of San Francisco Franklin Statue and Volunteer Firemen Monument in their original locations, and did not touch the small triangular park space known as "Marini Plaza."

6. THREATS TO SITE: NONE () DEVELOPMENT () ZONING () VANDALISM (X) PUBLIC WORKS PROJECT (X) OTHER ()

7. REPRESENTATION IN EXISTING SURVEYS:

Representation in Existing Surveys indicated by "X" or "Yes" below:

National: () State: (X)

Local: (X)

California State Register: Yes

Here Today: Heritage Surveys: DCP 1976 Survey: Yes

Other:

- 8. FIGURES (pages 10 26)
- 8.1 Property Maps
- 8.2 Historical Photographs
- 8.3 Overall Park Design site plans and photographs
- 8.4 Current Photographs

Case No. 1998.270L

April 1999

page 9

9. SUBMITTAL INFORMATION

9.1 Author

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9.2 Contributors

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9.3 Dates submitted

First Draft submitted October 1998; Second draft submitted April 1999.

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Washington Square: Final Landmark Designation Case Report April 1999
Case No. 1998.270L page 27

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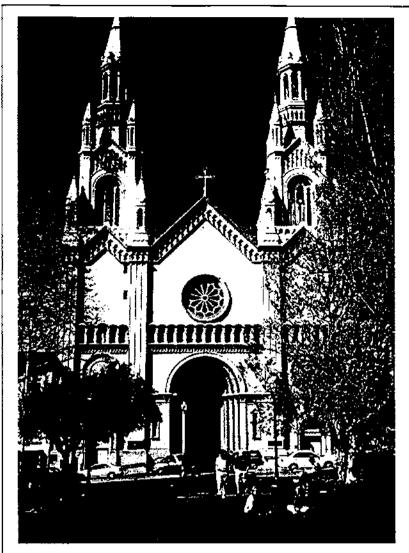
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Washington Square: Final Landmark Designation Case Report Case No. 1998.270L



8.4 Current Photographs

Washington Square, 1999: View north towards Church of Saints Peter and Paul.



Washington Square, 1999: View east towards Telegraph Hill.

Procedures for Review of Alterations to Washington Square For Incorporation Into the Designation Ordinance

SECTION 2: The property shall be subject to following further controls and procedures, pursuant to Planning Code Section 1004(c)(3), in addition to those generally set forth in Article 10 of the Planning Code:

- (a) Alterations that Require a Certificate of Appropriateness: The following alterations shall require Certificate of Appropriateness approval pursuant to Planning Code, Sections 1005 through 1006.8:
 - (1) A plan or proposal involving the introduction, moving, removal, replacement or significant alteration to the appearance of Major Fixed Elements. Major Fixed Elements shall mean:
 - (A) Buildings, sheds, shelters, arbors, pavilions;
 - (B) Monuments, sculpture, ornamental fountains, masonry and concrete benches;
 - (C) Fencing, railing, gates, barriers, walls;
 - (D) Designated playground areas;
 - (E) Hard-edged, raised planting beds;
 - (F) Mature trees with a trunk diameter of six inches or greater measured at chest height.
 - (2) A plan or proposal involving Major Changes to the Existing Pavement Plan. Major Changes to the Existing Paving Plan shall mean:
 - (A) Any change to the existing type of paving material;
 - (B) Introduction of paved surface to area(s) not paved at designation, cumulatively totaling 1000 square feet or more in area.
 - (3) A plan or proposal involving a new standard parkwide design for Minor Fixed Elements as defined below in (c)(2).
- (b) Alterations that do not Require a Certificate of Appropriateness:
 - (1) Ordinary Maintenance. Ordinary Maintenance shall mean:
 - (A) Removal of any dead, diseased or overcrowded tree and shrub consistent with accepted horticultural practice or public safety;
 - (B) Repainting, cleaning, rehabilitation, and conservation;
 - (C) Pruning, fertilizing, mulching, seeding, planting, mowing, watering.
 - (2) The introduction, moving, removal, replacement or alteration of Minor Fixed Elements. Minor Fixed Elements shall mean:
 - (A) Lamps;
 - (B) Benches;
 - (C) Drinking fountains;
 - (D) Trash receptacles;
 - (E) Signs and plaques;
 - (F) Play equipment within an existing playground area;
 - (G) Soft-edged planting beds;
 - (H) Plants, shrubs and trees with a trunk diameter of less than six inches measured at chest height.

- (3) Temporary Installations. Temporary Installations shall mean:
 - (A) Movable furniture;
 - (B) Tents;
 - (C) Temporary art installations and displays;
 - (D) Portable performance stages and equipment.
- (4) Minor Changes to the Existing Pavement Plan. Minor Changes to the Existing Paving Plan shall mean:
 - (A) Repaving and resurfacing with same material;
 - (B) Introduction of paved surface to area(s) not paved at designation, cumulatively totaling less than 1,000 square feet in area.

San Francisco Recreation & Parks Department

Tree AssessmentWashington Square Park

Prepared for:

Recreation & Park Department City of San Francisco 30 Van Ness Avenue San Francisco CA 94102

Prepared by:

HortScience, Inc. 325 Ray Street Pleasanton, CA 94566

July 6, 2017



Tree Assessment

Washington Square Park Recreation & Park Department San Francisco CA

Table of Contents

	Page
Introduction and Overview	1
Assessment Methods	1
Description of Trees	2
Suitability for Preservation	5
Tree Risk Assessment	7
Summary and Recommendations	9
List of Tables	
Table 1. Species present and tree condition.	2
Table 2. Suitability for preservation.	6
Table 3. Proposed action.	10
Attachments	

Tree Assessment Form

Tree Risk Rankings

Tree Assessment Map

Tree Assessment

Washington Square Park
Recreation & Park Department
San Francisco CA

Introduction and Overview

The San Francisco Recreation & Parks Department requested that HortScience assess trees at Washington Square Park and the nearby Mariani Plaza. This report presents the following information:

- 1. Evaluation of tree health and structural condition.
- 2. Assessment of the risk of tree failure.
- 3. Recommendations for action.

Assessment Methods

HortScience previously assessed trees at Washington Square Park in 2007. Trees were re-assessed in June 2017. The assessment was limited to trees greater than 5" diameter. The assessment procedure was a visual assessment from the ground, consisting of the following steps:

- 1. Verifying the species.
- 2. Verifying the presence of a numerically coded metal tag attached to the trunk of each tree. If the tag was missing, it was replaced. Trees new to the assessment were also tagged.
- 3. Recording the tree's location on a map.
- 4. Measuring the trunk diameter at a point 54" above grade.
- 5. Evaluating the health and structural condition using a scale of 0-5:
 - **5** A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that could be corrected.
 - 3 Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - **2** Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
 - 0 Tree is dead.
- 6. Commenting on the presence of defects in structure, insects or diseases and other aspects of development.
- 7. Evaluating suitability for preservation as low, moderate and high.
- 8. Identify the part of the tree most likely to fail and hit a target within the next year.
- 9. Identify the target(s) that would be impacted by that failure (e.g. street, sidewalk, landscaping).
- 10. Rate the potential risk using the method described in *A Photographic Guide* to the Evaluation of Hazard Trees in Urban Areas.
- 11. Identify arboricultural treatments to reduce the likelihood of failure and improve tree health, structure, stability and longevity.

Description of Trees

Sixty-eight (68) trees were evaluated, representing 14 species (Table 1). All trees had been planted as part of landscape development. Tree species were generally typical of those found in San Francisco landscapes. Sixteen (16) trees assessed in 2007 had been removed. Fifteen (15) trees (#70 – 84) that were not assessed in 2007 were added. Included in this group were eight figs located along Columbus Avenue.

Table 1. Species present and tree condition. Washington Square Park. SF Recreation & Parks Department. San Francisco CA.

