



# CERTIFICATE OF APPROPRIATENESS EXECUTIVE SUMMARY

**HEARING DATE:** August 18, 2021

**CONTINUED FROM:** April 7, May 5, June 2, June 16 and July 21

**Record No.:** 2020-009076COA  
**Project Address:** 900 Innes Avenue (Shipwright's Cottage)  
**Landmark:** Landmark No. 250  
**Zoning:** P (PUBLIC) Zoning District  
OS Height and Bulk District  
**Block/Lot:** 4646/003  
**Project Sponsor:** Charlene Angsuco  
San Francisco Recreation and Parks Department  
49 South Van Ness Ave, Suite 1220  
San Francisco, CA 94103  
**Staff Contact:** Alex Westhoff - 628-652-7314  
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**Recommendation:** Approve with Conditions

## Property Description

900 Innes Avenue (Shipwright's Cottage) is located on the northwest corner of Innes Avenue and Griffith Street. The subject building is listed as Landmark No. 250 in Article 10 of the Planning Code.

The Shipwright's Cottage is one of the oldest known residences in the India Basin area, constructed in 1875. During the late 19<sup>th</sup> Century, working-class ship builder's settlements characterized the Hunter's Point peninsula with a string of boatyards populating the shoreline. The modest-sized vernacular residence includes a gabled roof, horizontal shiplap siding, wood windows, and front façade decorative features including architraves with scrolled brackets; bracketed window sills; and upper transom panels.

## Project Description

The Shipwright's Cottage (Cottage) will be rehabilitated to serve a new use within the India Basin Shoreline Park as a welcome center at the upper level and community classroom at the lower level. The exterior character-defining features, including the wood windows, trim, and bargeboard will be generally repaired or restored. The chimney will be restored based on historical photographs. A new front entrance door will be replaced. Doors meeting accessibility requirements will be added to the first floor at the northwest façade in the area of a removed non-historic addition, and to the basement where an existing non-historic door and window will be removed. A new casement window will be added to the south elevation, matching the dimensions and alignment of the façade's existing historic window. A louver for outside air intake, along with a stainless steel downspout will be added to both secondary side elevations, and a stainless steel gutter will be added along the eave of the roof. OSHA compliant anchor brackets will be added to the roof, along with a mechanical outside air intake, and a restroom exhaust vent. Security cameras and card readers will also be added to the secondary facades. A new exterior trash enclosure will be installed adjacent to the north elevation. Existing interior partition walls will be removed, and the interior will be rehabilitated to serve the new, compatible use. Interior floor finishes at the first floor will be rehabilitated and detailed to show the historic arrangement of the walls and rooms as part of the interpretive program.

The Cottage's rehabilitation is part of the San Francisco Recreation and Park Department's (RPD) India Basin improvement efforts which include the demolition of several abandoned buildings, accessibility improvements, and new developments including a food service building, shop building, restroom, and boathouse. The other elements of the India Basin improvements lie outside of the scope of this Certificate of Appropriateness and associated project.

## Compliance with Planning Code

### PLANNING CODE DEVELOPMENT STANDARDS.

The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

### APPLICABLE PRESERVATION STANDARDS.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- The proposal provides a new use for a historic structure which respects the property's cultural and architectural significance.
- Several exterior character defining features are proposed for repair or restoration including windows, window and door hoods, the chimney, bargeboard, and siding.
- The proposal includes the removal of non-historic features, including a non-historic side addition located



near the front of the northern façade.

- New features, including the new accessible entryways on the side and rear façades, and a new side façade window, will be compatible with the historic resource, though designed in a way to read as contemporary, thus avoiding false historicism.
- The building's footprint will not increase, thus maintaining the structure's character defining form, height and massing.

## Public/Neighborhood Input

Prior to the April 7, 2021 Historical Preservation Commission Hearing, Department staff received written public comment in support of the proposed project, from one individual who mentioned being a direct descendent of John Johnson Dircks, the Cottage's original owner and possibly the builder. The commentor expressed support for the cottage's restoration and reuse as a welcome center.

Additionally, prior to the April 7, 2021 Hearing, Department staff received numerous comments in opposition to the project. Many of these comments were also reiterated verbally during public testimonial at the hearing. Several commenters suggested that space specifically devoted to interpreting the human and environmental history of the India Basin should be designated, and that the proposed ground story café was inappropriate.

Since the April 7, 2021, changes have been made to the plans, which have responded to these comments. These changes have included the removal of the café from the ground story, and more specifics on interior programming, including locations and ideas/precedents of the interpretive element.

## Conditions of Approval

The Department recommends imposing conditions of approval to ensure the rehabilitation work preserves, restores, and/or salvages the building's historic fabric to the fullest extent possible. As environmental review for this project was covered in the 2017 India Basin Environmental Impact Report (EIR), a Historic Preservation Plan (HPP) was prepared as a requirement of the EIR's Mitigation Monitoring and Reporting Program (MMRP). Compliance with this HPP is required as a condition of approval for this COA, in addition to being a requirement under the EIR. Furthermore hazard abatement is being planned for lead paint and asbestos-containing glazing putty. While not anticipated to impact any of the property's character defining features, conditions have been included to ensure such features are protected through this abatement effort. In addition, the Department has included a condition to accommodate future refinements that might be required by other City agencies. Additionally, as a condition of approval, the Project Sponsor will be required to provide shop drawings of replacement windows and doors for Preservation staff to review, prior to the approval of plans, as well as shingle samples, or other specifics on shingle materials.

## Environmental Review Status

On September 13, 2017, the Department published a Draft EIR (DEIR) for the Project for public review (Case No. 2014-002541ENV). The DEIR was available for public comment until October 30, 2017. On September October 19, 2017 the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On July 11, 2018, the Department published a Comments and Responses document, responding to comments made regarding the DEIR for the Project. On July 26, 2018, the Planning

Commission certified the Final EIR (FEIR) for the Project as adequate, accurate and complete. On July 26, 2018, the Planning Commission adopted the CEQA Findings for the FEIR, prior to the approval of the Project (See Case No. 2014-002541ENV).

The currently proposed project matches the scope of work proposed for the Shipwright's Cottage analyzed in the EIR and thus no further environmental review is required. EIR language starting on page 2-17 specific to the Shipwright's Cottage reads as follows:

*Following site remediation, RPD would undertake site redevelopment. The historic Shipwright's Cottage would be retained and restored in accordance with the Secretary of the Interior's Standards for Rehabilitation and would be required to receive a Certificate of Appropriateness from the San Francisco Historic Preservation Commission (HPC). A Certificate of Appropriateness is the entitlement required to alter an individual landmark and any property within a landmark district. Specifically, the building's exterior would be restored to its 1920s appearance, and the interior would be adaptively reused as a welcome center and public exhibition space.*

*The building would require construction of a new foundation, excavation of the lower level to increase the ceiling height by approximately 18 inches to comply with current regulations, and structural strengthening of the walls and roof framing for improved seismic performance. An existing addition at the northwest corner would be converted to a single-accommodation restroom on each level. Other later additions and interior partitioning would be removed. An existing interior stairway would be removed and the floor opening infilled. An existing window on the west façade of the upper level would be converted to a doorway to provide a second means of egress to the adjacent garden terraces. The existing brick chimney would be seismically reinforced and retained for its historic appearance, but would not be functional. The historic bargeboard will be replicated and installed on the primary façade and all replacement doors and windows that cannot be repaired will match historic doors and windows per historical photographs.*

The India Basin EIR found a less than significant impact to the Shipwright's Cottage with mitigation. The impacts identified in the EIR included removal of interior features of the historic resource, changes to the setting of the historic resource due to the park rehabilitation project, and the potential for impacts to the historic resource due to construction activities. It should be noted that the interior of the Shipwright's Cottage was not identified in the Landmark designation but aspects of the interior were identified as character-defining for the purposes of the EIR analysis, see the Historic Architectural Resources section of the EIR starting on Page 3.4-18.

The EIR identified the following mitigation measures to reduce the impacts of the proposed project on the Shipwright's Cottage (see mitigation measures starting on EIR page 3.4-47):

- Mitigation Measure M-CR-1a, "Prepare and Implement Historic Preservation Plan and Ensure that Rehabilitation Plans Meet Performance Criteria"
- Mitigation Measure M-CR-1b, "Document Historical Resources"
- Mitigation Measure M-CR-1c, "Develop and Implement an Interpretative Plan"
- Mitigation Measure M-CR-1e, "Vibration Protection Plan"

The project sponsor has currently fulfilled or is working with the Department to fulfill their mitigation requirements.

## Basis for Recommendation

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to an individual landmark and the *Secretary of the Interior Standards for Rehabilitation*.

## Attachments

Draft Motion – Certificate of Appropriateness  
Exhibit A – Conditions of Approval  
Exhibit B – Project Sponsor COA Package with Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos  
Exhibit E - Project Sponsor Brief  
Exhibit F – Shipwright’s Cottage – Historic Preservation Plan Final



# CERTIFICATE OF APPROPRIATENESS DRAFT MOTION

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY AT 900 INNES AVENUE LOCATED ON LOT 003 IN ASSESSOR'S BLOCK 4646 IN A P (PUBLIC) ZONING DISTRICT AND A OS HEIGHT AND BULK DISTRICT.

## Preamble

On October 7, 2020, Charlene Angsuco of the San Francisco Recreation and Parks Department (hereinafter "Project Sponsor") filed Application No. 2020-009076COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for an exterior restoration at a subject building located on Lot 003 in Assessor's Block 4646, which is Landmark No. 250 designated under Article 10 of the Planning Code.

On July 26, 2018, the Planning Commission reviewed and considered the Final EIR for the India Basin Mixed-Use Project (FEIR) and found the FEIR to be adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and, by Motion No. 20247, certified the FEIR as accurate,

complete and in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

On July 26, 2018, the Commission by Motion No. 20248 approved California Environmental Quality Act (CEQA) Findings, including adoption of a statement of overriding considerations, under Case No. 2014-002541ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

The CEQA Findings included adoption of a Mitigation Monitoring and Reporting Program (MMRP) as Attachment B, which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval.

On April 7, 2021, the San Francisco Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2020-009076COA. At this hearing, the Commission continued the Project to the public hearing on May 5, 2021, June 2, 2021, June 16, 2021, and July 21, 2021. The project was further continued to the public hearing on August 18, 2021.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-009076COA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2020-009076COA in conformance with the architectural plans dated July 13, 2021 and labeled Exhibit B based on the following findings:

## 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 also constitute findings of the Commission.**

- 2. Project Description.** The Shipwright's Cottage (Cottage) will be rehabilitated to serve a new use within the India Basin Shoreline Park as a welcome center at the upper level and community classroom at the lower level. The exterior character-defining features, including the wood windows, trim, and bargeboard will be generally repaired or restored. The chimney will be restored based on historical photographs. The existing front entrance door will be replaced with a new wood front door. Doors meeting accessibility requirements will be added to the first floor at the northwest façade in the area of a removed non-historic addition, and to the basement where an existing non-historic door and window will be removed. A new casement window will be added to the south elevation, matching the dimensions and alignment of the façade's existing historic window. A louver for outside air intake, along with a stainless steel downspout will be added to both secondary side elevations, and a stainless steel gutter will be added along the eave

of the roof. OSHA compliant anchor brackets will be added to the roof, along with a mechanical outside air intake, and a restroom exhaust vent. Security cameras and card readers will also be added to the secondary facades. Existing interior partition walls will be removed, and the interior will be rehabilitated to serve the new, compatible use. Interior floor finishes at the first floor will be rehabilitated and detailed to show the historic arrangement of the walls and rooms as part of the interpretive program. A new exterior trash enclosure will be installed adjacent to the north elevation.

- 3. Property Description.** The subject property is located on the northwest corner of Innes Avenue and Griffith Street (Assessor's Block 4646; Lot 003). The subject building is Landmark No. 250, locally designated under Article 10 of the Planning Code, and is located within a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The modest-sized vernacular residence includes a gabled roof, horizontal shiplap siding, wood windows, and front façade decorative features including architraves with scrolled brackets, bracketed window sills, and upper transom panels.

- 4. Surrounding Properties and Neighborhood.** The subject property lies on public open space under the purview of the San Francisco Park Department (SFPD). The cottage is within an area being planned as a 10-acre waterfront park, which will combine the existing India Basin Shoreline Park area and the 900 Innes property into a seamless park, trail and open space system.

There are no immediately adjacent properties to the subject property. Lying in the Bayview neighborhood, the surrounding vicinity outside of the park is characterized by neighborhood scale residential units with some light industrial properties along Innes Ave.

- 5. Public Outreach and Comments.** Prior to the April 7, 2021 Historical Preservation Commission Hearing, Department staff received written public comment in support of the proposed project, from one individual who mentioned being a direct descendent of John Johnson Dircks, the Cottage's original owner and possibly the builder. The commentor expressed support for the cottage's restoration and reuse as a welcome center.

Additionally, prior to the April 7, 2021 Hearing, Department staff received numerous comments in opposition to the project. Many of these comments were also reiterated verbally during public testimonial at the hearing. Several commenters suggested that space specifically devoted to interpreting the human and environmental history of the India Basin should be designated, and that the proposed ground story café was inappropriate.

Since the April 7, 2021, changes have been made to the plans, which have responded to these comments. These changes have included the removal of the café from the ground story, and more specifics on interior programming, including locations and ideas/precedents of the interpretive element.

- 6. Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

*The proposed project is consistent with Article 10 of the Planning Code.*

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. 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):

- (1) **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.

*The subject property has not served its original use as a shipwright's cottage for decades. Its new proposed use as a welcome center and community classroom will respect the property's character defining features to ensure it still reads as it did when it functioned as a shipwright's cottage. The proposed program for the building will take advantage of its existing scale and form and would not require substantial alterations or additions to the exterior, which is most important in conveying the building's historic and architectural significance. Several character-defining features are being repaired and/or restored, while several non-historic features are being removed. While the reuse proposal includes the demolition of most interior partition walls and the stairwell, the building's interior is not considered to be of primary significance in defining the character of the building.*

- (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposed rehabilitation of the Shipwright's Cottage aims to preserve the historic character of the building through careful treatment of historic features and volumes. Alterations to the exterior of the building will largely retain and repair the historic features that convey the building's historic materials, design, and workmanship. One of the project goals is to restore the exterior of the building closer to its appearance during the period of significance. This would involve removing the non-historic addition located near the front of the northern façade and repairing existing features, such as window hoods and trim. The project will also involve the replication and reinstallation of the historic bargeboard, based on pictorial evidence, as well as the replacement of missing or deteriorated windows and doors where necessary with new windows that match the design of the original. The new door proposed for the northern façade will utilize and slightly enlarge the opening of an existing, non-historic door, and will allow for accessible entry while preserving the historic configuration of the front door. Utilizing the location of the existing alteration will minimize potential effects on the overall character of the building, as it preserves the existing historic windows and exterior cladding materials and restores the historic footprint of the building. Furthermore, the new*

*door and sidelight will be of wood and glass, and simple in design, such that they will be compatible with, but differentiated from, the building's historic exterior doors.*

*The historic brick masonry chimney will be retained and seismically strengthened, in a way that does not have substantial impact on the exterior of the building. The foundation will be replaced as a component of the project. The new foundation will retain the existing historic height of the Shipwright's Cottage and the replacement of wood shiplap siding to the ground level, as currently exists. As a result, the exterior of the building will overwhelmingly retain its appearance and the character-defining features from its period of significance.*

*Significant interior changes are proposed, including the removal of interior partition walls. However, their locations and relationships will be preserved through the restoration of the historic wood floors. Furthermore, interior features are not considered primary to conveying the structure's historic character.*

- (3) **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, shall not be undertaken.

*The proposed project intends to replace historic features in-kind where they cannot be repaired and to design new features that are clearly differentiated from the historic features. No conjectural features or architectural elements from other buildings are proposed, and no changes will be made that create a false sense of historical development. Any restored elements are based upon historical documentation.*

- (4) **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*No features proposed for removal including the bathroom wing at the northwest façade, as well as various window and door openings at the southeast, northeast, and northwest façades which belong to the building outside of the period of significance, of 1870-1930, have been identified as having acquired significance in their own right.*

- (5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

*The overall cladding of the building, masonry chimney, and historic decorative features—specifically the window and door hoods—will be preserved, in order to allow the building to convey its historic appearance, features, finishes, construction, and craftsmanship. Windows and doors will be rehabilitated where they exist and are in salvageable condition, and will be restored with replica sashes to match the historic design based on physical and documentary evidence. Interior features are proposed for removal however, including partition walls, panel doors and stairwell. While the finish materials of the interior partition walls have been highly modified, the panel doors and stairwells do convey the historic interior character of the property.*

- (6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the



severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The project aims to restore the primary façade of the Shipwright's Cottage to its appearance during the period of significance, and make sensitive alterations to the secondary façades to serve the new use. Where historic materials exist at the Shipwright's Cottage and are deteriorated, the preferred strategy is to repair them where possible. These materials include wood shiplap siding, door and window hoods at the front façade, historic window trim, and the masonry chimney. If a historic feature has deteriorated beyond repair, the feature will be replaced in-kind.*

*The project will involve the restoration through replication of missing historic features that contributed to the building's historic design, namely the bargeboard at the primary façade, as well as historic windows. Historic photographs, a surviving bargeboard remnant at the primary façade, and a surviving window sash, will be used as guides to ensure these replacement features accurately replicate the originals.*

- (7) **Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*Treatment of the Shipwright's Cottage to abate hazardous materials and repair deterioration will be performed using the gentlest means possible, and will be specified and overseen by an historic architect who meets the Secretary of the Interior's Professional Qualification Standards. No harsh or chemical or abrasive methods will be used for paint removal. Where wood siding or trim exhibits raised grain due to UV radiation damage and weather, light sanding by hand will be used to repair the surface of the siding to allow for proper coating adhesion, but more heavy-handed methods are not anticipated.*

- (8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*The proposed rehabilitation of the Shipwright's Cottage will involve excavation required by the construction of a new foundation and the lowering of the floor level within the basement by 18". The Archaeological Survey Report (ASR) completed by AECOM indicates the possibility of pre-historic and historic archaeological resources under and near the Shipwright's Cottage. AECOM will provide archaeological testing and monitoring during excavation to ensure that proper mitigation measures are undertaken if resources are discovered.*

- (9) **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*No new additions are proposed. Exterior alterations include restoration of various elements as well as the introduction of new doors and fenestration to support the new use. While some historic siding will need to be removed to make way for new fenestration, it will only be removed on non-primary facades. The removed siding that is in good condition will be salvaged, repaired and reused on the building to replace siding that has deteriorated beyond repair. New proposed doors and windows will have a simple design with wood and glass thus compatible with the building's historical character, without creating a sense of false historicism.*

*The proposed rehabilitation involves the replacement of the current foundation, but would not affect the height of the building in relationship to its surroundings, and will retain shiplap siding to the ground level as currently exists. Seismic strengthening proposed for the building will occur at the interior and will not have an effect on the building's massing, size, scale, or architectural features.*

- (10) **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.

*No new exterior additions are proposed to the Shipwright's Cottage. The seismic strengthening of the exterior walls and chimney of the Shipwright's Cottage would be interior treatments that supplement the existing structural system of the building, and therefore could be removed without affecting the exterior appearance of the building.*

*The proposed door at the northern façade, window at the southern façade, and storefront assembly at the basement level of the eastern façade could be removed in the future and infilled without impairing the essential form and integrity of the building.*

- C. **Landmarks** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks.

#### Landmarks

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

*The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.*

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

## **RECREATION AND OPEN SPACE**

The RECREATION AND OPEN SPACE ELEMENT concerns the City's legacy of fine parks and recreational opportunities, and to guide the City's future decisions so they improve that open space system for the benefit of everyone.

### **OBJECTIVE 1:**

**ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM**

#### **Policy 1.12**

Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

#### **Policy 1.13**

Preserve and protect character-defining features of historic resources in City parks, when it is necessary to make alterations to accommodate new needs or uses.

### **OBJECTIVE 2:**

**INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION**

#### **Policy 2.5**

Encourage the development of region-serving open spaces in opportunity areas: Treasure Island, Yerba Buena Island, Candlestick and Hunters Point Shipyard

## **URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

### **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.**

#### **Policy 1.3**

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

### **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 the subject property for the future enjoyment and education of San Francisco residents and visitors.*

**8. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies 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 not have an impact on neighborhood serving retail uses. No neighborhood serving retail use currently exists on the project site.*

- 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 building in conformance with the Secretary of the Interior's Standards. No housing currently exists on the project site.*

- 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 a direct impact on the displacement of industrial and service sectors. The project does not include commercial office development.*

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

*All construction 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 for Rehabilitation.*

- 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.*

**9. For these reasons, the proposal overall, appears to meet the Secretary of the Interior's Standards and the provisions of Article 10 of the Planning Code regarding Major Alterations.**

## 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 **APPROVES WITH CONDITIONS** a Certificate of Appropriateness for the subject property located at Lot 003 in Assessor's Block 4646 for proposed work in conformance with the architectural submittal dated July 13, 2021 and labeled Exhibit B on file in the docket for Record No. 2020-009076COA.

The Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Resolution/Motion by this reference thereto. All required mitigation measures identified in the FEIR and contained in the MMRP are included as conditions of approval.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion. 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). For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

**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 August 18, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: August 18, 2021

## EXHIBIT A

### Authorization Update

This authorization is for a Certificate of Appropriateness to allow Major Alterations located at 900 Innes Avenue pursuant to Planning Code Section 1006 within the P (Public) Zoning District and a OS Height and Bulk District; in general conformance with plans, dated July 13, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-009076COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on August 18, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

### Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

### Extension

All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

### Mitigation Measures

Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval

## Conditions of Approval

1. Historic Preservation Plan: The Project Sponsor shall comply with Historic Preservation Plan (HPP) prepared in response Mitigation Monitoring and Reporting Program (MMRP) [See Measure M-CR-1a of FEIR] established for the India Basin Mixed Use Project. Included in the HPP is a requirement for salvage and temporary removal/storage of character defining features. Adherence to the salvage procedure outlined in this plan is a requirement. This includes interior finishes and trim associated with character defining features such as windows and doors. To the fullest extent possible, material that is salvaged from the inside of the cottage should be re-used to replace deteriorated elements of the same type, such as siding.
2. Hazardous Materials: Treatment of the Shipwright's Cottage to abate hazardous materials and repair deterioration will be performed using the gentlest means possible. The Hazmat Abatement Plan should be reviewed and approved by Planning Department Preservation Staff prior to commencement of work. As part of the hazmat building materials abatement work, if any character defining features (exterior) need to be removed or altered, the owner or a representative of the owner, such as the Historic Preservation Consultant, should first contact Planning Department Preservation Staff for approval before proceeding with the abatement work. If character-defining windows must be removed to fully address hazardous containing materials including, but not limited to, asbestos containing adhesive or glazing putty, that work shall be reserved for the rehabilitation scope within the overall treatment of those features.
3. Roof: Prior to work being undertaken, Planning Department Preservation Staff must approve the specific type of asphalt roof shingles proposed to replace the existing. Upon request, project sponsors should be prepared to provide a shingle sample for Preservation Staff review.
4. Future Review: As part of the future review of the building permit by the Department of Building Inspection or other city agencies, any required refinements to the Project may be reviewed and approved by Department Preservation staff, particularly if these refinements are required to address building or life safety requirements.
5. Shop Drawings: Sponsors will provide shop drawings of replacement windows and doors for Preservation staff to review, prior to the approval of plans.



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SHIPWRIGHT'S COTTAGE  
CERTIFICATE OF APPROPRIATENESS

PLANS, RENDERINGS,  
AND PROJECT BACKGROUND

900 INNES AVENUE  
SAN FRANCISCO, CA

PREPARED FOR THE SAN FRANCISCO PLANNING DEPARTMENT  
AUGUST, 2021



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# SHIPWRIGHT’S COTTAGE OVERVIEW AND PROJECT SUMMARY

## BUILDING HISTORY

The Shipwright’s Cottage, constructed c. 1875 and currently addressed at 900 Innes Avenue, is one of the oldest known residences remaining within the neighborhood lining India Basin; 911 Innes Avenue, located across the street, also appears to have been constructed during the 1870s. The Shipwright’s Cottage was constructed as an early component of the isolated working-class settlement of shipbuilders at India Basin, whose community and string of boatyards along the shore characterized the Hunters Point peninsula during the final decades of the nineteenth century. The first property owner was Johnson Dircks, a shipwright born in the Netherlands who was among the first immigrants to arrive at India Basin. Dircks bought the lot on which the house now stands directly from the SSFH&RA in 1875. The price for the property was \$900. Given his carpentry skills, it seems likely that Dircks constructed the cottage himself, although this has not been confirmed. No original permit or drawings appear to exist for the building, which is not uncommon for vernacular building types. Dircks operated a boatyard on the shore of India Basin immediately behind the house, where he built a number of scow schooners that were used for freight transportation throughout the Bay Area. The location of the cottage therefore allowed Dircks direct access to his boatyard and livelihood.<sup>1</sup>

A California State Department of Parks and Recreation (DPR) survey form completed for the property in 2005 states that Dircks resided in the house until 1893, and that he thereafter deeded it to Carl J. Jorgenson, another ship carpenter, with his wife Ingeborg. Ingeborg’s daughter, Inga, was married to Fred Siemer Jr., a German by birth who immigrated to the United States in the 1880s. The Siemers were an important family at India Basin who built the scow schooner Alma, which is now one of the vessels owned by the San Francisco Maritime National Historical Park.<sup>2</sup> Members of both the Siemer and Jorgenson families resided in the cottage at various

1     Farrell, “900 Innes Avenue,” 6.  
2     Ibid.

times, although the 1900 U.S. census recorded a Scottish ship carpenter, Robert McKinley, living there with his wife Elisabeth and three children.<sup>3</sup>

The physical attributes of the house were not documented until 1900, the earliest year that a Sanborn Fire Insurance map was published covering the surrounding neighborhood. This was also approximately the year that the first known photograph of the India Basin settlement was taken; the two sources provide similar information about the state of the house. Both rear shed-roofed projections had already been constructed; the northwest wing appears to have been built to accommodate an indoor restroom. Attached to the rear of the house was a wood-frame well structure with battered walls supporting an upper platform, water tank, and wind mill—a feature that many of the surrounding residences had in order to offset the lack of municipal water service. The house was located next to another one-story dwelling, addressed 904 Innes, and had a number of outbuildings to the rear. A shipyard belonging to Henry Anderson, located immediately to the northeast between the house and India Basin, had replaced Dircks’s earlier yard.<sup>4</sup>

While a modestly sized vernacular residence, the cottage had striking decorative treatments on its primary facade—notably scroll-sawn bargeboard and projecting architraves over the front windows and door, showing the respective influence of the Carpenter Gothic and Italianate architectural styles in vogue during the second half of the nineteenth century. Other windows that are known to date to this time are two on the southeast facade and the central window on the northwest facade, all of which feature molded architrave trimwork.

3     1900United States Census, San Francisco, , San Francisco County, California; sheet no. 3, family 45, dwelling 45, lines 17-21; June 4, 1900, accessed July 28, 2015, <http://www.ancestry.com>.  
4     Farrell, “900 Innes Avenue,” 6.

I. Jorgenson is noted as the owner of the property in the 1907 San Francisco Block Book. Fred and Inga Siemer moved into the residence the following year and stayed until c. 1923. Records of the 1910 and 1920 U.S. censuses indicate that the Siemers and their children—numbering four by 1920—rented the house from its owner, Inga’s mother Ingeborg Jorgenson, who lived next door at 904 Innes.<sup>5</sup>

In 1923, the Siemers moved into a nearby residence on Innes Avenue. It has been suggested in a prior evaluation that the Shipwright’s Cottage was subsequently incorporated into the Anderson & Cristofani Boatyard (described in detail in a following section),<sup>6</sup> but further sources such as San Francisco City Directories do not support this account. No residents were recorded at 900 Innes Avenue in the 1930 and 1940 U.S. census rolls; the address, however, was listed in San Francisco reverse directories as Carl Jorgenson’s residence between the 1930s and c. 1960. Therefore, the Shipwright’s Cottage appears to have remained in private residential use during this period, despite sharing close proximity to the bustling boatyard located immediately down the slope. Based on historic aerial photographs, the building’s well and windmill structure attached to the rear facade was removed by the mid-1930s. No other major alterations to the building appear to date to the first half of the twentieth century.

The Shipwright’s Cottage was deeded a series of times in the 1950s between members of the intermeshed Jorgenson and Siemer families. In 1961, it was sold to Walter and Alice Anderson; Walter was partner in the adjacent Anderson & Cristofani Boatyard. In 1965, the building was deeded to Anderson’s son Merrill. It was sold again in 1973 to Ableship Co., a boat storage company. These sales took place during a decades-long period in which the Shipwright’s Cottage was listed as vacant in reverse directories—aside from a short period c. 1972-1973, when Robert Middleton was listed as a resident there. The building, however, appears to have served as an office for the boatyard, reflected by the current assortment of modern interior finishes and materials—including acoustical tile ceilings and faux wood wall paneling—from a series of updates in the postwar period. Likewise, the bathroom addition clad in composite wood siding (Figure 13), built after 1976 (Figure 116), appears to have been necessary to meet the requirements of continued use. A broad pass-through with service counter located in the wall between the entrance corridor and the adjacent front room (Figure 15) is also evidence of the administrative use of the building in support of the yard’s operations. Several basement door and window openings at the southeast, northeast, and northwest facades remain undated.

After 1986, the property and the adjacent vacant lot (APN 4646/3A) were sold amongst several owners—during which time the decorative bargeboard was removed from the house—and was ultimately donated to the Tenderloin Housing Clinic in 2007. This agency planned to construct a residential complex on the site until the Article 10 designation of the Shipwright’s Cottage was approved in 2008. Following a fire at the cottage in 2010, the housing clinic stabilized the building—ultimately selling it to the City and County of San Francisco in 2014, at which point the building was re-roofed, and its windows and doors were boarded to restrict unauthorized access.<sup>7</sup>

51920 United States Census, San Francisco, San Francisco County, California; sheet no. 14B, family 13, dwelling 13, lines 60-65; January 14, 1920, accessed July 28, 2015, <http://www.ancestry.com>.

6Farrell, “900 Innes Avenue,” 6.

7Alex Bevk, “Shipwright’s Cottage at 900 Innes Hit with Graffiti Abatement,” October 19, 2012, [http://sf.curbed.com/archives/2012/10/19/shipwrights\\_cottage\\_at\\_900\\_innes\\_hit\\_with\\_graffiti\\_abatement.php](http://sf.curbed.com/archives/2012/10/19/shipwrights_cottage_at_900_innes_hit_with_graffiti_abatement.php).

## HISTORIC STATUS

The Shipwright’s Cottage is a San Francisco City Landmark, and has been evaluated and found eligible for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register). The following summary of the findings of previous evaluations examines the national, state, and local historical ratings currently assigned to the Shipwright’s Cottage.

### San Francisco City Landmarks

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of “special character or special historical, architectural or aesthetic interest or value and are an important part of the City’s historical and architectural heritage.”<sup>8</sup> Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission. These properties provide significant and unique examples of the past that are irreplaceable and help protect the surrounding neighborhood from inappropriate development.

The Shipwright’s Cottage was designated as San Francisco Article 10 Landmark #250 in 2008. The building’s designation nomination, based on the 2005 DPR 523A and 523B forms, was prepared by Erin Farrell for the India Basin Neighborhood Association, and encompasses only the residence and no surrounding features. The Landmark Designation Report completed for the Shipwright’s Cottage found the building to be significant under National Register Criteria A (Events) and C (Architecture), and specified the period of significance as 1870-1930 (which begins five years prior to the building’s construction around 1875).

In approving the landmark designation for the Shipwright’s Cottage, the San Francisco Planning Commission “reviewed and endorsed the following particular features that should be preserved:

- All of the exterior elements surviving from the original construction including the rustic channel siding, trim, and front entry and window hoods as well as the general massing.”<sup>9</sup>

The Landmark Designation Report further specifies that the general massing to be preserved includes the gabled roof.<sup>10</sup>

### National Register of Historic Places

The National Register is the nation’s most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

8Kelley and VerPlanck Historical Resources Consulting, India Basin Survey Final Report (San Francisco: Bayview Historical Society, May 1, 2008).

9San Francisco Planning Commission, Resolution No. 553-04, Case No. 2004.0916L (San Francisco: Planning Commission, May 19, 2005) 2.

10Erin Farrell, Landmark Designation Report, Case No. 2004.0916L (San Francisco: Landmarks Board) 2.

In 2005, the India Basin Neighborhood Association completed California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object) forms for the Shipwright’s Cottage, finding the property to be individually eligible for listing in the National Register under Criteria A and C for its association with the scow schooner building industry at India Basin, and its vernacular architectural style, adapted to the site and economic needs of its builders. In 2019, Page & Turnbull completed DPR 523A and 523B forms for all properties within an Area of Potential Effects as part of documentation for the 900 Innes Avenue Hazardous Remediation Project under Section 106 of the National Historic Preservation Act (NHPA).<sup>11</sup> The Shipwright’s Cottage was found eligible for listing as an individual resource in the National Register for its early role in the development of the small residential community at India Basin, and for its vernacular architectural style. Its period of significance was identified as 1875. In addition, the Shipwright’s Cottage was found to be a contributor to the National Register-eligible India Basin Scow Schooner Boatyard. Both the 2019 National Register evaluations for the Shipwright’s Cottage and India Basin Scow Schooner Boatyard were submitted to the SHPO for review, and SHPO concurred with the findings.

The Shipwright’s Cottage has not been formally listed on the National Register as an individual resource or district contributor.

California Register of Historical Resources

The California Register is an inventory of significant architectural, archaeological, and historic resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The India Basin Survey, completed by Kelley & VerPlanck Historical Resources Consulting (KVP) in 2008, evaluated properties located within a survey area surrounding Innes Avenue for eligibility for listing in the California Register. KVP completed DPR 523A and 523B forms for 900 Innes Avenue, finding that the building “appears eligible for listing in the California Register under Criteria 1 & 3 due to its association with resident shipwrights employed in the boat yards of India Basin and as a rare example of a very early Italianate cottage.”<sup>12</sup> Its period of significance was identified as 1870-1938, broadly encompassing the active years of the India Basin scow schooner building industry.

In 2017, Page & Turnbull completed the India Basin Historic Resource Evaluation Parts 1 and 2 to inform an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA). The report evaluated historical resources within a 38-acre proposed project area for eligibility for listing in the California Register. Page & Turnbull found the Shipwright’s Cottage to be eligible for individual listing under Criteria 1 and 3 for its association with the residential development of the India Basin neighborhood, and for its vernacular

11

Page & Turnbull, 900 Innes Avenue Hazardous Materials Remediation Project: Section 106 Technical Report (San Francisco: Prepared for U.S. Environmental Protection Agency, November 25, 2019).

12

Kelley and VerPlanck Historical Resources Consulting, India Basin Survey Final Report (San Francisco: Bayview Historical Society, May 1, 2008).

architectural style. Its period of significance was identified to be 1875. In addition, the Shipwright’s Cottage was found to be a contributor to the California Register-eligible India Basin Scow Schooner Boatyard Cultural Landscape (Historic Preservation Plan under separate cover).

The Shipwright’s Cottage has not been formally listed in the California Register as an individual resource or district contributor.

Character-Defining Features

Based on the building’s 1870-1930 period of significance per the Landmark Case Report, and 1875 period of significance per the HRE, Page & Turnbull has identified the following as character-defining features of the Shipwright’s Cottage.<sup>13</sup> Features written in italic font date from after the 1875 period of significance identified for the Shipwright’s Cottage as an individual resource, but fall within the period of significance for the India Basin Scow Schooner Boatyard site (1875-1936), which includes the Shipwright’s Cottage as a contributing property.

The following exterior features should be preserved to maintain San Francisco City Landmark designation:

- Rectangular plan of core volume
- Front-gabled roof form
- Horizontal wood shiplap siding
- Decorative features at windows and door on primary facade: architraves with scrolled brackets; bracketed window sills; upper transom panels
- Wood windows
- Exposure of basement at building rear
- Masonry chimney stack alongside rear gable
- Wood paneled doors
- Molded window trim at secondary facades: central window at northwest facade; two windows at southeast facade
- Wood corner boards
- *Shed-roofed rear wing (constructed prior to 1900; possibly original)*
- *Northwest shed-roofed addition (constructed prior to 1900)*

The following are character-defining features as determined in the HRE, but do not contribute to San Francisco City Landmark status:

- Historic arrangement of interior spaces
- Location at intersection of Innes Avenue and Griffith Street right-of-way, with primary facade at Innes Avenue
- Sloping lot

13

Page & Turnbull, India Basin Project Historic Resource Evaluation Parts 1 and 2 (San Francisco: Prepared for Build, Inc., March 8, 2017), 94.

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PROJECT DEVELOPMENT SUMMARY

In 2014, the San Francisco Recreation and Park Department (RPD) acquired the 900 Innes Avenue boatyard property and the landmarked Shipwright’s Cottage (No. 250), located along India Basin waterfront in the Bayview-Hunters Point neighborhood. Following this acquisition, from 2014 to 2015 RPD conducted an India Basin Waterfront Study and Needs Assessment to identify community priorities for the development of the property. Just as the historic boatyard previously was an anchor for the economic and social stability of European migrants, so too are the future parks at India Basin serving as an anchor for place-making, economic stability, and cultural representation of the Bayview-Hunters Point community.

Further community engagement informed the concept design development process from 2015-2016. The resulting concept design endeavors to build a park that is both spectacular and crucial to the health of San Francisco’s southeast communities and will connect the Boatyard with a renovated Shoreline Park to create one 10-acre waterfront park that closes a critical gap in the San Francisco Bay Trail and helps fulfill the promise of the Blue-Greenway. This integrated approach to the treatment of the India Basin waterfront was evaluated for environmental impacts under the California Environmental Quality Act (CEQA) in 2017-2018.

The EIR process resulted in a robust mitigation monitoring and reporting program (MMRP), including detailed requirements related to the landmarked Shipwright’s Cottage and other cultural resources. As part of the cultural resources mitigation measures, the following documents have been or will be produced for the Shipwright’s Cottage and reviewed by Allison Vanderslice of the San Francisco Planning Department:

- An Historic Preservation Plan (HPP) with recommendations for the retention, rehabilitation, protection, and salvage of character-defining features.
- HABS-style Measured drawings of the Shipwright’s Cottage.
- HABS/HALS standard-style digital photographs.
- HABS/HALS Historical Report.
- Video recordation of the resource.

Per the requirements of the MMRP, the HABS-style documentation and video record described above will be transmitted to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, the Planning Department, the San Francisco Maritime National Historic Park, and the Northwest Information Center.

In addition to the documentation required specifically for the Shipwright’s Cottage, an interpretive program is in development for the India Basin Scow Schooner Boatyard, to which the Shipwright’s Cottage is a contributor. Per mitigation measure M-CR-1c, the primary goal of the interpretive program is “to educate visitors about the property’s historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts” through “the installation of permanent, on-site interpretive displays in publicly accessible locations.”

Community Engagement and Equitable Development Plan

In 2015, building on earlier work by community organizers, the late Mayor Edwin Lee, former Supervisor Malia Cohen, and RPD General Manager Philip Ginsburg asked key regional and Bayview-Hunters Point community stakeholders and property owners along the shoreline to participate in the India Basin Waterfront Task Force. Various shoreline properties were in varying stages of planning, design, or development and a coordinated effort was needed to guide the future development of this extraordinary network of future and renovated shoreline parks to ensure that all seven properties met the needs and programming priorities of the community, operated cohesively as in integrated parks system, and provided a seamless experience with uniform signage and well-conceived trail connections.

This effort resulted in the India Basin Waterfront Study, the synthesis of a multi-pronged outreach and engagement process by various property owners along the shoreline. The process informed recreational needs, programming priorities, design principles, and documented community assets and resources. Subsequently, SFRPD and its project partners held a design competition for the development of a concept design for the 900 Innes Boatyard and India Basin Shoreline Park, taking into account these inputs as well as conducting further engagement. A jury comprised of community members and industry professionals chose the firm Gustafson Guthrie Nichol (GGN) for a concept design that prioritized the existing form and character of the boatyard, and the connections to the existing residential communities up the hill. The early engagement efforts and those undertaken during design development informed the conceptual design across multiple properties, which was ultimately reviewed under the California Environmental Quality Act (CEQA) through an EIR (Case #2014-002541 ENV). The EIR was certified by the SF Planning Commission on July 26, 2018 and upheld by the San Francisco Board of Supervisors on November 1, 2018.

By 2019, the Department held or participated in over 50 meetings and events to collect input to inform the programming, look and feel, design and activities at the park. In concert with the schematic design process, SFRPD with the support of the A. Philip Randolph Institute (APRI) also kicked off the India Basin Equitable Development Planning process. The Equitable Development Plan (EDP) seeks to ensure that India Basin, as a large capital investment, was not a cause for “Green Displacement”. Around the country, projects which seek to utilize former industrial sites and transform neglected waterfront spaces are witnessing the tremendous positive impacts of these renewed civic spaces through the building of social capital. However, park advocates are also learning from and analyzing the unintended consequences some of these investments can have. Such changes can lead to economic, cultural, and physical displacement.

SFRPD continues to strengthen its relationship with its sister-agencies and non-profit organizations across the country to garner ideas that will inform the work at India Basin and will guide the development and implementation of the EDP. This includes strategies around workforce and business development, construction and operations training, housing stabilization, and arts, culture and identity retention. Projects such as the 11th Street Bridge Park in Washington, D.C. have demonstrated the need for community conversations and solutions around potential displacement and strategies that serve as a bulwark against displacement. To this end, project partners led by APRI San Francisco formed an EDP Leadership Committee, a working group of over 20 community members of various organizations and non-profits to facilitate a community-drafted plan and roadmap, which sets forth a series of commitments that are interwoven into the planning, construction, programming, and operations of the park to advance placemaking and stability.

The Leadership Committee has expressed and reaffirmed that BVHP residents are fiercely passionate about retaining their culture, identity, and sense of pride within their neighborhood. Nearly two dozen specific equitable development planning meetings have been held, and the India Basin EDP Leadership Committee has helped establish a critical link with the community, and to help the community build capacity through this effort. These meetings and conversations will continue throughout the implementation of the equitable development plan.

PROPOSED PROJECT SUMMARY

The proposed project involves the redevelopment of San Francisco Recreation and Parks Department (RPD) property at the shoreline of India Basin, which will include demolition of several abandoned buildings at 900 Innes Avenue; rehabilitation of the Shipwright’s Cottage; development and implementation of an interpretive program; improvement of the site for accessible civic recreation; and construction of new park-serving structures. The Project seeks to connect India Basin Shoreline Park with the India Basin Open Space through the rehabilitation of 900 Innes Avenue into a public park. Several new buildings are proposed for the site to offer amenities to the community and park patrons, including a food service building, a shop building, a restroom building, and a boathouse. A new maintenance building is also proposed.

The Shipwright’s Cottage will be rehabilitated to serve a new use within the park as a welcome center with interpretive history exhibits at the upper level and a public multi-purpose space for classes and exhibitions at the lower level. The exterior character-defining features will be generally restored based on physical and documentary evidence, with new wood windows, trim, and bargeboard to replicate the missing historic features. Doors meeting accessibility requirements will be added to the first floor at the northwest facade in the area of a removed non-historic addition, and to the basement where an existing non-historic door and window will be removed. Existing interior partition walls will be removed, and the interior will be rehabilitated to serve the new, compatible use. Interior floor finishes at the first floor will be rehabilitated and detailed to show the historic arrangement of the walls and rooms as part of the interpretive program.

Where there is insufficient physical or documentary evidence to determine the appearance of a feature during the period of significance, such as at the roof and rear windows, sympathetic but modern materials will be specified to avoid introducing false historicism. Exterior lighting will be addressed through site lighting to avoid new attachments to the historic Shipwright’s Cottage.