Common name	Scientific name		Con	dition		No. of
		Poor	Fair	Good	Excell.	Trees
		(1,2)	(3)	(4)	(5)	
Deodar cedar	Cedrus deodara		1	3		4
Paul's scarlet hawthorn	Crataegus laevigata 'Paul's Scarlet'			1		1
Fig	Ficus microcarpa		2	6		8
Monterey cypress	Hesperocyparis macrocarpa		1			1
Primrose tree	Lagunaria pattersonii		1	2		3
Southern magnolia	Magnolia grandiflora			1		1
Mayten	Maytenus boaria	1			1	2
Olive	Olea europaea	1	2	4		7
Canary Island pine	Pinus canariensis		5	4	1	10
Italian stone pine	Pinus pinea	1	6			7
Victorian box	Pittosporum undulatum		2			2
London plane	Platanus x hispanica		3	5	1	9
Lombardy poplar	Populus nigra 'Italica'	2	3	3	4	12
Coast redwood	Sequoia sempervirens			1		1
Total, all trees assesse	d	5	26	30	7	68

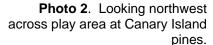
Lombardy poplar was the most frequently occurring species with 12 trees (Photo 1, following page). Poplars were located in the two areas: 1) the center of the Square (#39, 40, 59, 60, 61, and 62) and 2) Mariani Plaza (#63, 64, 66, 67, 68, and 69). Trees in the center of the Square were smaller in size with trunk diameters between 23" and 34". Trees at Mariani Plaza had trunk diameters between 36" and 53". Trees at Mariani had been topped many years ago and allowed to resprout. Tree condition was generally better for trees in the center of the Square than those at Mariani. Trees were younger, had adequate irrigation, and had not been topped. An exception was tree #40 which was in poor condition with decay at the base. At Mariani, trees #63 and 67 were 52" and 53" respectively. Tree #63 had resprouted following topping with a large stem on the Columbus Avenue side of the tree. Tree #67 leaned to the south and east with decay at the base.





Photo 1. Lombardy poplars. **Left**: interior of Washington Square. **Right**: Mariani Plaza.

Ten (10) Canary Island pines were present near the children's play area in the northwest corner of the park (Photo 2). Trees formed an arc around the play area, separating it from Columbus Avenue and Filbert Street. With the exception of tree #76, Canary Island pines were mature in development with trunk diameters between 20" and 31".



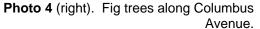


Condition of Canary Island pines was either fair (5) or good (4). Tree condition varied due to overall form and structure with trees in fair condition having smaller crowns than those in good condition. Pine #76 was newly planted, 6" in diameter, and in excellent condition.

Nine (9) London planes were present, largely in the northwest section of the Square (Photo 3). Trees were generally mature in development with trunk diameters between 17" and 37". Tree condition varied from fair (3 trees) to good (5) to excellent (#27). Differences in tree condition were due largely to general size, stature and overall symmetry. Trees in fair condition had small, asymmetric crowns.



Photo 3 (above). Looking west at London plane trees. The bathroom is in the center right of the photograph.





Eight (8) figs were street trees along Columbus Avenue (Photo 4) and formed a continuous canopy. All were located in 6' by 6' cutouts in the sidewalk. Trees had the rounded form and multiple attachments that are typical of the species. Tree canopies had been lifted to provide clearance over the sidewalk and street. Tree condition was good for six trees and fair for #80 and 84. Tree #80 had an asymmetric crown due to competition from nearby London planes. Tree #84, located at the intersection with Union Street, had experienced two branch failures. The south side of the crown was missing.

Seven (7) olives were located behind the sidewalk along Filbert St. Trees were fairly typical in form and structure. Olives #22, 33, and 41 had a single stem while trees #32, 42, 43 and 44 had two or more stems that arose at or near ground level. Tree condition ranged from good (4) to fair (#32, 43) to poor (#44).

Seven Italian stone pines were located along Stockton Street (Photo 5). Trees were either newly planted (#70, 71, 74) or mature in development (#8, 9, 10, 11). Mature trees had trunks that were from 39" to 48" in diameter. Mature trees had high crowns, codominant or multiple attachments, and leaning trunks. Italian stone pines #9, 10 and 11 were in fair condition while #8 was poor.

Photo 5. Looking north along Stockton Street.

Young trees were 6" to 10" and in fair condition.



No other species was represented by more than four trees. Included in this group were;

- Deodar cedars #4 and 6 were 28" and 17" in diameter. Tree #4 was in good condition while #6 was fair. Cedars #72 and 73 were young trees in good condition.
- Primrose trees #16, 17 and 18 were located in a planter area at the intersection of Filbert and Stockton Streets. Trees were mature in development. Trees #16 and 18 were in good condition while #17 was fair.
- Mayten #1 was 29" and in poor condition. Extensive decay was present at the base of the trunk. Mayten #75 was a young tree in excellent condition.
- Victorian boxes #5 and 7 were mature trees in fair condition with high crowns.
- Coast redwood #3 was 28" and in good condition. The central leader appeared to have been lost but the canopy was full and dense.
- Monterey cypress #12 was 62" and mature in development. Lower branches had been removed resulting in a high crown. The main stem divided high in the crown forming two codominant stems. The attachment of the west stem to the trunk was weak. Overall tree condition was fair.
- Paul's scarlet hawthorn was a small flowering tree in good condition.
- Southern magnolia #65 was located in Mariani Plaza. Overall tree form was excellent but the tree lack vigor.

Description of individual trees is found on the enclosed *Tree Assessment Form*. Tree locations are found on the *Tree Assessment Map*. Both are included as **Attachments**.

Suitability for Preservation

Trees that are preserved on sites where development or other improvements are planned, must be carefully selected to make sure that they may survive construction impacts, adapt to a new environment, and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity.

Evaluation of suitability for preservation considers several factors:

Tree health

Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. Trees in good condition are in better health than those in poor condition.

Structural integrity

Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Defects such as codominant or multiple stems, lean and other deviations from the vertical, heavy branches and decay are problematic and may increase the potential for a tree to fail.

Species response

There is a wide variation in the response of individual species to construction impacts and changes in the environment. Monterey cypress is sensitive to impacts from construction while London plane has good tolerance.

Tree age and longevity

Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

Species invasiveness

Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as having being invasive. San Francisco is part of the Central West Floristic Province. Olive is present at Washington Square Park and has been listed as invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2).

Table 2. Tree suitability for preservation. Washington Square Park. SF Recreation & Parks Department. San Francisco CA.

High

Trees with good health and structural stability that have the potential for longevity at the site. Fifteen (15) trees were rated as having high suitability for preservation: Lombardy poplar #59, 60, 61, 62; London plane #25, 27, 35, 36; Canary Island pine #52, 55, 76; coast redwood #3, mayten #75, and primrose tree #16.

Moderate

Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Thirty-three (33) trees were rated as having moderate suitability for preservation: fig #78 - 83; Canary Island pine #47, 48, 49, 50, 54; Deodar cedar #4, 72, 73; Italian stone pine #70, 71, 74; olive #22, 32, 33, 41, 42, 43; primrose tree #17, 18; Paul's scarlet hawthorn #13, and southern magnolia #65.

Low

Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Twenty (20) trees were rated as having low suitability for preservation: Lombardy poplar #40, 63, 64, 66, 67; Italian stone pine #8, 9, 10, 11; London plane #28, 34; Victorian box #5, 7; Canary Island pine #51, 53; Deodar cedar #6, fig #84, mayten #1, Monterey cypress #12, and olive #44.

We consider trees with high suitability for preservation to be the best candidates for preservation during development. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Tree Risk Assessment

Tree Risk Assessment is the systematic process of evaluating the potential for a tree or one of its parts to fail and, in so doing, injure people or damage property. All trees have the potential to fail. The degree of risk will vary with the size of the tree, type and location of the defect, tree species, and the nature of the target. Tree risk assessment involves three components:

- 1. a tree with the potential to fail,
- 2. an environment that may contribute to that failure, and
- 3. a person or object that would be injured or damaged (i.e. the target).

The San Francisco Recreation and Park Department employs a standardized procedure for risk assessment.

Tree Risk Rating System

All of the surveyed trees were assessed using the procedure outlined in *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (N. Matheny & J. Clark 1994 (2nd edition. International Society of Arboriculture. Champaign IL). Following a visual inspection of tree health and structural condition, the part of the tree most likely fail within the next year was identified (e.g. branch, stem, or whole tree). The target that would be impacted by this part of the tree was then identified.