IMAGES: HISTORIC AND EXISTING

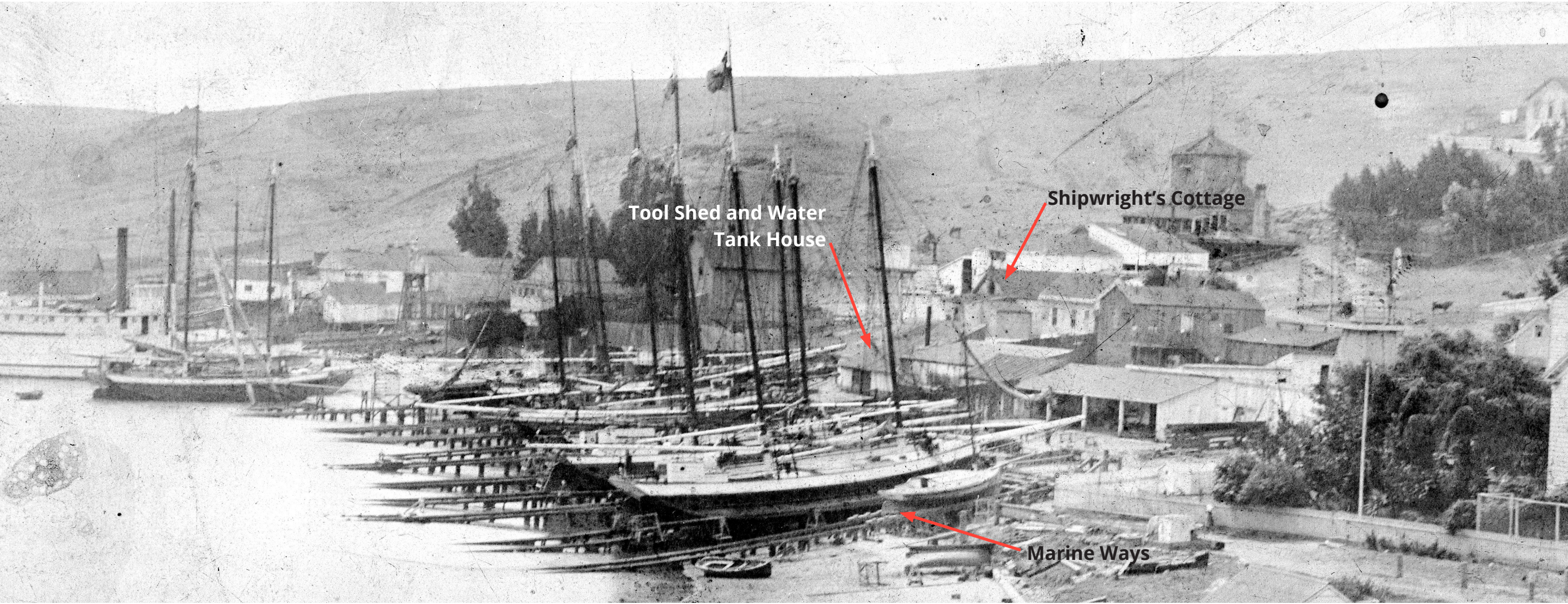


Figure 1: Historic view of boatyards at India Basin, c. 1900, viewed facing east; extant features are marked. Source: Maritime Research Center, San Francisco Maritime National Historical Park, edited by Page & Turnbull





Figure 2: Historic primary (southeast) facade from ca.1920. Source: VerPlanck Historic Preservation Consulting.



Figure 3: Existing primary (southeast) facade, viewed facing northwest. Photograph by Stephen Schafer, 2020.





Snark (built 1907; schooner, 2m; yacht), under construction at Anderson & Cristofani's yard, scow schooner Matilda in background, San Francisco, Calif., ca. 1907, R. weinstein photographer, San Francisco Maritime National Historical Park, A04.16.813n (SAFR 21374).

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Figure 4: Historic northeast facade from ca.1907. Photographed by R. Weinsten. Source: San Francisco Maritime National Historical Park, A04.16, 813n (SAFR 21374).



Photography ©Stephen Schafer • www.SCHAFPHOTO.com • DRAFT REVIEW SAMPLE

Figure 5: Existing northeast facade. Photograph by Stephen Schafer, 2020.





Figure 6: Historic southwest facade. The bathroom addition near the west corner of the house had not yet been built. Photographed by the Planning Department in 1976.



Figure 7: Existing southwest facade. Photograph by Stephen Schafer, 2020.





Figure 8: Existing first floor office and corridor. Photographed by Stephen Schafer, 2020.



Figure 9: Existing first floor room. Photograph by Stephen Schafer, 2020.





Figure 10: Existing interior window trim. Photographed by Page & Turnbull, 2021.



Figure 11: Existing basement room. Photograph by Stephen Schafer, 2020.





Siemer's Shipyard, Hunters Point, San Francisco, Calif., ca. 1900, San Francisco Maritime National Historical Park, A04.8.901n (SAFR 21374).

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Figure 12: Historic view of boatyards at India Basin, c. 1900, viewed facing east; extant features are marked.  
Source: Maritime Research Center, San Francisco Maritime National Historical Park



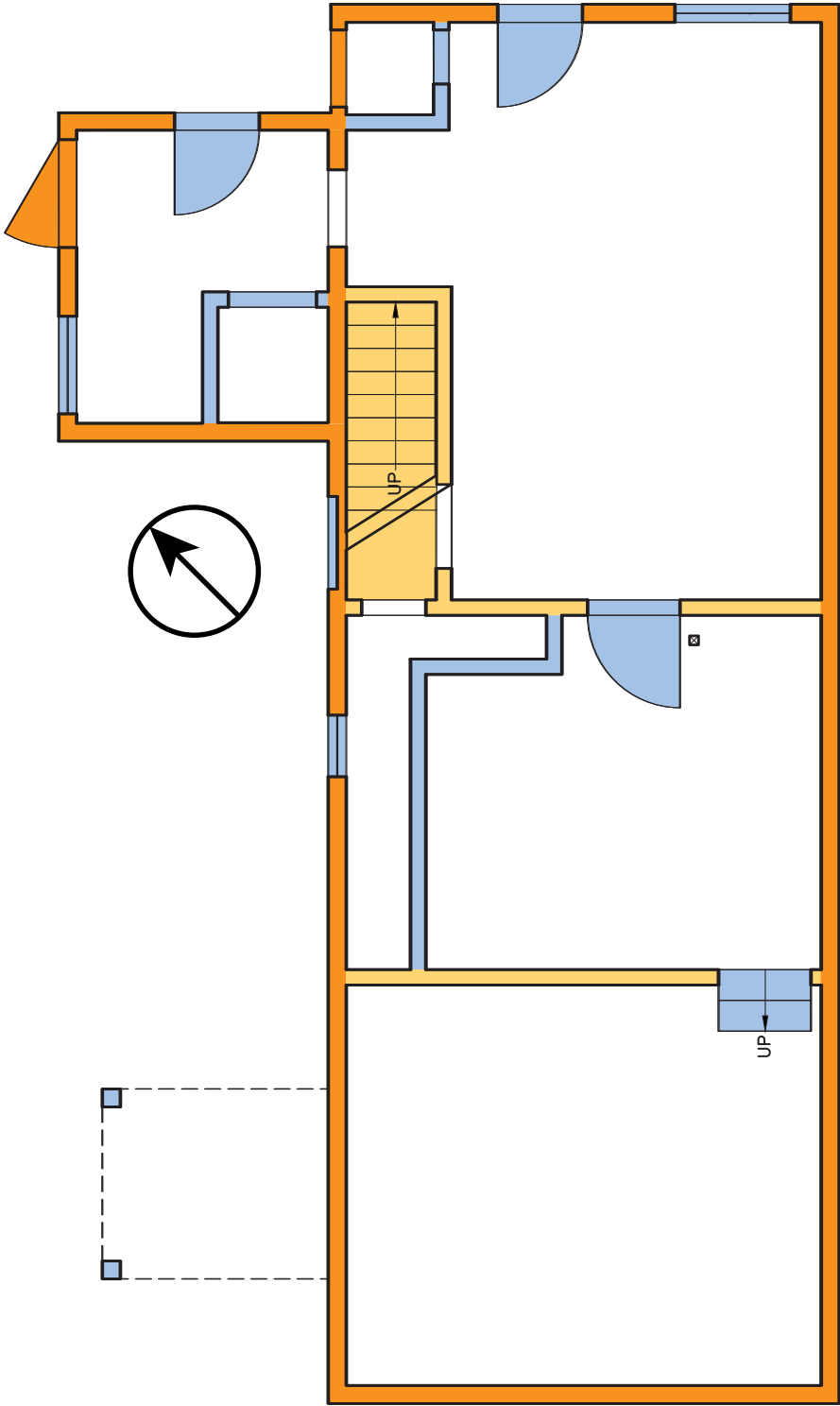
Figure 13: Existing view southeast from within India Basin Scow Schooner Boatyard Historic District. Photograph by Stephen Schafer, 2020.



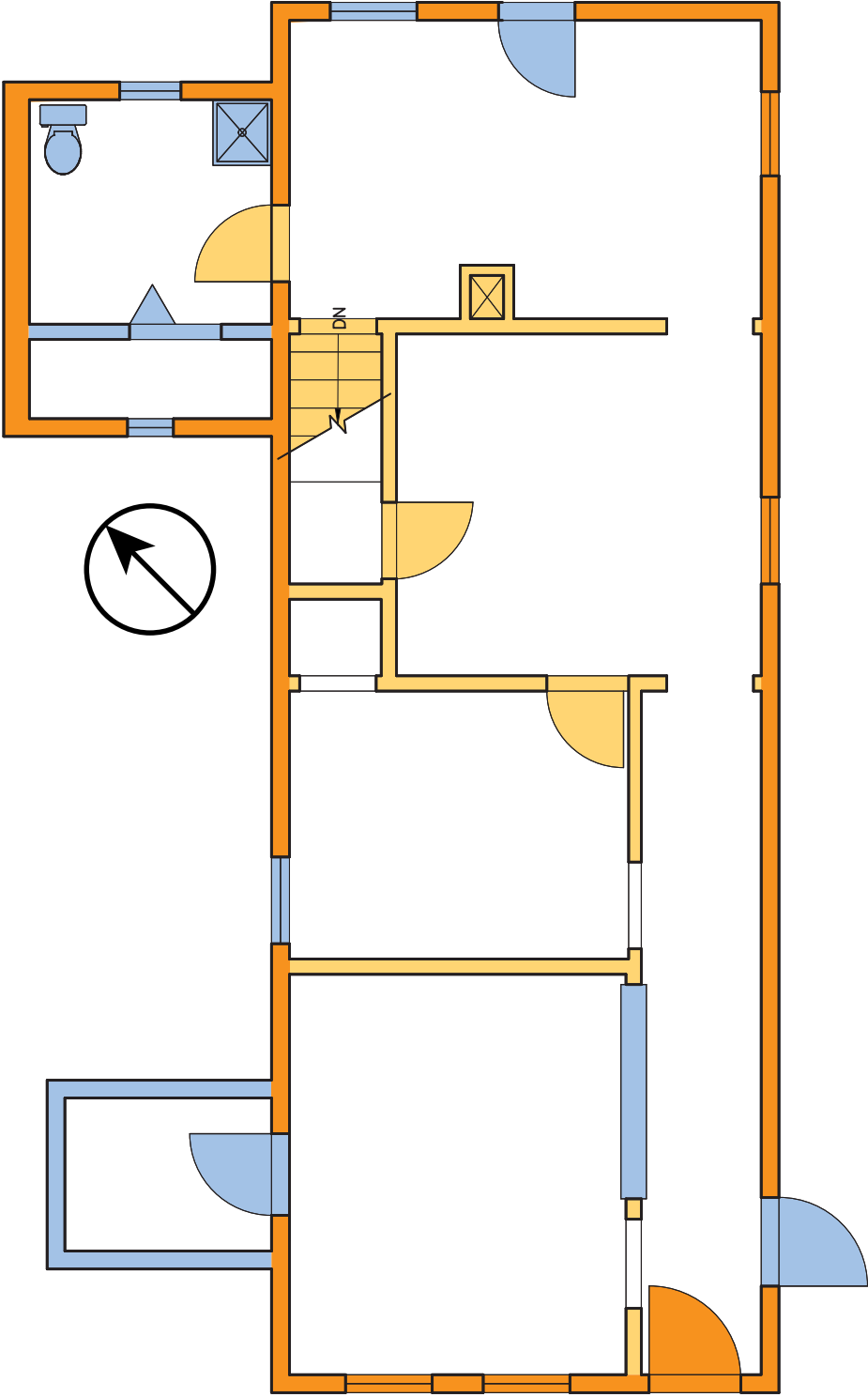
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SIGNIFICANCE DIAGRAMS

SIGNIFICANCE DIAGRAMS  
FLOOR PLANS



Basement Floor

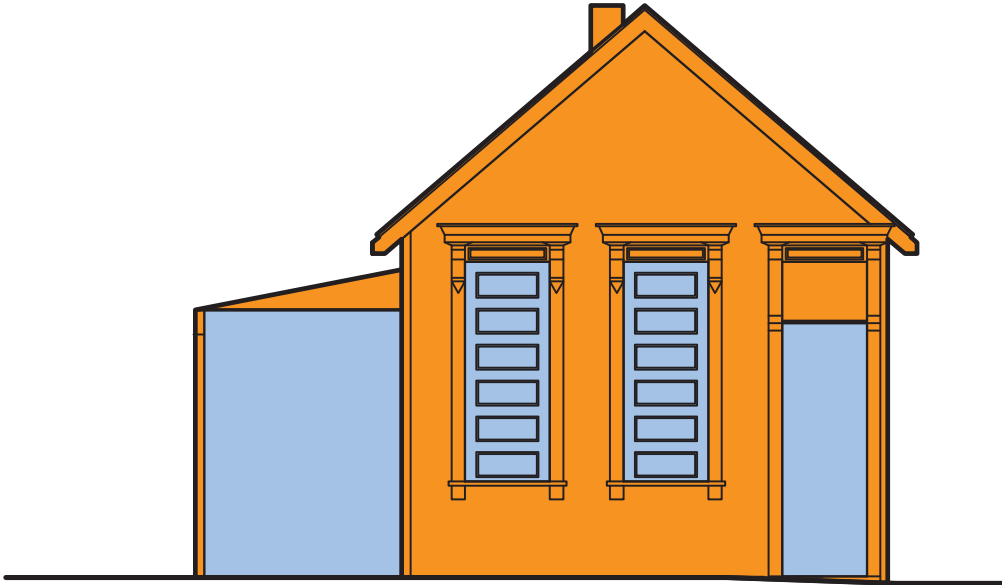


First Floor

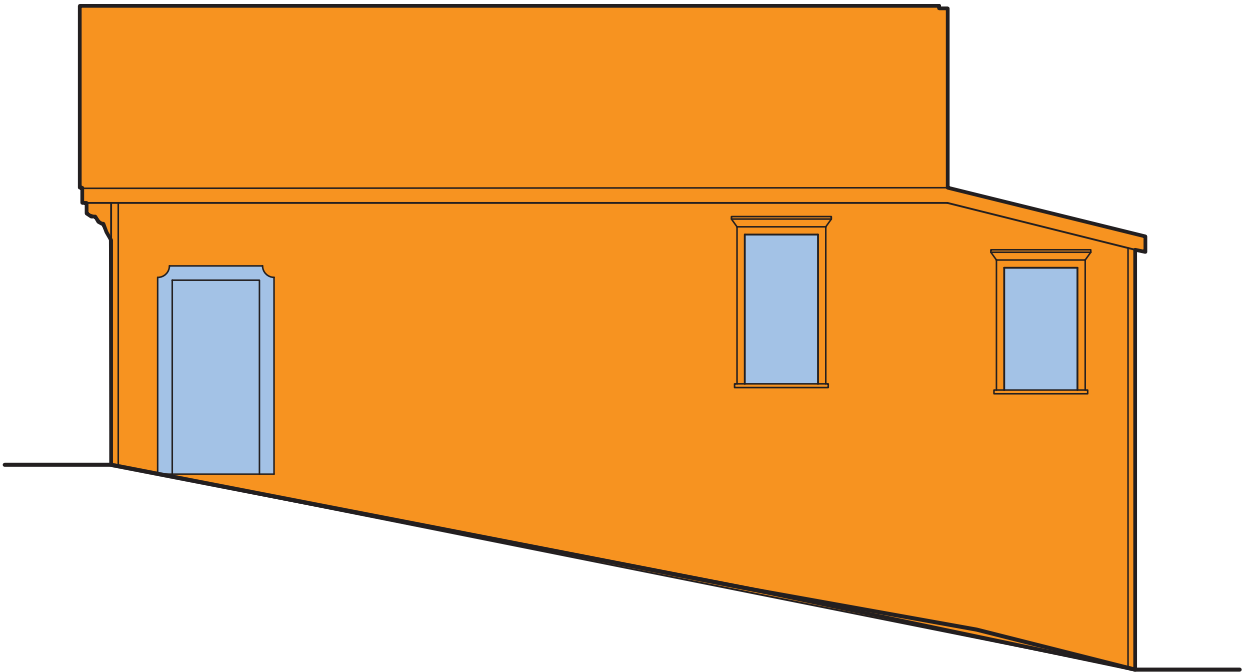
LEGEND

Orange	Primary Significance
Yellow	Secondary Significance
Blue	Not Significant

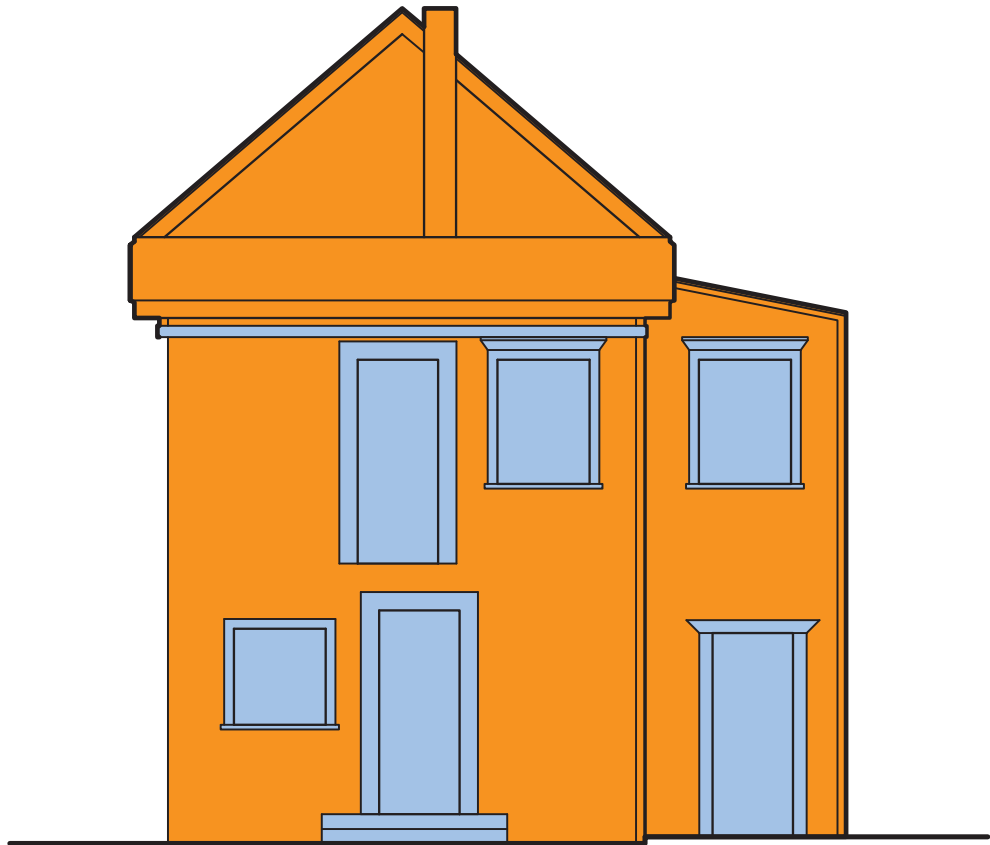
SIGNIFICANCE DIAGRAMS  
ELEVATIONS



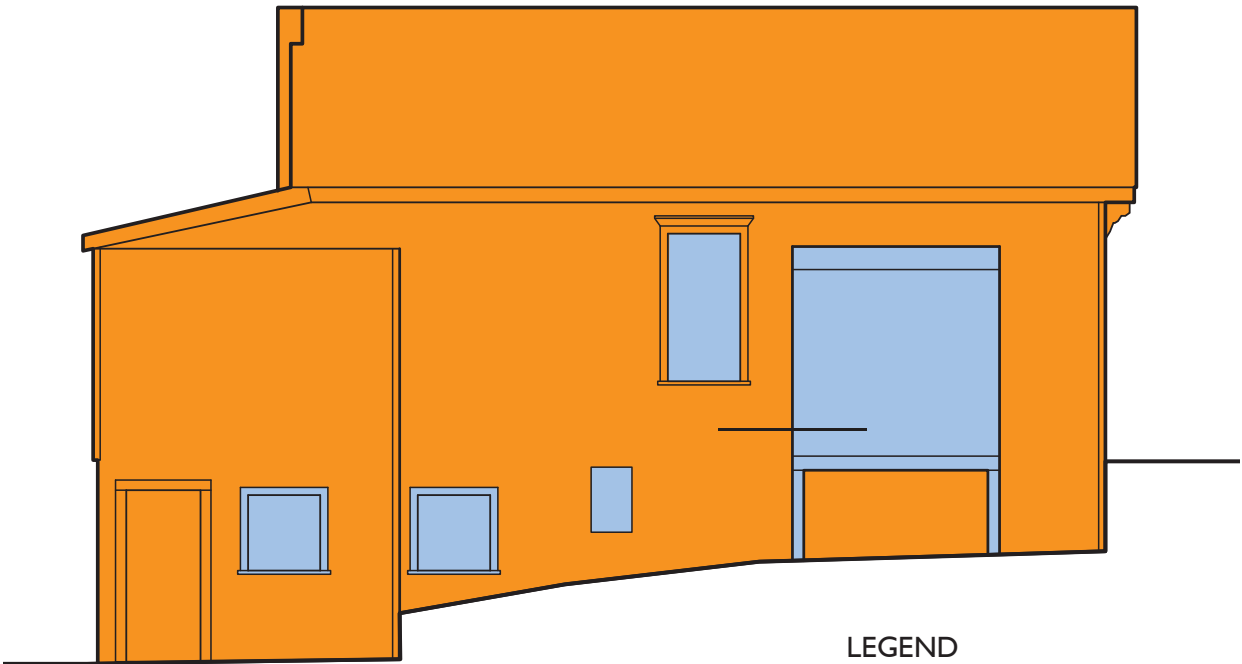
Southwest Elevation



Southeast Elevation



Northeast Elevation



Northwest Elevation

LEGEND

Orange	Primary Significance
Yellow	Secondary Significance
Blue	Not Significant

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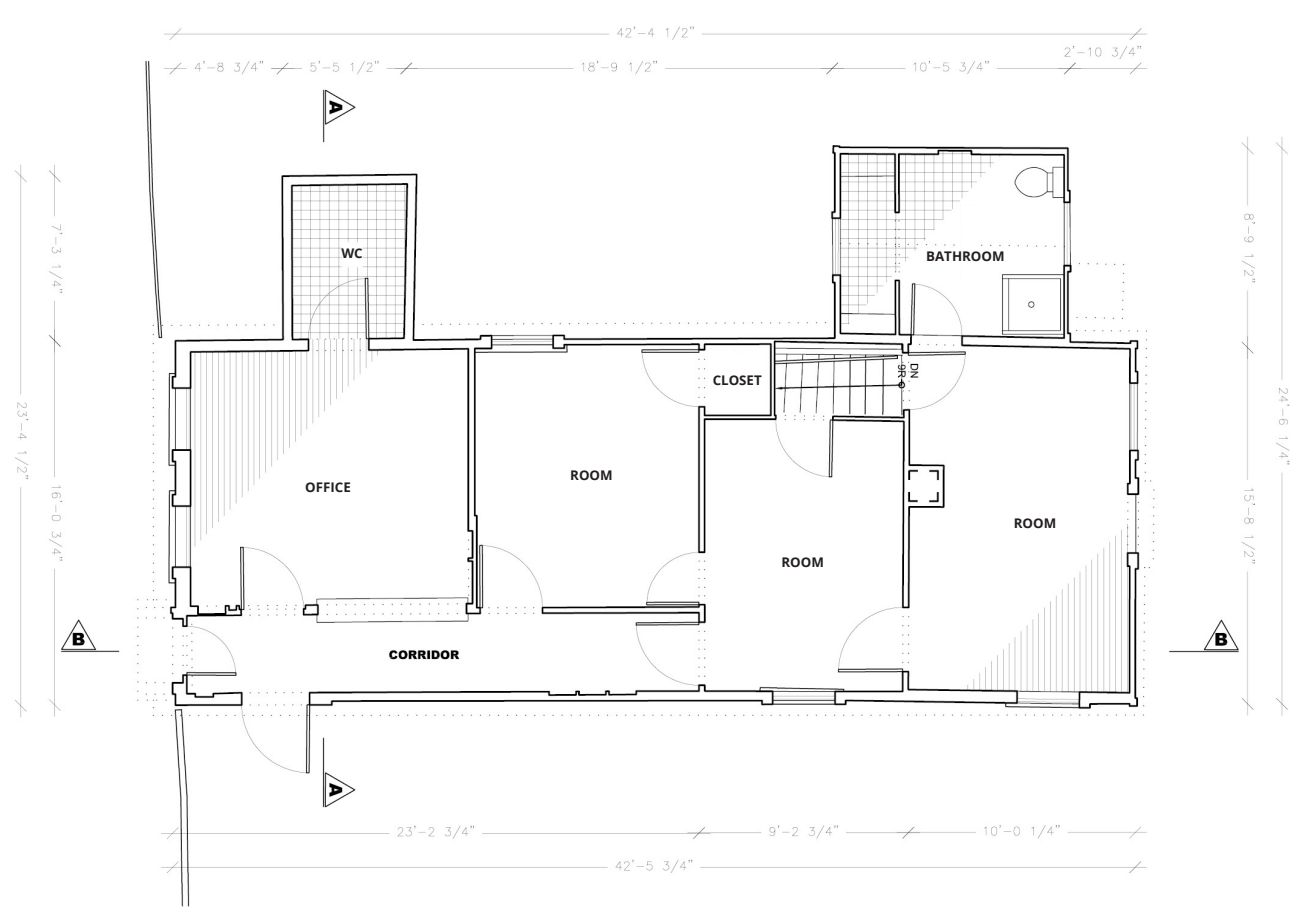


PROPOSED REHABILITATION

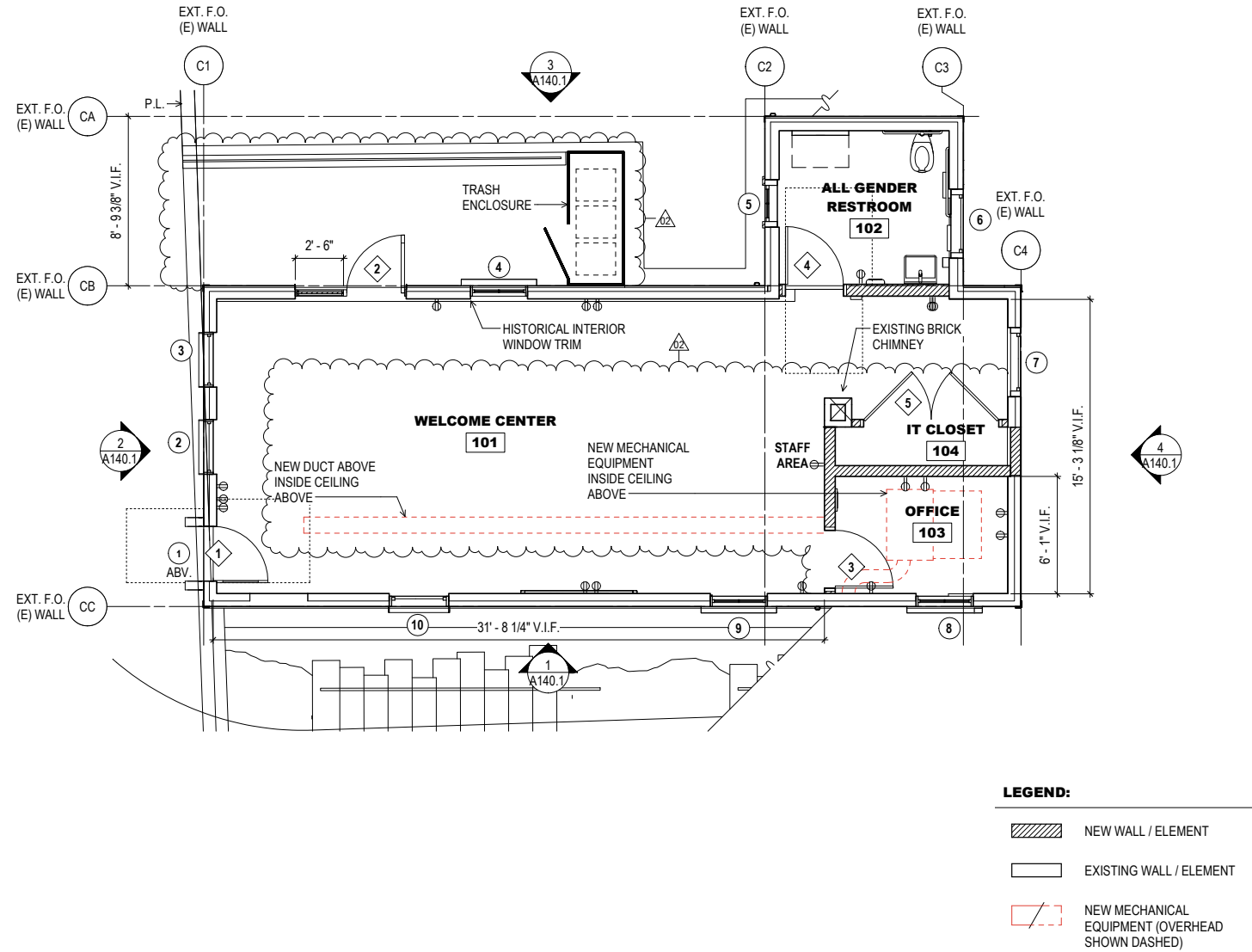




FIRST FLOOR PLAN



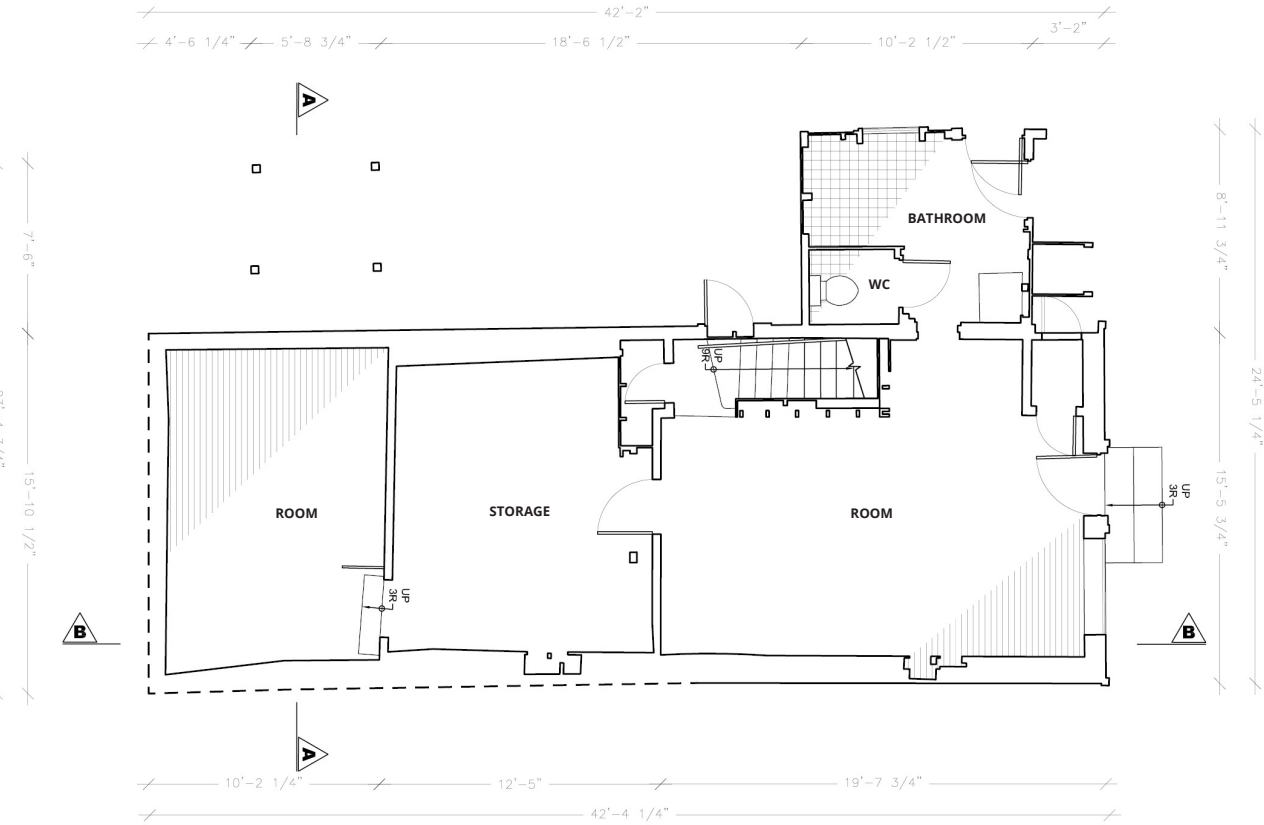
Existing



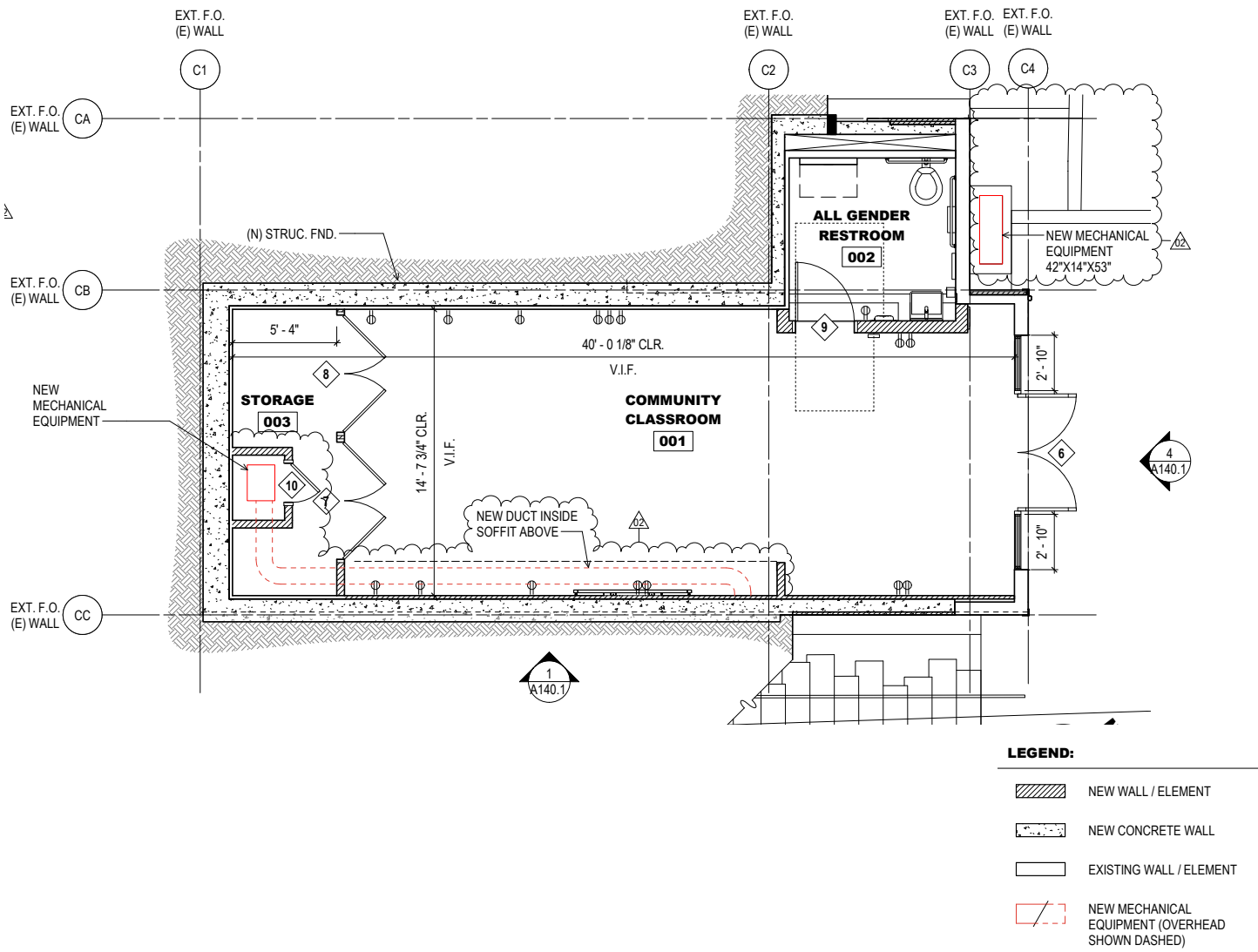
Proposed



BASEMENT PLAN

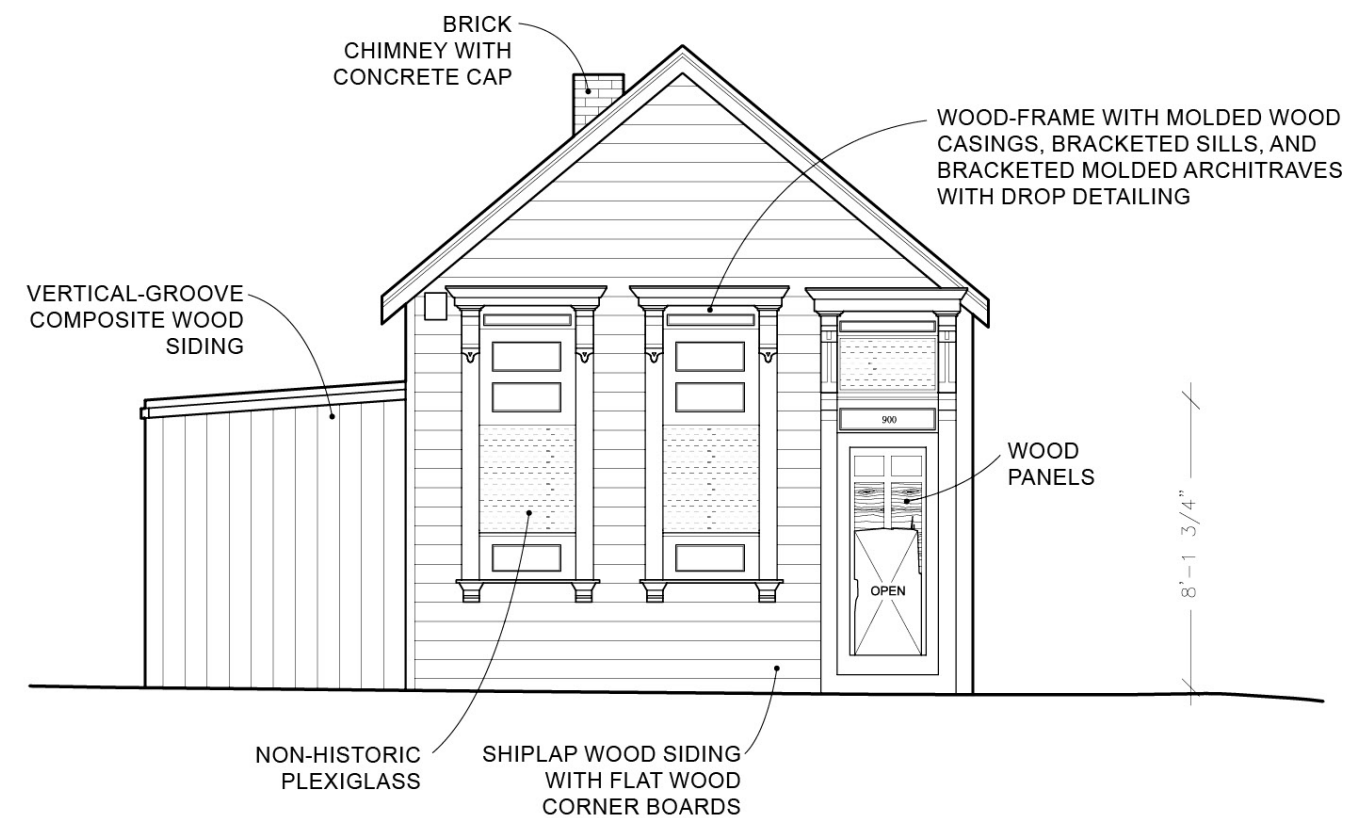


Existing



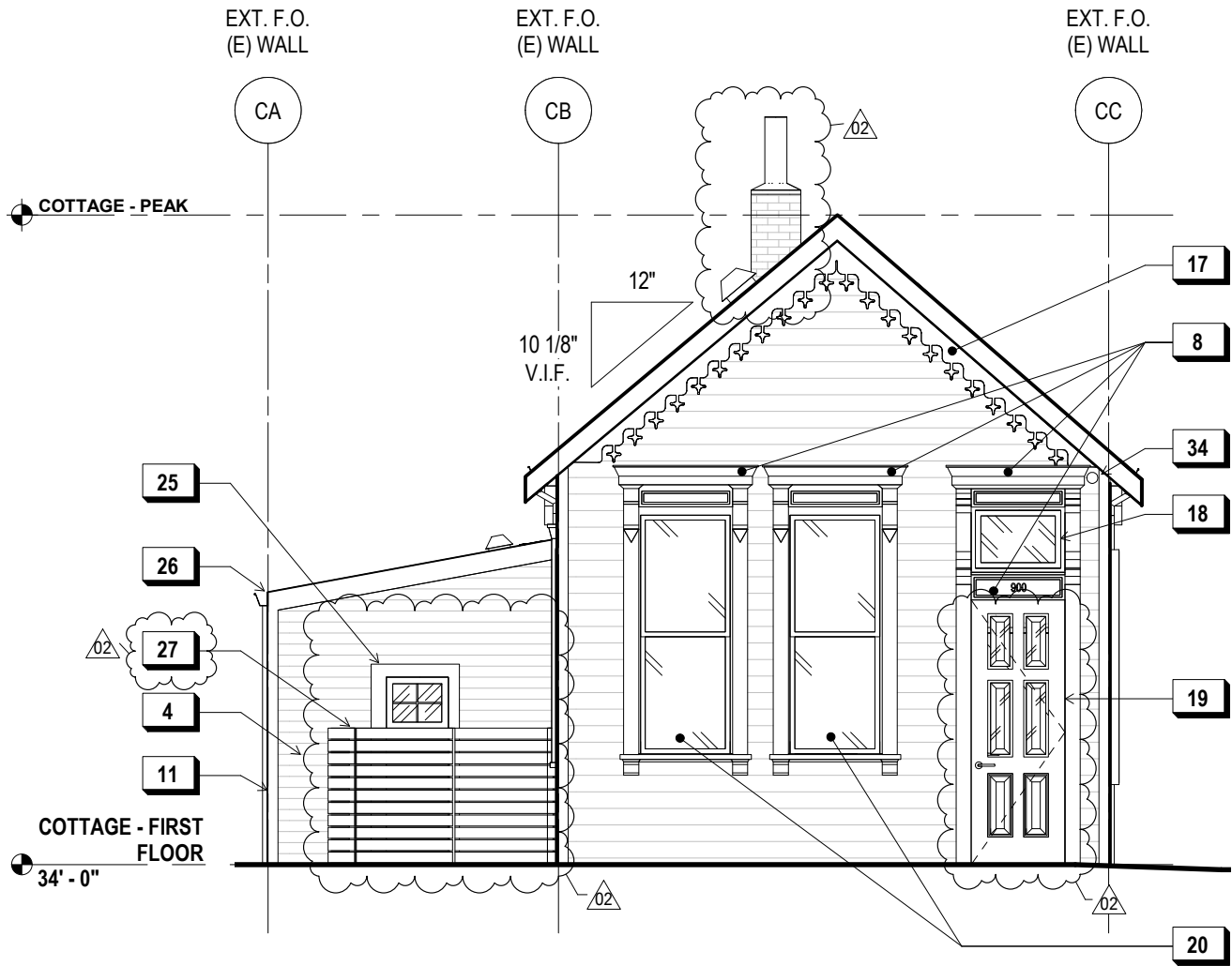
Proposed

WESTERN (PRIMARY) FAÇADE



Existing (HABS Drawings)

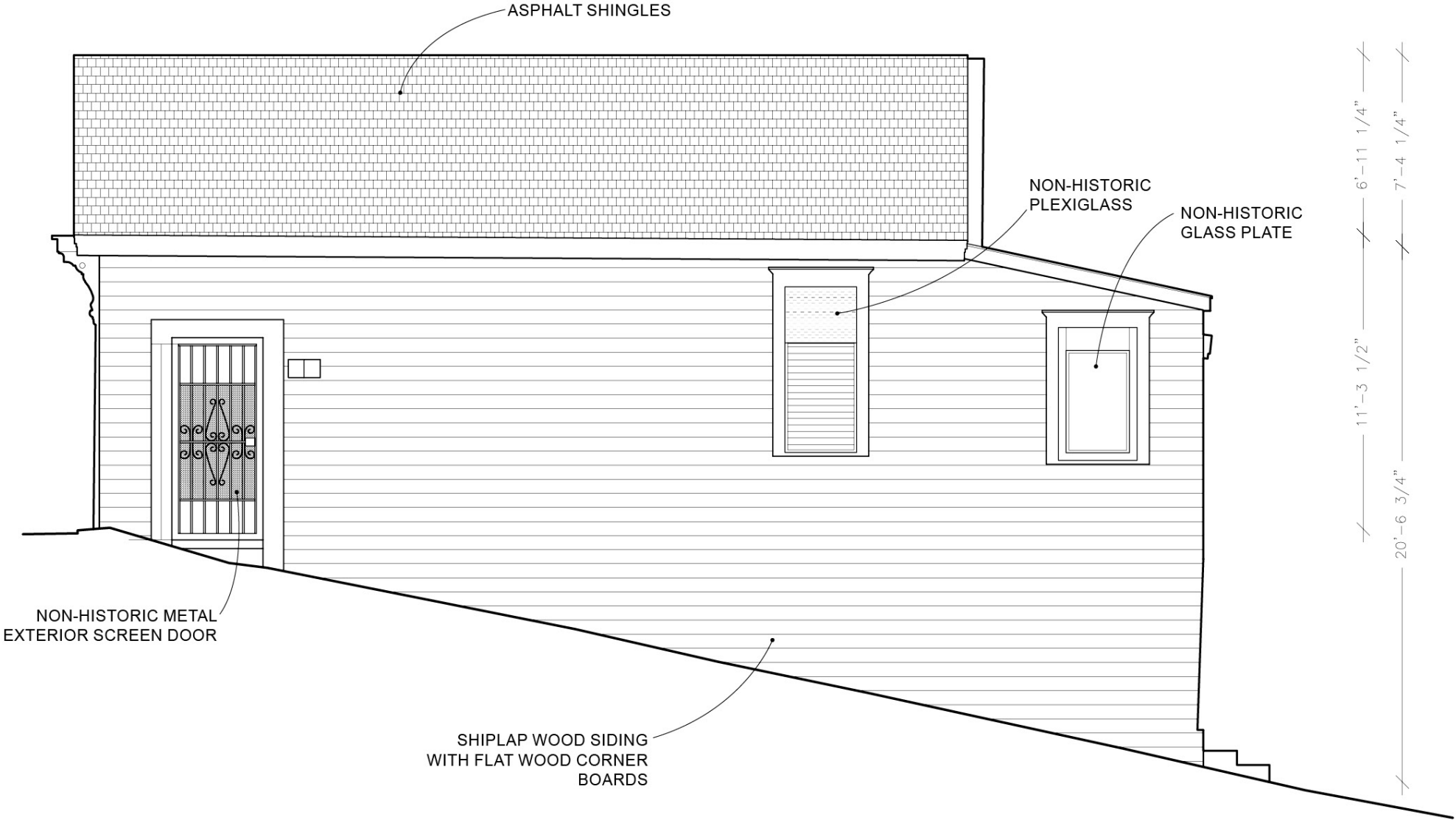
WESTERN (PRIMARY) FAÇADE



Proposed

SHEET NOTES:	
1. S.H.A.D. & SPEC. FOR ALL HISTORIC DETAILS, PAINT & COATING @ SHIPWRIGHT'S COTTAGE EXT.	
2. ALL SHEET MTL. FLASH. TO BE PTD. @ SHIPWRIGHT'S COTTAGE U.O.N.	
X KEY NOTES:	
1	RESTORED CHIMNEY, S.H.A.D. & S.S.D. FOR REPAIR & REINF. REQMT.
2	(E) NON-HISTORIC, MISC. WOOD TO BE REMOVED, S.H.A.D.
3	OUTLINE OF (E) NON-HISTORIC OPNG., TYP., S.H.A.D.
4	(E) SIDING TO REMAIN - REPAIR OR REPLACE AS REQD., TYP., S.H.A.D.
6	(N) WD. STOREFRONT DOOR & SIDELITE
7	(N) PROJECTING MTL. TRIM
8	(E) WD. TRIM TO REMAIN - REPAIR OR REPLACE AS REQD., S.H.A.D.
9	REPLACE (E) NON-HISTORIC WINDOW IN KIND, REPAIR OR REPLACE (E) WD. TRIM AS REQD.
10	RETAINING WALL - S.L.D.
11	(E) HISTORIC CORNER BOARD - REPAIR Or REPLACE AS REQD., TYP., S.H.A.D.
12	AT HISTORIC DOOR LOCATION, REPAIR & REINSTALL DR. & TRIM, S.H.A.D.
13	OUTLINE OF (E) NON-HISTORIC ADDITION TO BE REMOVED
15	(E) HISTORIC UPPER SASH TO REMAIN - REPAIR OR REPLACE AS REQD. BY CONDITION; REPLACE MISSING LOWER SASH TO MATCH UPPER SASH IN-KIN, S.H.A.D.
17	(N) WD. BARGE BOARD TO MATCH HISTORIC CONDITIO, S.H.A.D.
18	(E) WD. TRIM TO REMAIN - REPAIR OR REPLACE AS REQD. (N) TRANSOM WINDOW TO MATCH HISTORIC CONFIGURATION, S.H.A.D.
19	REPLACE (E) DOOR W/ (N) WOOD DOOR, SEE DOOR TYPES FOR CONFIGURATION
20	REPLACE MISSING SASH WITH (N) DOUBLE HUNG WINDOWS TO MATCH HISTORIC CONFIGURATION; REBALANCE SASH WEIGHTS, S.H.A.D.
21	(N) WD. WINDOW W/ PROJECTING MTL. TRIM (PTD.)
22	LINE OF (N) CONCRETE FOUNDATION BEHIND SIDING
23	CONTINUE WOOD SIDING TO MATCH (E) OVER CONCRETE
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26	(N) STAINLESS STEEL GUTTER, PTD., TYP.
27	(N) TRASH ENCLOSURE, S.L.D.
28	(N) STAINLESS STEEL DOWNSPOUT, PTD., PIPE TO STORM DRAIN, TYP.
29	(N) MECH. UNIT W/ METAL SCREEN ENCLOSURE, PTD., S.L.D.
30	LOUVER FOR OUTSIDE AIR INTAKE, PTD., S.M.D.
31	(N) MECH. OUTSIDE AIR INTAKE
32	RESTROOM EXHAUST VENT, S.M.D.
33	(N) OSHA-COMPLIANT ANCHOR BRACKET FOR FALL ARREST SYSTEM, TYP.
34	SECURITY CAMERA
35	CARD READER

SOUTHERN FAÇADE



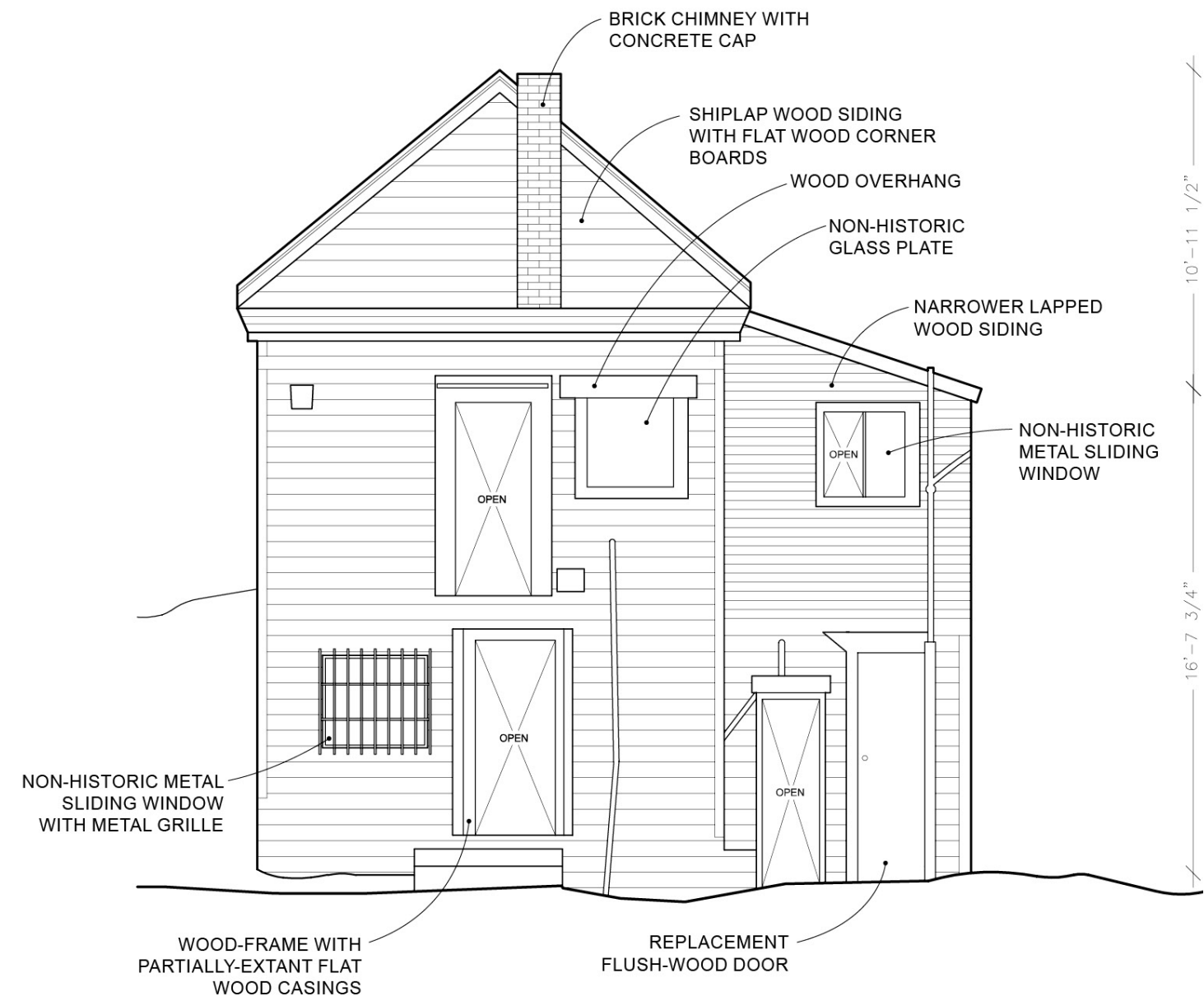
Existing (HABS Drawings)

Architectural elevation drawing of the exterior of a cottage. The drawing shows the roof, walls, windows, and foundation. Key features and labels include:

- Roof:** Shingled roof with a chimney on the right side. Labels: "EXT. F.O. (E) WALL" (multiple), "COTTAGE - PEAK", "C1", "C2", "C3", "C4".
- Walls:** Exterior walls with various textures. Labels: "EXT. F.O. (E) WALL", "C1", "C2", "C3", "C4".
- Windows:** Several windows are shown, including a large multi-paned window on the right and a smaller one on the left. Labels: "ALIGN GLAZING", "C", "02", "33", "26", "3", "11", "4", "21", "22", "23", "30", "28", "24", "26", "34", "8".
- Foundation:** The base of the building is shown with a sloped ground line. Labels: "← CONC. EARTH →", "COTTAGE - FIRST FLOOR 34' - 0\"", "COTTAGE - BASEMENT 24' - 6\"".
- Callouts:** Numerous numbered callouts (3, 4, 8, 11, 21, 22, 23, 24, 26, 28, 30, 33, 34) point to specific details and materials.

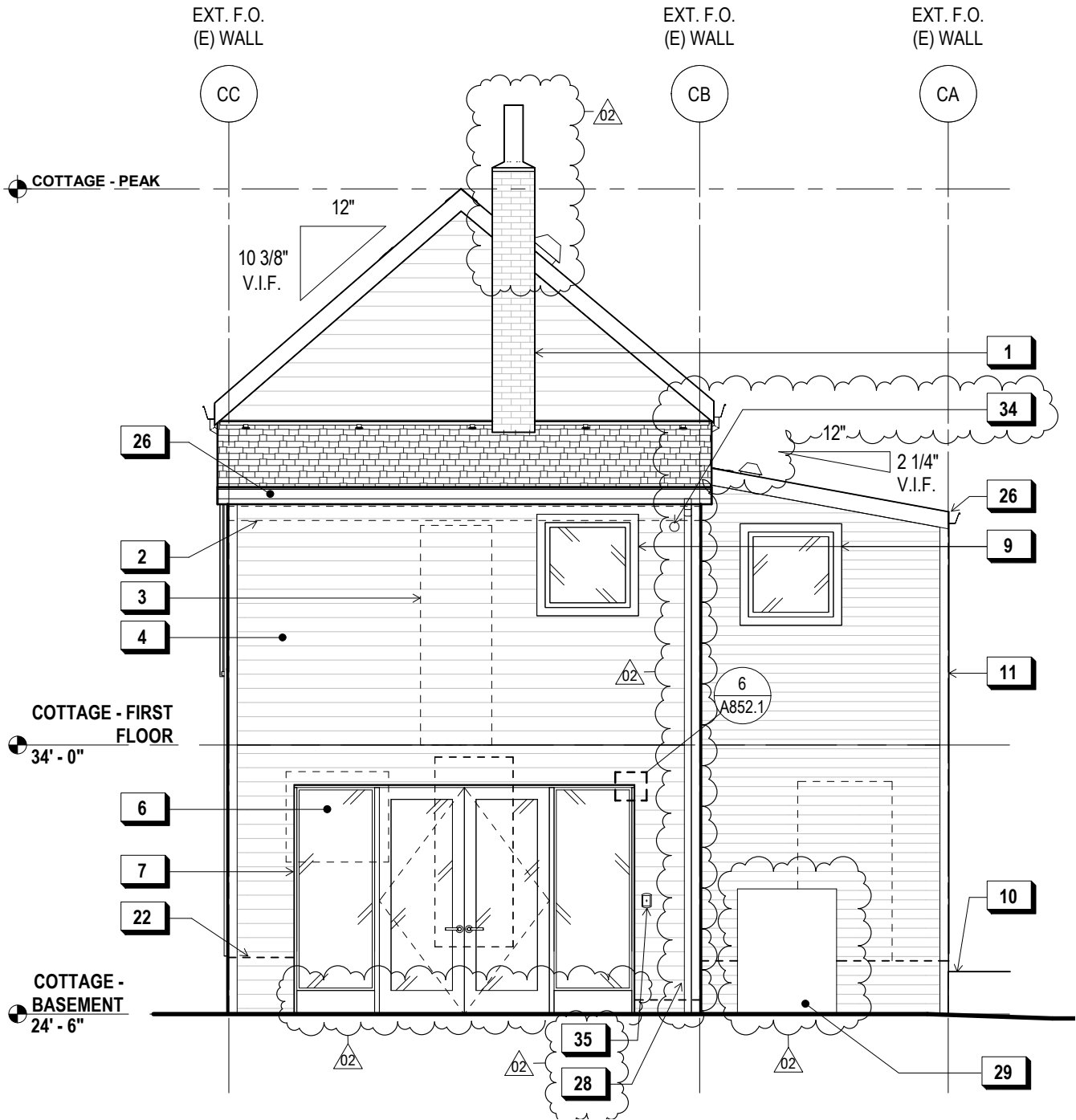
SHEET NOTES:	
1.	S.H.A.D. & SPEC. FOR ALL HISTORIC DETAILS, PAINT & COATING @ SHIPWRIGHT'S COTTAGE EXT.
2.	ALL SHEET MTL. FLASH. TO BE PTD. @ SHIPWRIGHT'S COTTAGE U.O.N.
<b>X</b>	<b>KEY NOTES:</b>
1	RESTORED CHIMNEY, S.H.A.D. & S.S.D. FOR REPAIR & REINF. REQMT.
2	(E) NON-HISTORIC, MISC. WOOD TO BE REMOVED, S.H.A.D.
3	OUTLINE OF (E) NON-HISTORIC OPNG., TYP., S.H.A.D.
4	(E) SIDING TO REMAIN - REPAIR OR REPLACE AS REQD., TYP., S.H.A.D.
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7	(N) PROJECTING MTL. TRIM
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11	(E) HISTORIC CORNER BOARD - REPAIR OR REPLACE AS REQD., TYP., S.H.A.D.
12	AT HISTORIC DOOR LOCATION, REPAIR & REINSTALL DR. & TRIM, S.H.A.D.
13	OUTLINE OF (E) NON-HISTORIC ADDITION TO BE REMOVED
15	(E) HISTORIC UPPER SASH TO REMAIN - REPAIR OR REPLACE AS REQD. BY CONDITION; REPLACE MISSING LOWER SASH TO MATCH UPPER SASH IN-KIND, S.H.A.D.
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23	CONTINUE WOOD SIDING TO MATCH (E) OVER CONCRETE
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28	(N) STAINLESS STEEL DOWNSPOUT, PTD., PIPE TO STORM DRAIN, TYP.
29	(N) MECH. UNIT W/ METAL SCREEN ENCLOSURE, PTD., S.L.D.
30	LOUVER FOR OUTSIDE AIR INTAKE, PTD., S.M.D.
31	(N) MECH. OUTSIDE AIR INTAKE
32	RESTROOM EXHAUST VENT, S.M.D.
33	(N) OSHA-COMPLIANT ANCHOR BRACKET FOR FALL ARREST SYSTEM, TYP.
34	SECURITY CAMERA
35	CARD READER

EASTERN FAÇADE



Existing (HABS Drawings)

EASTERN FAÇADE

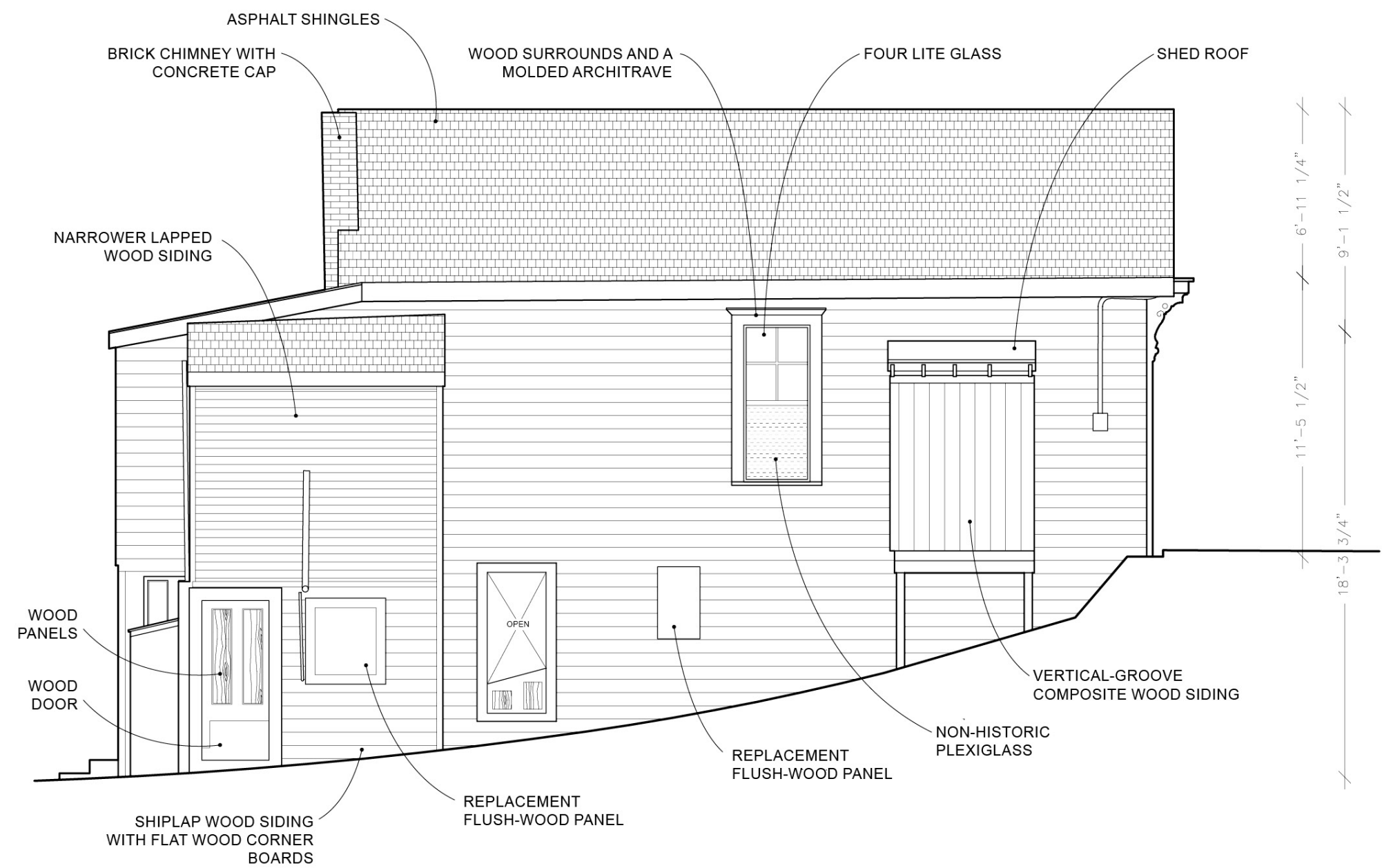


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34	SECURITY CAMERA
35	CARD READER

Proposed



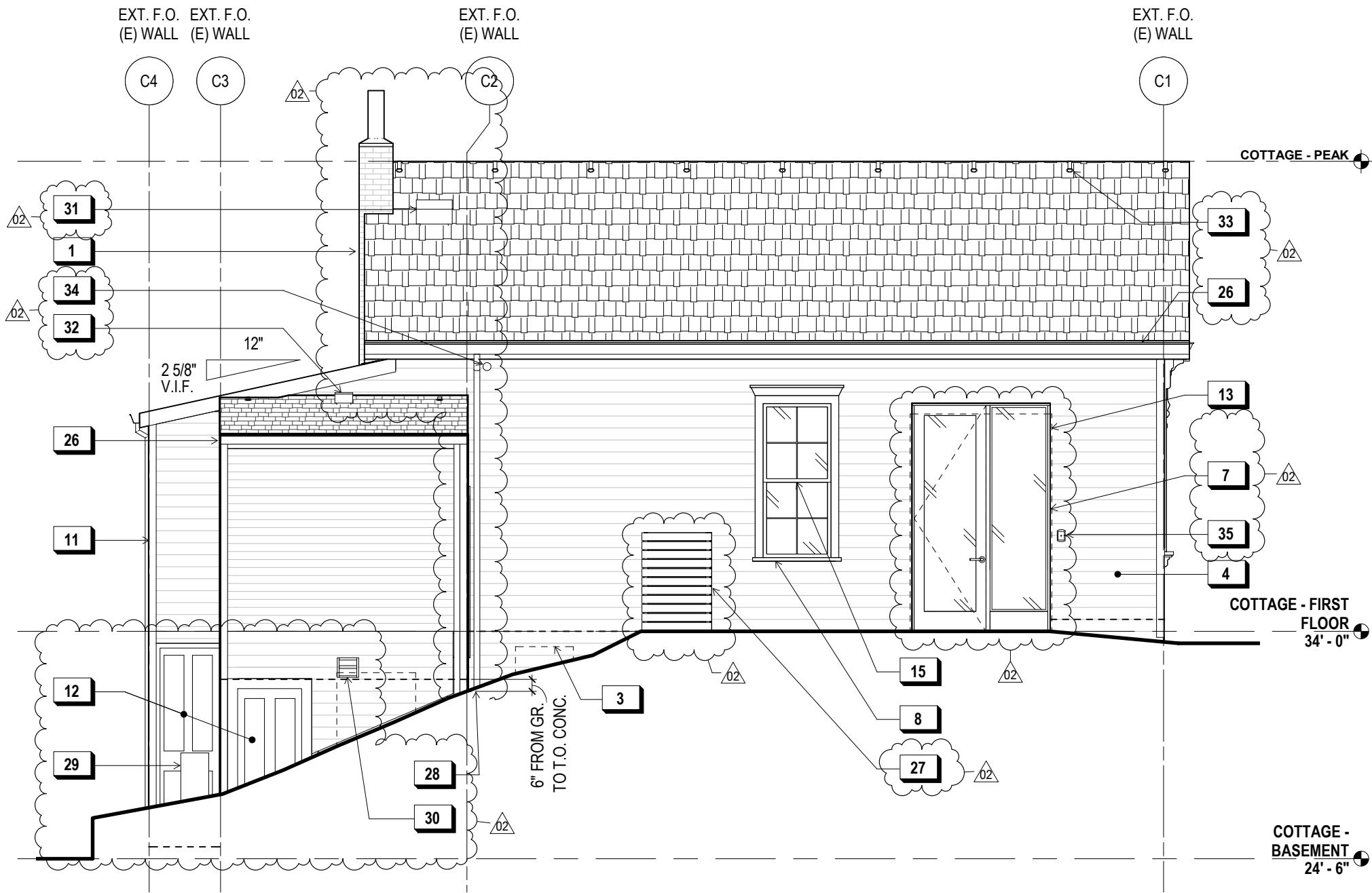
NORTHERN FAÇADE



Existing (HABS Drawings)



NORTHERN FAÇADE



Proposed

Note: The existing window will remain in its historic position as shown in the elevation on page 32.

SHEET NOTES:	
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29	(N) MECH. UNIT W/ METAL SCREEN ENCLOSURE, PTD., S.L.D.
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33	(N) OSHA-COMPLIANT ANCHOR BRACKET FOR FALL ARREST SYSTEM, TYP.
34	SECURITY CAMERA
35	CARD READER

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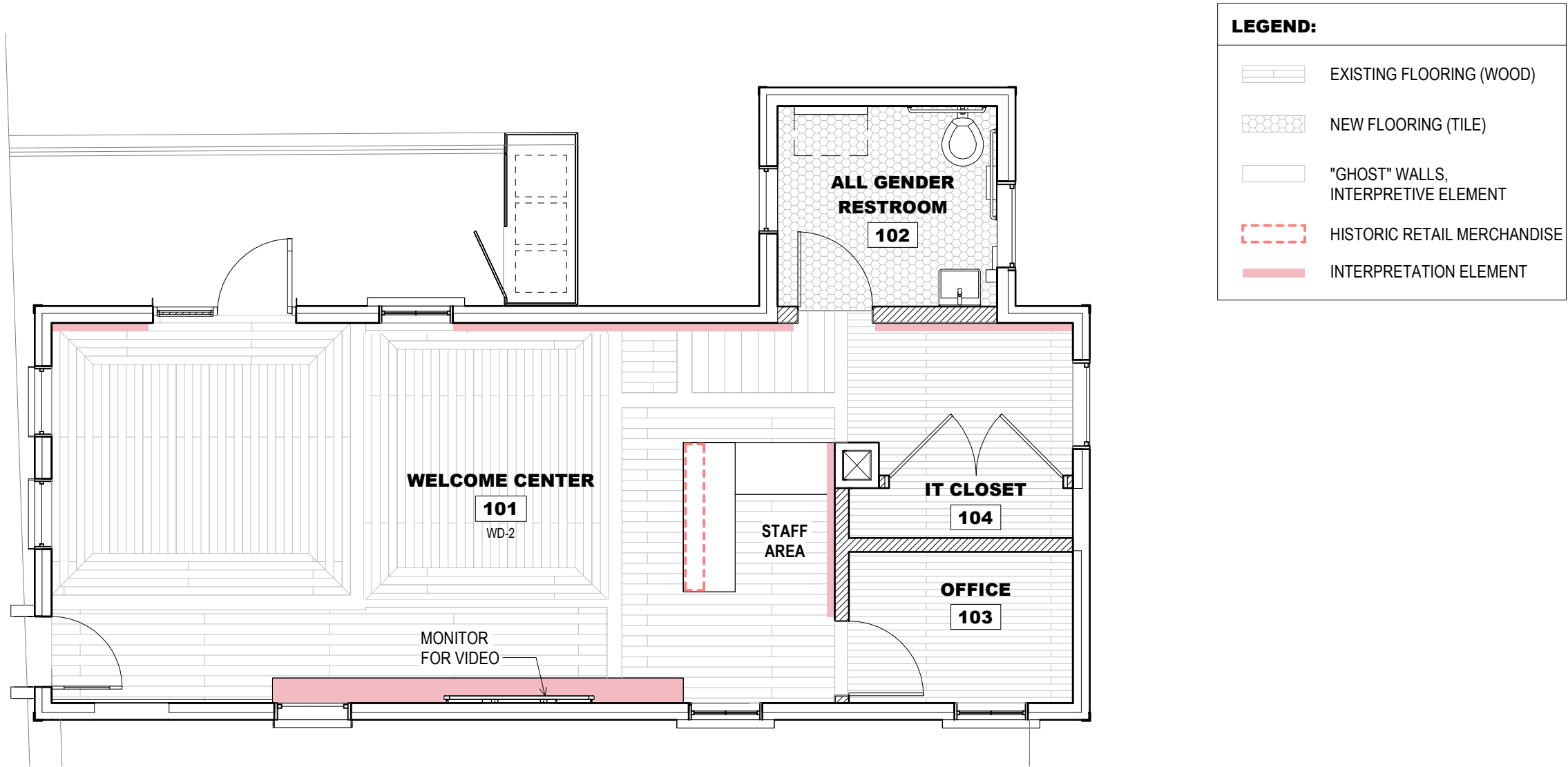
# INTERPRETIVE PLAN

Project Mitigation Measure M-CR-1c requires the project sponsor to “facilitate the development of an interpretive program focused on the history and environmental setting of each historical resource identified on the project site,” including the Shipwright’s Cottage. The interpretive plan is subject to review and approval by the Planning Department. Per the mitigation measure, the primary goal of the interpretive program is “to educate visitors about the property’s historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.” Development of the interpretive program is on-going by the project sponsor in collaboration with the Planning Department, community stakeholders, and consultants. The following pages represent the conceptual design for the integration of the Shipwright’s Cottage and its immediate surroundings into the overall site interpretive program.

Within the Shipwright’s Cottage, the historic wood flooring will be retained and restored to preserve and reflect the historic plan of the interior walls and circulation. The welcome center on the main floor will feature interpretive displays on the walls, artifact cases, and may include limited retail of historically-focused items such as neighborhood histories.

WELCOME CENTER INTERPRETIVE PROGRAM

Interior Program





Architectural floor plan of a museum wing showing rooms: WELCOME CENTER 101, STAFF AREA, MONITOR FOR VIDEO, ALL GENDER RESTROOM 102, IT CLOSET 104, OFFICE 103, and OFFICE 103. Red arrows indicate connections to exhibit photos.

Artifact Cases

Interactive Displays

Large-scale Graphics and Interpretive Rail

Historically-Focused Retail Items

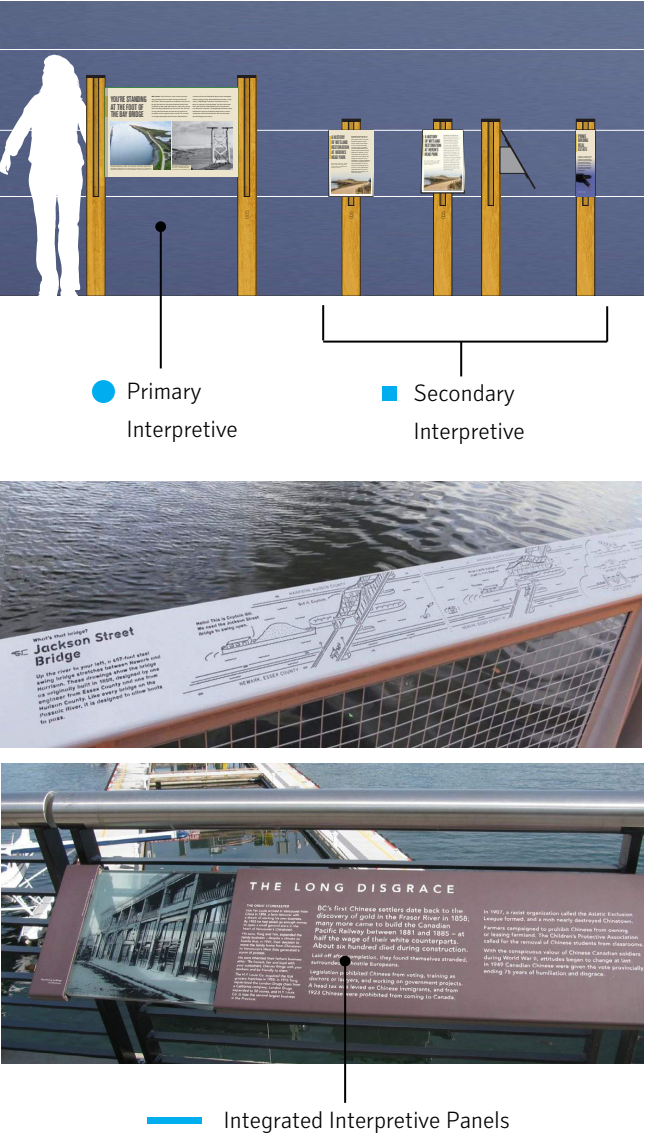
Wall Panels and Video/Digital Displays

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Interpretive Signage Plan



Phase 1 - 900Innes



900 Innes Materials Palette - Existing



Vegetation

Wood

Concrete & Granite

Steel

Soft —————> Hard

**GGN** India Basin

Shipwrights Cottage Steps May 7, 2021



## Shipwrights Cottage Stone Steps

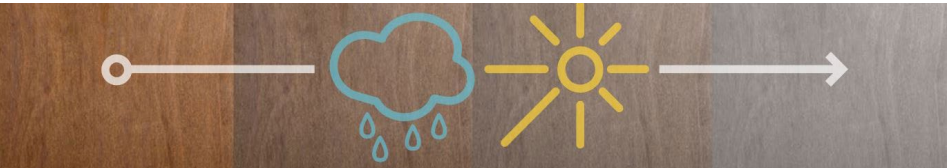
Design Intent: Strong, color-resistant regional quartzite flagstone  
Strong, durable stone treads/risers  
Suits the vernacular, gardenesque feel of the Shipwright Cottage zone  
Warm tone and materiality sets this entrance apart from the rest of site



Landings: Yosemite Slate (CA) - Flagstone



Stone Steps: Bluestone (NY) - Cubic



Gathering Deck: Kebony Wood (weathering over time)



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# PROPOSED PLANS AND RENDERINGS

The following pages include the proposed architectural plans and renderings and the proposed scope of rehabilitation work for the interior and exterior of the Shipwright’s Cottage as described in the previous sections of this package.



ABBREVIATIONS			
<b>&amp;</b>	&	AND	L
	<	ANGLE	LAM.
	@	AT	LAV.
	ABV.	ABOVE	LBS.
<b>A</b>	ACOUS.	ACOUSTICAL	LIN.
	A.D.	AREA DRAIN	LKR.
	ADJ.	ADJUSTABLE	LOC.
	A.F.F.	ABOVE FINISH FLOOR	LTG.
<b>B</b>	AGGR.	AGGREGRATE	MACH.
	ALUM.	ALUMINUM	MAG.
	ALT.	ALTERNATE	MATL.
	APPROX.	APPROXIMATE	MAX.
<b>C</b>	ARCH.	ARCHITECT	M.D.F.
	ARCH'L	ARCHITECTURAL	M.D.O.
	ASPH.	ASPHALT	MECH.
	BATH.	BATHROOM	MEMB.
<b>D</b>	BM.	BEAM	M.F.
	BED.	BEDROOM	MFR.
	BTW.	BETWEEN	MH.
	BITUM.	BITUMINOUS	MIN.
<b>E</b>	BLK.	BLOCKING	MISC.
	BLW.	BELOW	M.P.
	BD.	BOARD	MTD.
	BTM.	BOTTOM	MTL.
<b>F</b>	B.O.	BOTTOM OF	MUL.
	BLDG.	BUILDING	(N)
	B.U.	BUILT UP	N
	CAB.	CABINET	NAT.
<b>G</b>	C.B.	CATCH BASIN	N.I.C.
	CHAN.	CHANNEL	NO.
	C.H.	CEILING HEIGHT	NOM.
	C.J.	CONTROL JOINT	N.T.S.
<b>H</b>	CL.	CENTERLINE	O.C.
	CLG....	CEILING	OCC(UP).
	CLKG.	CAULKING	O.D.
	CLO.	CLOSET	OVER
<b>I</b>	C.O.	CLEAN OUT	OPER.
	CLR.	CLEAR	OPNG.
	COL.	COLUMN	OPP.
	COMP.	COMPOSITE	OPP.HD.
<b>J</b>	CONC.	CONCRETE	O.H.
	CONN.	CONNECTION	PAV.
	CONSTR.	CONSTRUCTION	PERF.
	CONT.	CONTINUOUS	PERP.
<b>K</b>	C.M.U.	CONCRETE MASONRY UNIT	PL.
	CSWK.	CASEWORK	P.L.
	C.T.	CERAMIC TILE	P.LAM.
	CTR.	CENTER	PLAS.
<b>L</b>	CTS.K.	COUNTERSINK	PLYWD.
	C.W.	COLD WATER	PR.
	DBL.	DOUBLE	PROP.
	DEPT.	DEPARTMENT	PT(D).
<b>M</b>	DET.	DETAIL	P.T.
	D.F.	DRINKING FOUNTAIN	PKG.
	Ø	DIAMETER	P.V.C.
	DIA.	DIAMETER	Q.T.
<b>N</b>	DIM.	DIMENSION	QTY.
	DISP.	DISPENSER	QUAL.
	DN.	DOWN	R.
	D.O.	DOOR OPENING	RAD.
<b>O</b>	DR.	DOOR	R.C.
	DS.	DOWNSPOUT	R.C.
	DWG(S).	DRAWING(S)	R.C.P.
	(E)	EXISTING	R.D.
<b>P</b>	E.	EACH	REF.
	E.A.	EXHAUST FAN	REGTR.
	E.J.	EXPANSION JOINT	REINF.
	EL.....	ELEVATION	REQ(D).
<b>Q</b>	ELEC.	ELECTRICAL / ELECTRIFIED	REQMT.
	ELEV.	ELEVATOR	RESIL.
	EMER.	EMERGENCY	REV.
	ENG.	ENGINEER	RM.
<b>R</b>	EQ.	EQUAL	R.O.
	EQPT.	EQUIPMENT	RWD.
	E.S.	EACH SIDE	R.W.L.
	EXP.	EXPOSED	S
<b>S</b>	EXT.	EXTERIOR	S.C.
	F.A.	FIRE ALARM	SA.
	F.A.U.	FORCED AIR UNIT	SCHED.
	F.D.	FLOOR DRAIN	S.E.D.
<b>T</b>	F.E.	FIRE EXTINGUISHER	S.F.
	F.E.C.	FIRE EXTINGUISHER CABINET	S.H.A.D.
	F.C.O.	FLOOR CLEAN OUT	SHT.
	F.F.	FINISH FLOOR	SHTG.
<b>U</b>	FIN.	FINISH	SIM.
	FIXT.	FIXTURE	SIM.OPP.
	FLR.	FLOOR	S.L.D.
	FLASH.	FLASHING	S.M.D.
<b>V</b>	FLUOR.	FLUORESCENT	S.P.D.
	FND.	FOUNDATION	SPEC.
	F.O.	FACE OF	SQ.
	F.O.C.	FACE OF CONCRETE	S.O.
<b>W</b>	F.O.F.	FACE OF FINISH	S.S.D.
	F.O.S.	FACE OF STUD	S.S.
	FPRE.	FIREPROOF(ING)	STL.
	F.S.	FIRE SPRINKLER	STD.
<b>X</b>	F.T.	FIRE TREATED	STOR.
	FTG.	FOOTING	STRUC.
	F.R.	FIRE RATED	SUSP.
	FR.	FRAME	T.
<b>Y</b>	GA.	GAUGE	TEL.
	GALV.	GALVANIZED	TEMP.
	G.B.	GRAB BAR	T&G.
	G.F.R.C.	GLASS FIBER REINF. CONC.	THK.
<b>Z</b>	GL.	GLASS	THRU.
	GND.	GROUND	TN.
	GR.	GRADE	T.O.
	G.S.M.	GALVANIZED SHEET METAL	T.O.S.
<b>AA</b>	GYP. BD.	GYP SUM BOARD	T.V.
	H.B.	HOSE BIB	T.O.W.
	H.C.	HOLLOW CORE	TYP.
	HD.	HEAD	UNF.
<b>BB</b>	H.D.G.	HOT-DIPPED GALVANIZED	U.O.N.
	HDR.	HEADER	UR.
	HDWD.	HARDWOOD	VAR.
	HGT.	HEIGHT	V.C.T.
<b>CC</b>	H.M.	HOLLOW METAL	VER.
	HORIZ.	HORIZONTAL	VERT.
	H.R.	HAND RAIL	V.G.D.F.
	HR.	HOUR	V.I.F.
<b>DD</b>	H.S.S.	HOLLOW STRUCT. STEEL	W.
	H.W.	HOT WATER	W.
	I.D.	INSIDE DIAMETER	W.C.
	INSUL.	INSULATION	WD.
<b>EE</b>	INT.	INTERIOR	WDW.
	INV.	INVERT	WH.
	JAN.	JANITOR	W.M.
	JT.	JOINT	W.O.
<b>FF</b>	J-BOX	JUNCTION BOX	W/O.
	KIT.	KITCHEN	W/O.
	KO.	KNOCKOUT	W/O.
			W/O.

# 900 INNES AVENUE PARK

## PROJECT SUMMARY

**DESCRIPTION:**

The proposed project involves the redevelopment of San Francisco Recreation and Parks Department (RPD) property at the shoreline of India Basin, which will include demolition of several abandoned buildings at 900 Innes Avenue; rehabilitation of the Shipwright's Cottage; improvement of the site for accessible civic recreation; and construction of new park-serving structures. The project seeks to connect India Basin Shoreline Park with the India Basin Open Space through the rehabilitation of 900 Innes Avenue into a public park. Several new buildings are proposed for the site to offer amenities to the community and park patrons, including a food pavilion, a shop/maker building, a restroom building, and a boathouse. A new maintenance building is also proposed. The Shipwright's Cottage will be rehabilitated to serve a new use within the park as a welcome center and public multi-purpose space for classes and exhibitions. The exterior character-defining features will be generally restored, with new wood windows, trim, and bargeboard to replicate the missing historic features. Doors meeting accessibility requirements will be added to the first floor at the northwest façade in the area of a removed non-historic addition, and to the basement where an existing non-historic door and window will be removed. Existing interior partition walls will be removed, and the interior will be rehabilitated to serve the new, compatible use. The guidelines and procedures to be followed in the rehabilitation of the...

### PLANNING DATA:

PROJECT ADDRESS	900 INNES AVE. SAN FRANCISCO, C...
BLOCK AND LOT	4646/003
ZONING DISTRICT	P
BULK & HEIGHT DISTRICT	OS
PLANNING DISTRICT	DISTRICT 10
SPECIAL USE DISTRICT	N/A
PLANNING QUADRANT	SOUTHEAST
LANDMARK STATUS	A- HISTORIC RESOURC...
LOT AREA	1,873 SF

## LOCATION MAP



## GENERAL NOTES

1. CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK
3. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
4. COORDINATE EXACT LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS WITH ARCHITECT IN THE FIELD.
5. COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH ARCH'L DRAWINGS.
6. INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER.
7. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
8. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING WORK.
9. ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
10. SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS.