The risk associated with the tree was evaluated using the following components:

Failure potential (4 points) - identifies the most likely failure and rates the likelihood that the structural defect(s) will result in failure within the next year. The part of the tree most likely to fail was assessed using the following scale:

- 1 low defects are minor (e.g. dieback of twigs, small wounds with good woundwood development)
- 2 medium defects are present and obvious (e.g. lean or bow that has developed over time, cavity encompassing 10-25% of the circumference of the stem, codominant stems without included bark)
- 3 high compounding and/or significant defects present (e.g. severe lean, cavity encompassing 30-50% of the circumference of the stem, multiple pruning wounds with decay along a branch)
- 4 severe defects are very severe (e.g. partial uprooting of leaning tree, decay conks along the main stem, cavity encompassing more than 50% of the stem)

Size of defective part (4 points) - rates the size of the part most likely to fail. Larger parts present a greater potential for damage. Therefore, the size of the failure affects the potential for injury or damage. The scoring system was as follows:

- 1 most likely failure less than 6" in diameter
- 2 most likely failure 6 18" in diameter
- 3 most likely failure 18 30" in diameter
- 4 most likely failure greater than 30" in diameter

Target rating (4 points) - rates the use and occupancy of the area that would be struck by the defective part. For the project areas, the following scoring was employed:

- 1 occasional use (e.g. lawn or landscaped area)
- 2 intermittent use (e.g. sidewalk, table)
- 3 frequent use (e.g. street parking)
- 4 constant use (e.g. playground structure, high volume streets).

The points in each category were added to obtain the overall hazard rating, with 3 being the minimum and 12 being the maximum value.

Risk ranking = failure potential + size of defective part + target rating

For trees in Washington Square, the most likely failure was a branch for 51 trees, a stem for 9 and the whole tree for 8. Potential targets included general landscape (12 trees), sidewalk (14), city streets (10), bench (22), street parking (5), bus stop (4) and the bathroom (1). Risk rankings ranged from 3 to 10 on a scale from 3 to 12 (see *Tree Risk Assessment Form* in the **Attachments**). Fifty-four (54) of the 68 trees assessed were rated as 7 or lower. Ten (10) trees received ratings of 8 including seven figs, Monterey cypress #12, London plane #30 and Lombardy poplar #40. Italian stone pine #8 and Lombardy poplar #63 were ranked as 9 while mayten #1 and Lombardy poplar #67 were ranked as 10 (Photo 6).





Photo 6. Trees with risk ranking of 10. **Left**: mayten #1 had a large cavity at the base with extensive decay. **Right**: Lombardy poplar #67 leaned to the south and east with decay at the base.

The City of San Francisco Recreation and Park Department abates risk for trees ranked 9 or greater and for trees in poor condition with a risk ranking of 8.

Summary and Recommendations

Sixty-eight (68) trees were assessed at Washington Square Park. Sixteen (16) trees assessed in 2007 had been removed while 15 new trees were added. Lombardy poplar, Canary Island pine, London plane, fig and olive were the most frequently observed species. Eight species were represented by four or fewer trees. Previously assessed trees were mature in development while many new trees were young.

Tree condition was predominantly fair (26 trees) and good (30). Five trees were in poor condition while seven were excellent.

Risk rankings ranged from 3 to 10 on a scale of 3 to 12. The trees received rankings of 8 (Table 3). Approximately 80% of trees were ranked as 7 or lower. Ten (10) trees received rankings of 8, two were ranked as 9, and two were ranked as 10.

Fifty-four (54) of the 68 trees assessed were rated as 7 or lower. Ten (10) trees received ratings of 8 including seven figs (Table 3). Italian stone pine #8 and Lombardy poplar #63 were ranked as 9 while mayten #1 and Lombardy poplar #67 were ranked as 10 (Photo 6).

Based on my observations and assessment, I recommend the following:

- 1. Remove mayten #1 and Lombardy poplar #67 due to risk rankings of 10.
- 2. Remove Italian stone pine #8 due to risk ranking of 9.
- 3. Prune Lombardy poplar #63 to reduce the size and weight on the west side of the tree that extends over Columbus Street. Alternatively, remove and replace the tree due to a risk ranking of 9.
- 4. Remove Lombardy poplar #40 due to a risk ranking of 8 and poor condition.
- 5. Prune Monterey cypress #12 to reduce the size and weight on the west side of the tree. While in the tree, the climber shall inspect the codominant attachment for cracks, decay and other defects. The attachment may require installation of a support system.
- 6. Prune London plane #37 to reduce the weight on long heavy scaffold branches particularly that extend over the bathroom.
- 7. Continue the program of replacing trees that must be removed.

HortScience, Inc.

James R. Clark, Ph.D. Certified Arborist WE-0846

Registered Consulting Arborist #357

Table 3. Proposed action. Trees with risk rankings of 8, 9, and 10. Washington Square Park. San Francisco CA.

Tree	Species	Trunk	Condition	Ris	k Ranking		Proposed
No.	Openes	Diameter 1=poor (in.) 5=excell.		Likely Failure	Target	Sum	Action
1	Mayten	29	2	Whole tree	Bus stop	10	Remove
8	Italian stone pine	47	2	Whole tree	Bench	9	Remove
12	Monterey cypress	62	3	Stem on W., high in tree	Sidewalk	8	Prune to reduce weight of west side tree
30	London plane	37	4	Stem	Bathroom	8	Prune to reduce length & weight of any long heavy branches
40	Lombardy poplar	31	2	Whole tree	Landscape	8	Remove
63	Lombardy poplar	52	3	Stem	Columbus	9	Prune to reduce weight of west side tree
67	Lombardy poplar	53	2	Whole tree	Union	10	Remove
77	Fig	18	4	Branch	Columbus	8	No treatment needed
78	Fig	16	4	Branch	Columbus	8	No treatment needed
80	Fig	15	3	Branch	Columbus	8	No treatment needed
81	Fig	19	4	Branch	Columbus	8	No treatment needed
82	Fig	23	4	Branch	Columbus	8	No treatment needed
83	Fig	20	4	Branch	Columbus	8	No treatment needed
84	Fig	20	3	Branch	Columbus	8	No treatment needed

ATTACHMENTS

Tree Assessment Form

Tree Risk Rankings

Tree Assessment Map

Washington Square Park
SF Recreation & Parks Department
San Francisco CA

June 2017



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
1	Union St.	Mayten	29	2	Low	Mature	Codominant trunks @ 6' & 8', both with included bark; <i>Ganoderma</i> conk @ attachment on S.; ext. decay in lower trunk; can see thru base; leans S.
2		Angel's trumpet	4,2				2017: removed.
3	Union St.	Coast redwood	28	4	High	Mature	Typical form & structure; surrounded by pavement; lcl; dense canopy.
4	Union St.	Deodar cedar	28	4	Moderate	Mature	Partial failure to SE.; main trunk & laterals sweep upright; lost central leader high in crown.
5	Union St.	Victorian box	18	3	Low	Mature	Strong lean SE.; corrected; high thin crown; basal wounds.
6	Union St.	Deodar cedar	17	3	Low	Mature	One-sided to W.; lost central leader.
7	Stockton St.	Victorian box	20,15	3	Low	Mature	Codominant trunks @ 1', 5' & 7'; generally upright form; high thin crown.
8	Stockton St.	Italian stone pine	47	2	Low	Mature	Codominant trunks @ 7', 10' & 14'; 7' poor attachment with included bark; no basal flare; crown heavy over sidewalk; leans SE. & appears to be increasing.
9	Stockton St.	Italian stone pine	39	3	Low	Mature	Corrected lean SE; codominant trunks @ 6'; really a low branch; okay form; high crown.
10	Stockton St.	Italian stone pine	48	3	Low	Mature	Multiple attachments @ 6'; heavy lateral limb to E. & NW.; high crown.