## APPLICABLE CODES

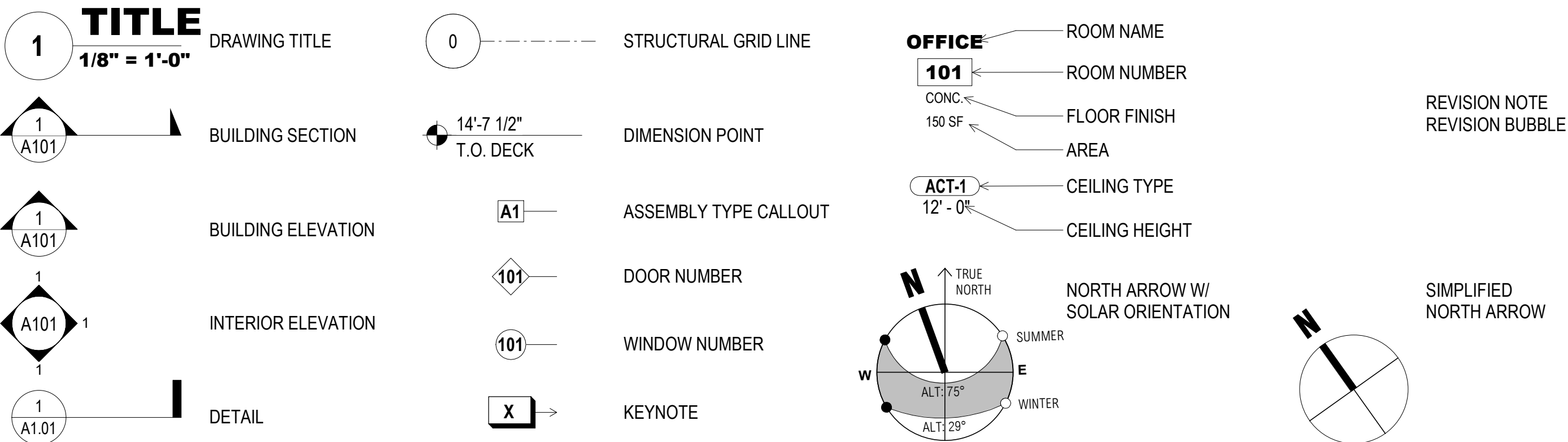
PLANNING CODES:	2020 SAN FRANCISCO PLANNING CODE W/ ALL AMENDMENTS TO PRESENT DATE
BUILDING CODES:	2019 CALIFORNIA BUILDING CODE W/ SF AMEND. 2019 CALIFORNIA MECH. CODE W/ SF AMEND. 2019 CALIFORNIA ELECTRICAL CODE W/ SF AMEND. 2019 CALIFORNIA PLUMBING CODE W/ SF AMEND. 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA HISTORICAL CODE
OTHER CODES:	2020 SAN FRANCISCO HEALTH CODE 2020 CALIFORNIA RETAIL FOOD CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

## PLOT PLAN



- AREAS OF WORK:**
1. SHIPWRIGHT'S COTTAGE
  2. FOOD PAVILION
  3. SHOP BUILDING
  4. MAINTENANCE BUILDING

## SYMBOLS



## CERTIFICATE OF APPROPRIATENESS 7/13/21

## DRAWING INDEX

A001	ARCH DRAWING INDEX & LEGENDS
A102.1	SHIPWRIGHT'S COTTAGE - BUILDING SITE PLAN
A110.1	SHIPWRIGHT'S COTTAGE - EXISTING / DEMO PLANS
A120	SHIPWRIGHT'S COTTAGE - ARCH'L & MECH. REFERENCE PLAN
A121.1	SHIPWRIGHT'S COTTAGE - PROPOSED ROOF PLAN
A123.1	SHIPWRIGHT'S COTTAGE - FINISH PLANS
A140.1	SHIPWRIGHT'S COTTAGE - EXT. ELEVATIONS
A701.1	900 INNES RENDERINGS

## 900 INNES PARK DEVELOPMENT

CITY AND COUNTY OF SAN FRANCISCO  
RECREATION AND PARKS DEPARTMENT  
30 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102  
PH. 415-831-2700

THE TRUST FOR PUBLIC LAND  
101 MONTGOMERY STREET  
SUITE 900  
SAN FRANCISCO, CA 94104  
PH. 415-495-4014

PRIME CONSULTANT / LANDSCAPE ARCHITECT  
GUSTAFSON GUTHRIE NICHOL  
PH. 206-903-6802

CIVIL ENGINEER  
SHERWOOD DESIGN ENGINEERS  
PH. 415-348-9650

ARCHITECT  
JENSEN ARCHITECTS  
PH. 415-348-9650  
ECOLOGICAL RESTORATION  
RANA CREEK  
PH. 831-659-3820

STRUCTURAL ENGINEER  
JON BRODY STRUCTURAL ENGINEERS  
PH. 415-296-9494

COASTAL ENGINEER  
MOFFATT AND NICHOL  
PH. 925-944-5411

LIGHTING  
NITEO CALIFORNIA  
PH. 415-666-2232

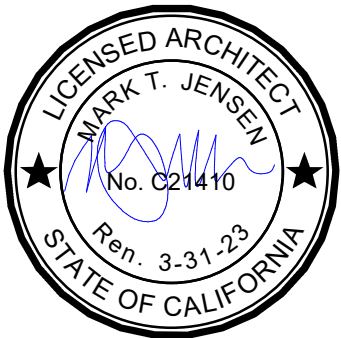
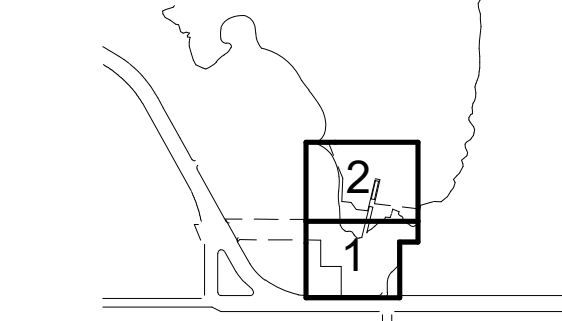
MEP & IT  
INTERFACE ENGINEERING  
PH. 415-489-7240

GEOTECHNICAL ENGINEER  
AGS, INC.  
PH. 415-957-9240

SECURITY CONSULTANT  
ZBETA CONSULTING  
PH. 415-259-0422

FOR OFFICIAL USE

KEY PLAN



### REVISIONS:

NO.	DATE	DESCRIPTION
02	7/13/21	C OF A APP. REVISION

ISSUANCE

### CERT. OF APPROPRIATENESS

DRAWN BY	JENSEN	CHECKED BY	Checker
DATE	7/13/2021	GGN PROJECT #	1608

### ARCH DRAWING INDEX & LEGENDS

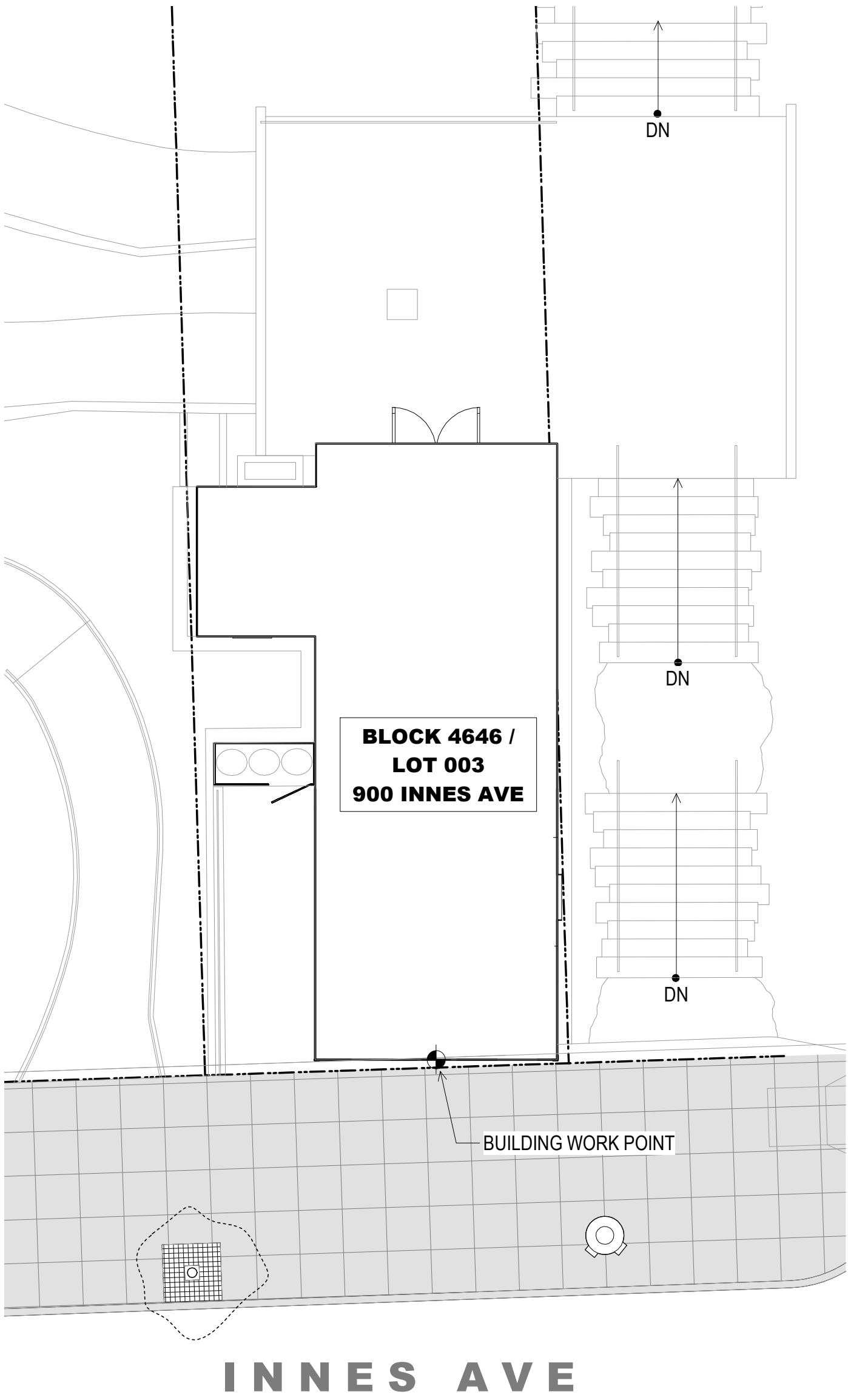
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1

SITE PLAN - SHIPWRIGHT'S COTTAGE

1/8" = 1'-0"



BUILDING 1: SHIPWRIGHT'S COTTAGE

BUILDING INFORMATION:	EXISTING	PROPOSED	REQ. / ALLOW.
CONSTRUCTION TYPE	TYPE V-B	TYPE V-B	-
STORIES OF OCCUPANCY	1	1	2
BASEMENTS	1	1	-
BUILDING HEIGHT	18' - 4 1/4"	18' - 4 1/4"	60' - 0"
OCCUPANCY GROUP	R-3	B / A-3	-
FIRE SPRINKLERS	NO	YES	NONE REQ.

GROSS FLOOR AREA:	EXISTING	PROPOSED	REQ. / ALLOW.
STREET (UPPER) LEVEL	748 SQFT.	713 SQFT.	45,000
BOATYARD (LOWER) LEVEL	716 SQFT.	659 SQFT.	45,000
TOTAL BUILDING AREA:	1,464 SQFT.	1,372 SQFT.	N/A

SHEET NOTES:

- LANDSCAPING AND SITE SHOWN FOR REF. ONLY - SEE CIVIL, LANDSCAPE, OR COASTAL ENGINEERING DRAWINGS FOR DETAILS.

900 INNES  
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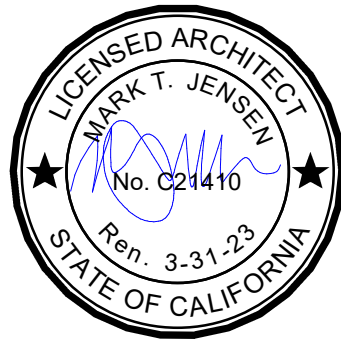
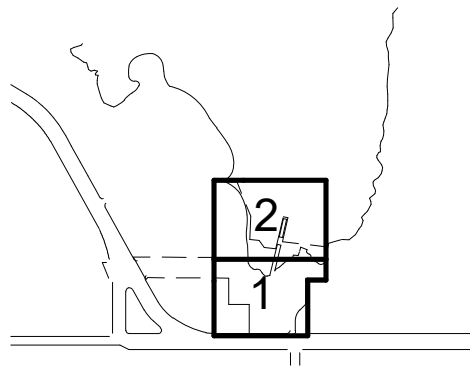
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KEY PLAN



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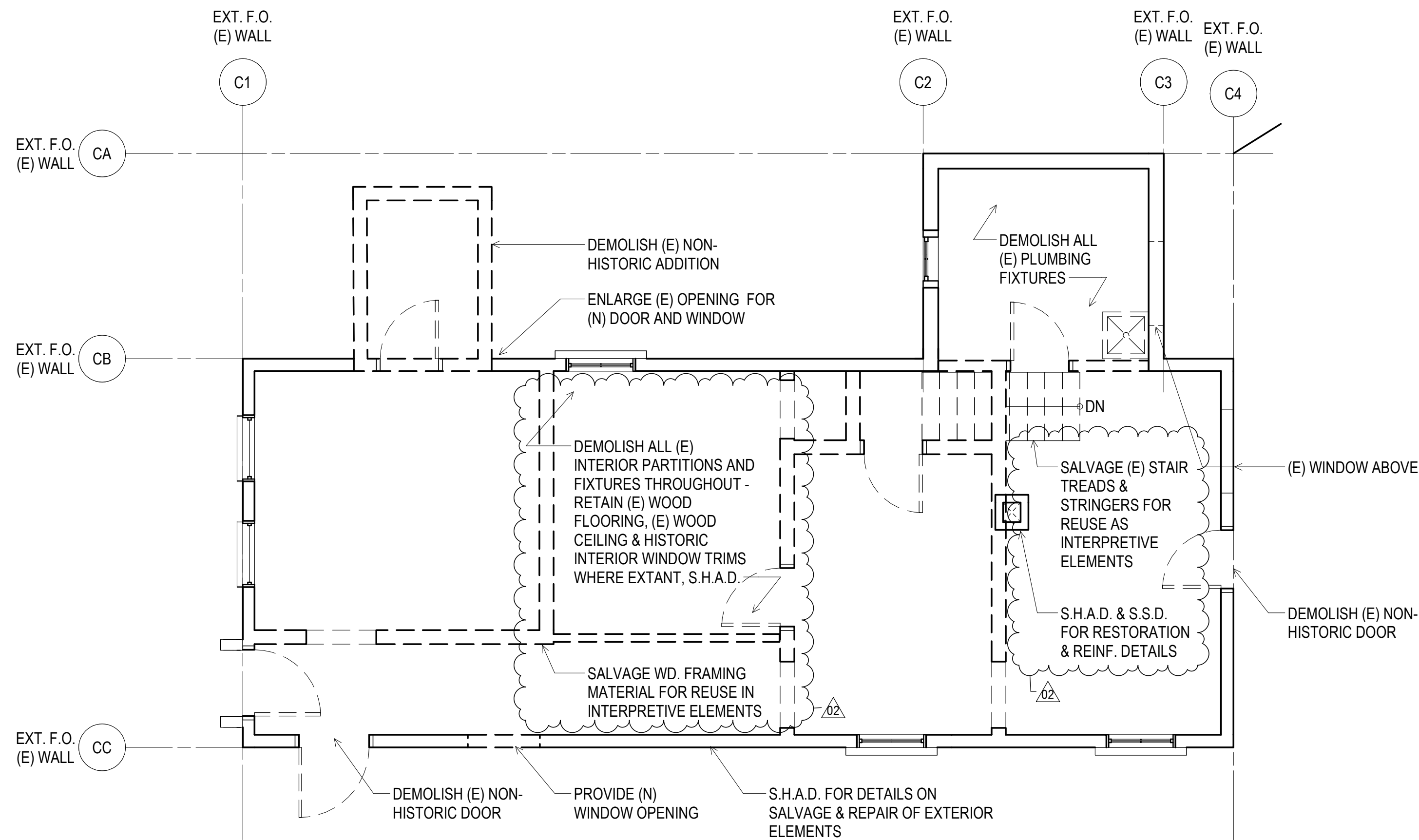
ISSUANCE

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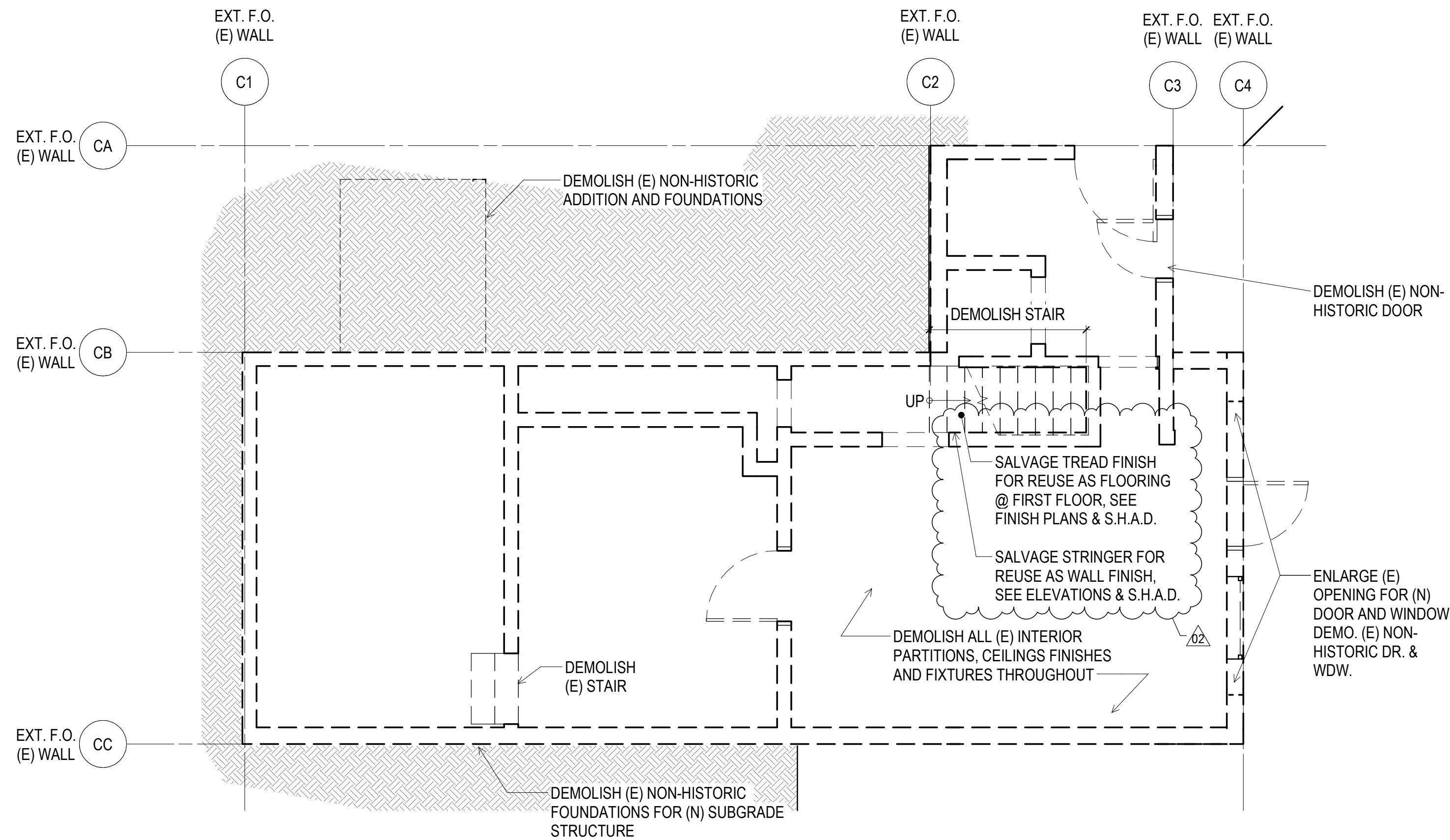
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DATE	7/13/2021	GGN PROJECT #	1608

SHIPWRIGHT'S COTTAGE -  
BUILDING SITE PLAN

A102.1



**2** **EXISTING / DEMO FIRST FLOOR PLAN**  
1/4" = 1'-0"



**1** **EXISTING / DEMO BASEMENT PLAN**  
1/4" = 1'-0"

**WALL LEGEND:**

[---] DEMO WALL / ELEMENT

[---] EXISTING WALL / ELEMENT

**SHEET NOTES:**

1. S.H.A.D. (SEE HISTORIC ARCHITECT DRAWINGS) FOR DETAILED SALVAGE & RESTORATION PROCEDURES OF HISTORIC ELEMENTS.
2. FOR HISTORIC INTERPRETIVE ELEMENTS, SEE FIN. PLANS & INT. ELEV.

**900 INNES PARK DEVELOPMENT**

CITY AND COUNTY OF SAN FRANCISCO  
RECREATION AND PARKS DEPARTMENT  
30 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102  
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DRAWN BY	CHECKED BY
JENSEN	

DATE	GGN PROJECT #
7/13/2021	1608

**SHIPWRIGHT'S COTTAGE - EXISTING / DEMO PLANS**

**A110.1**



NO.	TYPE	SIZE		SET	THK.	MATERIAL / FINISH		GLAZING	RATING	LOCATION		REMARKS
		WIDTH	HGT.			DOOR	FRAME			NO.	ROOM	
1	EXTERIOR	V.I.F.	V.I.F.	SINGLE	1 3/8"	WD.	WD.	GL-2	NR	101	WELCOME CENTER	DEFINING HISTORIC FEATURE
2	EXTERIOR	3' - 0"	9' - 5 1/4"	SINGLE	1 3/4"	WD. / PTD.	WD. / PTD.	GL-2	NR	101	WELCOME CENTER	SIDELITE PER PLAN
3	INTERIOR	3' - 0"	7' - 0"	SINGLE	1 3/8"	WOOD	H.M.	N/A	NR	103	OFFICE	LOCKABLE
4	INTERIOR	3' - 0"	7' - 0"	SINGLE	1 3/8"	WOOD	H.M.	N/A	NR	102	ALL GENDER RESTROOM	
5	INTERIOR	7' - 0"	8' - 0"	PAIR	1 3/8"	WOOD	H.M.	N/A	NR	104	IT CLOSET	LOCKABLE
6	EXTERIOR	6' - 0"	8' - 0"	PAIR	1 3/4"	WD. / PTD.	WD. / PTD.	GL-2	NR	001	COMMUNITY CLASSROOM	SIDELITES PER PLAN
7	INTERIOR	6' - 0"	6' - 8"	PAIR	1 3/8"	WOOD	H.M.	N/A	NR	003	STORAGE	LOCKABLE
8	INTERIOR	6' - 0"	6' - 8"	PAIR	1 3/8"	WOOD	H.M.	N/A	NR	003	STORAGE	LOCKABLE
9	INTERIOR	3' - 0"	6' - 8"	SINGLE	1 3/8"	WOOD	H.M.	N/A	NR	002	ALL GENDER RESTROOM	
10	INTERIOR	2' - 0"	6' - 8"	SINGLE	1 3/8"	WOOD	H.M.	N/A	NR	003	STORAGE	

NO.	NOMINAL SIZE		MATERIAL / FINISH		OPERATION	LOCATION		HISTORIC INFORMATION			REMARKS
	WIDTH	HEIGHT	FRAME	GLAZING		NO.	ROOM	STATUS	WINDOW	TRIM	
1	V.I.F.	V.I.F.	(E) WOOD, PTD.	TEMPERED, BIRD-SAFE FILM	FIXED	101	WELCOME CENTER	DEFINING FEATURE	(N) GLAZING TO MATCH HISTORIC CONFIGURATION	(E) TRIM TO REMAIN, REPAIR OR REPLACE IN KIND, REPLICATE HISTORIC DETAILS	
2	V.I.F.	V.I.F.	(E) WOOD, PTD.	TEMPERED, BIRD-SAFE FILM	DOUBLE HUNG	101	WELCOME CENTER	DEFINING FEATURE	REPLACE MISSING SASH WITH (N) DOUBLE HUNG WINDOWS TO MATCH HISTORIC CONFIGURATION; REBALANCE SASH WEIGHTS	(E) TRIM TO REMAIN, REPAIR OR REPLACE IN KIND, REPLICATE HISTORIC DETAILS	
3	V.I.F.	V.I.F.	(E) WOOD, PTD.	TEMPERED, BIRD-SAFE FILM	DOUBLE HUNG	101	WELCOME CENTER	DEFINING FEATURE	REPLACE MISSING SASH WITH (N) DOUBLE HUNG WINDOWS TO MATCH HISTORIC CONFIGURATION; REBALANCE SASH WEIGHTS	(E) TRIM TO REMAIN, REPAIR OR REPLACE IN KIND, REPLICATE HISTORIC DETAILS	
4	V.I.F.	V.I.F.	(E) WOOD, PTD.	TEMPERED, BIRD-SAFE FILM	DOUBLE HUNG	101	WELCOME CENTER	DEFINING FEATURE	(N) LOWER SASH TO MATCH UPPER SASH IN-KIND, REPLICATE HISTORIC DETAILS	(E) TRIM TO REMAIN, REPAIR OR REPLACE IN KIND, REPLICATE HISTORIC DETAILS	
5	V.I.F.	V.I.F.	WOOD, PTD.	TEMPERED, BIRD-SAFE FILM	FIXED	102	ALL GENDER RESTROOM	DEFINING FEATURE	REPLACE (E) WINDOW IN KIND	(E) TRIM TO REMAIN OR REPAIR	
6	3' - 7"	3' - 7"	WOOD, PTD.	TEMPERED, BIRD-SAFE COATING	FIXED	102	ALL GENDER RESTROOM	(E) NON-HISTORIC	REPLACE WITH (N) FIXED WD WINDOW	REPLACE WITH (N) WD TRIM	
7	3' - 7"	3' - 7"	WOOD, PTD.	TEMPERED, BIRD-SAFE COATING	FIXED	101	WELCOME CENTER	(E) NON-HISTORIC	REPLACE WITH (N) FIXED WD WINDOW	REPLACE WITH (N) WD TRIM	
8	V.I.F.	V.I.F.	(E) WOOD, PTD.	TEMPERED, BIRD-SAFE FILM	DOUBLE HUNG	103	OFFICE	DEFINING FEATURE	REPLACE (E) NON-HISTORIC SASH AND MISSING SASH TO MATCH HISTORIC DIVIDED LITE SASH	(E) TRIM TO REMAIN, REPAIR OR REPLACE IN KIND, REPLICATE HISTORIC DETAILS	ACCESSIBLE WINDOW & RETROFIT HARDWARE
9	V.I.F.	V.I.F.	(E) WOOD, PTD.	TEMPERED, BIRD-SAFE FILM	DOUBLE HUNG	101	WELCOME CENTER	DEFINING FEATURE	REPLACE (E) NON-HISTORIC SASH AND MISSING SASH TO MATCH HISTORIC DIVIDED LITE SASH	(E) TRIM TO REMAIN, REPAIR OR REPLACE IN KIND, REPLICATE HISTORIC DETAILS	
10	3' - 1"	7' - 0"	ALUM.	IGU / TEMPERED	CASEMENT	101	WELCOME CENTER	(N)	N/A	N/A	ACCESSIBLE WINDOW & HARDWARE



# A120



X KEY NOTES:

- 1
- (N) COMP. SHINGLE ROOF TO REPLACE (E) TYP.
- 2
- NONFUNCTIONAL, RESTORED HISTORIC CHIMNEY, S.H.A.D. & S.S.D.
- 3
- (N) STAINLESS STEEL GUTTER, PTD, TYP.
- 4
- (N) OSHA-COMPLIANT D-RING ANCHOR FOR FALL ARREST SYSTEM, TYP.
- 5
- OUTSIDE AIR INTAKE FOR FAN COIL, S.M.D.
- 6
- EXHAUST VENT FOR RESTROOM E.F., S.M.D.
- 7
- (N) S.S. PLAIN 2"x3" SQUARE DS. BELOW, PTD. LOC. TIGHT TO CORNER BD. W.O.

900 INNES  
PARK DEVELOPMENT

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SAN FRANCISCO, CA 94102  
PH. 415-831-2700



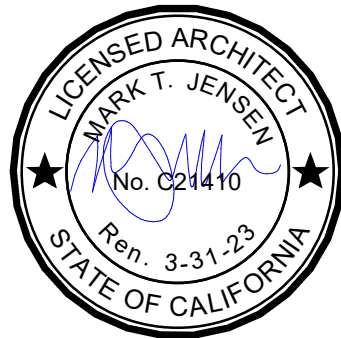
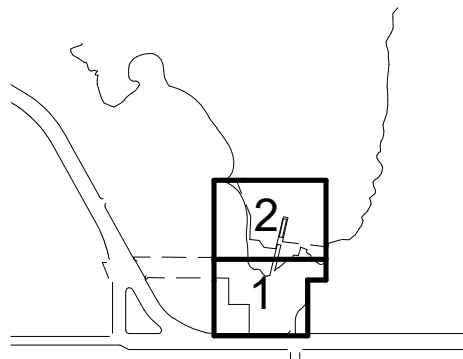
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RANA CREEK  
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STRUCTURAL ENGINEER  
JON BRODY STRUCTURAL ENGINEERS  
PH. 415-296-9494  
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KEY PLAN



REVISIONS:

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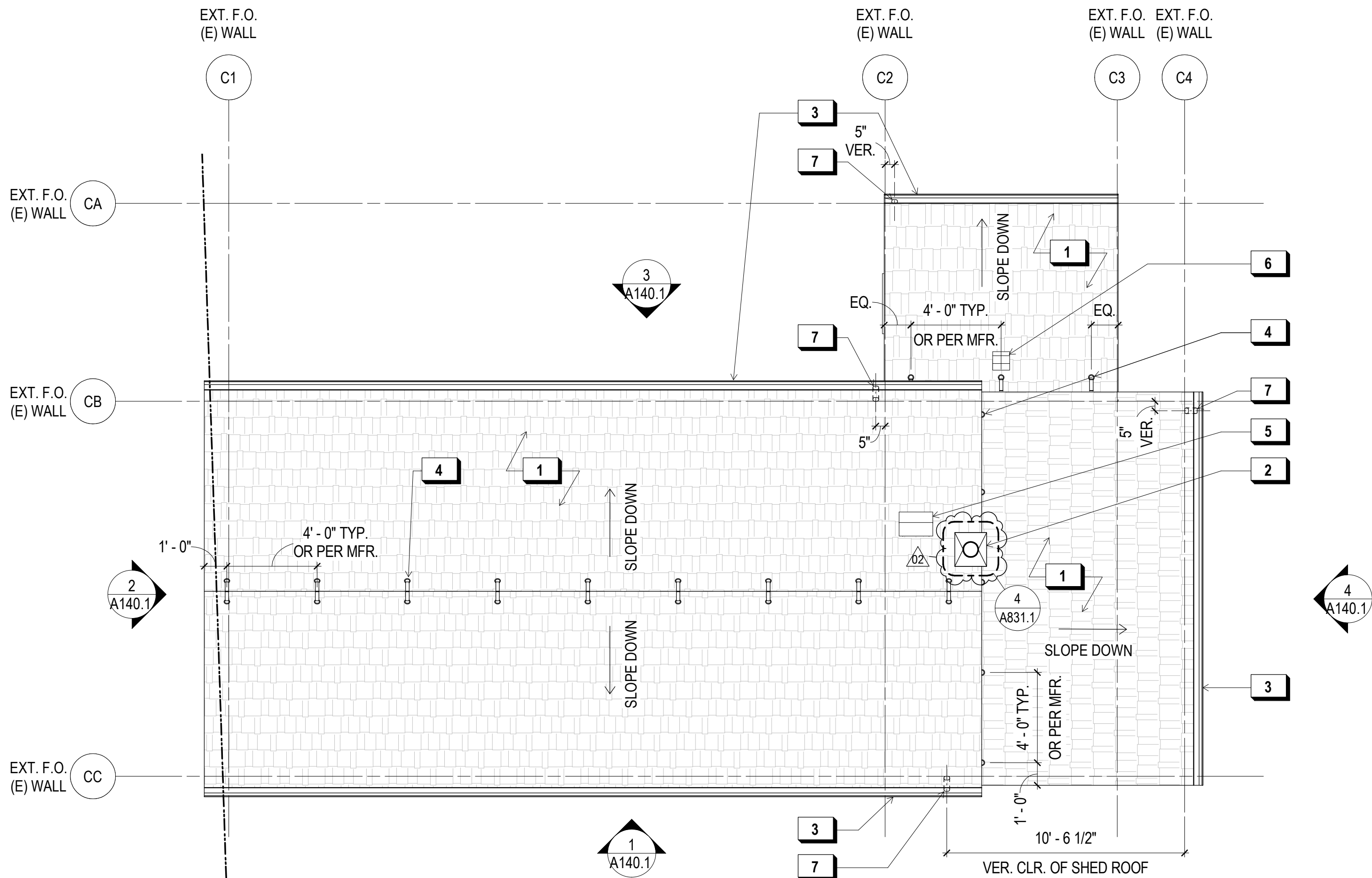
ISSUANCE

CERT. OF APPROPRIATENESS

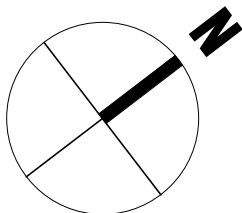
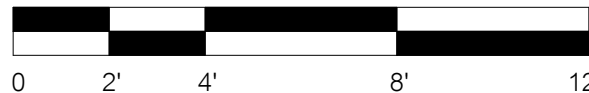
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DATE	7/13/2021	GGN PROJECT #	1608

SHIPWRIGHT'S COTTAGE -  
PROPOSED ROOF PLAN

A121.1

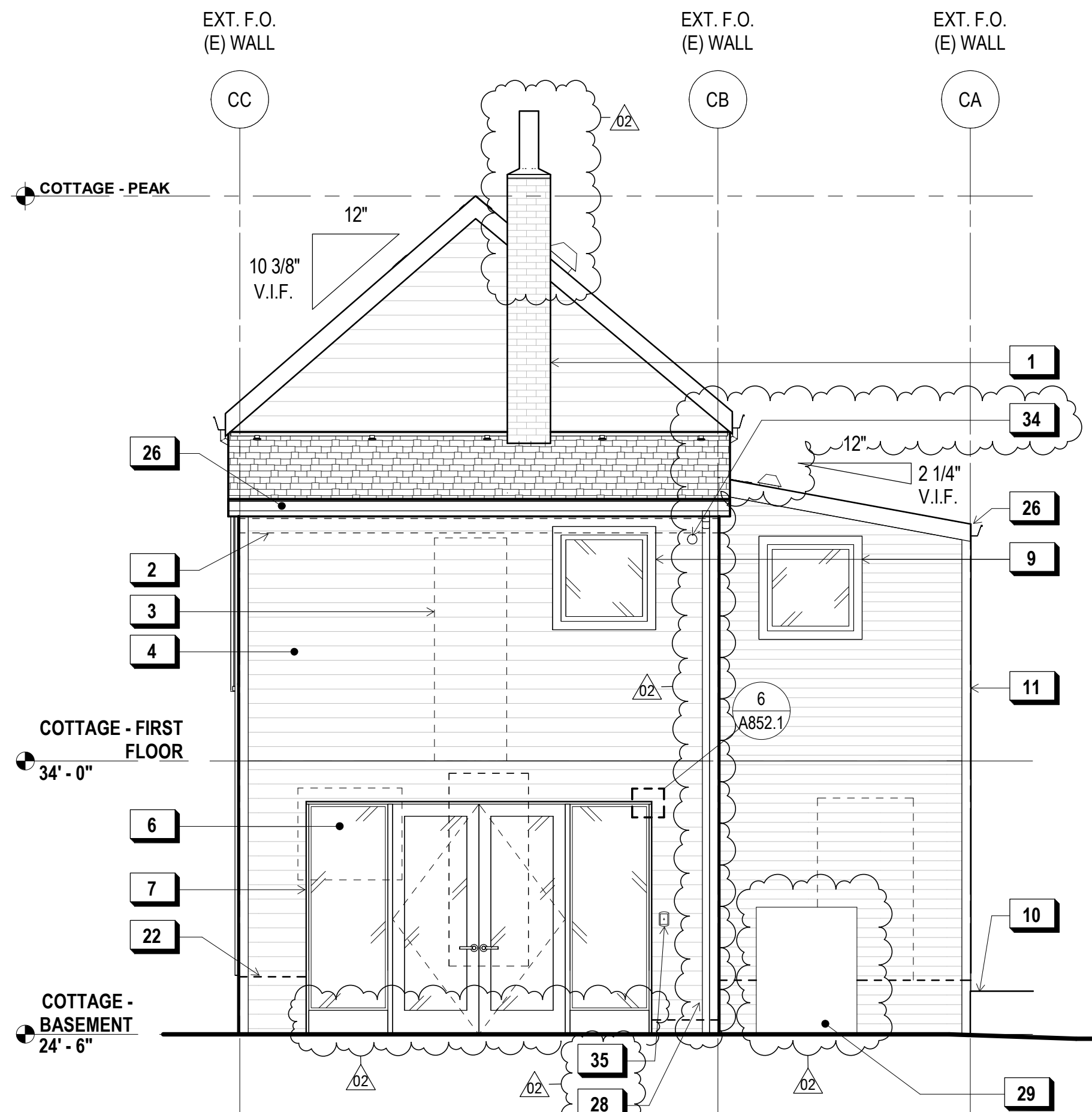


1  
1/4" = 1'-0"



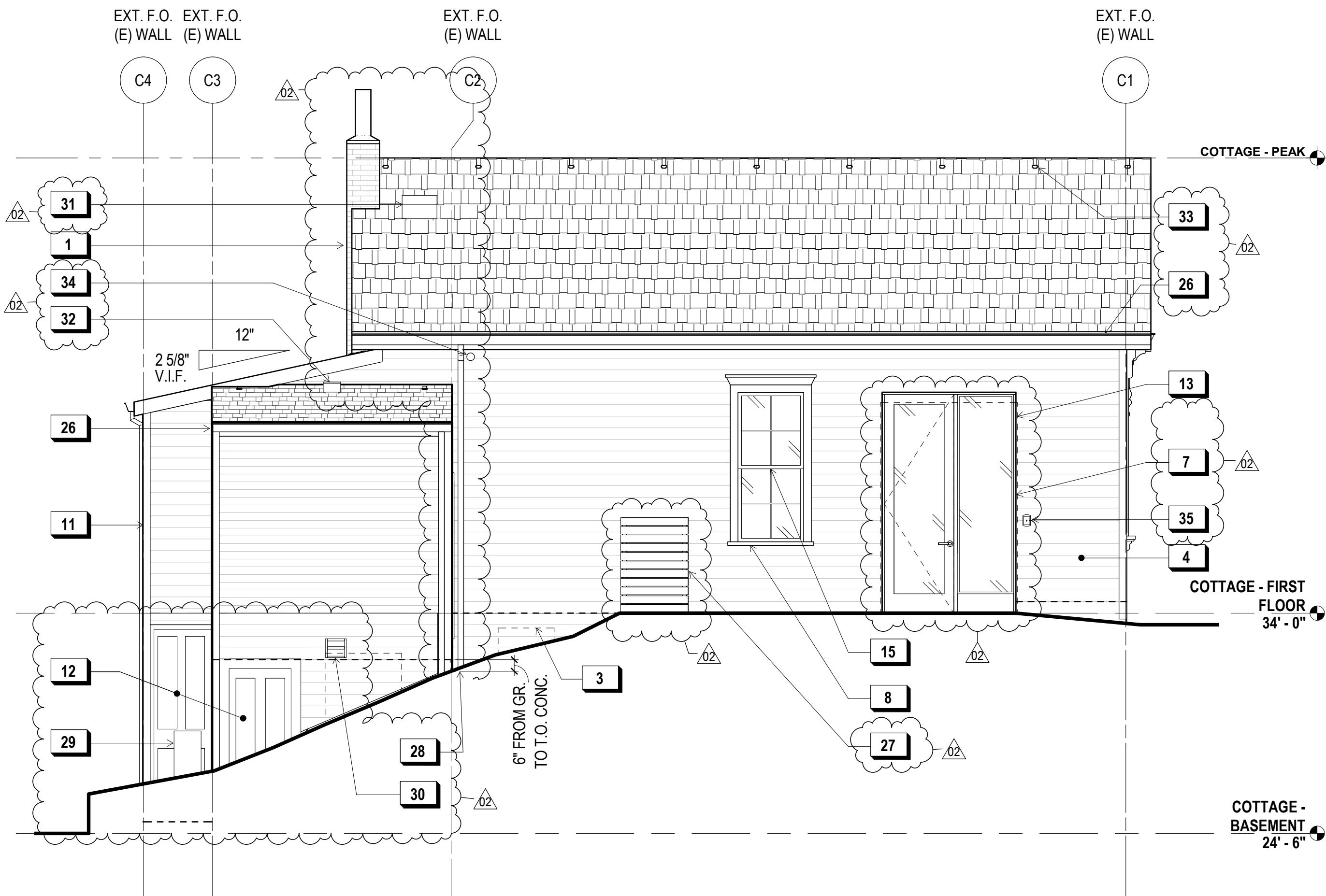






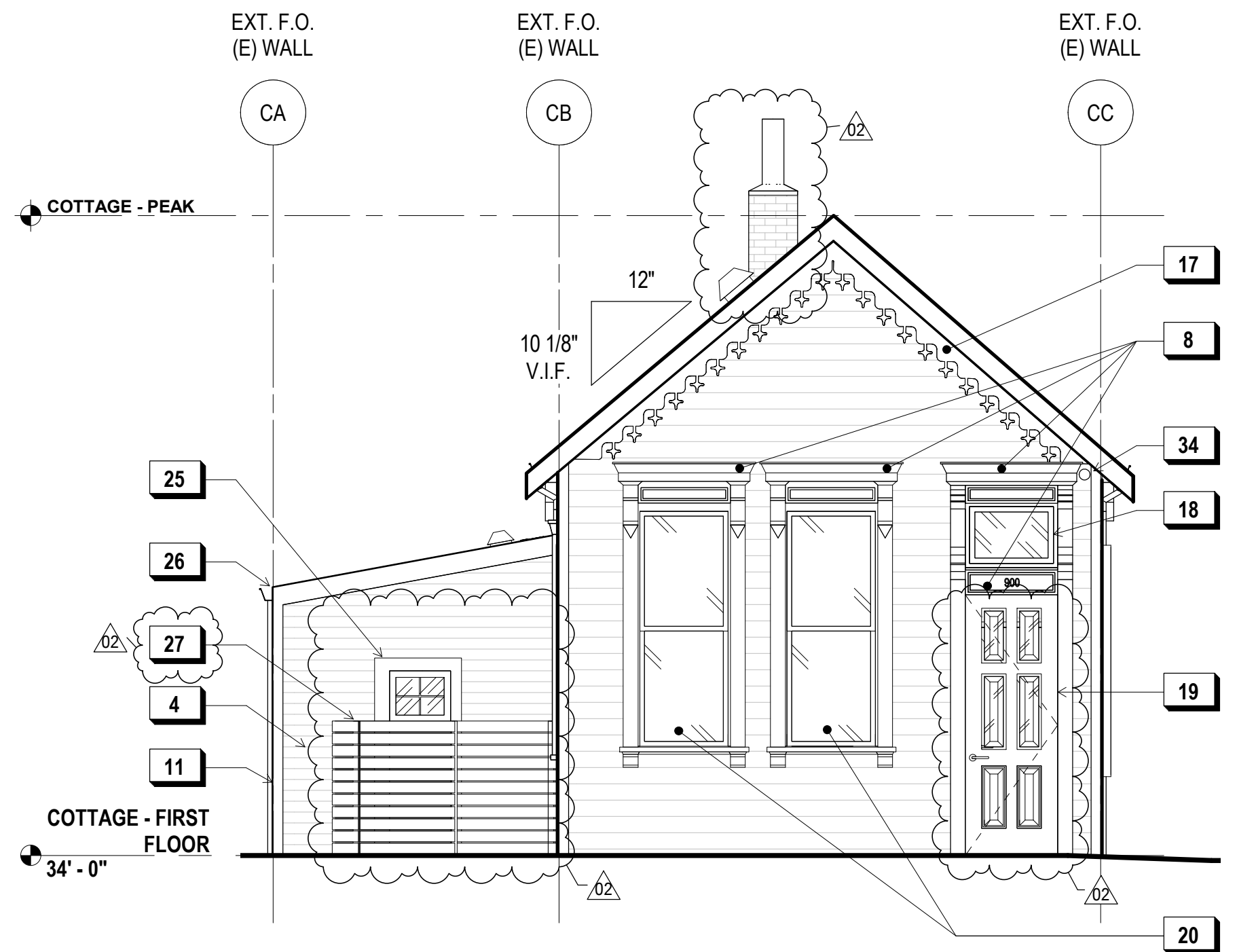
**SW COTTAGE - EAST ELEVATION**

1/4" = 1'-0"



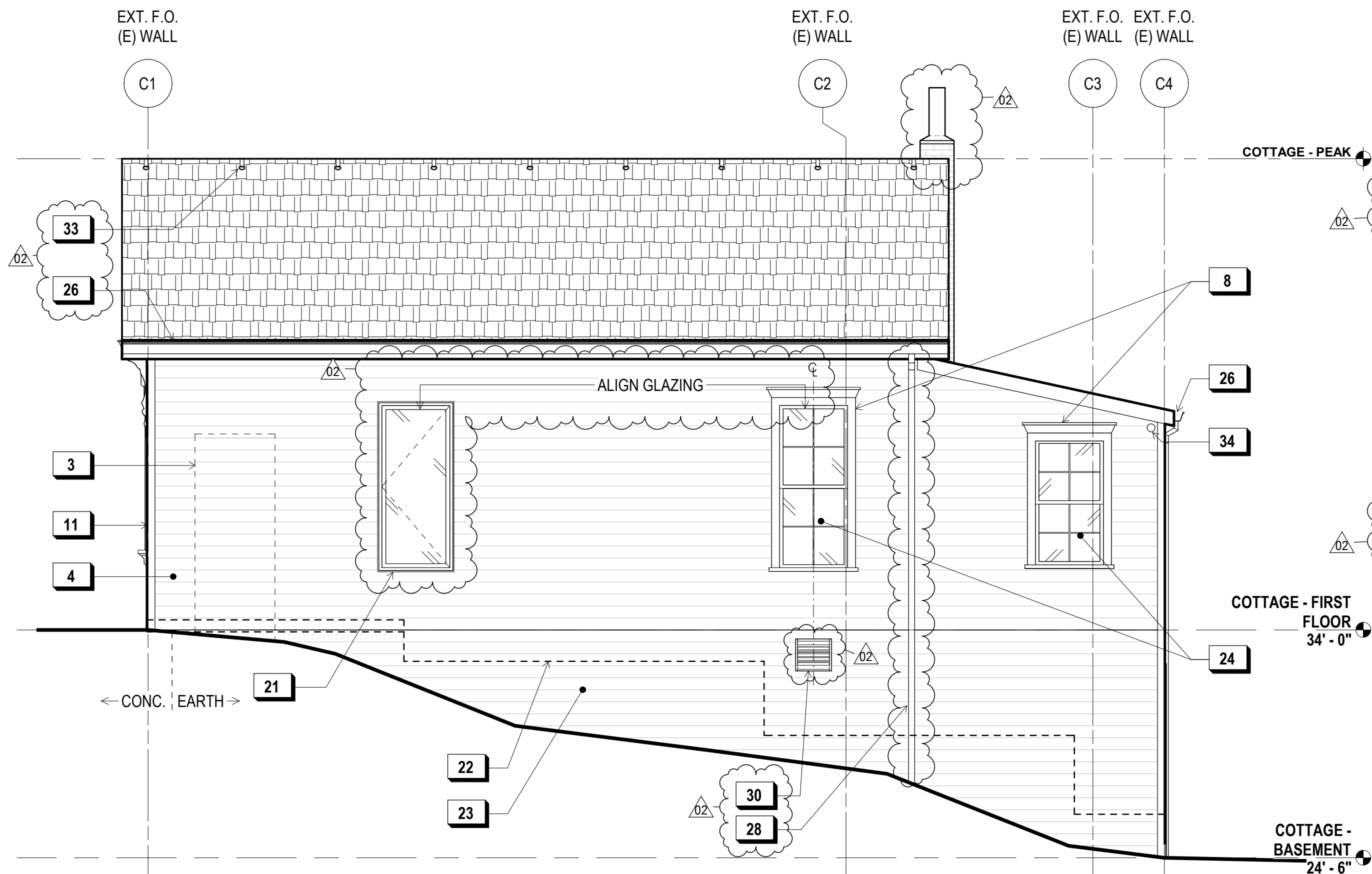
**SW COTTAGE - NORTH ELEVATION**

1/4" = 1'-0"



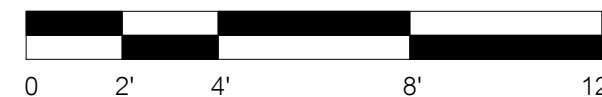
**SW COTTAGE - WEST ELEVATION**

1/4" = 1'-0"



**SW COTTAGE - SOUTH ELEVATION**

1/4" = 1'-0"



**SHEET NOTES:**

1. S.H.A.D. & SPEC. FOR ALL HISTORIC DETAILS, PAINT & COATING @ SHIPWRIGHT'S COTTAGE EXT.
2. ALL SHEET MTL. FLASH. TO BE PTD. @ SHIPWRIGHT'S COTTAGE U.O.N.

**KEY NOTES:**

- 1 RESTORED CHIMNEY, S.H.A.D. & S.S.D. FOR REPAIR & REINF. REQMT.
- 2 (E) NON-HISTORIC, MISC. WOOD TO BE REMOVED, S.H.A.D.
- 3 OUTLINE OF (E) NON-HISTORIC OPNG., TYP., S.H.A.D.
- 4 (E) SIDING TO REMAIN - REPAIR OR REPLACE AS REQD., TYP., S.H.A.D.
- 6 (N) WD. STOREFRONT DOOR & SIDELITE
- 7 (N) PROJECTING MTL. TRIM
- 8 (E) WD. TRIM TO REMAIN - REPAIR OR REPLACE AS REQD., S.H.A.D.
- 9 REPLACE (E) NON-HISTORIC WINDOW IN KIND, REPAIR OR REPLACE (E) WD. TRIM AS REQD.
- 10 RETAINING WALL - S.L.D.
- 11 (E) HISTORIC CORNER BOARD - REPAIR OR REPLACE AS REQD., TYP., S.H.A.D.
- 12 AT HISTORIC DOOR LOCATION, REPAIR & REINSTALL DR. & TRIM, S.H.A.D.
- 13 OUTLINE OF (E) NON-HISTORIC ADDITION TO BE REMOVED
- 15 (E) HISTORIC UPPER SASH TO REMAIN - REPAIR OR REPLACE AS REQD. BY CONDITION; REPLACE MISSING LOWER SASH TO MATCH UPPER SASH IN-KIN, S.H.A.D.
- 17 (N) WD. BARGE BOARD TO MATCH HISTORIC CONDITIO, S.H.A.D.
- 18 (E) WD. TRIM TO REMAIN - REPAIR OR REPLACE AS REQD. (N) TRANSOM WINDOW TO MATCH HISTORIC CONFIGURATION, S.H.A.D.
- 19 REPLACE (E) DOOR W/ (N) WOOD DOOR, SEE DOOR TYPES FOR CONFIGURATION
- 20 REPLACE MISSING SASH WITH (N) DOUBLE HUNG WINDOWS TO MATCH HISTORIC CONFIGURATION; REBALANCE SASH WEIGHTS, S.H.A.D.
- 21 (N) WD. WINDOW W/ PROJECTING MTL. TRIM (PTD.)
- 22 LINE OF (N) CONCRETE FOUNDATION BEHIND SIDING
- 23 CONTINUE WOOD SIDING TO MATCH (E) OVER CONCRETE
- 24 REPLACE (E) NON-HISTORIC SASH AND MISSING SASH TO MATCH HISTORIC DIVIDED LITE SASH, S.H.A.D.
- 25 (E) HISTORIC WINDOW - REPLACE (E) WINDOW IN KIND, TRIM TO REMAIN OR RESTORE, S.H.A.D. FOR DETAILS
- 26 (N) STAINLESS STEEL GUTTER, PTD., TYP.
- 27 (N) TRASH ENCLOSURE, S.L.D.
- 28 (N) STAINLESS STEEL DOWNSPOUT, PTD., PIPE TO STORM DRAIN, TYP.
- 29 (N) MECH. UNIT W/ METAL SCREEN ENCLOSURE, PTD., S.L.D.
- 30 LOUVER FOR OUTSIDE AIR INTAKE, PTD., S.M.D.
- 31 (N) MECH. OUTSIDE AIR INTAKE
- 32 RESTROOM EXHAUST VENT, S.M.D.
- 33 (N) OSHA-COMPLIANT ANCHOR BRACKET FOR FALL ARREST SYSTEM, TYP.
- 34 SECURITY CAMERA
- 35 CARD READER

**900 INNES  
PARK DEVELOPMENT**

CITY AND COUNTY OF SAN FRANCISCO  
RECREATION AND PARKS DEPARTMENT  
30 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102  
PH. 415-831-2700

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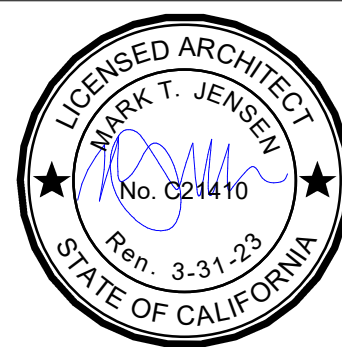
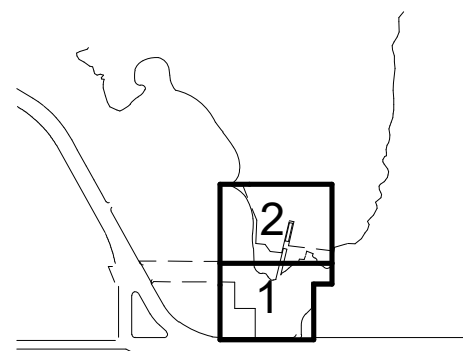
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KEY PLAN



**REVISIONS:**

NO.	DATE	DESCRIPTION
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**CERT. OF APPROPRIATENESS**

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DATE	7/13/2021	GGN PROJECT #	1608

**SHIPWRIGHT'S COTTAGE -  
EXT. ELEVATIONS**

**A140.1**



900 INNES  
PARK DEVELOPMENT

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RECREATION AND PARKS DEPARTMENT  
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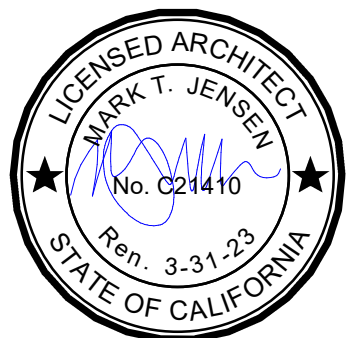
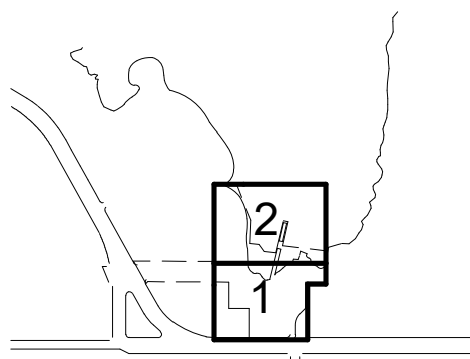
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JENSEN	
DATE	GGN PROJECT #
7/13/2021	1608

900 INNES RENDERINGS

A701.1

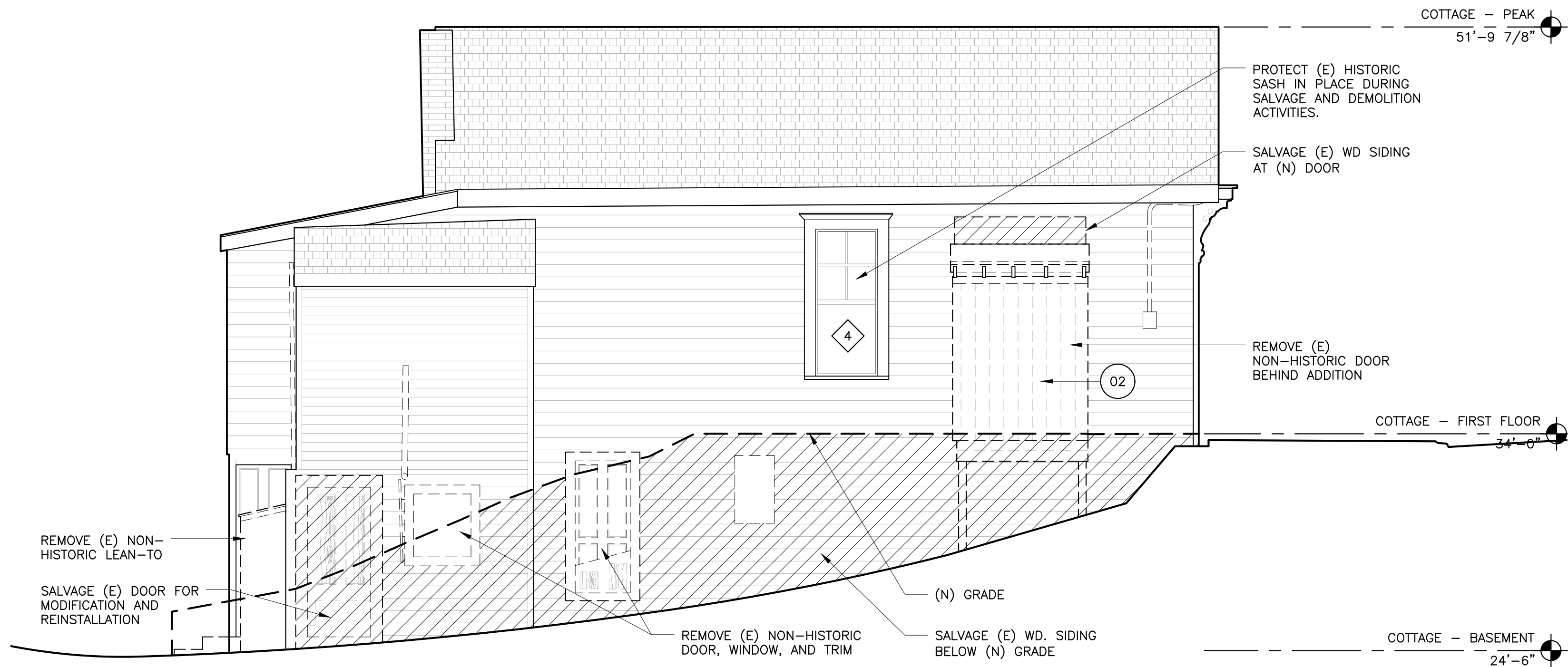


SHIPWRIGHT'S COTTAGE  
PERSPECTIVE VIEW FROM INNES AVE

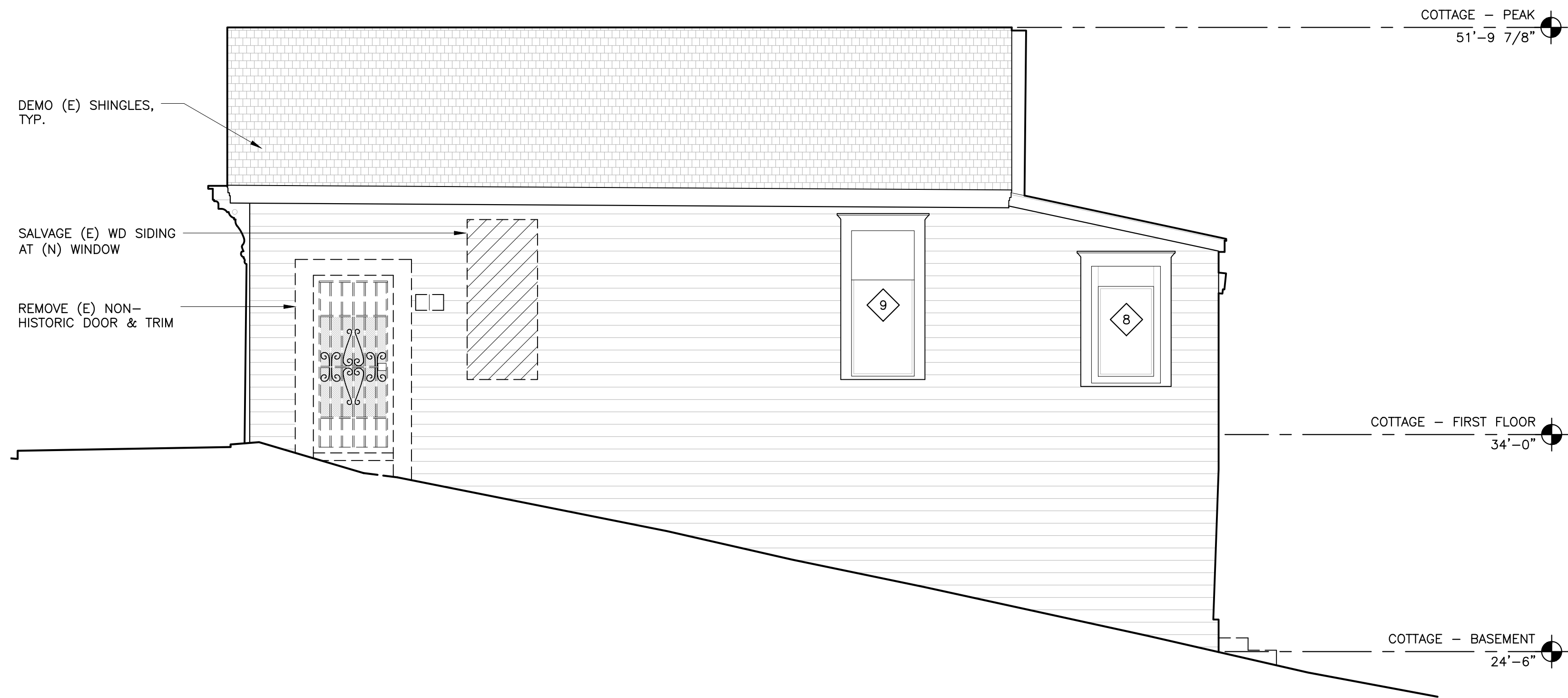


SHIPWRIGHT'S COTTAGE  
AERIAL PERSPECTIVE FROM GRIFFITH ST





2 EXTERIOR DEMO - NORTH ELEVATION  
SCALE: 1/4"=1'-0"



1 EXTERIOR DEMO - SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

SHEET NOTES

- 1. FOR DOOR AND WINDOW SCHEDULES AND ELEVATIONS, REFER TO SHEET A120.
- 2. SALVAGE SIDING IN GOOD TO FAIR CONDITION WHERE INDICATED, AND REPAIR FOR RE-INSTALLATION. SEE SPEC. SECTIONS 024296 - HISTORIC REMOVAL AND DISMANTLING, AND 060312 - HISTORIC WOOD REPAIR.
- 3. REMOVE OBSOLETE ELECTRICAL/CABLE, PIPE, CONDUIT, AND JUNCTION BOXES; PATCH PENETRATIONS.
- 4. NOT ALL KEY NOTES APPEAR ON EVERY SHEET.

KEY NOTES

- 01 REMOVE (E) TRIM.
- 02 REMOVE NON-HISTORIC ADDITION PER SPECIFICATION SECTION 024296 - HISTORIC REMOVAL AND DISMANTLING.

LEGEND

- # DOOR TAG, SEE A722.1
- # WINDOW TAG, SEE A723.1
- EXISTING TO REMAIN
- - - EXISTING TO BE DEMOLISHED
- /// AREAS OF SALVAGE

900 INNES  
PARK DEVELOPMENT

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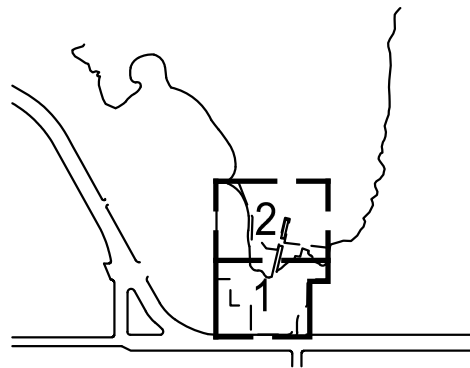
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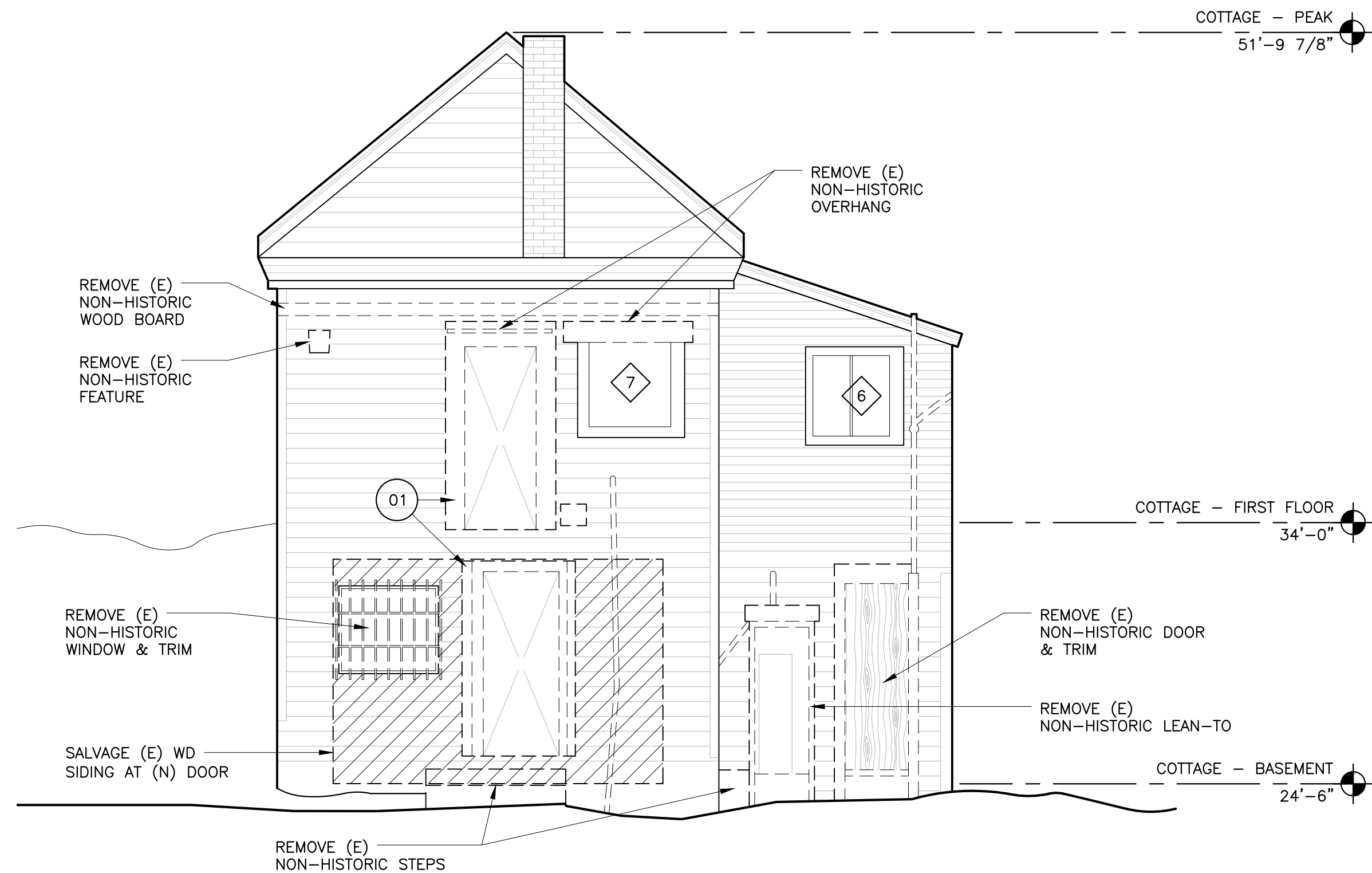
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BID SET

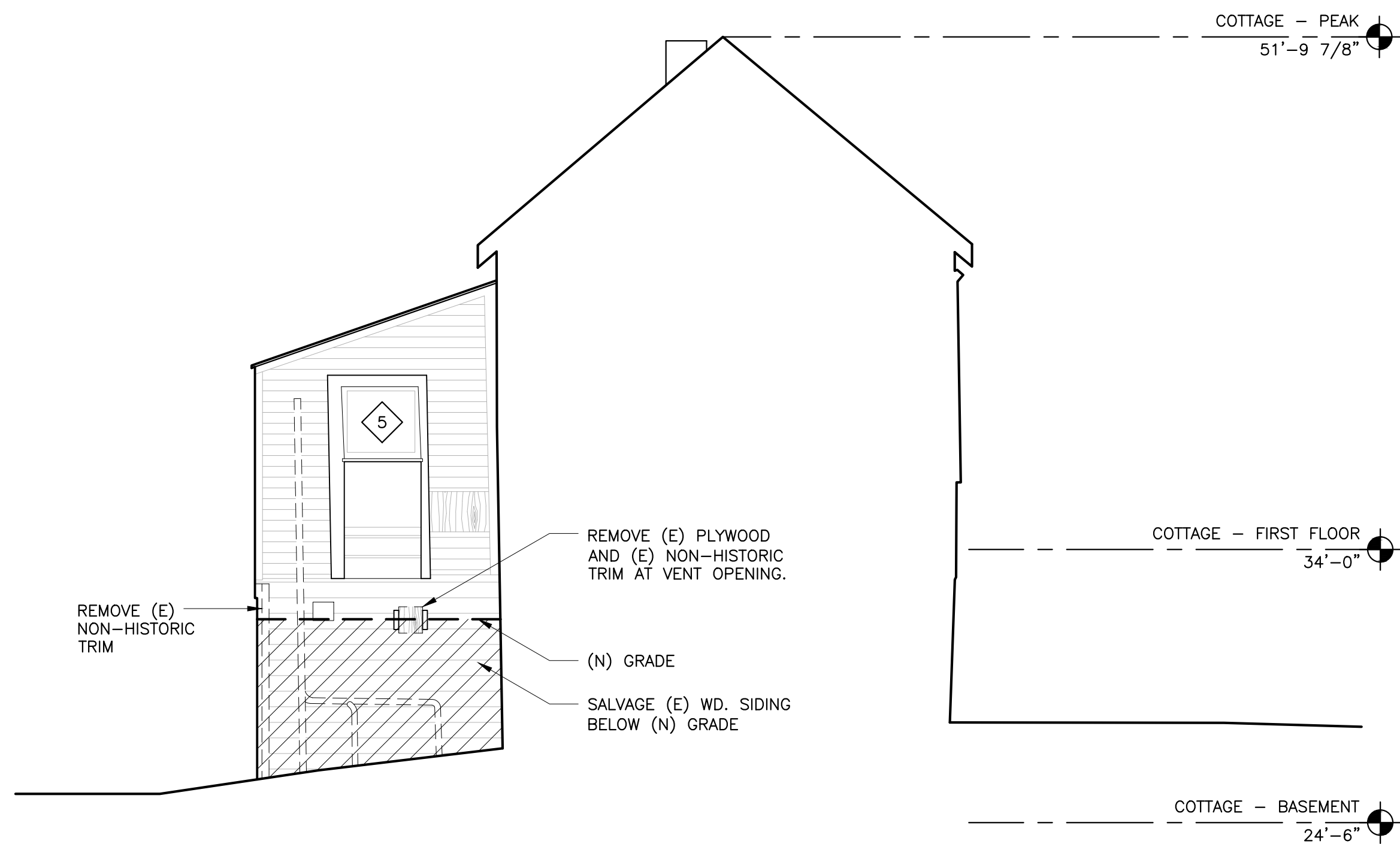
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DATE	GGN PROJECT #
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EXTERIOR ELEVATION  
DEMO

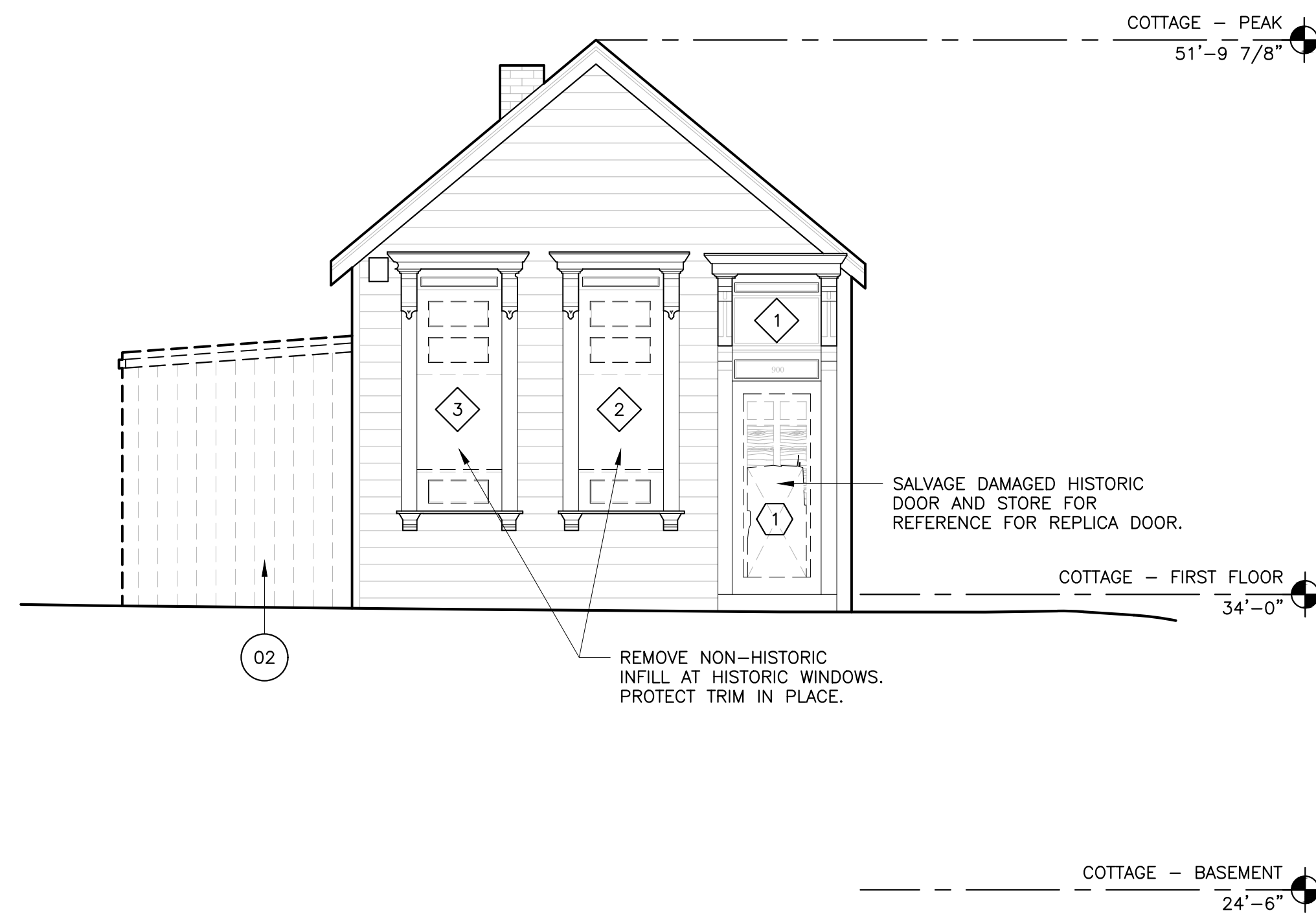
H114.1



3 EXTERIOR DEMO - EAST ELEVATION  
SCALE: 1/4"=1'-0"



2 EXTERIOR DEMO - WEST ELEVATION OF ADDITION  
SCALE: 1/4"=1'-0"



1 EXTERIOR DEMO - WEST ELEVATION  
SCALE: 1/4"=1'-0"

#### SHEET NOTES

- FOR DOOR AND WINDOW SCHEDULES AND ELEVATIONS, REFER TO SHEET A120.
- SALVAGE SIDING IN GOOD TO FAIR CONDITION WHERE INDICATED, AND REPAIR FOR RE-INSTALLATION. SEE SPEC. SECTIONS 024296 - HISTORIC REMOVAL AND DISMANTLING, AND 060312 - HISTORIC WOOD REPAIR.
- REMOVE OBSOLETE ELECTRICAL/CABLE, PIPE, CONDUIT, AND JUNCTION BOXES; PATCH PENETRATIONS.
- NOT ALL KEY NOTES APPEAR ON EVERY SHEET.

#### KEY NOTES

- 01 REMOVE (E) TRIM.
- 02 REMOVE NON-HISTORIC ADDITION PER SPECIFICATION SECTION 024296 - HISTORIC REMOVAL AND DISMANTLING.

#### LEGEND

- # DOOR TAG, SEE A722.1
- # WINDOW TAG, SEE A723.1
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- AREAS OF SALVAGE

## 900 INNES PARK DEVELOPMENT

CITY AND COUNTY OF SAN FRANCISCO  
RECREATION AND PARKS DEPARTMENT  
30 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102  
PH. 415-831-2700

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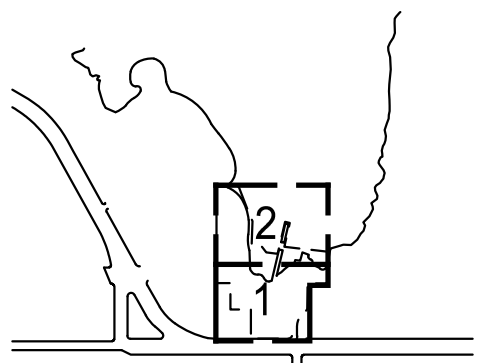
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DATE	7/01/2021	GGN PROJECT #	1608

## EXTERIOR ELEVATION DEMO

# H115.1



CONDITIONS REPAIR SCHEDULE – SOUTH ELEVATION

KEY	CONDITION	AMT	UNIT	REPAIR	COMMENTS
1	WD-ROT	6	Lf	Replace in kind	
2	WD-UV Damage, Raised Grain	Wall area	Sf	Sand, patch, prepare, prime, and repaint	Assume 100%
3	WD-Split	40	Lf	Replace in kind	Retain sound lengths over 4' long
4					Not used
5	WD-Split	4	Lf	Patch repair	
6	WD-ROT		Sf	Remove rotted wood around nails back to sound material. Patch repair area with epoxy repair compound.	At nail penetration, typ.
7	WD-Split	2	Lf	Replace in kind	
8	WD-Split	5	Lf	Replace in kind	
9	WD-Split	2	Lf	Replace section in kind	
10	WD-Split	4	Lf	Patch repair	
11	WD-Split	2	Lf	Replace section in kind	
12	WD-Split	8	Lf	Replace section in kind	
13	WD-Split	1	Lf	Patch repair	
14	WD-Split	2	Lf	Patch repair	
15	WD-Split	2	Lf	Patch repair	
16	WD-Split	1	Lf	Patch repair	
17	WD-Split	1	Lf	Replace section in kind	2ft
18	WD-Gap	4	Instance	Cut new board to size or realign	
19	WD-Split	2	Lf	Replace section in kind	
20	WD-Split	0.5	Lf	Patch repair	

CONDITIONS REPAIR SCHEDULE – SOUTH ELEVATION, CONTD.

KEY	CONDITION	AMT	UNIT	REPAIR	COMMENTS
21	WD-Split	2	Lf	Replace section in kind	
22	WD-Split	2	Lf	Replace section in kind	
23	WD-Split	1	Lf	Patch repair	
24	WD-Split	2	Lf	Patch repair	
25	WD-Split	9	Lf	Replace section in kind	
26	WD-Missing	20	Lf	Replace in kind	
27	WD-Split	6	Lf	Replace section in kind	Two siding boards
28	WD-Split	2	Lf	Replace section in kind	
29	WD-Split	4	Lf	Patch repair	Multiple boards
30	WD-Missing	6	Lf	Replace in kind	Window trim
31	WD-Misc	40	Lf	Replace in kind	Corner boards

SHEET NOTES

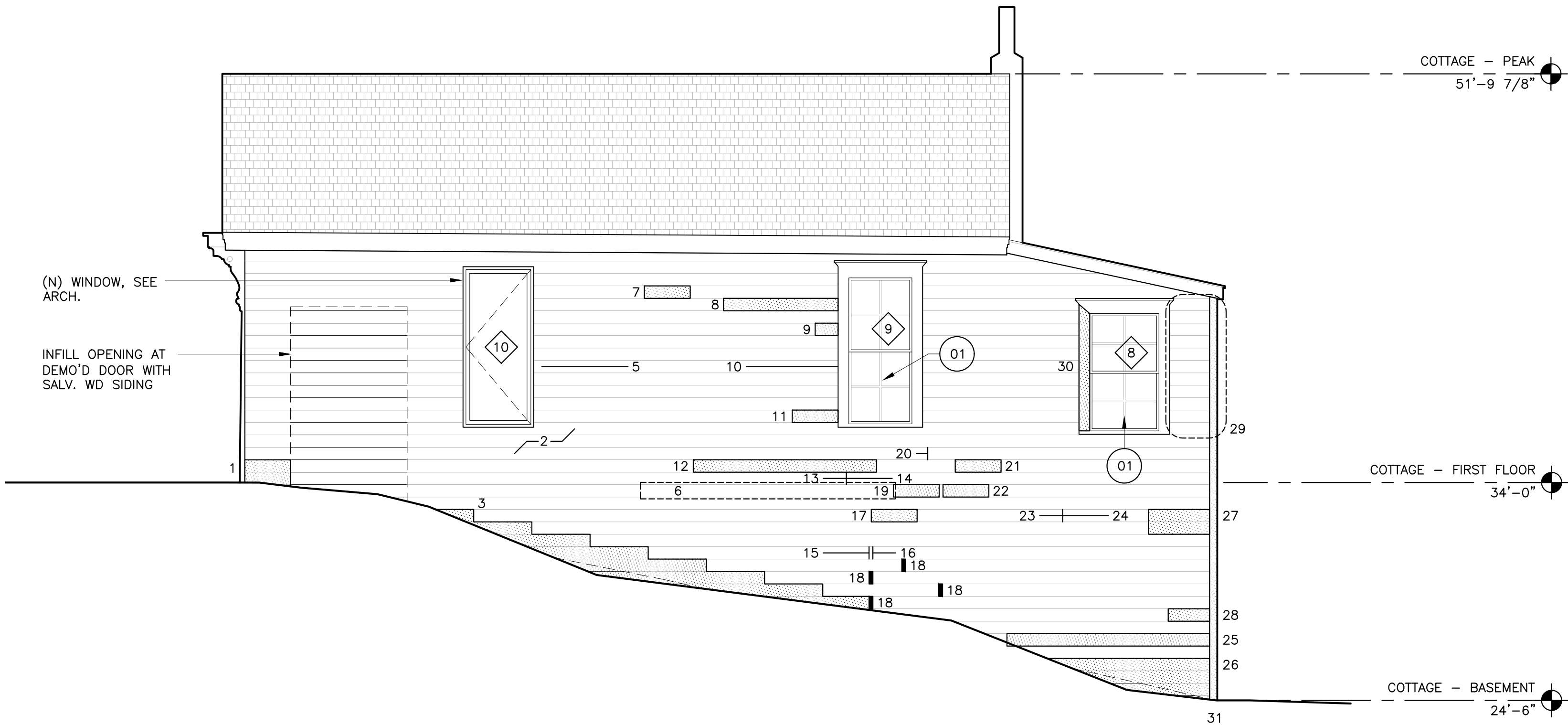
1. UNITS FOR REPAIR AMOUNTS AS LISTED IN SCHEDULE. LF = LINEAR FEET; SF = SQUARE FEET; IN = INCHES; SI = SQUARE INCHES.
2. FOR DOOR AND WINDOW SCHEDULES AND ELEVATIONS, REFER TO SHEET A120.
3. PAINT ALL EXTERIOR SIDING, TRIM AND FASCIA, PER SPEC. 099113.
4. REPAIR SALVAGED SIDING, SEE SPEC. SECTION 060312 - HISTORIC WOOD REPAIR.
5. INFILL WALL AREAS EXPOSED BY GRADE CHANGES WITH SALVAGED WD SIDING.
6. NOT ALL KEY NOTES APPEAR ON EVERY SHEET.

KEY NOTES

- 01 REPLACE (E) NON-HISTORIC SASH AND MISSING SASH TO MATCH HISTORIC DIVIDED LIGHT SASH.
- 02 INFILL OPENING WITH SIDING TO MATCH (E) PER SPECIFICATION SECTION 060312 - HISTORIC WOOD REPAIR.
- 03 REPLACE (E) WINDOW IN KIND, (E) TRIM TO REMAIN OR REPAIR.

LEGEND

- # DOOR TAG, SEE A722.1
- # WINDOW TAG, SEE A723.1
- HOLE
- AREAS OF REPAIR
- LENGTHS OF REPAIR
- REPLACE / MISSING ITEMS



1 EXTERIOR REPAIR - SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

900 INNES  
PARK DEVELOPMENT

CITY AND COUNTY OF SAN FRANCISCO  
RECREATION AND PARKS DEPARTMENT  
30 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102  
PH. 415-831-2700



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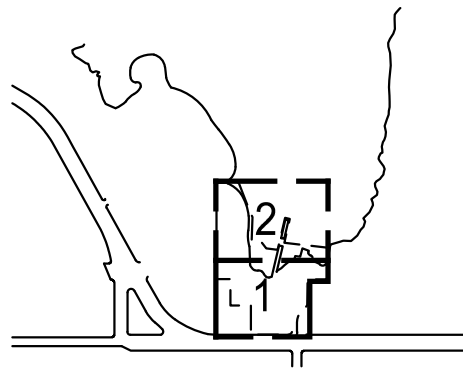
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DATE	7/01/2021	GGN PROJECT #	1608

EXTERIOR ELEVATION  
REPAIR

H140.1

CONDITIONS REPAIR SCHEDULE – EAST ELEVATION

KEY	CONDITION	AMT	UNIT	REPAIR	COMMENTS
32	WD-Split	7	Lf	Replace in kind	
33	WD-Split	7	Lf	Replace in kind	
34	WD-Split	7	Lf	Replace in kind	
35	WD-Split	1	Lf	Patch repair	
36	WD-Split	1	Lf	Patch repair	
37	WD-Split	4	Lf	Replace in kind	2 boards
38	WD-Split	1	Lf	Patch repair	
39	WD-Split	2	Lf	Patch repair	At security bars
40	WD-Split	2	Lf	Replace section in kind	
41	WD-Split	21	Lf	Replace in kind	
42	WD-Split	4	Lf	Replace section in kind	
43	WD-Split	3	Lf	Patch repair	Several short boards between door and window
44	WD-Split	2	Lf	Patch repair	
45					Not used
46	WD-Hole	6	Si	Dutchman repair	
47	WD-Hole	2	Lf	Replace section in kind	
48	WD-Split	3	Lf	Replace section in kind	
49	WD-Split	4	Lf	Replace section in kind	
50	WD-Split	14	Lf	Replace in kind	
51	WD-Split	2	Lf	Replace section in kind	
52	WD-Split	5	Lf	Replace section in kind	
53					Not used
54					Not used
55	WD-Split	4	Lf	Replace section in kind	
56	WD-Split	14	Lf	Replace in kind	2 boards

CONDITIONS REPAIR SCHEDULE – EAST ELEVATION, CONTD.

KEY	CONDITION	AMT	UNIT	REPAIR	COMMENTS
57	WD-Missing	40	Lf	Replace in kind	Corner boards
58	WD-Split	7	Lf	Replace in kind	
59	WD-Split	4	Lf	Replace in kind	
60	WD-Split	4	Lf	Replace in kind	
61	WD-Split	1	Lf	Patch repair	
62	WD-Split	4	Lf	Patch repair	Multiple boards
63	WD-Split	3	Lf	Replace section in kind	
64	WD-Split	2	Lf	Patch repair	
65	WD-Split	4	Lf	Replace in kind	
66	WD-Split	1	Lf	Patch repair	
67	WD-Split	1	Lf	Patch repair	
68	WD-Split	4	Lf	Replace in kind	
69	WD-Split	1	Lf	Patch repair	
70	WD-Hole	8	Lf	Replace in kind	
71	WD-Split	2	Lf	Patch repair	
72	WD-Split	11	Lf	Patch repair	Multiple boards
73	WD-Missing	40	Lf	Replace in kind	Corner boards

SHEET NOTES

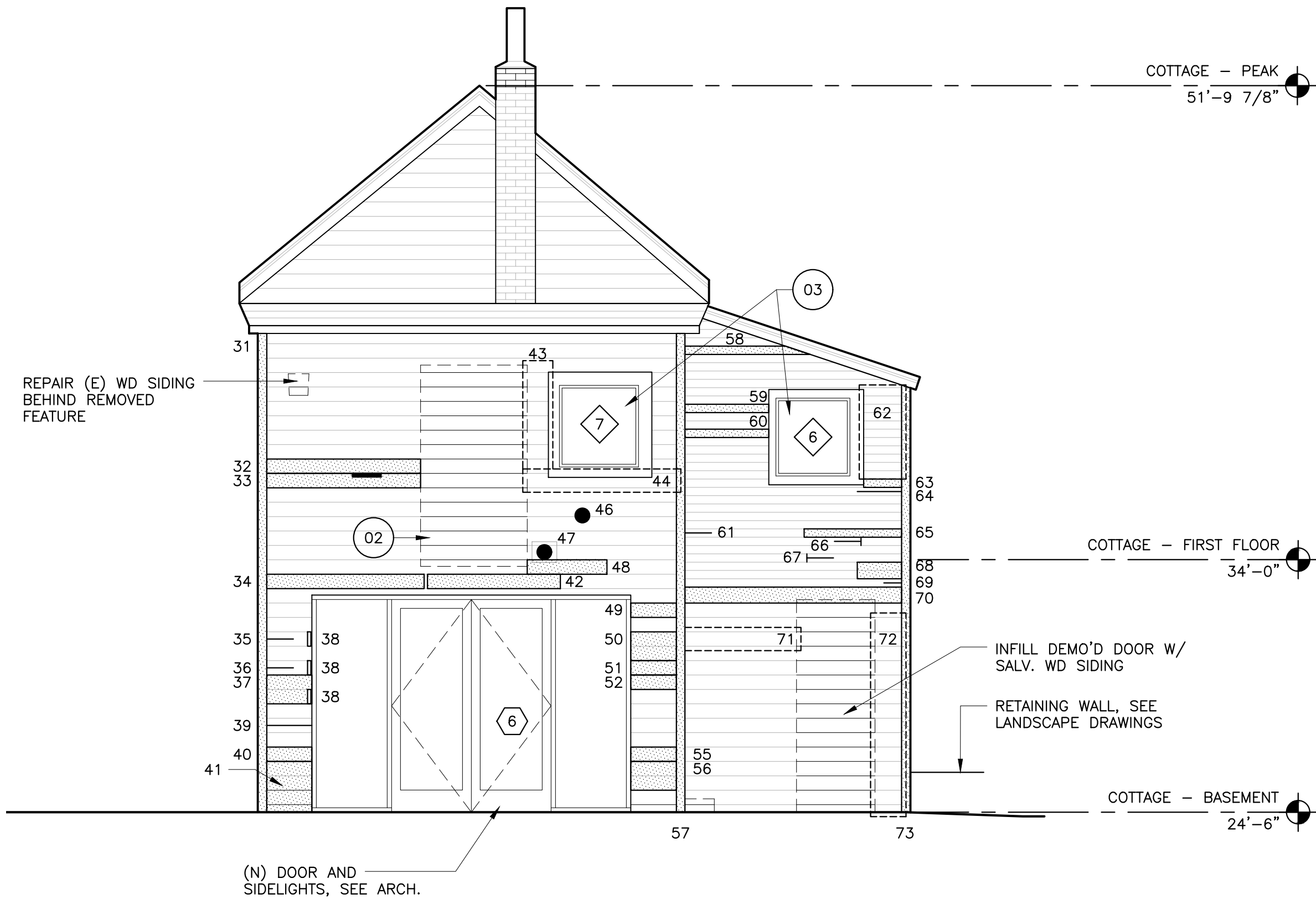
1. UNITS FOR REPAIR AMOUNTS AS LISTED IN SCHEDULE. LF = LINEAR FEET; SF = SQUARE FEET; IN = INCHES; SI = SQUARE INCHES.
2. FOR DOOR AND WINDOW SCHEDULES AND ELEVATIONS, REFER TO SHEET A120.
3. PAINT ALL EXTERIOR SIDING, TRIM AND FASCIA, PER SPEC. 099113.
4. REPAIR SALVAGED SIDING, SEE SPEC. SECTION 060312 - HISTORIC WOOD REPAIR.
5. INFILL WALL AREAS EXPOSED BY GRADE CHANGES WITH SALVAGED WD SIDING.
6. NOT ALL KEY NOTES APPEAR ON EVERY SHEET.