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
11	Stockton St.	Italian stone pine	40	3	Low	Mature	Corrected lean SE.; multiple attachments arise @ 6' with included bark; asymmetric form; high crown.
12	Stockton St.	Monterey cypress	62	3	Low	Mature	Codominant trunks high in crown; high crown; no basal flare.
13	Filbert St.	Paul's scarlet hawthorn	7	4	Moderate	Semi-mature	Multiple attachments @ 4.
14		Italian stone pine	37				2017: removed.
15		Italian stone pine	33				2017: removed.
16	Stockton St.	Primrose tree	16,15,12	4	High	Mature	Multiple attachments @ 3'; upright; nice tree.
17	Stockton St.	Primrose tree	19	3	Moderate	Mature	Center tree; narrow upright form.
18	Stockton St.	Primrose tree	24	4	Moderate	Mature	Codominant trunks @ 4'; multiple attachments @ 6'; upright form; nice tree.
19		Japanese black pine	12				2017: removed.
20		Japanese black pine	14				2017: removed.
21		Italian stone pine	13,11				2017: removed.
22	Filbert St.	Olive	10	4	Moderate	Semi-mature	Typical form & structure.
23		Evergreen pear	10				2017: removed.
24	Interior	London plane	17	3	Moderate	Mature	Flat form to E./W.
25	Interior	London plane	24	4	High	Mature	Multiple attachments @ 10'; one-sided to S.
26	Interior	Evergreen pear	13				2017: removed.
27	Interior	London plane	34	5	High	Mature	Multiple attachments @ 10'.
28	Interior	London plane	17	3	Low	Mature	Small crown; slight lean E.



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
29	Interior	London plane	31	4	Moderate	Mature	Multiple attachments @ 10'; codominant stem failed on SE.; one-sided to E.
30	Interior	London plane	37	4	Moderate	Mature	Multiple attachments @ 8'; crowded; nice form.
31		Evergreen pear	11				2017: removed.
32	Interior	Olive	19,17	3	Moderate	Mature	Codominant trunks @ base; trunks kiss @ 4'; 19" stem vertical & good; 17" stem bowed horizontal to W. with strong end weight; slight gap in canopy.
33	Interior	Olive	22	4	Moderate	Mature	High rounded crown; codominant trunks high in crown.
34	Interior	London plane	18	3	Low	Mature	Multiple attachments @ 15'; thin canopy; rangy form.
35	Interior	London plane	34	4	High	Mature	Multiple attachments @ 14'.
36	Interior	London plane	32	4	High	Mature	Multiple attachments @ 12'.
37		Mayten	18				2017: removed.
38		Italian stone pine	23				2017: removed.
39	Interior	Lombardy poplar	23	4	Moderate	Mature	Good tree.
40	Interior	Lombardy poplar	31	2	Low	Mature	Leans SE.; decay @ base on tension side; sounded hollow.
41	Filbert St.	Olive	13	4	Moderate	Mature	Stem x'd @ base; leans SW.; scaffold branch failure.
42	Filbert St.	Olive	11,11,10	4	Moderate	Mature	Multiple attachments @ base; bowing apart; trunk cavity.



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
43	Filbert St.	Olive	14,10	3	Moderate	Mature	Codominant trunks @ 2'; 10" stem bowed S.
44	Filbert St.	Olive	11,10,9	2	Low	Mature	Poor form & structure; high, one-sided crown to E.
45		Scots pine	19				2017: removed.
46		Scots pine	13				2017: removed.
47	Filbert St.	Canary Island pine	31	4	Moderate	Mature	One-sided to E.; lost central leader.
48	Filbert St.	Canary Island pine	23	3	Moderate	Mature	Crown a narrow wedge to N.
49	Filbert St.	Canary Island pine	27	3	Moderate	Mature	Crown a narrow wedge to N.
50	Filbert St.	Canary Island pine	24	3	Moderate	Mature	Crown a wedge to NW.
51	Columbus Ave.	Canary Island pine	20	3	Low	Mature	Narrow flat form; heavy laterals low in crown.
52	Columbus Ave.	Canary Island pine	27	4	High	Mature	Nice tree; one-sided crown to W.
53	Columbus Ave.	Canary Island pine	21	3	Low	Mature	Narrow flat form with sinuous trunk; bleeding on lower trunk.
54	Columbus Ave.	Canary Island pine	30	4	Moderate	Mature	One-sided crown to W.; codominant trunks @ 24'; corrected lean S.; circling root.
55	Columbus Ave.	Canary Island pine	24	4	High	Mature	Slight lean & one-sided to S.
56		Canary Island pine	23				2017: removed.
57		Scots pine	10				2017: removed.
58		Photinia	5				2017: removed.
59	Interior	Lombardy poplar	29	5	High	Mature	Good tree; multiple attachments @ 8'.
60	Interior	Lombardy poplar	24	5	High	Mature	Good tree.
61	Interior	Lombardy poplar	25	5	High	Mature	Good tree; upright laterals.
62	Interior	Lombardy poplar	34	5	High	Mature	Good tree; one-sided to SW.

Washington Square Park
SF Recreation & Parks Department
San Francisco CA

June 2017



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
63	Mariani Plaza	Lombardy poplar	52	3	Low	Mature	Previously topped; codominant trunks @ 12'; stem on street side with slight bow & weight.
64	Mariani Plaza	Lombardy poplar	47	3	Low	Mature	One-sided crown to S.; previously topped; open center.
65	Mariani Plaza	Southern magnolia	30	4	Moderate	Mature	Excellent form & structure; thin canopy; lacks vigor.
66	Mariani Plaza	Lombardy poplar	43	3	Low	Mature	Previously topped; thin canopy.
67	Mariani Plaza	Lombardy poplar	53	2	Low	Mature	Ext. decay @ base; sounded hollow in several places; leans SE.; previously topped.
68	Mariani Plaza	Lombardy poplar	36	4	Moderate	Mature	Previously topped; leans SE.; decay in surface root.
69	Mariani Plaza	Lombardy poplar	44	4	Moderate	Mature	Previously topped; base cracking curb; decay @ old pruning wounds; codominant trunks @ 16'; vertical.
70	Stockton St.	Italian stone pine	9	3	Moderate	Semi-mature	Leans S.; lost central leader.
71	Stockton St.	Italian stone pine	10	3	Moderate	Semi-mature	Lost central leader.
72	Stockton St.	Deodar cedar	6	4	Moderate	Young	Typical form & structure.
73	Filbert St.	Deodar cedar	6	4	Moderate	Young	Typical form & structure; foliage to ground.
74	Filbert St.	Italian stone pine	6	3	Moderate	Young	Leans S.; lost central leader.
75	Interior	Mayten	6	5	High	Young	Good young tree.
76	Columbus Ave.	Canary Island pine	6	5	High	Young	Good young tree.



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
77	Columbus Ave.	Fig	18	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 8'.
78	Columbus Ave.	Fig	16	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 6'.
79	Columbus Ave.	Fig	13	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; codominant trunks @ 7'.
80	Columbus Ave.	Fig	15	3	Moderate	Mature	Street tree; 6' by 6' cutout; overtopped by adj. plane; asymmetric form; multiple attachments @ 6'.
81	Columbus Ave.	Fig	19	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 8'.
82	Columbus Ave.	Fig	23	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 6'; crown heavier to E. over sidewalk.
83	Columbus Ave.	Fig	20	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 7'.
84	Columbus Ave.	Fig	20	3	Low	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 6'; several branch failures on S.