KEY NOTES

- 01
- REPLACE (E) NON-HISTORIC SASH AND MISSING SASH TO MATCH HISTORIC DIVIDED LIGHT SASH.
- 02
- INFILL OPENING WITH SIDING TO MATCH (E) PER SPECIFICATION SECTION 060312 - HISTORIC WOOD REPAIR.
- 03
- REPLACE (E) WINDOW IN KIND, (E) TRIM TO REMAIN OR REPAIR.

LEGEND

- #
- DOOR TAG, SEE A722.1
- #
- WINDOW TAG, SEE A723.1
- 
- HOLE
- 
- AREAS OF REPAIR
- 
- LENGTHS OF REPAIR
- 
- REPLACE / MISSING ITEMS



1 EXTERIOR REPAIR - EAST ELEVATION  
SCALE: 1/4"=1'-0"

900 INNES  
PARK DEVELOPMENT

CITY AND COUNTY OF SAN FRANCISCO  
RECREATION AND PARKS DEPARTMENT  
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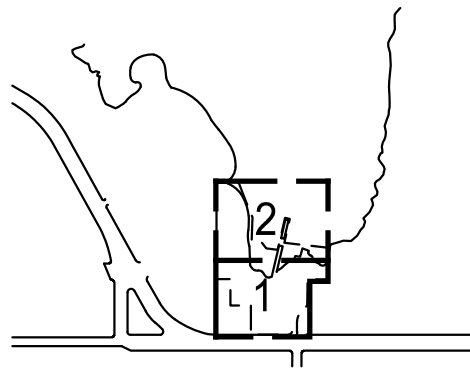
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PH. 415-489-7240

GEOTECHNICAL ENGINEER  
AGS, INC.  
PH. 415-957-9240

SECURITY CONSULTANT  
ZBETA CONSULTING  
PH. 415-259-0422

FOR OFFICIAL USE

KEY PLAN



REVISIONS:

NO.	DATE	DESCRIPTION

ISSUANCE

BID SET

DRAWN BY	AS (P&T)	CHECKED BY	SEB (P&T)
DATE	7/01/2021	GGN PROJECT #	1608

EXTERIOR ELEVATION  
REPAIR

H141.1



KEY	CONDITION	AMT	UNIT	REPAIR	COMMENTS
74	WD-Missing	10	Lf	Replace in kind	
75	BR-Missing			Restore chimney and repoint brick	Top of restored chimney approx. 9" above roof ridge, see spec section 040323
76	WD-Split	2	Lf	Patch repair	
77	WD-Split	10	Lf	Replace in kind	
78	WD-Split	20	Lf	Replace in kind	
79	WD-Split	3	Lf	Patch repair	
80	WD-Split	1	Lf	Patch repair	
81	WD-Split	3	Lf	Replace section in kind	
82	WD-Split	1	Lf	Patch repair	
83	WD-Split	2	Lf	Patch repair	
84	WD-Split	3	Lf	Replace section in kind	
85	WD-Split	2	Lf	Patch repair	
86	WD-Split	5	Lf	Patch repair	Multiple boards
87	WD-Split	3	Lf	Patch repair	Ends
88	WD-Hole	1	Si	Dutchman repair	
89	WD-Split	2	Lf	Patch repair	
90	WD-Split	0.5	Lf	Patch repair	
91	WD-Split	3	Lf	Patch repair	
92	WD-Split	4	Lf	Replace in kind	
93	WD-Split	7	Lf	Patch repair	
94	WD-Split	5	Lf	Patch repair	
95	WD-Split	10	Lf	Replace in kind	
96	WD-Hole	8	Si	Dutchman repair	6 penetrations

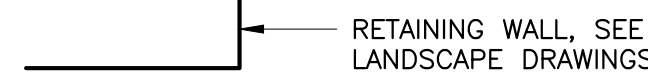
<u>KEY</u>	<u>CONDITION</u>	<u>AMT</u>	<u>UNIT</u>	<u>REPAIR</u>	<u>COMMENTS</u>
97	WD-Split	7	Lf	Replace in kind	
98					Not used
99	WD-Missing	40	Lf	Replace in kind	Corner boards
100	WD-ROT	40	Lf	Replace in kind	Fascia board
101	WD-Hole	6	Si	Dutchman repair	
102					Not used
103	WD-Split	8	Lf	Patch repair	Multiple boards
104					Not used
105					Not used
106	WD-Split	5	Lf	Patch repair	
107					Not used
108					Not used
109	WD-ROT	8	Lf	Replace section in kind	Multiple boards
110					Not used

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- 02 INFILL OPENING WITH SIDING TO MATCH (E) PER SPECIFICATION SECTION 060312 - HISTORIC WOOD REPAIR.
- 03 REPLACE (E) WINDOW IN KIND, (E) TRIM TO REMAIN OR REPAIR.

	DOOR TAG, SEE A722.1
	WINDOW TAG, SEE A723.1
	HOLE
	AREAS OF REPAIR
	LENGTHS OF REPAIR
	REPLACE / MISSING ITEMS

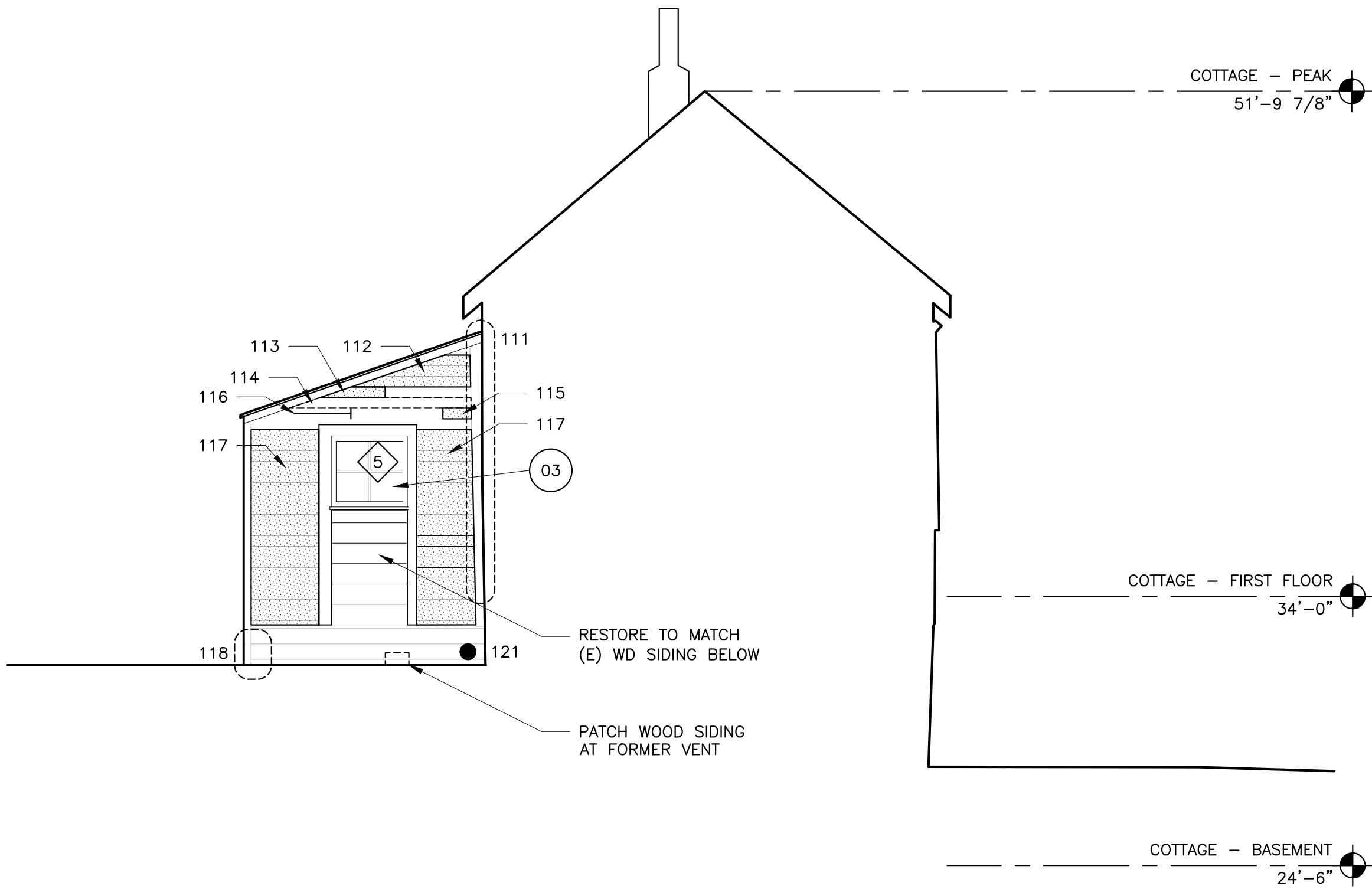
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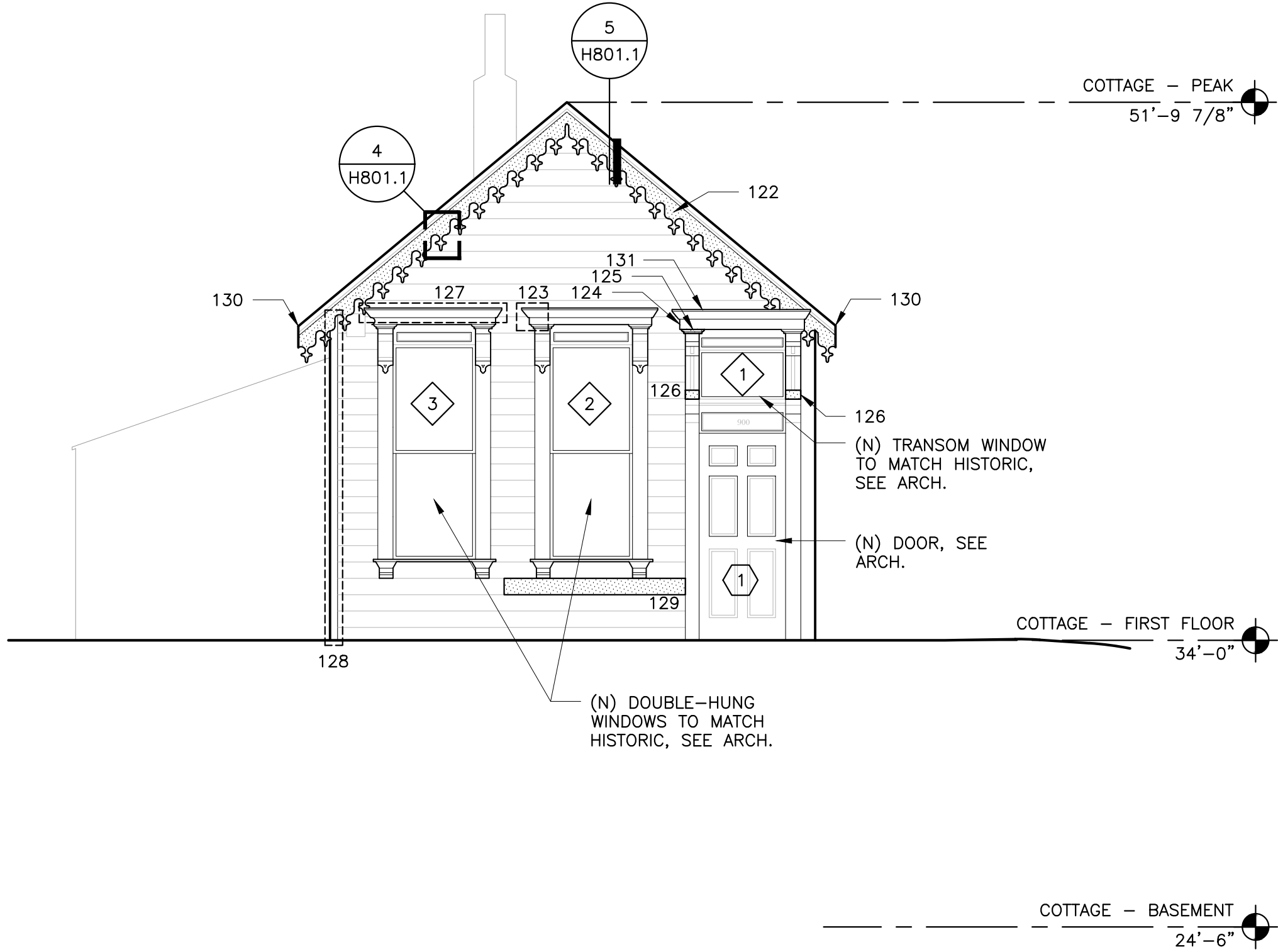
SCALE: 1/4"=1'-0"

CONDITIONS REPAIR SCHEDULE – WEST ELEVATION

KEY	CONDITION	AMT	UNIT	REPAIR	COMMENTS
111	WD-Gap	10	Lf	Reconnect addition to main cottage	
112	WD-Split	10	Lf	Replace in kind	3 boards
113	WD-Split	2	Lf	Replace in kind	
114	WD-Split	2	Lf	Patch repair	
115	WD-Split	1	Lf	Replace in kind	
116	WD-Split	2	Lf	Patch repair	
117	WD-Split	48	Lf	Replace in kind, 90%, patch rest	
118	WD-Split	12	Lf	Patch repair	Multiple boards
119					Not used
120					Not used
121	WD-Hole	2	Si	Dutchman repair	
122	WD-Missing	26	Lf	Restore bargeboard	
123	WD-Loose	1	Lf	Repair trim	
124	WD-Missing	8	Lf	Restore trim over door	
125	WD-Loose	1	Lf	Repair trim	
126	WD-Missing	1	Sf	Restore trim at brackets	
127	WD-Loose	4	Lf	Repair trim	
128	WD-Split	4	Lf	Patch repair	
129	WD-Split	6	Lf	Replace section in kind	
130	WD-Loose	1	Lf	Repair trim	
131	WD-ROT	2	Lf	Dutchman repair	



2 EXTERIOR REPAIR - WEST ELEVATION OF ADDITION  
SCALE: 1/4"=1'-0"



1 EXTERIOR REPAIR - WEST ELEVATION  
SCALE: 1/4"=1'-0"

SHEET NOTES

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- INFILL OPENING WITH SIDING TO MATCH (E) PER SPECIFICATION SECTION 060312 - HISTORIC WOOD REPAIR.
- REPLACE (E) WINDOW IN KIND, (E) TRIM TO REMAIN OR REPAIR.

LEGEND

- # DOOR TAG, SEE A722.1
- # WINDOW TAG, SEE A723.1
- HOLE
- AREAS OF REPAIR
- LENGTHS OF REPAIR
- REPLACE / MISSING ITEMS

900 INNES  
PARK DEVELOPMENT

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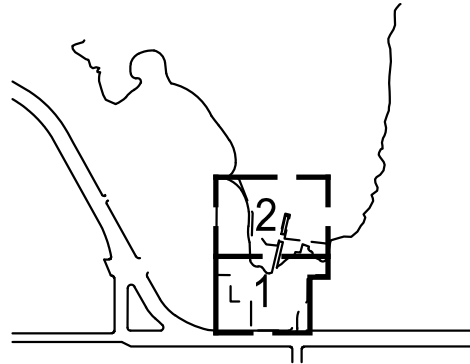
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AGS, INC.  
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SECURITY CONSULTANT  
ZBETA CONSULTING  
PH. 415-259-0422

FOR OFFICIAL USE

KEY PLAN



REVISIONS:

NO.	DATE	DESCRIPTION

ISSUANCE

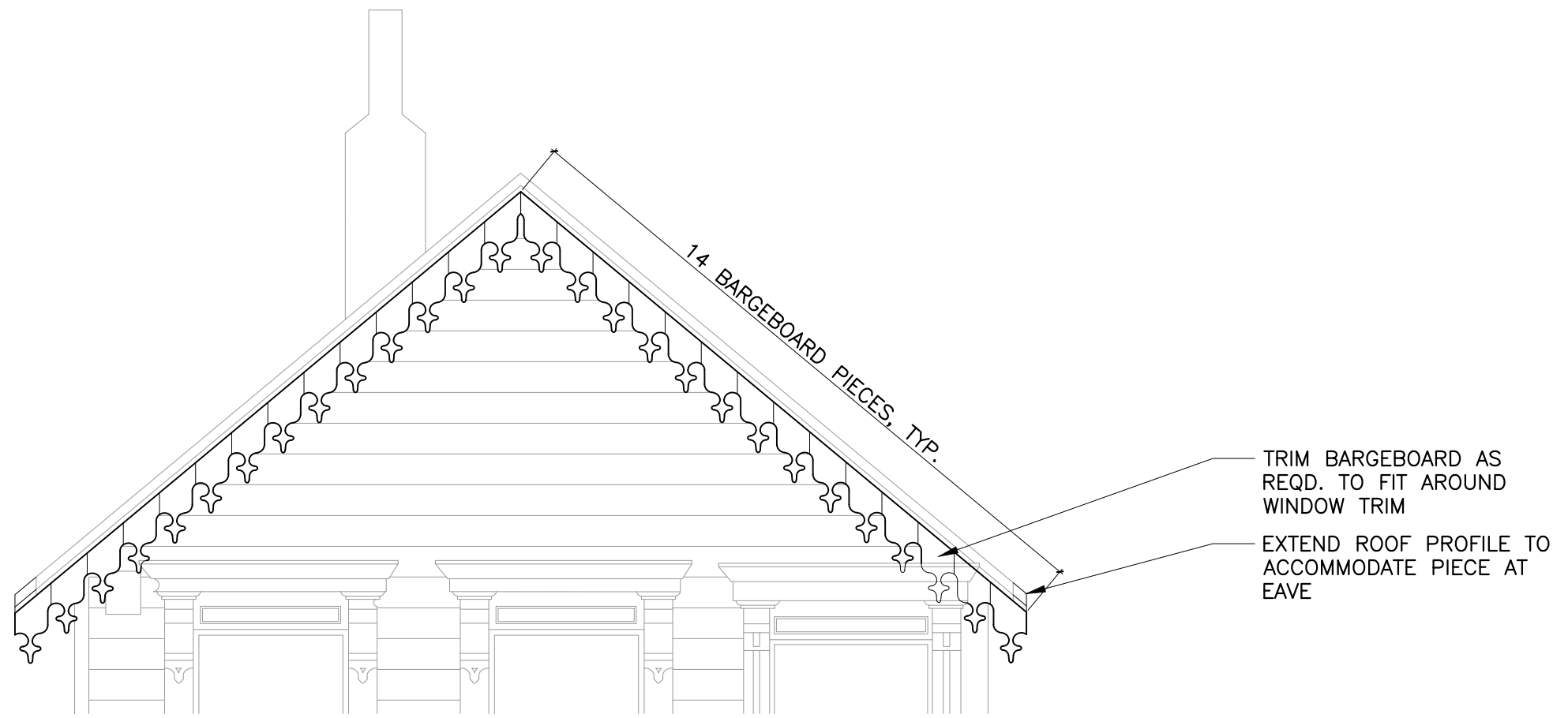
BID SET

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DATE	7/01/2021	GGN PROJECT #	1608

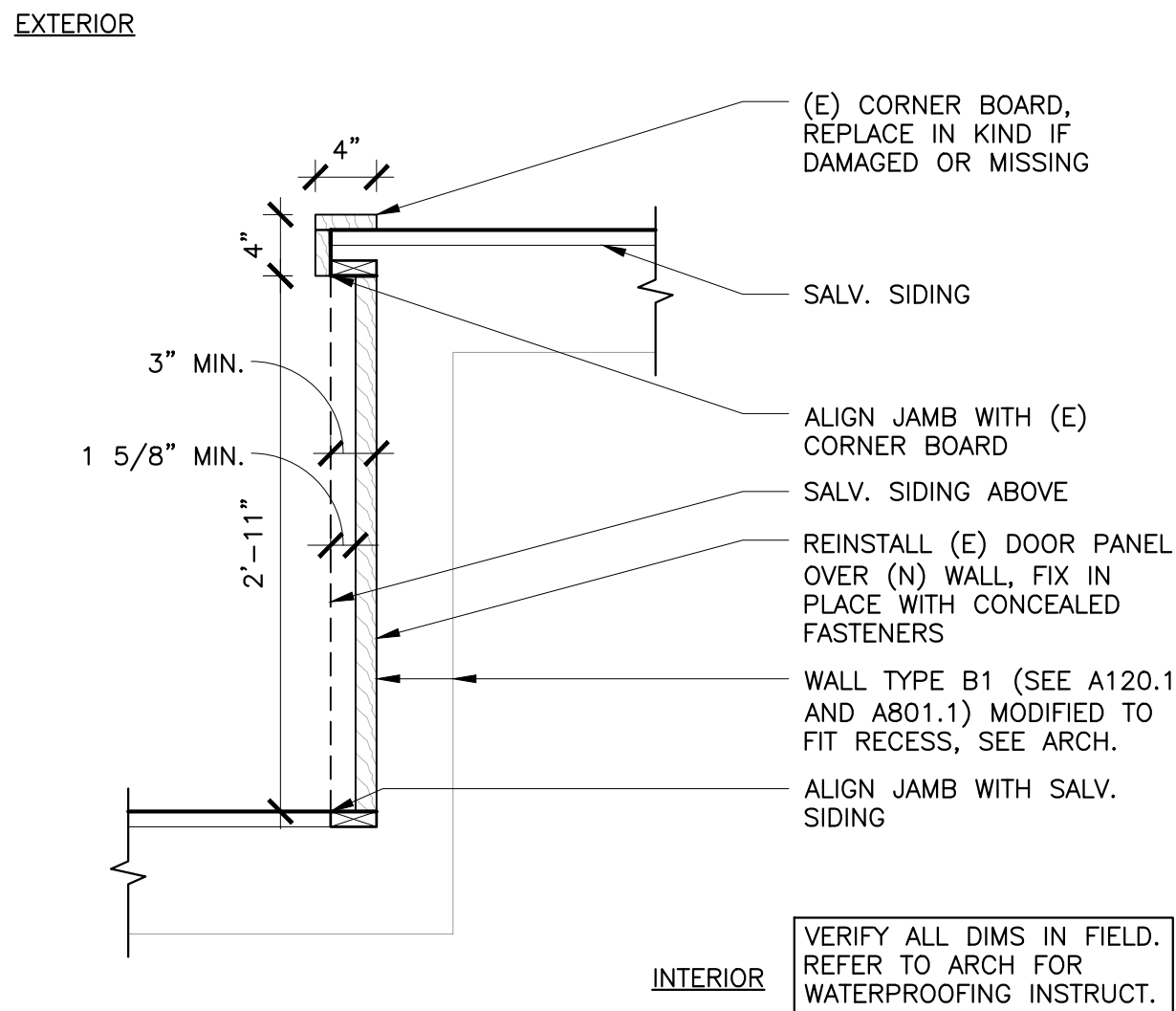
EXTERIOR ELEVATION  
REPAIR

H143.1

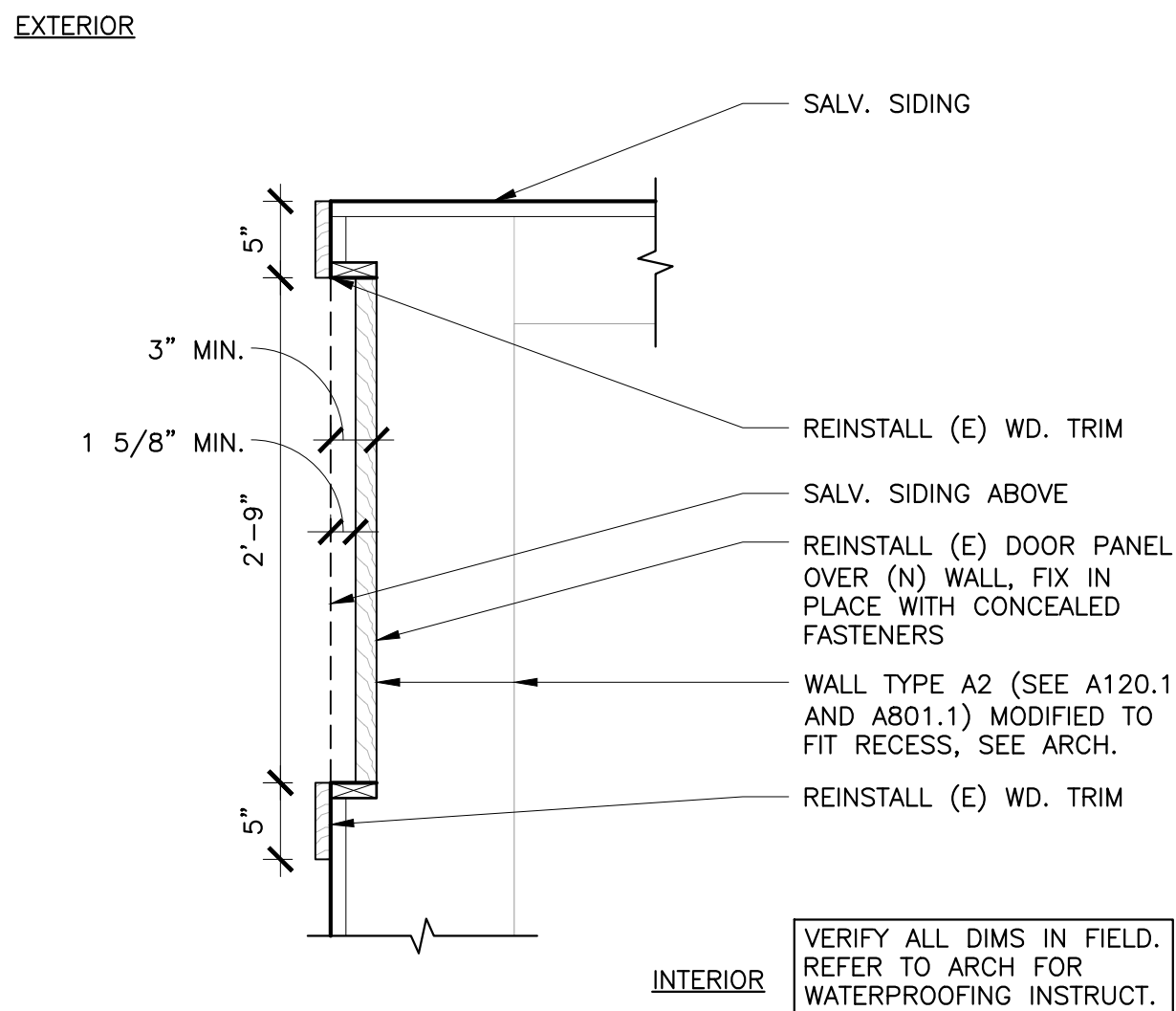




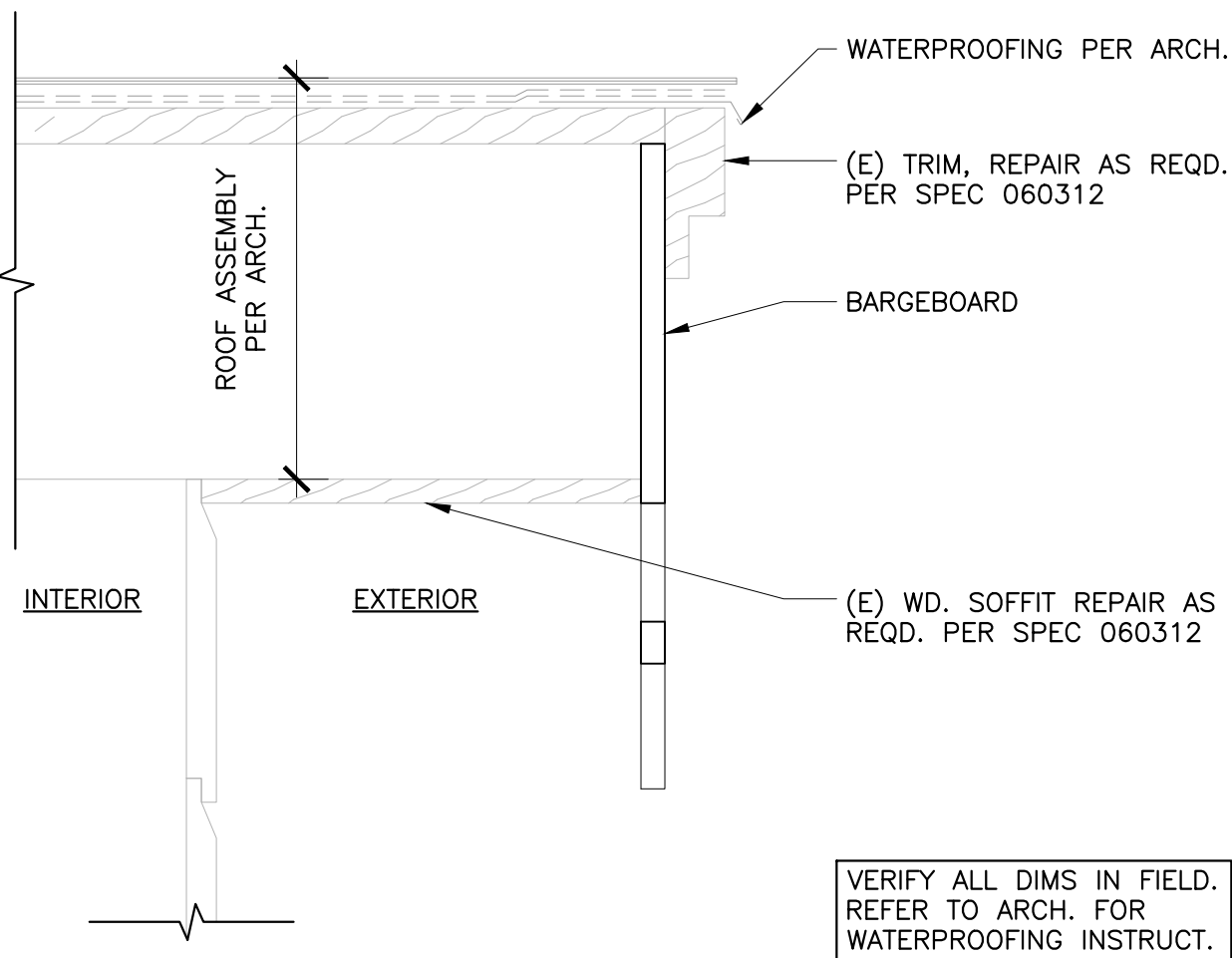
**6** BARGEBOARD ELEVATION  
SCALE: 3/8"=1'-0"



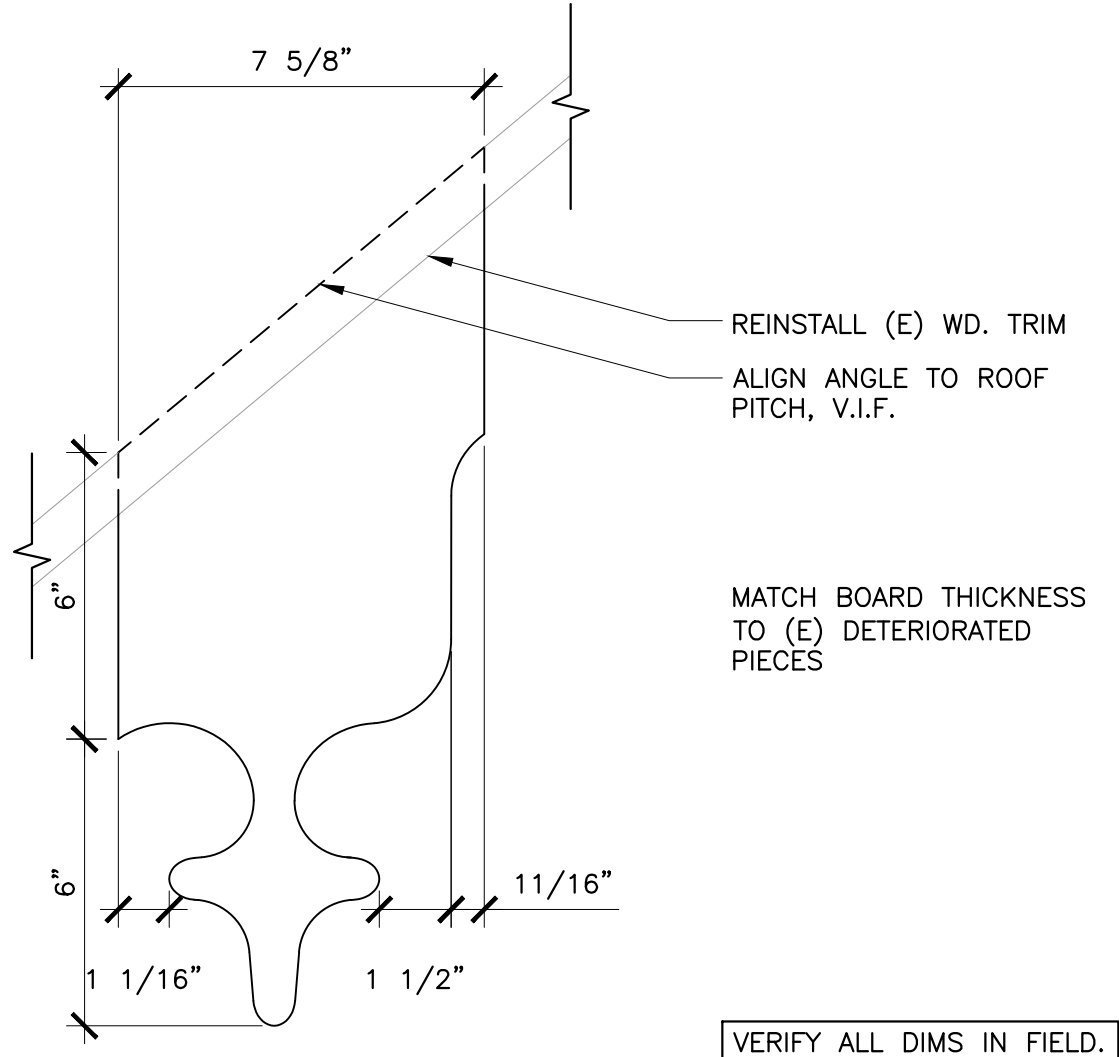
**8** FIXED DOOR PLAN DETAIL  
SCALE: 1"=1'-0"



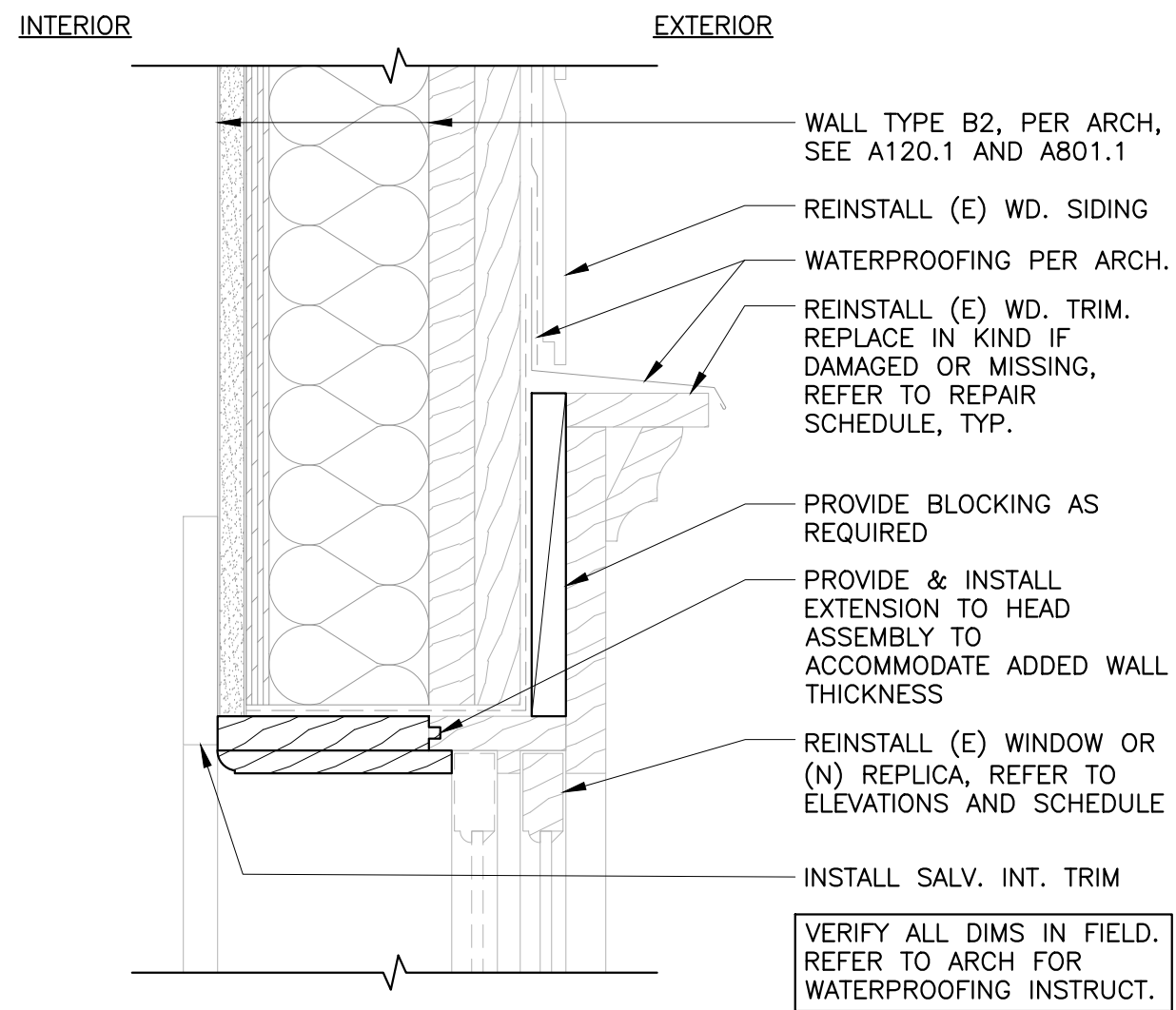
**7** FIXED DOOR PLAN DETAIL AT ADDITION  
SCALE: 1"=1'-0"



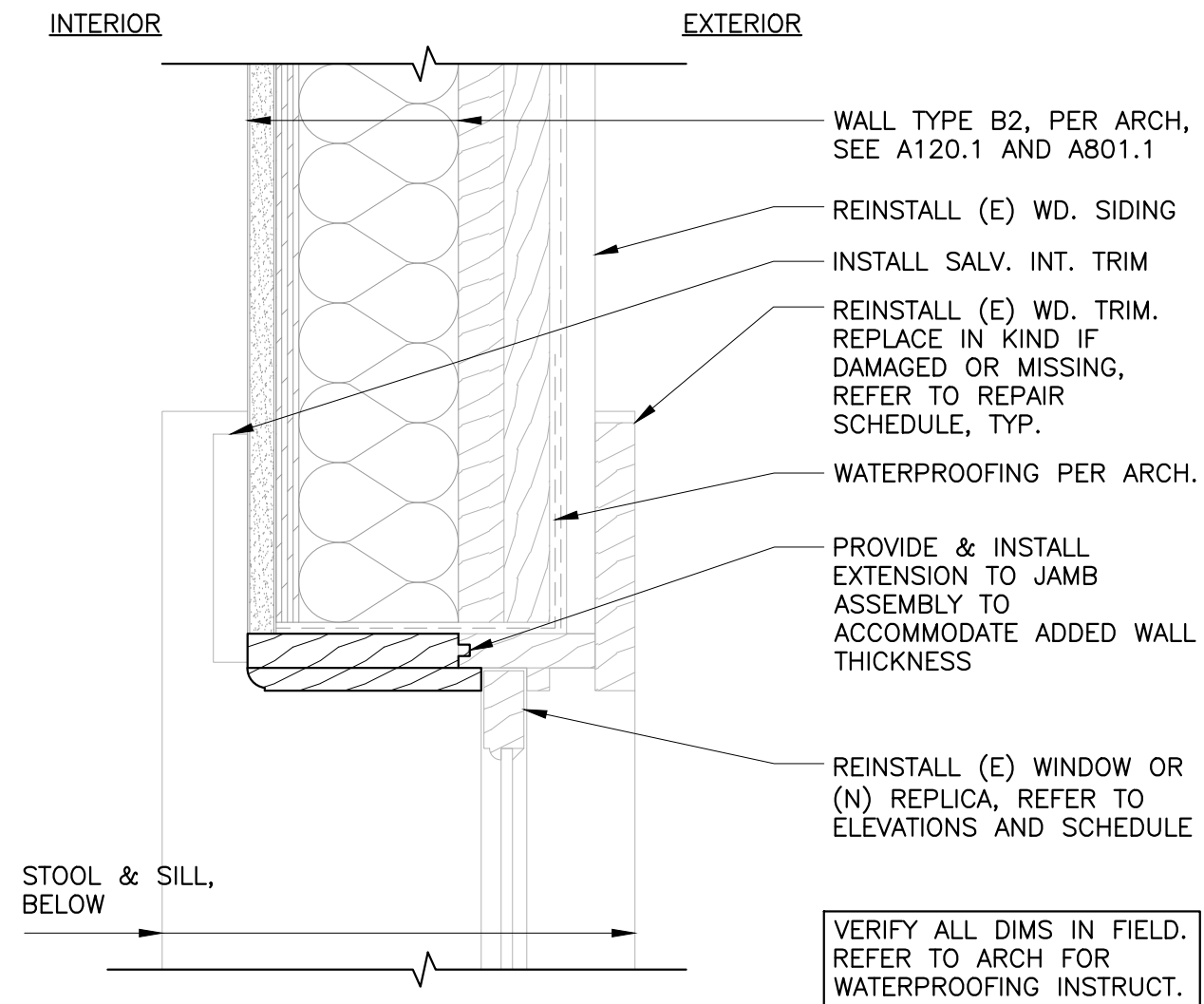
**5** ROOF DETAIL AT BARGEBOARD  
SCALE: 3"=1'-0"



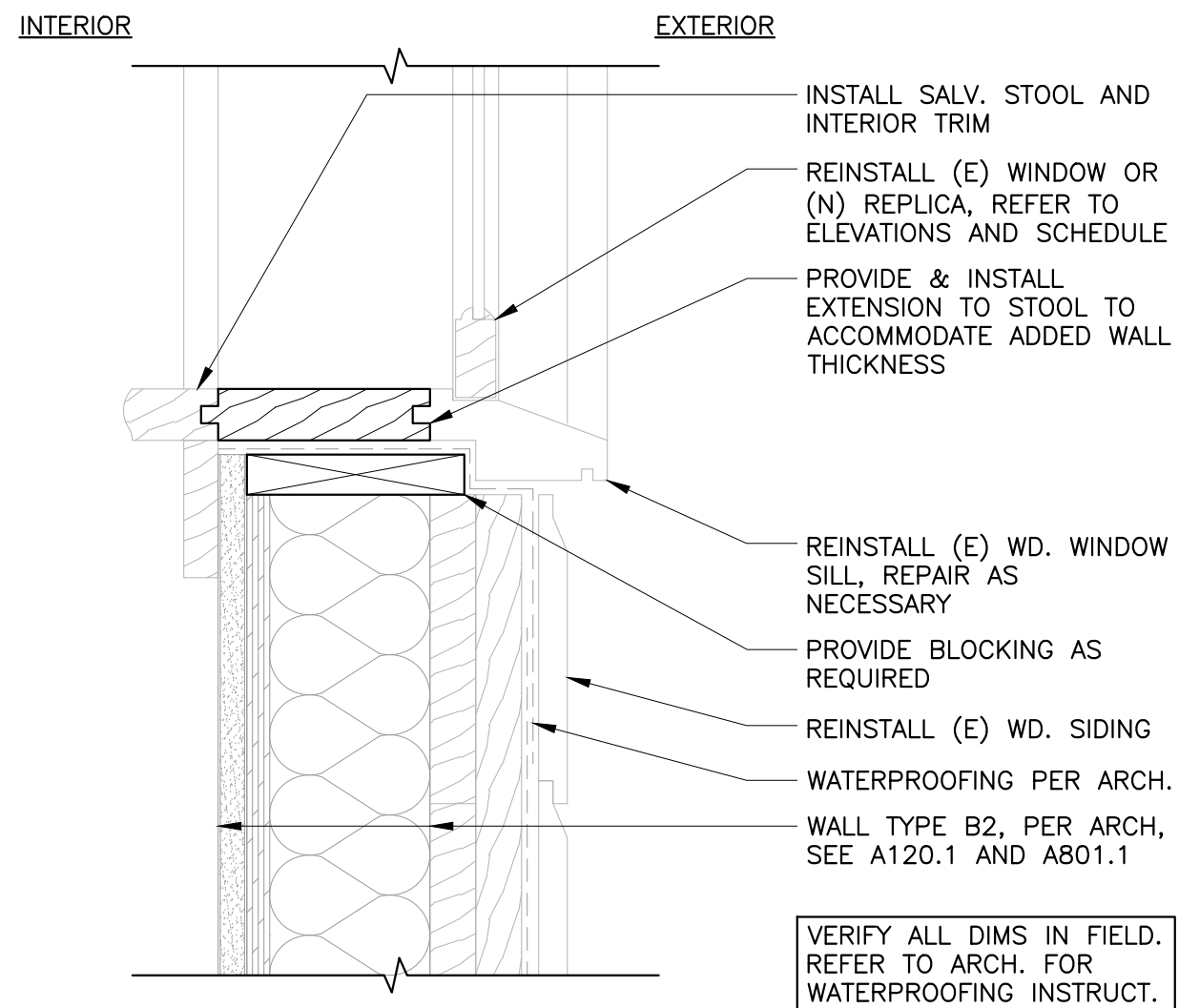
**4** BARGEBOARD ELEVATION DETAIL  
SCALE: 3"=1'-0"



**3** TYP. WIDENED WINDOW HEAD DETAIL  
SCALE: 3"=1'-0"



**2** TYP. WIDENED WINDOW JAMB DETAIL  
SCALE: 3"=1'-0"



**1** TYP. WIDENED WINDOW SILL DETAIL  
SCALE: 3"=1'-0"

## 900 INNES PARK DEVELOPMENT

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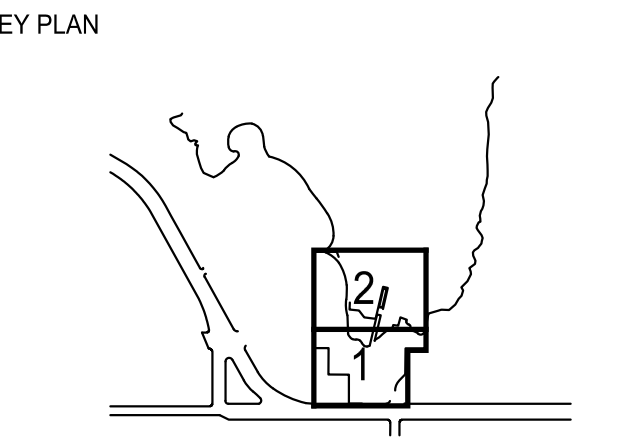
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### REVISIONS:

NO.	DATE	DESCRIPTION

### ISSUANCE

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DATE	GGN PROJECT #
7/01/2021	1608

## DETAILS H801.1

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# SOI STANDARDS ANALYSIS

The proposed project involves the rehabilitation of the Shipwright’s Cottage, found eligible for listing in the California Register. This analysis is based on a Certificate of Appropriateness drawing package for the Shipwright’s Cottage within the 900 Innes Park Project, completed by Jensen Architects and dated March 19, 2021, reflecting the project at an approximately 50 percent Construction Documents level of development.