Tree	Location	cation Species	Trunk	Condition		Ris	sk Ranking	l		
No.		Сромог	Diameter (in.)	1=poor 5=excell.	Likely Failure	Target	Failure Potential	Size of Part	Target	Sum
1	Union St.	Mayten	29	2	Whole tree	Bus stop	4	3	3	10
2		Angel's trumpet	4,2			'				
3	Union St.	Coast redwood	28	4	Branch	Bench	2	1	2	5
4	Union St.	Deodar cedar	28	4	Branch	Bench	2	2	2	6
5	Union St.	Victorian box	18	3	Whole tree	Sidewalk	2	2	2	6
6	Union St.	Deodar cedar	17	3	Branch	Bench	2	1	2	5
7	Stockton St.	Victorian box	20,15	3	Branch	Sidewalk	2	1	2	5
8	Stockton St.	Italian stone pine	47	2	Whole tree	Bench	4	3	2	9
9	Stockton St.	Italian stone pine	39	3	Branch	Parking	2	1	3	6
10	Stockton St.	Italian stone pine	48	3	Branch	Parking	2	2	3	7
11	Stockton St.	Italian stone pine	40	3	Branch	Parking	2	2	3	7
12	Stockton St.	Monterey cypress	62	3	Stem on W., high in tree	Sidewalk	3	3	2	8
13	Filbert St.	Paul's scarlet hawthorn	7	4	Branch	Landscape	1	1	1	3
14		Italian stone pine	37							
15		Italian stone pine	33							
16	Stockton St.	Primrose tree	16,15,12	4	Branch	Bench	2	2	2	6
17	Stockton St.	Primrose tree	19	3	Branch	Bench	2	2	2	6
18	Stockton St.	Primrose tree	24	4	Branch	Sidewalk	2	1	2	5
19		Japanese black pine	12							
20		Japanese black pine	14							
21		Italian stone pine	13,11							
22	Filbert St.	Olive	10	4	Stem	Sidewalk	2	1	2	5
23		Evergreen pear	10							
24	Interior	London plane	17	3	Branch	Bench	2	1	2	5



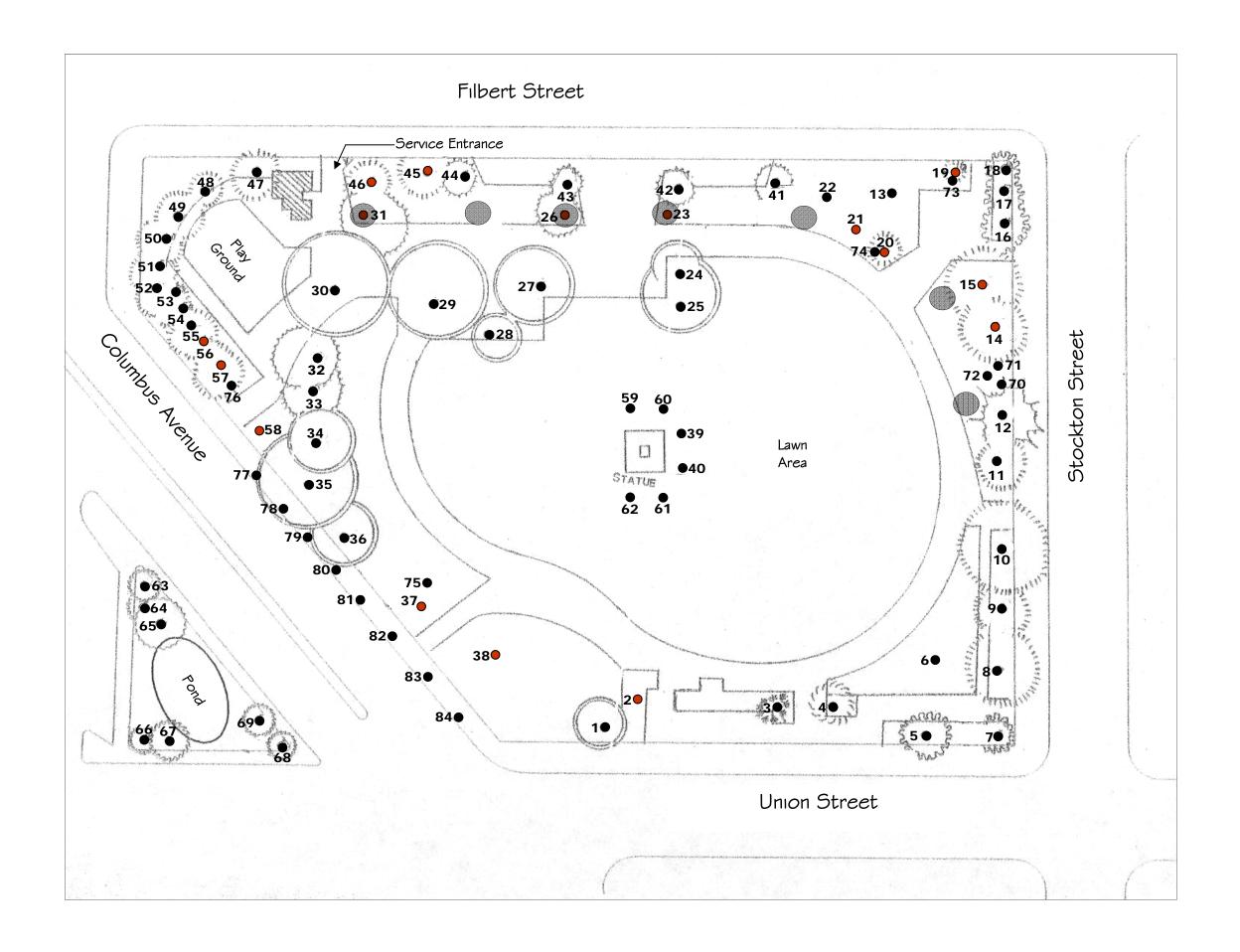
Tree	Location	Species	Trunk	Condition		Ris	sk Ranking			
No.		·	Diameter (in.)	1=poor 5=excell.	Likely Failure	Target	Failure Potential	Size of Part	Target	Sum
25	Interior	London plane	24	4	Branch	Bench	2	1	2	5
26	Interior	Evergreen pear	13							
27	Interior	London plane	34	5	Branch	Bench	2	2	2	6
28	Interior	London plane	17	3	Branch	Bench	2	1	2	5
29	Interior	London plane	31	4	Branch	Bench	2	2	2	6
30	Interior	London plane	37	4	Stem	Bathroom	2	3	3	8
31		Evergreen pear	11							
32	Interior	Olive	19,17	3	Stem	Sidewalk	2	2	2	6
33	Interior	Olive	22	4	Branch	Bench	2	2	2	6
34	Interior	London plane	18	3	Branch	Bench	2	2	2	6
35	Interior	London plane	34	4	Branch	Bus stop	2	2	3	7
36	Interior	London plane	32	4	Branch	Sidewalk	2	2	2	6
37		Mayten	18							
38		Italian stone pine	23							
39	Interior	Lombardy poplar	23	4	Branch	Landscape	2	2	1	5
40	Interior	Lombardy poplar	31	2	Whole tree	Landscape	3	4	1	8
41	Filbert St.	Olive	13	4	Whole tree	Bench	2	1	2	5
42	Filbert St.	Olive	11,11,10	4	Stem	Sidewalk	2	2	2	6
43	Filbert St.	Olive	14,10	3	Stem	Sidewalk	2	2	2	6
44	Filbert St.	Olive	11,10,9	2	Stem	Sidewalk	2	2	2	6
45		Scots pine	19							
46		Scots pine	13							
47	Filbert St.	Canary Island pine	31	4	Branch	Sidewalk	2	1	2	5
48	Filbert St.	Canary Island pine	23	3	Branch	Sidewalk	2	1	2	5
49	Filbert St.	Canary Island pine	27	3	Branch	Bench	2	2	2	6



Tree	Location	Species	Trunk	Condition		Ris	sk Ranking	l		
No.		·	Diameter (in.)	1=poor 5=excell.	Likely Failure	Target	Failure Potential	Size of Part	Target	Sum
50	Filbert St.	Canary Island pine	24	3	Branch	Bench	2	2	2	6
51	Columbus Ave.	Canary Island pine	20	3	Branch	Bench	2	2	2	6
52	Columbus Ave.	Canary Island pine	27	4	Branch	Bench	2	2	2	6
53	Columbus Ave.	Canary Island pine	21	3	Branch	Bench	2	1	2	5
54	Columbus Ave.	Canary Island pine	30	4	Stem on W.	Sidewalk	3	2	2	7
55	Columbus Ave.	Canary Island pine	24	4	Branch	Bench	2	2	2	6
56		Canary Island pine	23							
57		Scots pine	10							
58		Photinia	5							
59	Interior	Lombardy poplar	29	5	Branch	Landscape	2	2	1	5
60	Interior	Lombardy poplar	24	5	Branch	Landscape	2	2	1	5
61	Interior	Lombardy poplar	25	5	Branch	Landscape	2	2	1	5
62	Interior	Lombardy poplar	34	5	Branch	Landscape	2	2	1	5
63	Mariani Plaza	Lombardy poplar	52	3	Stem	Columbus	3	2	4	9
64	Mariani Plaza	Lombardy poplar	47	3	Branch	Parking	2	2	3	7
65	Mariani Plaza	Southern magnolia	30	4	Branch	Sidewalk	2	1	3	6
66	Mariani Plaza	Lombardy poplar	43	3	Branch	Parking	2	2	3	7
67	Mariani Plaza	Lombardy poplar	53	2	Whole tree	Union	3	3	4	10
68	Mariani Plaza	Lombardy poplar	36	4	Branch	Bus stop	2	2	3	7
69	Mariani Plaza	Lombardy poplar	44	4	Branch	Bus stop	2	2	3	7
70	Stockton St.	Italian stone pine	9	3	Whole tree	Bench	2	1	2	5
71	Stockton St.	Italian stone pine	10	3	Branch	Landscape	1	1	1	3
72	Stockton St.	Deodar cedar	6	4	Branch	Landscape	1	1	1	3
73	Filbert St.	Deodar cedar	6	4	Branch	Landscape	1	1	1	3
74	Filbert St.	Italian stone pine	6	3	Whole tree	Bench	2	1	2	5



Tree	Location	Species	Trunk	Condition		Ris	k Ranking			
No.			Diameter (in.)	1=poor 5=excell.	Likely Failure	Target	Failure Potential	Size of Part	Target	Sum
75	Interior	Mayten	6	5	Branch	Landscape	1	1	1	3
76	Columbus Ave.	Canary Island pine	6	5	Branch	Landscape	1	1	1	3
77	Columbus Ave.	Fig	18	4	Branch	Columbus	2	2	4	8
78	Columbus Ave.	Fig	16	4	Branch	Columbus	2	2	4	8
79	Columbus Ave.	Fig	13	4	Branch	Columbus	2	1	4	7
80	Columbus Ave.	Fig	15	3	Branch	Columbus	2	2	4	8
81	Columbus Ave.	Fig	19	4	Branch	Columbus	2	2	4	8
82	Columbus Ave.	Fig	23	4	Branch	Columbus	2	2	4	8
83	Columbus Ave.	Fig	20	4	Branch	Columbus	2	2	4	8
84	Columbus Ave.	Fig	20	3	Branch	Columbus	2	2	4	8



Tree Assessment Map

Washington Square Park San Francisco, CA

Prepared for: City of San Francisco Recreation and Park Department San Francisco, CA

May 2007 Updated April 2012 Updated June 2017



No Scale

Notes: Base map provided by: The Friends of Washington Square Park San Francisco, CA

Driplines and numbered tree locations are approximate.

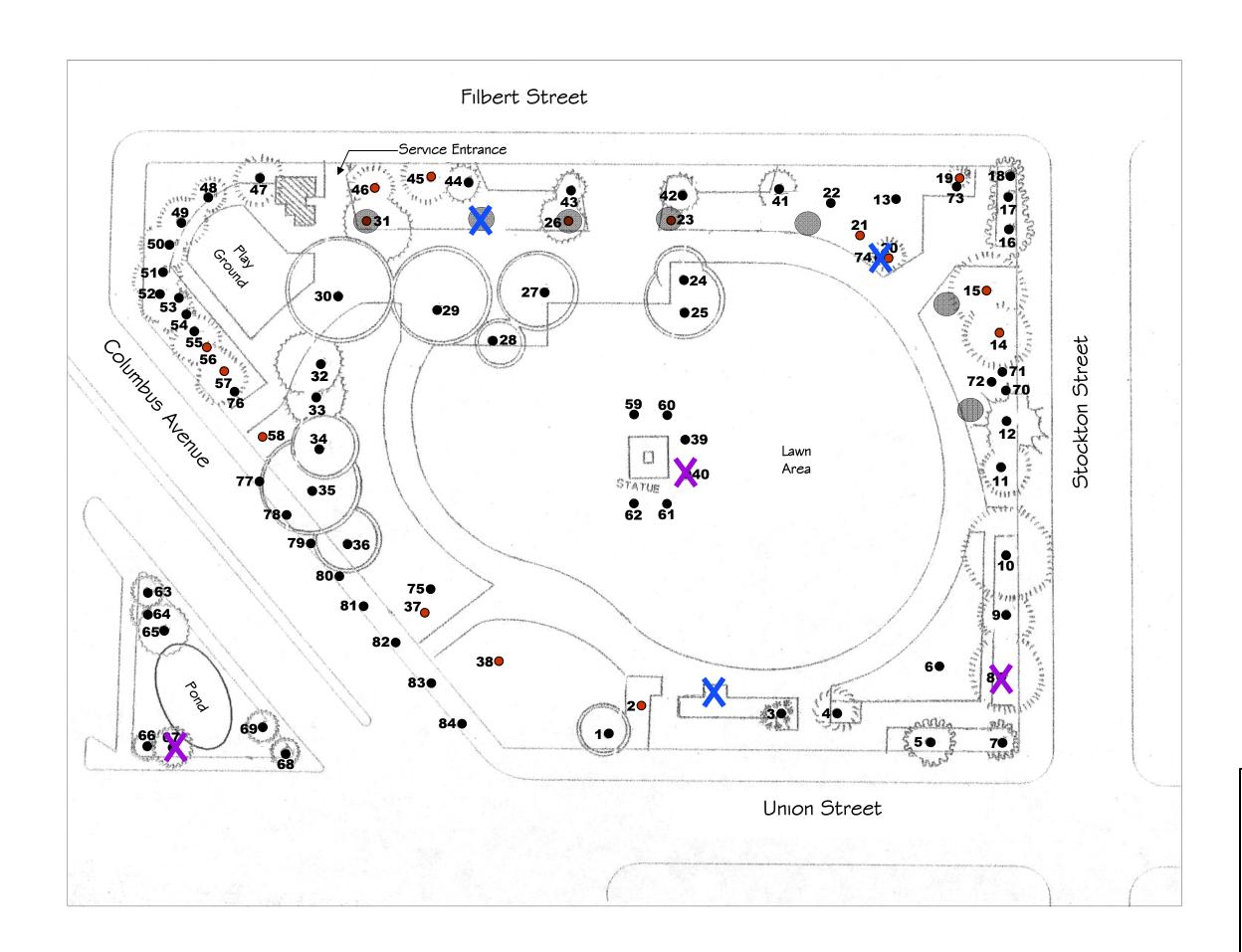
= Tree has been removed



= Michelia doltsopa (Planted 2/18/2011)



325 Ray Street Pleasanton, California 94566 Phone 925.484.0211



Tree Assessment Map

Washington Square Park San Francisco, CA

Prepared for:

City of San Francisco Recreation and Park Department San Francisco, CA

May 2007 Updated April 2012 Updated June 2017



No Scale

Notes:

Base map provided by: The Friends of Washington Square Park San Francisco, CA

Driplines and numbered tree locations are approximate.