## REHABILITATION STANDARD 1

*A property will 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.*

Discussion: The Shipwright’s Cottage was constructed c. 1875 as a residence for the first shipwright who owned the property, Johnson Dircks; the building appears to have served this function for approximately one century before being converted to an office for the Anderson & Cristofani Boatyard. The proposed program for the building—a welcome center and community classroom —will take advantage of its existing scale and form and would not require substantial alterations or additions to the exterior, which is most important in conveying the building’s historic and architectural significance. As the proposed interpretive use of the Shipwright’s Cottage would be enhanced by the building’s rehabilitation according to the Standards, the San Francisco Department of Recreation and Parks will retain and rehabilitate the character-defining features of the building. In order to support the proposed reuse, one additional means of egress will be provided by introducing a new door in the opening of a non-historic door in the northern facade that currently leads to a non-historic addition which will be removed.

The proposed reuse of the building will involve the demolition of most interior partition walls and the stairwell. The existing interior spatial arrangement and features of the building include some historic wall locations, panel doors, and the existing historic stairwell, although historic wall locations have non-historic finishes.

The interior of the building is not considered to be of primary significance in conveying the building’s historic character. Furthermore, the rehabilitation of the building as a public visitor’s center will involve excavation to provide greater height within the basement, but this measure will not change any defining characteristics of the building.

The goal of the proposed reuse of the Shipwright’s Cottage is to adhere to Standard 1 by requiring minimal change to the defining characteristics of the building. The proposed use will preserve character-defining historic features and materials. Therefore, the proposed project would adhere to Standard 1.

## REHABILITATION STANDARD 2

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

Discussion: The proposed rehabilitation of the Shipwright’s Cottage aims to preserve the historic character of the building through careful treatment of historic features and volumes. Alterations to the exterior of the building will largely retain and repair the historic features that convey the building’s historic materials, design, and workmanship. One of the project goals is to restore the exterior of the building closer to its appearance during the period of significance. This would involve removing the non-historic addition located near the front of the northern facade and repairing existing features, such as window hoods and trim. The project will also involve the replication and reinstallation of the historic bargeboard, which has been removed, based on pictorial evidence of its historic appearance, as well as the replacement of missing or deteriorated windows and doors where necessary with new windows and doors that match the design of the original. The new door proposed for the northern facade will utilize and slightly enlarge the opening of an existing, non-historic door, and will allow for accessible entry while preserving the historic configuration of the front door. Utilizing the location of

the existing alteration will minimize potential effects on the overall character of the building, as it preserves the existing historic windows and exterior cladding materials, and restores the historic footprint of the building. Furthermore, the new door and sidelite will be of wood and glass, and simple in design, such that they will be compatible with, but differentiated from, the building's historic exterior doors.

The historic brick masonry chimney will be retained and seismically strengthened; the project sponsor has agreed that this measure would be undertaken in a manner that does not have a substantial visual impact on the exterior of the building. The foundation will be replaced as a component of the project. The new foundation will retain the existing historic height of the Shipwright's Cottage and the replacement of wood shiplap siding to the ground level, as currently exists. As a result, the exterior of the building will overwhelmingly retain its appearance from its period of significance.

The interior of the building is proposed to undergo a greater degree of alteration than the exterior. The locations of interior partition walls appear to be historic and convey the character-defining arrangement of spaces appropriate to a small residence, although these walls are covered in non-historic finishes and do not convey the historic material character of the building. Though the interior partitions will be removed to allow space for the new use, their locations and relationships will be preserved through the restoration of the historic wood floors. Even with the removal of the interior partitions, the overall scale of the structure and the design and detailing of the fenestration will help to convey the historic character of the building as a vernacular nineteenth-century residence. Therefore, the proposed project would adhere to Standard 2.

REHABILITATION 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 buildings, shall not be undertaken.*

Discussion: The proposed project intends to replace historic features in-kind where they cannot be repaired and to design new features that are clearly differentiated from the historic features. (See Standard 9 for more information.) No conjectural features or architectural elements from other buildings are proposed, and no changes will be made that create a false sense of historical development. Therefore, the proposed project would adhere to Standard 3.

REHABILITATION STANDARD 4

*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Discussion: The period of significance for the Shipwright's Cottage as an individual resource has been identified as 1875, the approximate year in which it was constructed; as a contributing feature within the cultural landscape of the India Basin Scow Schooner Boatyard site, the building's period of significance is 1875-1936. Materials and features belonging to the Shipwright's Cottage have therefore been determined as having significance if they were constructed following 1875 but before 1936. No features belonging to the building that date to after the period of significance—including the bathroom wing at the northwest facade, as well as various window and door openings at the southeast, northeast, and northwest facades—have been determined to have

acquired significance in their own right. Therefore, the proposed project would adhere to Standard 4.

REHABILITATION STANDARD 5

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

Discussion: The overall cladding of the building, masonry chimney, and historic decorative features—specifically the window and door hoods—will be preserved during the rehabilitation, in order to allow the building to convey its historic appearance, features, finishes, construction, and craftsmanship. Windows and doors will be rehabilitated where they exist and are in salvageable condition, and will be restored with replica sash to match the historic design based on physical and documentary evidence. The foundation that will be replaced during the project is largely not visible at the exterior of the building and is not considered to be a distinctive feature that characterizes the Shipwright's Cottage.

The interior partition walls, panel doors, and stairwell that are planned to be removed date to the period of significance, 1875-1936. The finish materials of the interior partition walls have been highly modified and do not exemplify distinctive features, finishes, and construction techniques that characterize the property. The historic window trim will be retained and repaired, and the design intends to retain and rehabilitate other historic interior finishes, such as wood flooring, to convey the material history and character of the Shipwright's Cottage as much as possible. The historic panel doors and stairwell proposed to be removed, however, do convey the historic interior character of a modest, working-class residence dating to the nineteenth century. Therefore, the proposed project would not fully adhere to Standard 5.

REHABILITATION STANDARD 6

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

Discussion: The rehabilitation project aims to restore the primary facade of the Shipwright's Cottage to its appearance during the period of significance, and make sensitive alterations to the secondary facades to serve the new use. Where historic materials exist at the Shipwright's Cottage and are deteriorated, the preferred strategy is to repair them where possible. These materials include wood shiplap siding, door and window hoods at the front facade, historic window trim, the masonry chimney, and historic panel doors. If a character-defining feature has deteriorated beyond repair, the feature will be replaced in-kind.

The rehabilitation will involve the restoration through replication of missing historic features that contributed to the building's historic design, namely the bargeboard at the primary facade, as well as historic windows. Available historic photographs, the surviving bargeboard remnant, and a surviving window sash convey aspects of the appearance of these features as they existed during the period of significance; these photographs and material evidence will be used as guides so that the replacement features accurately replicate the original. Therefore, the proposed project would adhere to Standard 6.



REHABILITATION STANDARD 7

*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, will be undertaken using the gentlest means possible.*

Discussion: Treatment of the Shipwright’s Cottage to abate hazardous materials and repair deterioration will be performed using the gentlest means possible, and will be specified and overseen by an historic architect who meets the Secretary of the Interior’s Professional Qualification Standards. No harsh or chemical or abrasive methods will be used for paint removal. Where wood siding or trim exhibits raised grain due to UV radiation damage and weather, light sanding by hand will be used to repair the surface of the siding to allow for proper coating adhesion, but more heavy-handed methods are not anticipated. Therefore, the proposed project would adhere to Standard 7.

REHABILITATION STANDARD 8

*Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Discussion: The proposed rehabilitation of the Shipwright’s Cottage will involve excavation required by the construction of a new foundation and the lowering of the floor level within the basement by 18”. The Archaeological Survey Report (ASR) completed by AECOM indicates the possibility of pre-historic and historic archaeological resources under and near the Shipwright’s Cottage. AECOM will provide archaeological testing and monitoring during excavation to ensure that proper mitigation measures are undertaken if resources are discovered. Therefore, the proposed project would adhere to Standard 8.

REHABILITATION STANDARD 9

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

Discussion: No new additions are proposed to the Shipwright’s Cottage as part of the current project. Exterior alterations include measures to restore the primary facade of the building to its appearance during its period of significance, as well as the introduction of new doors and fenestration at the secondary facades to serve the new use. The intention of the project is to treat historic materials and features sensitively. Unique character-defining features such as decorative trim will be retained and restored; missing features will be replaced in-kind. Shiplap siding in good condition that will be removed for the insertion of new doors or windows will be salvaged, repaired, and reused on the building to replace siding that has deteriorated beyond repair. The impact of this rehabilitation methodology is discussed under the other Standards.

The proposed rehabilitation involves the replacement of the current foundation, but would not affect the height of the building in relationship to its surroundings, and will retain shiplap siding to the ground level as currently exists. Seismic strengthening proposed for the building will occur at the interior and will not have an effect on the building’s massing, size, scale, or architectural features.

Proposed alterations include the insertion of a door in an existing, non-historic opening at the northern facade, proposed to provide another means of egress out of the building; a new window on the southern facade; and a new storefront entry with double-doors and sidelites at the basement level of the eastern (rear) facade. These alterations will introduce new elements that did not exist within the building’s period of significance. Any siding in good condition to be removed for the new doors and windows will be salvaged for use in replacing siding elsewhere that has deteriorated beyond repair. The proposed new doors and windows would have a simple design using wood and glass such that the details are compatible with the size and materials of historic doors and windows at the building without replicating those designs to create a sense of false historicism. Therefore, the proposed project would adhere to Standard 9.

REHABILITATION 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.*

Discussion: In the current rehabilitation scope, no new additions are proposed to the Shipwright’s Cottage. The seismic strengthening of the exterior walls and chimney of the Shipwright’s Cottage would be interior treatments that supplement the existing structural system of the building, and therefore could be removed without affecting the exterior appearance of the building.

The proposed door at the northern facade, window at the southern facade, and storefront assembly at the basement level of the eastern facade could be removed in the future and infilled without impairing the essential form and integrity of the building. Therefore, the proposed project would adhere to Standard 10.

Discussion of Potential Impacts to the Shipwright’s Cottage

As the earlier analysis reveals, the proposed project would be in overall adherence with nine out of ten of the Standards regarding the Shipwright’s Cottage. It would not fully adhere to one of the Standards (Standard 5) due to the removal of the historic interior doors, stair, and partitions. However, the retention of the overall residential scale of the building, as well as the residential character of the restored exterior doors and windows and their interior trim, will continue to convey the feeling of a vernacular residence. Therefore, it does not appear that the impacts of these interior alterations to the integrity of the cottage would be substantial enough to affect its status as a San Francisco City Landmark or its eligibility for listing on either the National Register or the California Register.

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APPENDIX

- 1. WRITTEN RESPONSE TO COMMENTS FROM 4/7/2021 HPC HEARING
- 2. SITE SIGNAGE PLAN
- 3. PROJECT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
- EXCERPT OF CULTURAL RESOURCES MITIGATION MEASURES

<b>RESPONSE TO COMMENTS</b> <b>HPC HEARING, APRIL 7, 2021</b>		
NAME	COMMENT	RESPONSE
Pearlman	1. What are the requirements of the mitigation measure(s) that Mr. Hammond was referencing? Would like to see the history of the place represented at the site.	The CEQA EIR MMRP has been included as an appendix to the revised package and references the specific requirements related to the historic treatment and interpretive plan.
Nageswaran	2. Article 10 gives commission purview over the interior of landmarked buildings on public property.	Revised interior plan responds to the Commission's comments regarding the interior features.
	3. 1920s date in the staff report is questioned since the building was constructed in 1875.	Agree that construction date is 1875. Will clarify the period of significance with Planning Staff and coordinate to confirm accuracy of dates in their staff report.
	4. Interior wall layout is a character-defining feature of the cottage.	Interior historic flooring will be retained and restored to preserve a physical artifact of the historic room layout, and interpretation will be included to highlight that feature. Refer to the significance diagrams for hierarchical information.
	5. Suggests fire-rated wood shingles for the roof if that was the original design intent; did that recently on a barn.	Historic photographs from the period of significance do not show wood shingles on the cottage - an early rolled roofing looks most likely, but documentation is inconclusive. Without any documentary or physical evidence of wood shingles, adding them would constitute a false historicism. We therefore propose that a clearly modern roofing material, such as the asphalt shingles shown, is the most appropriate treatment.
	6. Suggest that the more contemporary openings have more delineation similar to the historic windows.	The treatment and detailing of new openings have been further refined to address concerns related to their compatibility with the historic, while ensuring that they are still differentiated.
	7. Request that the contemporary openings be more sympathetic to	See response to #11.



	the scale, proportions, and detailing of the historic so that they aren't so strongly differentiated and don't immediately draw the eye.	
	8. Please provide more information about the structural interventions and that detailing.	Additional information about structural interventions has been included in the revised package. Structural work will be done from the interior so that historic siding on the exterior can remain in place and be treated in-situ.
	9. Please provide more information about MEP interventions in the building – are there any new roof penetrations? Is there equipment that will need to be installed on the site?	Additional information about MEP interventions has been included in the revised package.
	10. Questions about treatment of other buildings on-site and the site work surrounding the cottage [ <i>unclear whether this is really within the purview of the HPC and/or something that is appropriate to get into within the CofA</i> ]	Revised package clarifies the scope of work for the rest of the site vs. the Shipwright's Cottage, as well as the review and permitting process for the larger park process relative to the HPC and CofA.
	11. Need to carefully attend to the preservation and repair of the siding, since the boards can be very brittle.	Historic treatment procedures and specifications will include appropriate requirements for the retention and restoration of the historic siding, as well as the requirements for milled siding to replace in-kind the limited amount of siding that has deteriorated beyond repair. Structural work will be done from the interior so that historic siding on the exterior can remain in place and be treated in-situ.
Black	12. Echo requests that the interpretive plan for communicating the history of the site be robust.	A robust interpretive plan is a requirement of the MMRP and its development is currently underway including a robust community engagement process. The interpretive program is still in development and is subject to review and approval by the

		San Francisco Planning Department per project mitigation measure M-CR-1c.
Matsuda	13. Need more information about the community engagement process regarding the interpretive plan – what has been done so far, what is planned going forward.	See response to #12.
	14. Need assurances that the historic interpretive component will be a significant component of the programming for the interior of the Shipwright's Cottage.	See response to #12.
Nageswaran	15. Requests return to present the actual, intended program for the building and its role within the interpretive program for the overall site.	Revised package shows the updated program and plan for the welcome center and includes a site plan indicating the overall layout of the interpretive program as currently envisioned on the site.
	16. Requests more information about materials and lighting.	Additional information and clarification about materials and lighting has been included as available.
Johns	17. Echoes Nageswaran's request for resubmittal with clarified project scope and programming.	See response to #15.
Pullman	18. Echoes request for revisions to the windows – particularly singles out the basement storefront system.	See response to #6
Matsuda	19. Add the submission of the interpretive program for review to the conditions of approval for the CofA	Acknowledged. The interpretive program is still in development, and is subject to review and approval by the San Francisco Planning Department per project mitigation measure M-CR-1c.
Unknown	20. Clarify which features will be repaired vs. replaced.	Rehabilitation plans and elevations clarify the expected, limited scope of replacement. These drawings have been included as appendices in the revised package.
Vanderslice	21. Recommends including the interpretive plan – with site plan with proposed locations of signage, etc., but not yet the full interpretive	Agree with recommendation. This information has been included in the revised package. The interpretive program is still in development, and is

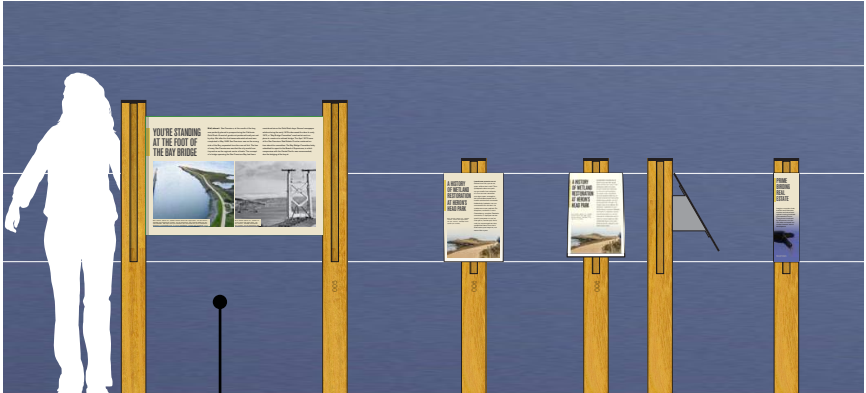


	program, which would be the result of the community engagement Bradley has discussed.	subject to review and approval by the San Francisco Planning Department per project mitigation measure M-CR-1c.
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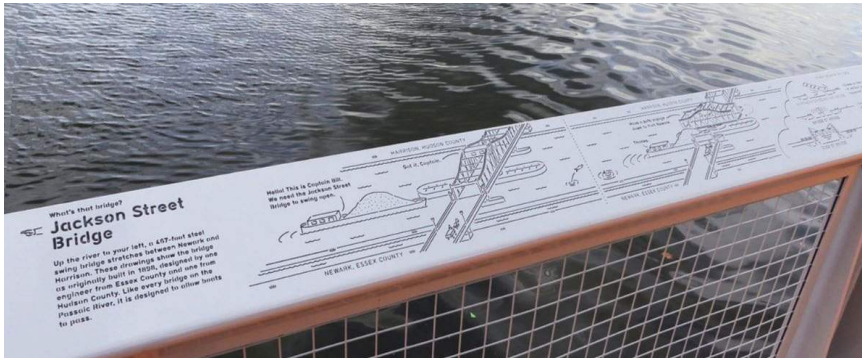


# Interpretive Signage Plan



Primary Interpretive

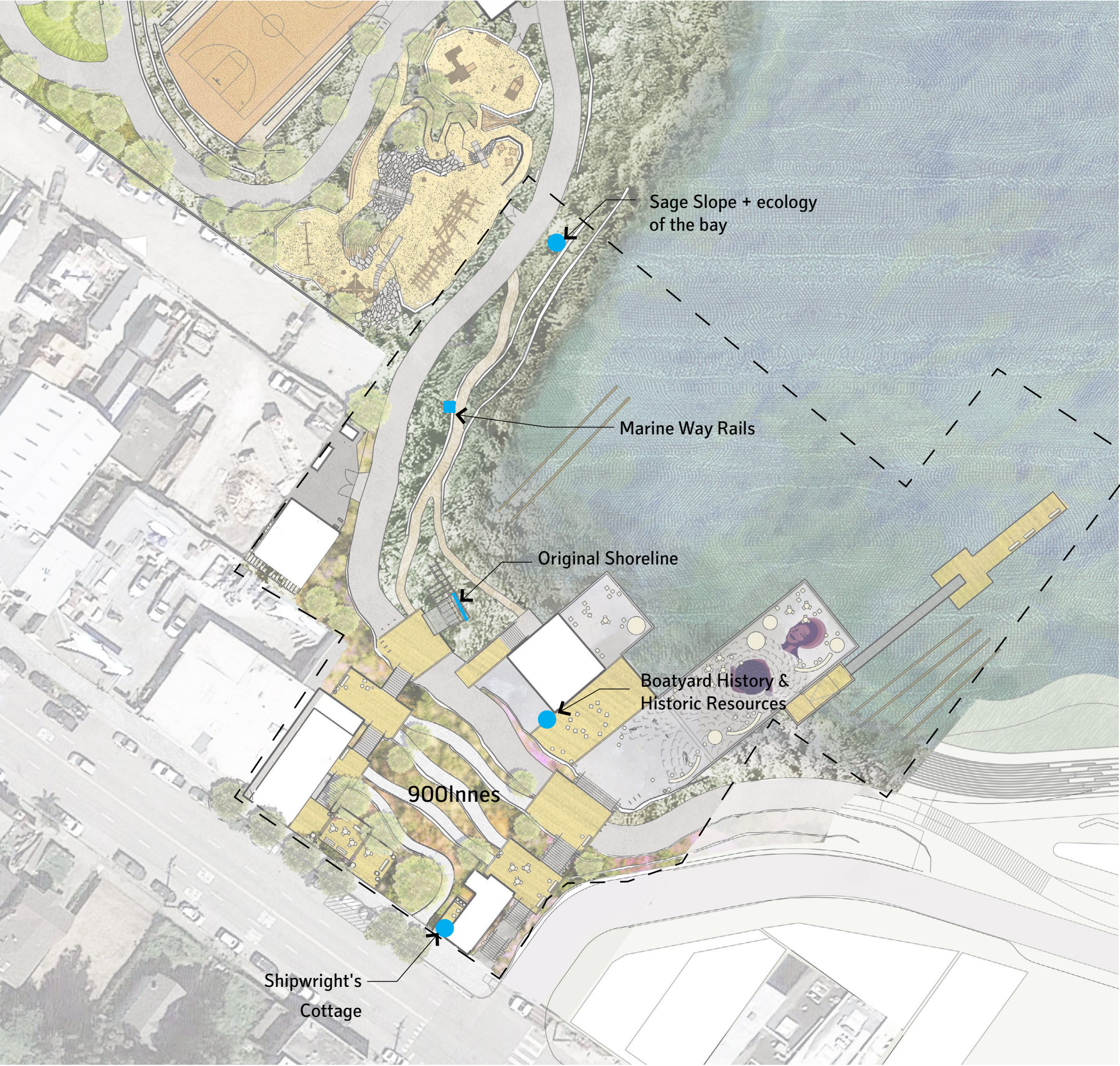
Secondary Interpretive



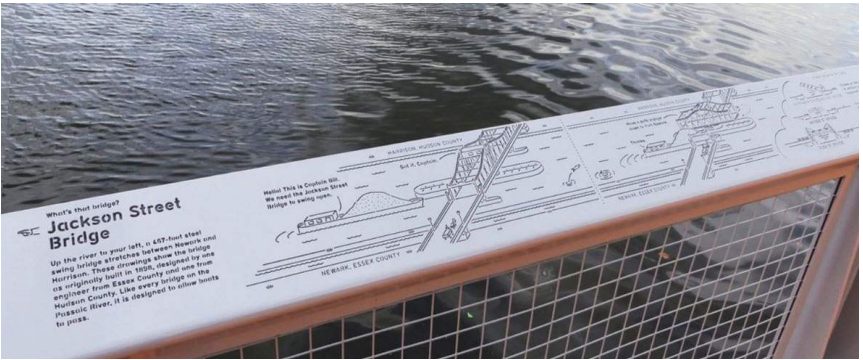
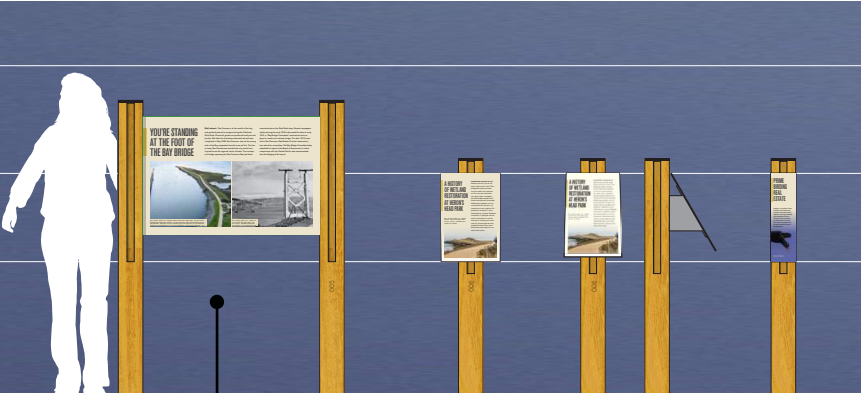
Integrated Interpretive Panels

Phase 1 - 900Innes





# Interpretive Signage Plan 900Innes

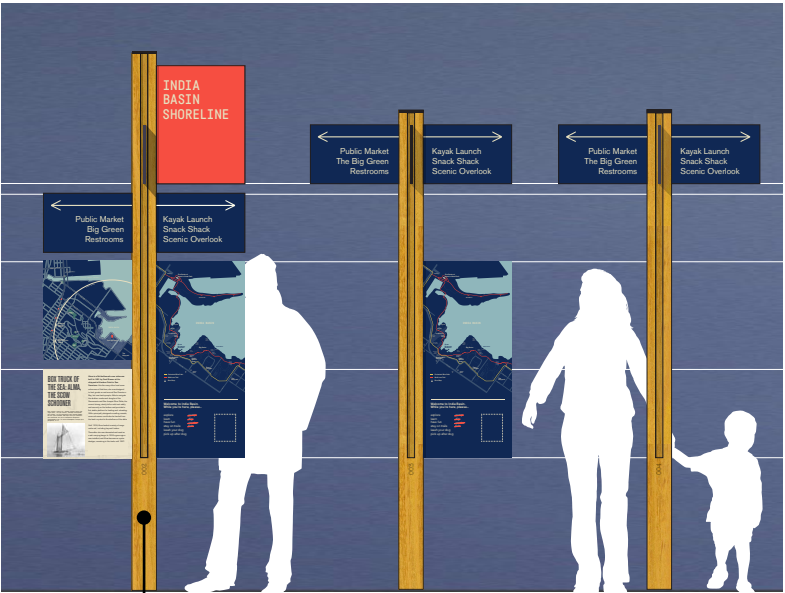


Integrated Interpretive Panels

Phase 1 - 900Innes



# Wayfinding Signage Plan



Primary Wayfinding

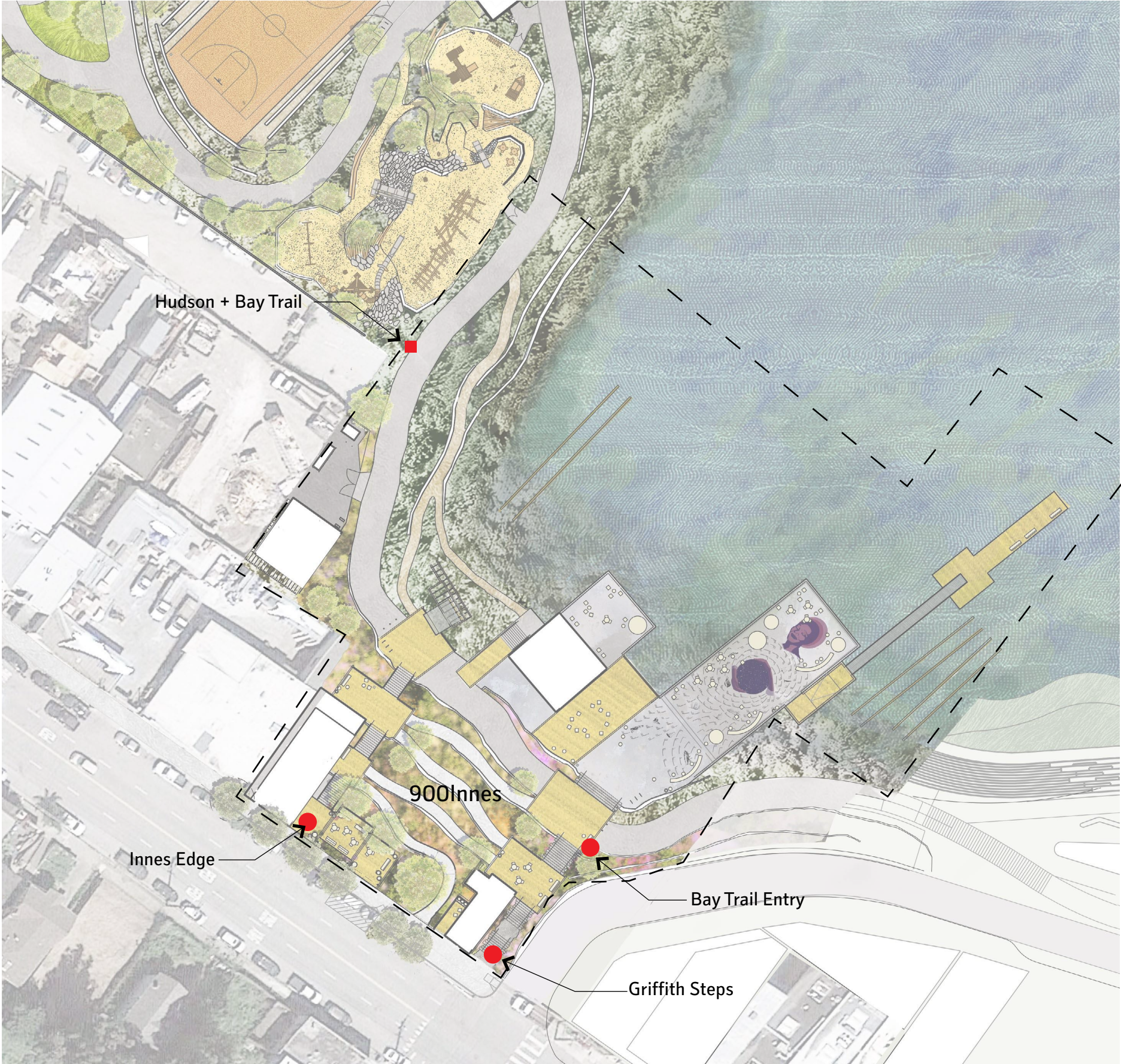
Secondary Wayfinding

Phase 1 - 900Innes



# Wayfinding Signage Plan

## 900Innes



● Primary Wayfinding

■ Secondary Wayfinding

Phase 1 - 900Innes



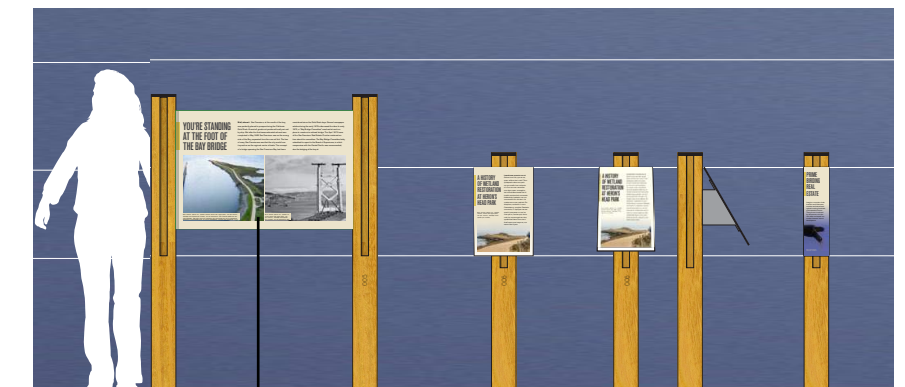


## Overall Signage Plan



● Primary  
Wayfinding

■ Secondary  
Wayfinding



● Primary  
Interpretive

■ Secondary  
Interpretive



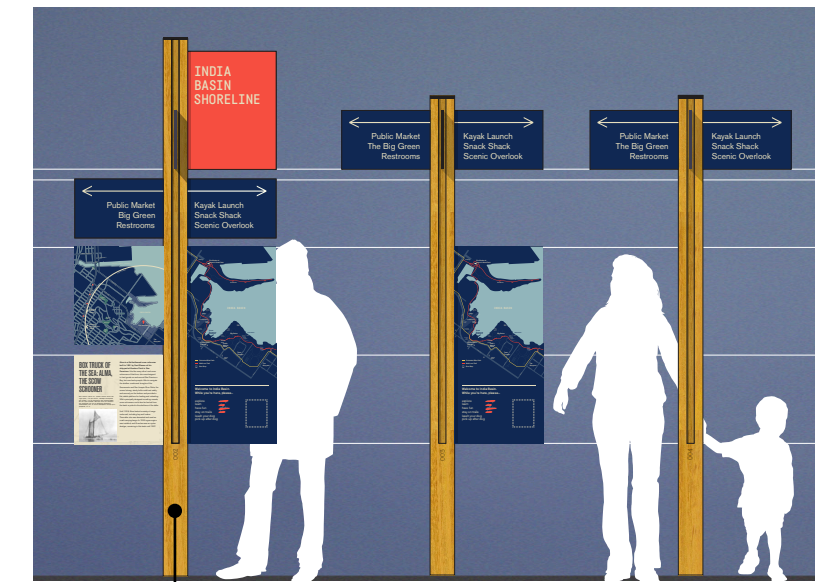
Integrated Interpretive Panels

Phase 1 - 900Innes



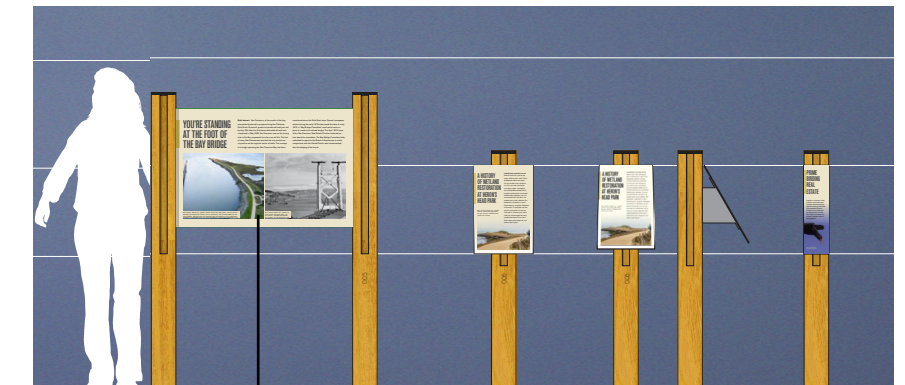


## Overall Signage Plan



● Primary  
Wayfinding

■ Secondary  
Wayfinding



● Primary  
Interpretive

■ Secondary  
Interpretive



Integrated Interpretive Panels

Phase 1 - 900Innes



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## **EXHIBIT I: MITIGATION MONITORING AND REPORTING PROGRAM**

### **AUTHORITY**

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to California Environmental Quality Act (known as CEQA [Public Resources Code Sections 21000 et seq.]) Section 21081.6 to provide for the monitoring of mitigation measures required of the India Basin Mixed-Use Project, as set forth in the Draft Environmental Impact Report (Draft EIR) prepared for the Project. This report will be kept on file in the offices of the San Francisco Planning Department (Planning Department), 1650 Mission Street, Fourth Floor, San Francisco, CA, 94103.

If any mitigation measures are not being implemented as to any property within the project site, the Agency and/or City may pursue corrective action against the responsible party for such property identified in Table 1 of this MMRP. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; and (7) revocation of permits or other entitlements. These corrective actions shall only be applied against the applicable responsible party identified in Table 1 of this MMRP. To the extent any mitigation measure applies to all project sponsors, the corrective actions shall only be applied against the applicable project sponsor for the affected property for which the mitigation measure is not being implemented.

### **MONITORING SCHEDULE**

Prior to the issuance of building permits, while detailed development plans are being prepared for approval by Agency and/or City staff, Agency and/or City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project construction, development, and design phases. Agency and/or City staff will prepare or cause to be prepared reports identifying compliance with mitigation measures. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of designated Agency and/or City staff, who shall prepare or cause to be prepared reports of such monitoring no less than once a month until construction has been completed. Once construction has been completed, the Agency and/or City will monitor the project as deemed necessary.

### **CHANGES TO MITIGATION MEASURES**

Any substantive change in the monitoring and reporting plan made by Agency and/or Planning Department staff shall be reported in writing to the City Environmental Review Officer. Reference to such changes shall be made in the monthly/yearly Environmental Mitigation Monitoring Report prepared by Planning Department staff. Modifications to the mitigation measures may be made by Planning Department staff subject to one of the following findings, documented by evidence included in the record:

1. The mitigation measure included in the Draft EIR and the Mitigation Monitoring and Reporting Program is no longer required because the significant environmental impact identified in the Draft EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.



OR

2. The modified or substitute mitigation measure to be included in the Mitigation Monitoring and Reporting Program either provides corrections to text without any substantive change in the intention or meaning of the original mitigation measure, or provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Draft EIR and the Mitigation Monitoring and Reporting Program; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the Planning Department, through measures included in the Mitigation Monitoring and Reporting Program or other City procedures, can assure their implementation.

## **FORMAT OF MITIGATION MONITORING MATRIX**

Table 1: Mitigation Monitoring and Reporting Program on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the timeframe for monitoring, and the responsible implementing and monitoring agencies. Table 2: Improvement Measure Monitoring and Reporting Program outlines optional measures that are intended to improve an impact that was found by the Planning Department to be less than significant. Improvement measures are not requirements, however, the project sponsors or the Planning Department may elect to implement them.

## **DEFINITIONS**

City’s Environmental Review Officer—The Environmental Review Officer at the San Francisco Planning Department, referred to herein as “ERO.”

Project sponsors—BUILD, the San Francisco Recreation and Parks Department (RPD), or any other individual who or business that constructs urban land uses. This term shall be construed to mean the subsequent developer(s) who constructs or extends urban land uses through subdivision of land and construction or alteration of structures.

**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<b>MITIGATION MEASURES FOR THE INDIA BASIN MIXED-USE PROJECT</b>				
<b>Aesthetics Mitigation Measures</b>				
<p><b>Mitigation Measure M-AE-3: Implement Good Lighting Practices</b></p> <p>The project sponsor of the 700 Innes property shall develop a lighting plan for that property, subject to approval by the Planning Department, to address light spillover during operation of the proposed project or variant. The lighting plan shall include the following measures, which would reduce the impact of new lighting sources at the 700 Innes property:</p> <ul style="list-style-type: none"> <li>• Professionally recommended lighting levels for each activity shall be designed by a professional electrical consulting engineer to meet minimum illumination levels while preventing over-lighting and reducing electricity consumption.</li> <li>• The location, height, cutoff, and angle of all lighting shall be correctly focused on the project site to avoid directing light at neighboring areas.</li> <li>• Shielded fixtures with efficient light bulbs shall be used in uncovered parking areas to prevent any glare and light spillage beyond the property line.</li> </ul>	Project sponsor of 700 Innes property and contractor	Before the issuance of first temporary certificate of occupancy.	Planning Department to approve lighting plan, Department of Building Inspection to monitor contractor compliance.	Considered complete after construction activities for the applicable project sponsor have ended and the Department of Building Inspection has signed off on implementation of the final approved lighting plan.
<b>Cultural Resources Mitigation Measures</b>				
<p><b>Mitigation Measure M-CR-1a: Prepare and Implement Historic Preservation Plans and Ensure that Rehabilitation Plans Meet Performance Criteria</b></p> <p>The project sponsors shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and is on the Planning Department's qualified consultant list. This professional shall prepare, and the project sponsors shall implement, a historic preservation plan (HPP) for each of the three historical resources identified on the project site. Each HPP shall consider the historic resource evaluation reports prepared for this project.</p> <p>The HPPs shall incorporate rehabilitation recommendations for protecting character-defining features of the historical resources to be retained and shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <b>Historic Preservation Protective Measures.</b> Each HPP shall be prepared and implemented to aid in preserving those portions of the historical resource that would be retained and/or rehabilitated as part of the project. The HPP shall establish measures to protect the character-defining features from construction equipment that may inadvertently come in contact with the resource. If deemed necessary upon further assessment of the resource's condition, the plan shall include the preliminary stabilization before</li> </ul>	Project sponsors/qualified engineer and/or architectural historian consultant at the direction of the ERO.	Prior to issuance of applicable site permits for each identified historical resource, a HPP shall be prepared. Planning Department Preservation staff shall review and approve the HPP.	A professional architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards and is on the Planning Department's qualified consultant list shall provide progress reports on the implementation of the HPP to the Planning Department throughout the construction period. In addition, the project sponsors shall ensure that the contractor(s) follows the HPP.	Considered complete with regard to each applicable historic resource after construction activities implementing approved HPP for the affected historic resources have ended and the final progress report has been submitted and approved by the Planning Department.