= Tree has been removed



= Michelia doltsopa (Planted 2/18/2011)

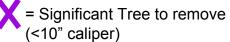


325 Ray Street Pleasanton, California 94566 Phone 925.484.0211

Mark ups prepared on 1/30/16 by SF Public Works for Washington Square Water **Conservation Project**



X = Insignificant Tree to remove (>10" caliper)



APPLICATION FOR

Certificate of Appropriateness

	/Applicant In	IIOITTIALIOIT					
	WNER'S NAME:						
		arks Departmen	t				
PROPERTY C	WNER'S ADDRESS:	A BALLERY OF			TELEPHONE:		
	Albania k				(415) 831	1-2700	Signa Immun
501 Star	nyan Street, Sai	n Francisco CA 9	4117		EMAIL:		
APPLICANT'S	NAME:		doctor in the popular				
Levi Con	over, RPD Proje	ect Manager	H WILLIAM THE TAXABLE TO THE TAXABLE				Same as Above
APPLICANT'S					TELEPHONE:		Same as Above L
					(415) 581	-2572	
		rd Floor, Suite 30	000	EMAIL:			
San Fran	icisco CA 9410	2			levi.conover@sfgov.org		
			<u> </u>				, W , M P 4 W
CONTACT FO	R PROJECT INFORMA	ATION:					
			es 55				Same as Above
CONTACT PE	RSON'S ADDRESS:				TELEPHONE:		
		- 1			(.)		
					EMAIL:		t Traidef title (
2. Locatio	on and Class	ification					
	RESS OF PROJECT:		9				710 0005
ALCOHOLDS AND ADDRESS OF THE PARTY OF THE PA		AND STREET STREET STREET					ZIP CODE:
CROSS STRE	ton Square	- Wood and the second	4				94133
	reet and Colun	nhus Avanua					
ribertat	reet and Colum	iibus Aveilue	14				
ASSESSORS	BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRIC	m i i i i i i i i i i i i i i i i i i i	HEIGHT/BUL	K DISTRICT:
102	/ 1	Irregular	95,762	P - Public		OS - Ope	en Space
ARTICLE 10 L	ANDMARK NUMBER	* KORDE *		HISTORIC DISTRI	ICT:		tomentalen <mark>t</mark> e
Landmar	k #: 226			N/A			
	*				, = = = = = = = = = = = = = = = = = = =		
3. Projec	t Description					e e	
TI		W	H DII				
						sting irrigati	on water use by
two third	s and improve	saturated soils o	onditions on th	ne main lawn.	1	***************************************	
							<u> </u>
	ermit Applicatio	n No TBD			Date	TILDAL TBE	

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

BROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTA	iLS:
Residential	N/A				
Retail	N/A				
Office	N/A				:
Industrial / PDR Production, Distribution, & Repair	N/A			:	
Parking	N/A				
Other (Specify Use)	lawn, planters, paths	90,609		90,609	
Total GSF	lawn, planters, paths	90,609		90,609	
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTA	ILS:
Dwelling Units	N/A				i
Dwelling Units Hotel Rooms	N/A N/A				<u>i</u>
Hotel Rooms	N/A				:
Hotel Rooms Parking Spaces	N/A N/A			-	:
Hotel Rooms Parking Spaces Loading Spaces	N/A N/A N/A				

Please provide a narrative project description, and describe any additional project features that are not included in this table:

Please see project narrative attached at the end of this application.

Findings of Compliance with Preservation Standards

	FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS	YES	NO	N/A
1	Is the property being used as it was historically?	×		
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	×		
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	×		
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?		×	
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?		×	
6	Have the elements referenced in Finding 5 been retained and preserved?			X
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	×		
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?			×
9	Are there historic features that have deteriorated and need to be replaced?		×	
10	Do the replacement features match in design, color, texture, and, where possible, materials?	×		
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?		×	
12	Are all archeological resources being protected and preserved in place?			×
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	×		
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	×		
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	×		

Please summarize how your project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties, in particular the Guidelines for Rehabilitation and will retain character-defining features of the building and/or district: Replacement of the irrigation and drainage infrastructure will not result in any changes in historic use to the
park, and the layout and location of the existing pathways and planting areas will remain unchanged.

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

 The property will be used as it was historically or be given a new use to distinctive materials, features, spaces, and spatial relationships; 	hat requires minimal change	e to its
The park layout and use will remain unchanged.		
	:	
	:	
The historic character of a property will be retained and preserved. The alteration of features, spaces, and spatial relationships that characterize	e removal of distinctive mate ze the property will be avoide	erials or ed;
Every effort will be made to avoid changes to distinctive features, pace	es and spacial relationships	·
 Each property will be recognized as a physical record of its time, place sense of historical development, such as adding conjectural features of will not be undertaken; 	e and use. Changes that cre or elements from other histor	ate a false ric properties,
No design features will be included with the intent of creating a false s	sense of historic developm	ent.
		· · · · · · · · · · · · · · · · · · ·

4.	Changes to a property that have acquired historic significance in their own right will be retained and preserved;
١	lo changes are proposed to historically significant features.
5.	Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved;
N	lo changes are proposed to distinctive materials, finishes, or construction techniques.
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;
N	I/A
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;
N	N/A

8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;
-	The Recreation & Parks Department does not anticipate the discovery of archeological resources in the course o
	this project. If archeological resources are discovered they will go undisturbed until mitigation measures can be taken.
9.	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment;
E	existing spatial relationships will be maintained. Every effort will be made for new work to complement to the
ł	nistoric context of the park, but not to convey a false sense of being a historic element.
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 not be impaired;
. 1	V/A

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

 That existing neighborhood-serving retail uses be preserved and employment in and ownership of such businesses enhanced; 	enhanced and	d future oppo	ortunities for resident	t
This project does not influence neighborhood-serving retail uses	i			
<u> </u>				
				_
That existing housing and neighborhood character be conserved and economic diversity of our neighborhoods;	and protected	d in order to	preserve the cultural	,
This project does not influence housing. This project is not antici	pated to have	any influen	ce on the cultural or	
economic diversity of the neighborhood.				
3. That the City's supply of affordable housing be preserved and en	hanced;			
This project does not influence the supply of affordable housing.				
4. That commuter traffic not impede Muni transit service or overbure	den our streets	or neighbo	rhood parking;	
This project does not influence the level of commuter traffic and				
anticipate that it will result in an increase in neighborhood parking	ng as it does n	ot change t	he existing use of th	e
site.				
				-

 That a diverse economic base be maintained by protecting our industrial a due to commercial office development, and that future opportunities for res these sectors be enhanced; 	nd service sector sident employme	s from displacement nt and ownership in
This project does not influence the industrial or service sectors of the City.	It does not invo	lve commercial office
development and is not result in any change to future opportunities for er	nployment of ow	nership.
6. That the City achieve the greatest possible preparedness to protect agains earthquake;	t injury and loss o	of life in an
This project will in increase safety at the park.		
	:	
7. That landmarks and historic buildings be preserved; and		
This project maintains the historic use of the park.		
	· · · · · · · · · · · · · · · · · · ·	
8. That our parks and open space and their access to sunlight and vistas be	orotected from de	evelopment.
This project will not affect open space and access to sunlight.		·
p. ojece viii nocumect open space and access to sunnight.		

Estimated Construction Costs

OCCUPANCY CLASSIFICATION:	
TBD	A still the little per 1 in 1
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES;
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	The state of the s
90,609	Irrigation and drainage replacement, replanting of
	landscape, and potential repaving alternate scope
ESTIMATED CONSTRUCTION COST:	
\$1,100,000	
ESTIMATE PREPARED BY:	
Rec & Park Department Project Manager	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:	fu	Date:	2/12/2018	
	, ,			

Print name, and indicate whether owner, or authorized agent:

Levi Conover, Project Manager, SFRPD

Owner / Authorized Agent (circle one)

Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Department will review the application to determine whether the application is complete or whether additional information is required for the Certificate of Appropriateness process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	×
Site Plan	×
Floor Plan	
Elevations	
Prop. M Findings	
Historic photographs (if possible), and current photographs	
Check payable to Planning Department	
Original Application signed by owner or agent	
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or product cut sheets for new elements (i.e. windows, doors)	×

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: The Historic Preservation Commission will require additional copies each of plans and color photographs in $\$ reduced sets (11" x 17") for the public hearing packets. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.

For Department Use Only Application received by Planning Department:				
By:	Unique Sies ectual	Date:	20 2 4 4 4	201



FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400 San Francisco CA 94103-2479

TEL: 415.558.6378 FAX: 415.558-6409

WEB: http://www.sfplanning.org

Planning Information Center (PIC)

1660 Mission Street, First Floor San Francisco CA 94103-2479

TEL: 415.558.6377

Planning staff are available by phone and at the PIC counter. No appointment is necessary.



2/13/18

Project Narrative

Application for Certificate of Appropriateness

Re: Washington Square Water Conservation Project

The Washington Square Water Conservation Project seeks to reduce the park's existing irrigation water use by two thirds and improve saturated soils conditions on the main lawn. Project scope includes replacement of the existing irrigation and drain infrastructure throughout the park. The park plan, layout of pathways, and layout of planting bed perimeters would remain unchanged.

Base Scope Items:

- 1. Remove and replace existing irrigation system (main lines, branch lines, sprinkler heads, controllers)
- 2. Remove and replace existing sub-lawn drain infrastructure
- 3. Remove and replace three trees recommended for removal on tree assessment, identified in plan (item #12 on plan legend), tree assessment attached for reference
- 4. Plant four new trees that were previously removed due to disease/hazard (item #11 on plan legend)
- 5. Removal of all existing shrubs and bushes in perimeter planting beds, and replacement with low water use and durable planting (item #14 on plan legend)
- 6. Replant grass/sod on existing main lawn

Alternate Scope Items:

In the event additional project funding is secured, some or all of the following scope items would be included in the scope of work:

- 1. ADA upgrades to pathways regrade existing non-conforming cross slope of pathways (item #8 on plan legend), and install a new 6"-12" tall concrete curb along planter beds to accommodate cross-slope mitigation measures (item #7 on plan legend)
- Remove all existing asphalt pathways and replace with stained concrete. Stain would be dark to
 maintain the aesthetic of the existing asphalt color, and include a waterjet finish. Concrete finish
 would match approved concrete finish in Playground Replacement project Cat-EX. See attached
 Cat-EX for reference. (item #9 on plan legend)
- 3. Installation of perimeter cobble pavers at lawn and planting bed edges (item #6 on plan legend) to match Cat-EX approval from Playground Replacement
- 4. Installation of perimeter low fencing on outer planter bed edges (item #4 on plan legend) to match Cat-EX approval from Playground Replacement
- 5. Remove and Replace existing benches in-kind with new benches (item #3 on plan legend)

SF REC & PARK | WASHINGTON SQUARE PARK WATER CONSERVATION PROJECT

January 31, 2018

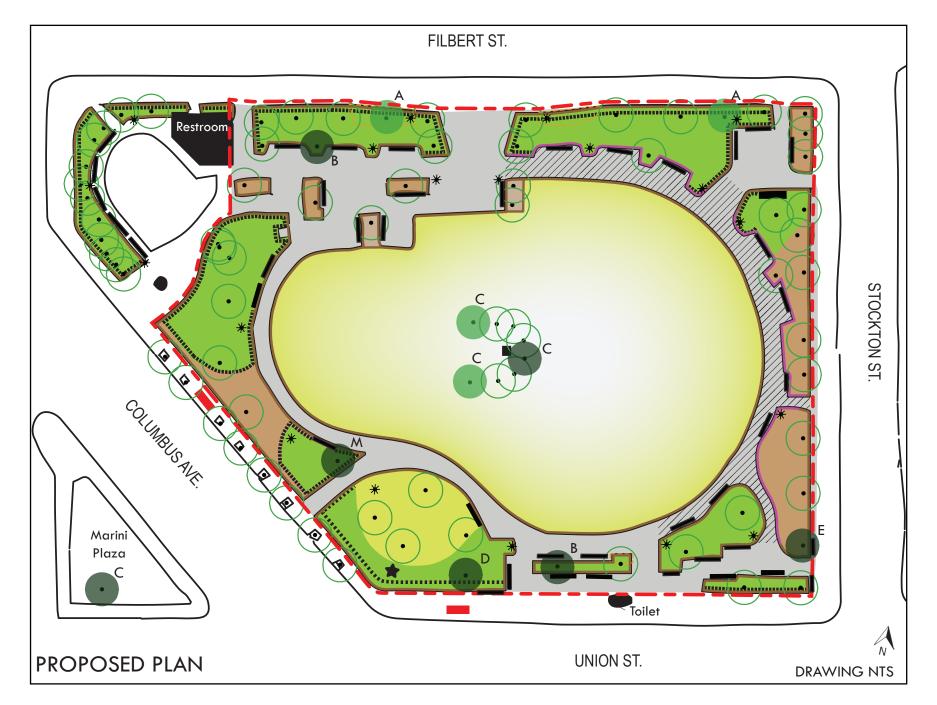


Project Manager
Levi Conover
Recreation and Parks Department

Design Team

Edward Chin, Landscape Architect Andrea Alfonso, Landscape Architect San Francisco Public Works





Tree Legend

- A- Olea Europaea, European Olive (Qty.2)
- B- Michelia doltsopa, Sweet Michelia (Qty.2)
- C- Populus nigra, Black Poplar (Qty.4)
- D- Platanus racemosa, CA Sycamore (Qty.1)
- E- Pinus Pinea, Stone Pine (Qty.1) M- Maytensus boaria, Mayten (Qty.1)

Legend

- ---- Limit of Work **Existing Tree**
- **Existing Light Pole**
- Proposed Bench, as necessary
- Proposed Low Fencing

- **Existing Bus Stop**
- Proposed Cobble Paving
- Proposed Concrete Curb
- Proposed Grading Area
- **Proposed Concrete Paving**
 - Proposed Mulch
- New Tree
- Tree to Be Removed/Replaced
- **Proposed Grass**
- Proposed Low Shrub/Groundcover
- 15 []] Remove AC paving
 - 16 🖈 Park Sign



PLANTING RECOMMENDATIONS

Plant species selected for the palette meet several underlying criteria, which are: low water use, provide habitat for insects and birds and low maintenance. Additionally, their profile grows under three feet tall to maintain clear site lines for park safety.

It is recommended that the planting beds be filled with drifts of plant massings that seamlessly blend together. This will allow specific plants to define planting beds and give structure and character to the perimeter of the park.

Temporary protective fencing should be installed at the perimeter of new planting beds until new permanent perimeter fencing can be installed.





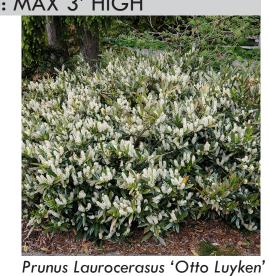
FOUNDATION PLANTING: MAX 3' HIGH Olea europea 'little ollie' Little Ollie Dwarf Olive

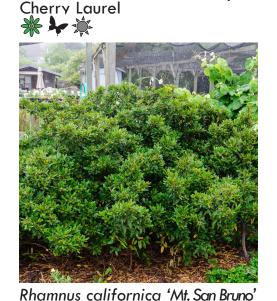




Red Australian Fuchsia

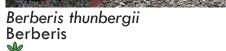


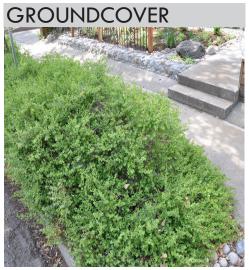




Dwarf Coffeeberry



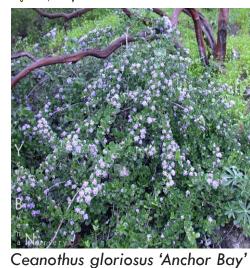




Baccharis pilularis 'Twin Peaks' Dwarf Coyote Brush



Sollya heterophylla Australian Bluebell Creeper



Shade Tolerant Spring Bloom Summer Bloom

Legend

Fall Bloom

Winter Bloom

Attracts Insects

and/or birds



Ribes Sanguineum
Pink Flowered Currant

Agave bracteosa

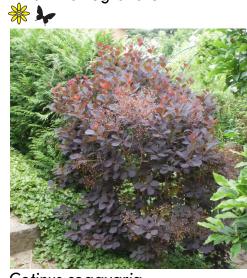
Spider Agave



Woodwardia fimbriata Chain Fern



Punica granatum 'nana' Dwarf Pomegranate



Cotinus coggygria Smoketree



Heuchera maxima Island Alum Root



Zauschneria californica California Fuchsia



Rosmarinus officinalis 'Prostratus' Creeping Rosemary



Helleborus spp. Lenten Rose



Euphorbia characias 'wulfenii' Spurge





Anemone x hybrida 'Honorine Jobert'
Japanese Anemone



Santolina chamaecyparissus Lanvender Cotton



Lavendula spp. Lavender



- Shade Tolerant
- Spring Bloom
- 🔆 Summer Bloom
- ₩ Fall Bloom
- Winter Bloom
- Attracts Insects and/or birds





Plant Protection Fence



Historic Bench replace to match existing



Paving waterjet concrete with integral color



Paving Edge basalt pavers



Curb at Sidewalk