**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>construction to prevent further deterioration or damage. Specifically, the protection measures shall incorporate construction specifications for the proposed project that require the construction contractor(s) to use all feasible means to avoid damage to historical resources, including but not necessarily limited to the following:</p> <ul style="list-style-type: none"> <li>– staging equipment and materials as far as possible from historic buildings to avoid direct impact damage;</li> <li>– maintaining a buffer zone when possible between heavy equipment and historical resource(s) as identified by the Planning Department;</li> <li>– appropriately shoring excavation sidewalls to prevent movement of adjacent structures;</li> <li>– ensuring adequate drainage; and ensuring appropriate security to minimize risks of vandalism and fire.</li> </ul> <p>• <b>Relocation Plan for 702 Earl Street.</b> The HPP for 702 Earl Street shall include a relocation plan to be reviewed and approved by the Planning Department to ensure that character-defining features of the building will be retained. The relocation plan shall include required qualifications for the building relocation company ensuring that the relocation is undertaken by a company that is experienced in moving historic buildings of a similar size and/or structural system as 702 Earl Street. The relocation plan shall ensure that the building will be moved without disassembly and that the building will be separated from its existing foundation without irreparably damaging the character-defining historic fabric of the building.</p> <p>• <b>Rehabilitation and Retention Plan for India Basin Scow Schooner Cultural Landscape.</b> The HPP for the cultural landscape shall finalize the designs for the Shipwright's Cottage, and the Tool Shed interpretative structure, if included in the final design. It shall also include a plan for rehabilitation of the Marineway rails.</p> <p>• <b>New Construction and Maintenance Guidelines for the India Basin Scow Schooner Cultural Landscape.</b> The HPPs for the India Basin Scow Schooner Cultural Landscape shall establish protocols for the ongoing protection of the character-defining features of the cultural landscape and guidelines to evaluate all future development proposals within the cultural landscape. These guidelines shall include the following:</p> <ul style="list-style-type: none"> <li>– New construction and site development within or adjacent to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape shall be compatible with the character of the cultural landscape and shall</li> </ul>				

**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>maintain and support the landscape's character-defining features.</p> <ul style="list-style-type: none"> <li>– New construction shall draw its form, materials, and color palette from the historic texture and materials of the cultural landscape.</li> <li>– New construction shall be contextually appropriate in terms of massing, size, scale, and architectural features, not only with the remaining historic buildings, but with one another.</li> <li>– New construction shall comply with the Secretary of the Interior's Rehabilitation Standard No. 9: "New Addition, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the integrity of the property and its environment."</li> <li>– A building and structural maintenance plan shall be developed to ensure that the character-defining structures of the cultural landscape are maintained.</li> <li>– A planting and landscape maintenance plan shall be developed to provide ongoing protection of character-defining landscape features of the cultural landscape that will be rehabilitated and/or protected by the project, such as open areas and circulation routes. The plan shall provide guidelines for landscape design within the cultural landscape that maintains the historic and industrial character of the landscape.</li> </ul> <p>• <b>Salvage.</b> Each HPP for the Shipwright's Cottage and the India Basin Scow Schooner Cultural Landscape shall further investigate and incorporate preservation recommendations regarding the salvage of historic materials for reuse and/or interpretation. The recommendations in the HPPs shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>– Materials to be salvaged from the interior of the Shipwright's Cottage and recommendations for reusing those materials.</li> <li>– Materials to be salvaged from both contributing and noncontributing features of the India Basin Scow Schooner Boatyard Vernacular Cultural landscape, and recommendations for either incorporating such materials into the proposed new construction on the India Basin Shoreline Park property or otherwise reusing those materials.</li> </ul> <p>For each HPP, the HPP, including any specifications, monitoring schedule, and other supporting documents, shall be incorporated into the site permit application's plan sets. Planning Department Preservation staff shall review and approve the HPP before a site permit, demolition permit, or any other permit is issued by the San Francisco Department of Building Inspection for</p>				



**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>the rehabilitation of historical resources.</p> <p>The Planning Department shall not issue building permits associated with historical resources until Preservation staff concur that the designs conform to the SOI Standards for Rehabilitation, except for the Tool Shed interpretive structure and the Boatyard Office Building, if included in the final design. Should alternative materials be proposed for replacement of historic materials, they shall be in keeping with the size, scale, color, texture, and general appearance, and shall be approved by Planning Department Preservation staff. The performance criteria shall ensure retention of the character-defining features of each historical resource, as identified in the HPP, which in turn shall be developed in accordance with the HRE developed for the project (San Francisco, 2017b).</p> <p>The project sponsors shall ensure that the contractor(s) follows the HPP. Furthermore, in accordance with the HPP's reporting and monitoring requirements, the consultant architectural historian shall conduct regular periodic inspections of the historical resources under rehabilitation during project construction activities to ensure compliance with the HPP and adherence to the SOI Standards for Rehabilitation. The consultant architectural historian shall provide progress reports to the Planning Department throughout the construction period.</p>				
<p><b>Mitigation Measure M-CR-1b: Document Historical Resources</b></p> <p>To reduce adverse effects on historical resources, before the start of demolition, rehabilitation, or relocation, the project sponsors shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. This professional shall prepare written and photographic documentation of the three historical resources identified on the project site. The specific scope of the documentation shall be reviewed and approved by the Planning Department but shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <b>Measured Drawings.</b> A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historical resources. Planning Department Preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plan, section, elevation). Planning Department Preservation staff will assist the consultant in determining the appropriate level of measured drawings.</li> <li>• <b>Historic American Buildings/Historic American Landscape Survey–Level Photograph.</b> Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital</li> </ul>	Project sponsors/qualified architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued for each project sponsor.	All documentation will be reviewed and approved by the Planning Department's Preservation coordinator before any demolition or site permit is granted for the affected historical resource.	Considered complete as to each affected historic resource after all documentation has been reviewed and approved by the Planning Department and final written and photographic documentation is submitted to interested parties for the affected historic resource. This will be done before the demolition or site permits are issued for each affected historic resource.

**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>photography shall be used. The scope of the digital photographs shall be reviewed by Planning Department Preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography. Photograph views for the data set shall include:</p> <ul style="list-style-type: none"> <li>– contextual views;</li> <li>– views of each side of the building and interior views, where possible;</li> <li>– oblique views of the building; and</li> <li>– detail views of character-defining features, including features on the interior.</li> </ul> <p>All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historic photographs shall also be collected, reproduced, and included in the data set.</p> <p>• <b>HABS/HALS Historical Report.</b> A written historical narrative and report shall be provided in accordance with the HABS Historical Report Guidelines.</p> <p>In addition, video recordation shall be undertaken before demolition or site permits are issued. The project sponsor shall undertake video documentation of the affected historical resource and its setting. The documentation shall be conducted by a professional videographer, one with experience recording architectural resources. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations Part 61). The documentation shall include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historic use, and historic context of the historical resource. Archival copies of the video documentation shall be submitted to the Planning Department, and to repositories including but not limited to the San Francisco Public Library, the Northwest Information Center of the California Historical Information Resource System, and the California Historical Society.</p> <p>Further, a Print-on-Demand softcover book shall be produced that includes the content from the historical report, historical photographs, HABS/HALS photography, measured drawings, and field notes. The Print-on-Demand book shall be made available to the public for distribution.</p> <p>The project sponsor shall transmit such documentation to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, the</p>				



**Table 1: Mitigation Monitoring and Reporting Program**

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Planning Department, the San Francisco Maritime National Historic Park, and the Northwest Information Center. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the projects sponsors will conduct outreach to identify other interested groups. All documentation will be reviewed and approved by the Planning Department's Preservation coordinator before any demolition or site permit is granted for the affected historical resource.				
<p><b>Mitigation Measure M-CR-1c: Develop and Implement an Interpretative Plan</b></p> <p>The project sponsors shall facilitate the development of an interpretive program focused on the history and environmental setting of each historical resource identified on the project site. This program shall be initially outlined in an interpretive plan subject to review and approval by the Planning Department.</p> <p>The interpretative program shall include but not be limited to the installation of permanent on-site interpretive displays or screens in publicly accessible locations. The plan shall include the proposed format and location of the interpretive content, as well as high-quality graphics and written narratives to be incorporated. Historical photographs, including some of the large-format photographs required by Mitigation Measure M-CR-1b, may be used to illustrate the history. Salvaged materials as required by Mitigation Measure M-CR-1a should also contribute to the interpretative program.</p> <p>The interpretative program should also coordinate with other interpretative displays currently proposed along the Bay, specifically those that focus on shipbuilding at Potrero Point to the north. The interpretative program should also coordinate with maritime or other relevant interpretation programs in San Francisco, such as the San Francisco Maritime National Historic Park and its sailing program that includes the 1891 scow schooner Alma. The interpretative plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or an iPhone application. The primary goal is to educate visitors about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.</p>	Project sponsors/qualified architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued for each project sponsor.	Interpretive plan shall be subject to review and approval by the Planning Department.	Considered complete after the interpretive program has been installed and approved by the Planning Department.

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<p><b>Mitigation Measure M-CR-1d: Retain the Boatyard Office Building</b></p> <p>If feasible, character-defining features of the Boatyard Office building shall be retained by RPD in order to ensure that the building remains a significant feature of the cultural landscape. This would include retention of a portion of the roof form, wood frame structure, and wood cladding so that the massing of the building is still expressed. For example, this may include retention of an open-frame or partially open-frame roof structure with wide eaves supported by a wood frame structure with a portion of the structure clad in retained or replaced-in-kind wood cladding. If possible, the porthole openings on the southeast and southwest façade shall be retained. The amount of the wood cladding and roof structure to be retained will depend upon additional condition assessments of the building, public safety concerns, seismic requirements, visibility and sight lines in relation to park design, and RPD programming.</p>	Project sponsor for the 900 Innes property/ qualified structural engineer and/or architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued.	Planning Department to monitor RPD and project contractor compliance.	Considered complete after construction activities have ended.
<p><b>Mitigation Measure M-CR-1e: Vibration Protection Plan</b></p> <p>Where construction activity involving pile driving and other heavy equipment and vehicles would occur in proximity to any historical resources, the project sponsors shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 150 feet where pile driving would be used and within 35 feet of other heavy equipment operation, shall include the following components:</p> <p>Prior to the start of any ground-disturbing activity, the project sponsors shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of historical resource(s) identified by the San Francisco Planning Department within 150 feet of planned construction to document and photograph the buildings' existing conditions. The qualified consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site in concert with a qualified acoustical/vibration consultant or structural engineer and shall submit monitoring reports to San Francisco Planning Department Preservation staff. The qualified consultant shall submit an existing conditions documentation scope and vibration monitoring plan to San Francisco Planning Department Preservation staff for review and approval.</p> <p>Based on the construction and condition of the resource(s), a structural engineer or other qualified entity shall establish a maximum vibration level that shall not be exceeded at each historical resource, based on existing</p>	Project sponsors/ qualified acoustical/ vibration consultant at the direction of the Planning Department Preservation staff.	Before demolition or site permits are issued and during construction.	The qualified consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site in concert with a qualified acoustical/vibration consultant or structural engineer and shall submit monitoring reports to San Francisco Planning Department Preservation staff.	Considered complete as to each project sponsor after construction activities for the applicable Project Sponsor have ended and the final monitoring report has been submitted.



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<p>conditions, character-defining features, soils conditions and anticipated construction practices in use at the time (0.12 inch per second, peak particle velocity [PPV], consistent with Federal Transit Administration guidance).</p> <p>To ensure that vibration levels do not exceed the established standard, a qualified acoustical/vibration consultant shall monitor vibration levels at each historical resource within 150 feet of planned construction and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques put in practice. (For example, pre-drilled piles could be substituted for driven piles, if soil conditions allow; smaller, lighter equipment could possibly also be used in some cases.) The consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site. Should damage to a historical resource occur as a result of ground-disturbing activity on the site, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.</p>				
<p><b>Mitigation Measure M-CR-2a: Undertake an Archeological Testing Program</b></p> <p>Based on the results of the archeological investigation completed for the proposed project and variant, the remains of two ships, the <i>Bay City</i> and the <i>Caroline</i>, occur within the study area. Both sets of remains are contributing elements to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape. The proposed Marineway would cross over the identified remains of the <i>Caroline</i>, and the viewing platform would be placed over the remains of the <i>Bay City</i>. The foundation system of the Marineway and viewing platform have not been fully developed, but the potential exists for piles required for the structure to be driven through the buried vessels. There is also a reasonable presumption that additional archeological resources beyond the remains of the <i>Bay City</i> and <i>Caroline</i> may be present in the study area. Such currently undiscovered resources could include other ship hulks associated with the Hunters Point Ship Graveyard (which in turn would be contributing elements to the vernacular cultural landscape) and both prehistoric and historic-period archeological sites. As such, the following measures shall be undertaken to avoid any significant adverse effect from the proposed project or variant on buried archeological resources.</p> <p>The project sponsors shall retain the services of an archeological consultant from</p>	Project sponsors/qualified archeological consultant at the direction of the ERO.	Prior to the issuance of site permits and initiation of construction, during construction, and after the conclusion of all construction activities.	The ERO to review and approve an archeological testing plan and a final archeological resources report.	<p>The ERO to review and approve an archeological testing plan for the applicable project site before the start of construction. Depending on the findings of the archeological testing program, intermittent reports may be submitted by the qualified archeological consultant for each phase of construction within the applicable project site.</p> <p>The final archeological resources report will be submitted after the conclusion of all construction activities.</p>

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<p>the rotational Qualified Archeological Consultants List (QACL), maintained by the Planning Department's archeologist. The project sponsors shall contact the Planning Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program, if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.</p> <p>Archeological monitoring and/or data recovery programs required by this measure could suspend project construction for up to 4 weeks. At the direction of the ERO, the suspension of construction can be extended beyond 4 weeks only if such a suspension is the only feasible means to reduce the potential effects on a significant archeological resource, as defined in State CEQA Guidelines Sections 15064.5(a) and 15064.5(c), to less than significant with mitigation.</p> <p><b>Consultation with Descendant Communities.</b> Upon discovery of an archeological site associated with Native Americans, the overseas Chinese, or other potentially interested descendant groups, an appropriate representative of the descendant group and the ERO shall be contacted. The descendant group's representative shall be given the opportunity to monitor archeological field investigations of the site and to consult with the ERO regarding appropriate archeological treatment of the site, data recovered from the site, and if applicable, any interpretative treatment of the associated archeological site. A copy of the final archeological resources report shall be provided to the representative of the descendant group.</p> <p><b>Archeological Testing Plan.</b> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that could be adversely affected by the proposed project or variant, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program shall be to determine the presence or absence of archeological resources to the extent possible, and to identify and evaluate whether any archeological resource encountered on the site constitutes a historical resource under CEQA.</p>				



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<p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If the archeological consultant finds, based on the archeological testing program, that significant archeological resources may be present, the ERO acting in consultation with the archeological consultant shall determine whether additional measures are warranted.</p> <p>Additional measures that may be undertaken include further archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the proposed project or variant could adversely affect the resource, then one of the following measures shall be implemented, at the discretion of the project sponsors, depending on the location of the resource:</p> <ul style="list-style-type: none"> <li>• The proposed project or variant shall be redesigned to avoid any adverse effect on the significant archeological resource. OR</li> <li>• A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater significance for interpretation than for research and that interpretive use of the resource is feasible.</li> </ul> <p><b>Archeological Monitoring Program.</b> If the ERO acting in consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented, the archeological monitoring program shall include the following provisions, at a minimum:</p> <ul style="list-style-type: none"> <li>• The archeological consultant, the project sponsors (depending on the location of the resource and/or area of concern), and the ERO shall meet and consult on the scope of the archeological monitoring program a reasonable amount of time before the start of any project-related soil-disturbing activities. The ERO, in consultation with the archeological consultant, shall determine which project activities shall be subject to archeological monitoring. A single AMP or multiple AMPs may be produced to be consistent with project phasing. In most cases, any soil-disturbing activities, such as demolition, foundation removal, excavation, grading, installation of utilities, foundation work, pile driving (e.g., foundation, shoring), and site remediation, shall require archeological monitoring because of the risk these activities pose to potential archeological resources and their depositional context.</li> <li>• The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), shall explain how to identify evidence of the expected resource(s), and shall identify the appropriate protocol in case of the apparent discovery of an archeological resource.</li> </ul>				

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<ul style="list-style-type: none"> <li>The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits.</li> <li>The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis.</li> <li>If an intact archeological deposit is encountered, all soil-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition, excavation, pile driving, and other construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (e.g., foundation, shoring) the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</li> </ul> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. Intermittent reports shall be submitted for each phase of construction.</p> <p><b>Archeological Data Recovery Program.</b> The archeological data recovery program shall be conducted in accordance with an archeological data recovery plan (ADRP). The archeological consultant, project sponsors (dependent on location of resource requiring implementation of this mitigation measure), and ERO shall meet and agree regarding the scope of the ADRP before preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO for each phase of construction or for the overall construction effort. The ADRP shall identify how the proposed data recovery program would preserve the significant information the archeological resource is expected to contain. That is, the ADRP shall identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, will be limited to the portions of the historical property that can be adversely affected by the proposed project or</p>				



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variant. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.				
The scope of the ADRP shall include:				
<ul style="list-style-type: none"> <li>descriptions of proposed field strategies, procedures, and operations;</li> <li>a description of the selected cataloguing system and artifact analysis procedures;</li> <li>a description of and rationale for field and post-field discard and deaccession policies;</li> <li>consideration of an on-site/off-site public interpretive program during the course of the ADRP;</li> <li>recommended security measures to protect the archeological resource from vandalism, looting, and unintentionally damaging activities;</li> <li>a description of the proposed report format and distribution of results; and</li> <li>a description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul>				
<p><b>Final Archeological Resources Report.</b> The archeological consultant shall submit a draft final archeological resources report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The FARR will be submitted after the conclusion of all construction activities that are required for the entire project. Information that can put any archeological resource at risk shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows:</p> <ul style="list-style-type: none"> <li>The Northwest Information Center shall receive one copy.</li> <li>The ERO shall receive a copy of the transmittal of the FARR to the Northwest Information Center.</li> <li>The Environmental Planning division of the Planning Department shall receive one bound, one unbound, and one unlocked searchable PDF copy on CD of the FARR, along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the NRHP/CRHR.</li> </ul> <p>In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				

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<p><b>Mitigation Measure M-CR-3a: Implement Legally Required Measures in the Event of Inadvertent Discovery of Human Remains</b></p> <p>The following measures shall be implemented in the event of the discovery, or anticipated discovery, of human remains and associated burial-related cultural materials.</p> <p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and the ERO, and in the event of the Coroner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98). The archeological consultant, project sponsors, ERO, and MLD shall have up to but not beyond 6 days of discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (State CEQA Guidelines Section 15064.5([d])). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.</p>	Project sponsors/ construction contractor/ archeological consultant, at the direction of the ERO.	During construction in the event of the discovery, or anticipated discovery, of human remains and associated burial-related cultural materials.	The Planning Department to monitor sponsor and contractor compliance.	In the event of the discovery of human remains and associated burial-related cultural materials, considered complete after reburial or permanent disposition of any discovered human remains and burial-related cultural materials and approval of the final archeological resources report.



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<p><b>Mitigation Measure M-CR-4a: Implement Tribal Cultural Resources Interpretive Program</b></p> <p>If the ERO determines that preservation in place of the tribal cultural resource pursuant to Mitigation Measure M-CR-2a, “Undertake an Archeological Testing Program,” is both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP). Implementation of the approved ARPP by the archeological consultant shall be required when feasible. If the ERO determines that preservation in place of the tribal cultural resource is not a sufficient or feasible option, then the project sponsors shall implement an interpretive program of the tribal cultural resource in consultation with affiliated Native American tribal representatives. An interpretive plan produced in consultation with affiliated Native American tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>	Project Sponsors and qualified archeological consultant.	During construction.	Planning Department.	Considered complete after the archeological resource preservation plan or interpretive plan of the tribal cultural resource in consultation with affiliated Native American tribal representatives have been approved by the ERO and implementation of preservation or interpretive program.



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The certification and permits govern the improvement or relocation of wetlands, permanent or temporary placement of fill in the Bay, removal or installation of piles in the Bay, and other work completed within the agencies' jurisdictions. Within BCDC's 100-foot shoreline jurisdiction band on the India Basin Shoreline Park property, approximately 43,112 sq. ft. of net fill/grading would be required for creation of the proposed recreational and public access amenities, including a fixed pier and a floating dock. A subset of this net fill would be used to fill and grade the existing shoreline as necessary to achieve the proposed elevations that would support a range of aquatic habitat types (e.g., mudflat, salt marsh, upland buffer, and transitional habitat). Under the certification and permits, sediment quality criteria would be established for use in wetland habitat areas.

### ***900 Innes Property***

Before the start of redevelopment at 900 Innes, the property would undergo an environmental cleanup to remediate residual contaminants that are present because of historical industrial uses. The 900 Innes property was used by boatbuilding and ship repair facilities in the past. Environmental sampling of the subsurface of the property (RPD, 2017b) indicates that soils and sediments contain metals, polychlorinated biphenyls (PCBs), polyaromatic hydrocarbons (PAHs), and petroleum hydrocarbons, at varying levels. Groundwater at this property contains low levels of various metals, PAHs, and petroleum hydrocarbons. For additional details regarding these existing conditions, see Section 3.16, "Hazards and Hazardous Materials."

The RPD would complete site remediation under the regulatory oversight of the San Francisco Bay RWQCB under the agency's voluntary cleanup program. The goal of the remedial actions would be to restore the property to conditions that are protective of human and environmental health and safety. The RWQCB would establish environmental quality criteria for soil, sediment, and groundwater to remain at the property and a set of remedial action goals. It would then approve a Remedial Action Plan (RAP) designed to meet those goals. Remedial actions would be consistent with the conditions of resource agency permits. Before approval, the RWQCB would make the proposed RAP available for review and comment by the community, project partners, DPH, resource agencies' permitting authorities, and the U.S. Environmental Protection Agency (EPA).

The RPD has prepared a draft RAP for the 900 Innes property (RPD, 2017c). The draft RAP proposes excavation of soil and sediment, construction of clean soil and sediment covers where residual contamination remains at depth, and use of institutional controls to maintain the cover and prohibit sensitive uses on the site in the future. The draft RAP includes actions to protect construction workers, the surrounding community, and the environment during both remediation and redevelopment activities. The property would be remediated to the levels necessary to protect future employees, residents, visitors, and ecological receptors under future proposed park and recreational uses. RPD intends to implement the approved RAP for the 900 Innes property as part of the project. For additional details regarding the draft RAP, see Section 3.16, "Hazards and Hazardous Materials."

Following site remediation, RPD would undertake site redevelopment. The historic Shipwright's Cottage would be retained and restored in accordance with the Secretary of the Interior's Standards for Rehabilitation and would be required to receive a Certificate of Appropriateness from the San Francisco Historic Preservation Commission (HPC). A Certificate of Appropriateness is the entitlement required to alter an individual landmark and any property within a landmark district. Specifically, the building's exterior would be restored to its 1920s appearance, and the interior would be adaptively reused as a welcome center and public exhibition space.

The building would require construction of a new foundation, excavation of the lower level to increase the ceiling height by approximately 18 inches to comply with current regulations, and structural strengthening of the walls and roof framing for improved seismic performance. An existing addition at the northwest corner would be converted to a single-accommodation restroom on each level. Other later additions and interior partitioning would be removed. An existing interior stairway would be removed and the floor opening infilled. An existing window on the west façade of the upper level would be converted to a doorway to provide a second means of egress to the adjacent garden terraces. The existing brick chimney would be seismically reinforced and retained for its historic appearance, but would not be functional. The historic bargeboard will be replicated and installed on the primary façade and all replacement doors and windows that cannot be repaired will match historic doors and windows per historical photographs.

North of the Shipwright's Cottage on the 900 Innes property, the former Boatyard Office building may be retained, demolished, moved, and/or replaced depending on final project design. The condition of the building is not fully known at this time; depending on the final project design, the project may include retention or replacement in-kind of a portion of the roof form, a portion of the wood frame structure, and a portion of the wood cladding so that the massing of the building is still expressed. The Tool Shed that directly abuts the office building would be removed. An open-sided structure that interprets the Tool Shed building's massing and roof form and reuses original material and retains the foundation walls, where feasible, may be installed at the original building location. The extent of the character-defining features to be retained or replaced in-kind in the Boatyard Office building and/or Tool Shed and Water Tank building will depend upon additional condition assessments of the buildings, public safety concerns, ADA accessibility, seismic requirements, visibility and sight lines in relation to park design, and RPD programming needs and project goals. The project would include an interpretive exhibit explaining the history of the India Basin Scow Schooner Boatyard; the interpretive exhibit would be developed and installed in India Basin Shoreline Park and the 900 Innes Property.

The paint shop, a nonhistoric structure located approximately 32 feet north of the Tool Shed, would be removed and replaced with an open-sided structure that would interpret the building shape and roof form and reference the outline of the building footprint, reusing original material where feasible. The other two nonhistoric existing structures on the 900 Innes property—the blacksmith and machine shop, located at the end of the pier on the northeast end of the site, and the storage building (Figure 2-3)—would be demolished. Material from these buildings may be salvaged and reused for new construction within the cultural landscape, if feasible.

A 0.2-acre tidal marsh would be created and approximately 12 creosote-treated piles, which are part of the historical water fence post located in the Bay adjacent to this property, would be removed. However, an attempt would be made to replace these piles in place, if possible. In addition, two dilapidated piers and 20 other creosote-treated piles would be removed and replaced with new piers. Treated wood piles were historically used to support piers, wharves, bridges, and navigational aids. Many of these wooden piles were injected with creosote, a substance used from the mid-1800s into the 1950s to preserve wooden marine structures from decay. Creosote is a complex mixture of chemicals, many of which are toxic to fish and other marine organisms.

If possible, depending on other considerations, the original wood portions of the west marine way tracks would be replaced because they are contaminated. The original metal portion of the west marine way tracks would be remediated and left in place (see Section 3.4, "Cultural Resources"). The west marine way was historically used to



haul watercraft onto and off of dry land via horse team or capstan and winch.<sup>11</sup> Within BCDC's 100-foot jurisdiction shoreline band at the 900 Innes property, RPD proposes to remove a large portion of an existing concrete wharf, resulting in the removal of 963 sq. ft. of fill associated with hard structures. Within BCDC's jurisdictional area, approximately 41,600 sq. ft. of proposed cut material associated with the remediation activities would be removed. An equivalent volume of approximately 41,600 sq. ft. of fill/shading would be necessary to provide a final protective cover and restore the site to existing grades. These volumes are subject to the review and approval of the project's remedial action plan (RAP) by the San Francisco Bay RWQCB (discussed below).

Overall, grading activities at the 900 Innes property would involve off-hauling approximately 9,000 CY of sediment and soil, and approximately 12,000 CY of import would be necessary for site restoration and construction of final surfaces to the required elevations. To the extent feasible, the imported material would be derived from materials excavated from India Basin Shoreline Park, or other beneficial reuse sources would be used in compliance with the San Francisco Bay RWQCB's adopted waste discharge requirements and remedial action goals.

Work related to tidal marsh creation, removal of treated wood piles, and other in-Bay and shoreline work would be governed by San Francisco Bay RWQCB Section 401 certification and the conditions of USACE Section 404/Section 10 and BCDC permits.

The laws and regulations that apply to the remediation of contaminated materials are described in section 3.16, "Hazards and Hazardous Materials."

## **BUILD Development**

### ***India Basin Open Space Property***

Under either the proposed project or the variant, a minimum 0.3-acre tidal marsh would be restored as improved tidal marsh wetlands. In addition, a minimum 0.48-acre freshwater seasonal wetland would be created and a drainage outfall that currently extends into the Bay would be removed. The seasonal freshwater wetland is being designed in anticipation of sea level rise to provide future habitat migration opportunities for the lower brackish saltwater wetlands.

Grading activities at the India Basin Open Space property would primarily involve cutting back the slopes connecting the upland areas to the lowlands to create elevations appropriate for seasonal wetlands and stormwater retention features. Filling in this property would be limited to regrading activities to create shoreline access, and to create a sand beach using imported sand. It is the intent of the redevelopment design to use the cut soil on-site for regrading activities. However, it is anticipated that approximately 3,300 CY of imported fill would be used to construct final surfaces. It is not expected that excess materials would be generated and require export and disposal off this property.

The property contains areas of artificial fill and as is typical of many Bayfront properties in San Francisco situated on artificial fill, contains some elevated levels of hazardous materials are present in soil, sediments, and groundwater at the site (RPD, 2016 and 2017a). Grading activities during redevelopment would be subject to

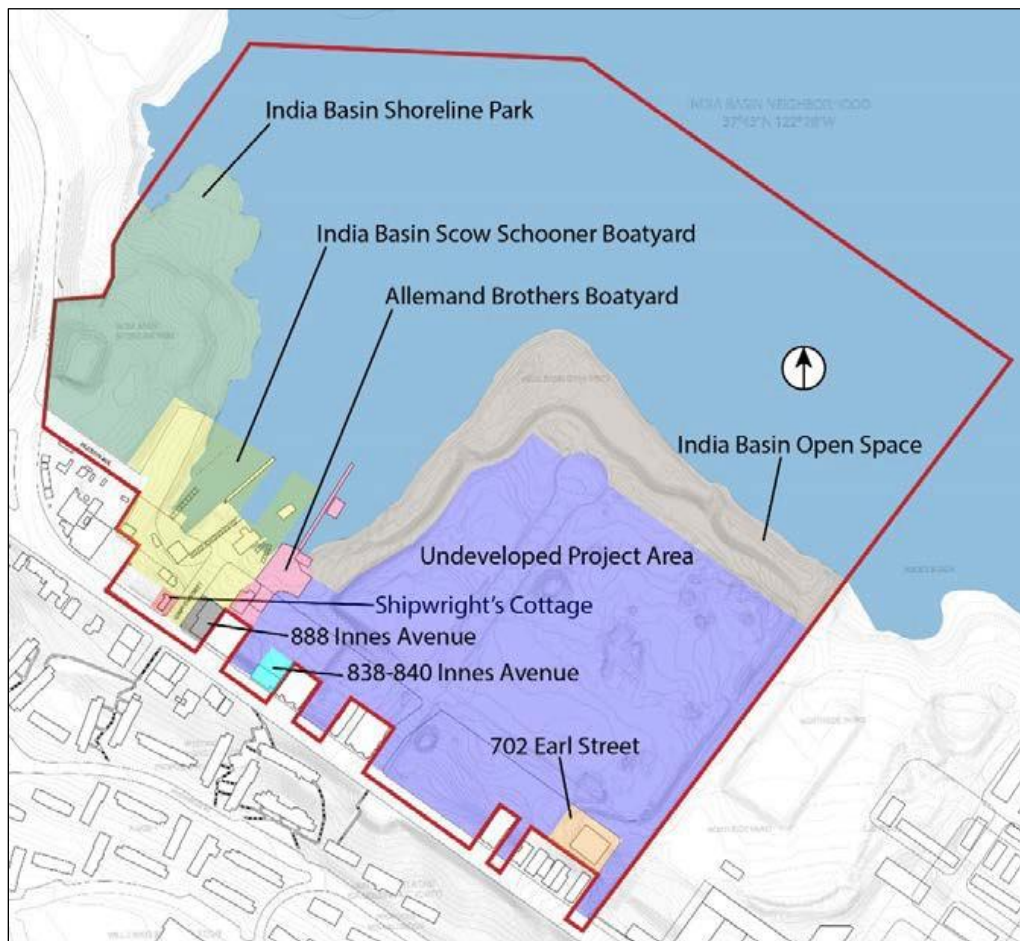
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<sup>11</sup> A capstan and winch is a revolving cylinder with a vertical axis used for winding a rope or cable, powered by either a motor or levers.

## Historic Architectural Resources

### Overview

Historic architectural/built environment resources in the study area are discussed below. The 2017 HRE report (San Francisco, 2017b) evaluated five properties, or subareas, in the architectural history study area that have been determined to be more than 50 years in age, and thus considered potentially eligible for listing in the CRHR. These subareas are the Shipwright's Cottage at 900 Innes Avenue; the India Basin Scow Schooner Boatyard site at 900 Innes Avenue; 702 Earl Street; 838-840 Innes Avenue; and the Allemand Brothers Boatyard site. Four additional properties under study in the HRE report included the 700 Innes Avenue (undeveloped study area), 888 Innes Avenue, India Basin Shoreline Park, and India Basin Open Space property. See Figure 3.4-8 for the locations of resources under study.



Source: San Francisco, 2017b; compiled by AECOM in 2017

**Figure 3.4-8: Subareas and Properties of the Project Site under Study for Historic Architectural Resources**

The findings in the HRE report indicated that three CRHR-eligible properties exist in the study area: the Shipwright's Cottage on the 900 Innes property; the India Basin Scow Schooner Boatyard and the scavenged ship hulls of the Hunters Point Ship Graveyard as a vernacular cultural landscape; and the former boatyard building at



702 Earl Street. These properties are therefore considered historical resources for the purpose of review under CEQA. See Table 3.4-1 for a summary of the historical resource status of each property.

**Table 3.4-1: Summary of Historic Architectural Properties in the Study Areas as Potential Historical Resources**

<b>Project Identifier/ Location</b>	<b>Resource Identifier</b>	<b>Address/Resource Name or Type and Description</b>	<b>Period of Significance</b>	<b>Historical Resource for CEQA (yes/no)</b>	<b>Historical Resource Applicable Criteria</b>
900 Innes property	Shipwright's Cottage	900 Innes Avenue, San Francisco/vacant residence	1875	Yes	CRHR Criterion 1 (Events), Criterion 3 (Architecture); Article 10 San Francisco Landmark #250. Note: Also a contributor to India Basin Scow Schooner Boatyard Vernacular Cultural Landscape
900 Innes property	India Basin Scow Schooner Boatyard	900 Innes Avenue, San Francisco/ vernacular cultural landscape	1875–1936	Yes	CRHR Criterion 1 (Events)
700 Innes property	702 Earl Street	702 Earl Street, San Francisco/former boatyard building	1935–1936	Yes	CRHR Criterion 3 (Architecture)
700 Innes property	838-840 Innes Avenue	838-840 Innes Avenue, San Francisco/mixed-use building	N/A	No	Not eligible as a historical resource
700 Innes property	Allemand Brothers Boatyard	Assessor's Parcel Number 4630/006, 4645/010	N/A	No	Not eligible as a historical resource
700 Innes property	700 Innes Avenue/ undeveloped land area	Assessor's Parcel Number Blocks 4606, 4607, 4620, 4621, 4630, 4631, 4644, 4655/undeveloped land	N/A	No	Not eligible as a historical resource
700 Innes property	888 Innes Avenue	888 Innes Avenue, San Francisco	N/A	No	Not eligible as a historical resource
India Basin Shoreline Park	Hunters Point Ship Graveyard	Assessor's Parcel Number Blocks 4605, 4622, 4629/park/vernacular cultural landscape	1875–1936	Yes	CRHR Criterion 1 (Events). The hulls that comprise the Hunters Point Ship Graveyard including the <i>Caroline</i> and <i>Bay City</i> are contributors to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape
India Basin Open Space	India Basin Open Space	Assessor's Parcel Number Blocks 4596, 4597, 4606, 4621, 4630/open space	N/A	No	Not eligible as a historical resource

Notes: CEQA = California Environmental Quality Act; CRHR = California Register of Historical Resources; N/A = not applicable  
Source: San Francisco, 2017b

Three CRHR-eligible properties have been identified in the study area: the Shipwright's Cottage (previously designated as San Francisco Landmark #250 under Article 10 of the San Francisco Planning Code [Planning Code]); the India Basin Scow Schooner Boatyard site including the hulls of the Hunters Point Ship Graveyard, as a vernacular cultural landscape; and the former boatyard building at 702 Earl Street. These properties are therefore considered historical resources for the purpose of review under CEQA. The following also discusses the CRHR evaluation criteria, the resources' historic integrity, and character-defining features or contributing/noncontributing features.

### **900 Innes Property**

#### ***Shipwright's Cottage***

As discussed in the 2017 HRE report (San Francisco, 2017b), the Shipwright's Cottage, constructed ca. 1875 and currently with the address of 900 Innes Avenue, is one of the oldest known residences remaining in the India Basin area (Figure 3.4-9). The Shipwright's Cottage was constructed as an early component of the isolated working-class settlement of shipbuilders at India Basin, whose community and string of boatyards along the shore characterized the Hunters Point peninsula during the final decades of the 19th century.

**Building History:** The first property owner was Johnson Dircks, a shipwright born in the Netherlands who was among the first European immigrants to arrive at India Basin. Given his carpentry skills, it seems likely that Dircks constructed the cottage himself, although this has not been confirmed. No original permit or drawings appear to exist for the building, which is not uncommon for vernacular building types. Dircks operated a boatyard on the shore of India Basin immediately behind the house, where he built a number of scow schooners that were used for freight transportation throughout the Bay Area. The Shipwright's Cottage is City Landmark No. 250, and was found individually eligible for the CRHR, as well as a contributing feature to the India Basin Scow Schooner Yard Vernacular Cultural Landscape, discussed in further detail below.



Source: San Francisco, 2017b

**Figure 3.4-9: Shipwright's Cottage (built circa 1875) in 2016**



**Evaluation/Historical Resource Status:** The Shipwright's Cottage has been evaluated previously for NRHP eligibility, CRHR eligibility, and San Francisco Article 10 Landmark status. The evaluation of CRHR eligibility has not been officially adopted. The previous evaluations have specified that the building is an individually significant historic resource under NRHP and CRHR Criteria A/1 (Events) and C/3 (Architecture).

California Register of Historical Resources Criterion 1. The 2017 HRE report found that the Shipwright's Cottage is significant as an individual resource under CRHR Criterion 1, as it conveys the residential development of the remote India Basin neighborhood during the last quarter of the 19th century. Constructed ca. 1875 by shipwright Johnson Dircks, the residence was among the first buildings constructed in the small residential and working community alongside India Basin. Therefore, the Shipwright's Cottage is a rare example of a residence conveying the significant development of India Basin before the 20th century. Its period of significance under Criterion 1 is 1875, signifying the building's year of construction.

California Register of Historical Resources Criterion 3. The 2017 HRE report found that the Shipwright's Cottage is individually eligible for the CRHR under Criterion 3, as a distinctive example of vernacular architecture in southeastern San Francisco. The residence was constructed ca. 1875 as part of the very small and remote community of shipwrights clustered alongside India Basin. The building's relatively simple massing and wood-frame construction typify vernacular building activity in the India Basin neighborhood during this early period of its development. Yet the residence still conveys an elevated level of design, specifically through its stylized sawn bargeboard and Italianate window and door hoods at the Innes Avenue façade. The Shipwright's Cottage thus interpreted the architectural styles (particularly the Italianate) being employed in middle- and upper-class neighborhoods in the core areas of San Francisco, yet at a restrained scale appropriate to a working-class residence. The Shipwright's Cottage embodies the distinctive characteristics of an Italianate worker's cottage dating from the mid- to late-19th century in San Francisco, and possesses high artistic values. The period of significance for the Shipwright's Cottage under Criterion 3 is 1875, signifying the building's year of construction.

**Integrity:** Overall, the Shipwright's Cottage retains sufficient historic integrity to convey its significance as a residence built during the last quarter of the 19th century in the India Basin neighborhood associated with the shipwright community in India Basin, and as a rare remaining example of workman vernacular architecture that includes traits of several Victorian-era architectural styles. While the setting has been diminished, the building retains sufficient integrity of location, design, materials, workmanship, feeling, and association to its period of significance (1875) and is considered a historical resource for the purposes of CEQA.

**Character-Defining Features:** Based on the building's previously defined period of significance, the following are considered as character-defining features of the Shipwright's Cottage. Note that the final two listed items may date to after 1875 but fall within the period of significance for the India Basin Scow Schooner Boatyard site (1875–1936), which is evaluated in a following section and includes the Shipwright's Cottage as a contributing property.

- General massing including rectangular plan of core volume
- Front-gabled roof form with front entry
- Rustic channel wood siding
- Decorative features at windows and door on primary façade: architraves with scrolled brackets; bracketed window sills; upper transom panels; window and door hoods

- One-over-one wood-sash windows, if extant (closer inspection is required)
- Exposure of basement at building rear
- Masonry chimney stack alongside rear gable
- Wood-paneled doors
- Molded window trim at secondary façades: central window at northwest façade; two windows at southeast façade
- Wood corner boards
- Historic arrangement of interior spaces
- Location at intersection of Innes Avenue and Griffith Street right-of-way (ROW), with primary façade at Innes Avenue
- Sloping lot
- Shed-roofed rear wing (constructed before 1900; possibly original) (assumed character-defining feature)
- Northwest shed-roofed addition (constructed before 1900) (assumed character-defining feature)

### ***India Basin Scow Schooner Boatyard***

The India Basin Scow Schooner Boatyard Vernacular Cultural Landscape includes the following features: the Bay, roads and paths, structures such as marine ways and docks, staging and storage areas, and buildings, including the aforementioned Shipwright's Cottage, that were in use between 1875 and 1936 (see Table 3.4-2 and Figure 3.4-10). In addition, it should be noted that any historical maritime archeological resources identified in the study areas,<sup>5</sup> specifically those related to the local boatbuilding industry during this period, are considered contributing features to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape. As mentioned above, the remains of the *Bay City* and *Caroline* discovered within the limits of India Basin Shoreline Park and the immediate offshore area have been recorded as archeological contributing elements to the cultural landscape (San Francisco, 2017a and 2017b).

The boatyard's period of significance begins in 1875, the year that Johnson Dircks established a boatyard at the site, and extends to 1936, when the Bay Bridge between San Francisco and Oakland was completed. The bridge represents the expansion of vehicle transportation and the decline of the local shipping industry in the Bay Area, and thus also marks the end of the era in which wood watercraft (the boatyard's specialty) were integral to the Bay Area's transport economy (San Francisco, 2017b).

<sup>5</sup> The remnants of the Hunters Point Ship Graveyard, including the hulls of the *Bay City* and *Caroline*, are not situated within the 900 Innes property, but within the confines of India Basin Shoreline Park immediately to the north (see Figure 3.4-10).



### ***San Francisco Planning Code, Articles 10 and 11—San Francisco List of Historic Landmarks***

The City maintains a list of locally designated City landmarks and historic districts that is similar to the NRHP but applies at the local level. Landmarks can be buildings, sites, or landscape features. Districts are defined generally as areas of multiple historic resources that are contextually united. As described further below, the regulations governing City landmarks and the list of individual landmarks and descriptions of each historic district are found in Articles 10 and 11 of the Planning Code. Owners of landmark properties, or of contributors to historic districts, may be eligible for property tax relief and other incentives. Preservation Bulletins Nos. 5, 9, and 10, published by the Planning Department, provide additional information about Article 10 and 11 landmarks, historic districts, and the landmark designation process (San Francisco, 2004). San Francisco Preservation Bulletin No. 5 states that the San Francisco Historic Preservation Commission (formerly Landmarks Preservation Advisory Board) and the Planning Commission use the NRHP criteria for evaluating potential historic properties.

### **3.4.3 Impacts and Mitigation Measures**

#### **Significance Thresholds**

The thresholds for determining the significance of impacts in this analysis are consistent with the environmental checklist in Appendix G of the State CEQA Guidelines, which has been modified by the San Francisco Planning Department. For the purpose of this analysis, the following applicable thresholds were used to determine whether implementing the proposed project or the variant would result in a significant impact related to Cultural Resources. Implementation of the proposed project or the variant would have a significant effect on Cultural Resources if the proposed project or variant would:

- cause a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5, including those resources listed in Article 10 or Article 11 of the Planning Code;
- cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5;
- disturb any human remains, including those interred outside of formal cemeteries pursuant to California Health and Safety Code Section 7050.5; or
- cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074.

#### **Approach to Analysis**

This section identifies project-level impacts on historic architectural and archeological cultural resources. A project may have an impact on a historical resource, and that impact may or may not impair the resource's eligibility for inclusion in the CRHR. If an identified impact would leave a resource no longer able to convey its significance, meaning that the resource would no longer be eligible for listing in the CRHR, then the project's impact would be considered a significant adverse change. According to PRC Section 15126.4(b)(1) (State CEQA Guidelines), if a project adheres to the SOI Standards, the project's impact "shall generally be considered mitigated below a level of significance and thus is not significant."

Note that no potential exists for operational impacts to occur relative to any of the significance criteria under either the proposed project or variant. *No impact* on cultural resources would occur during project operation. All of the following impacts of the proposed project or variant on cultural resources would occur only during construction. Additionally, the potential contribution of the proposed project or variant to cumulative impacts on cultural resources is evaluated in the context of existing, proposed, and reasonably foreseeable future development expected in the project vicinity. The cumulative context for cultural resources is described in Section 3.4.4, “Cumulative Impacts,” below.

Both direct and indirect effects of project implementation were considered for this analysis. Direct impacts are typically associated with construction and/or ground-disturbing activities, and have the potential to immediately alter, diminish, or destroy all or part of the character and quality of archeological resources and/or historic architecture. Indirect impacts are typically associated with postproject implementation conditions that have the potential to alter or diminish the historical setting of a cultural resource (generally historic architecture) by introducing visual intrusions on existing historical structures that are considered undesirable.

### **Project Features**

Both the proposed project and the variant would involve demolishing some of the existing buildings and rehabilitating some of the structures on the project site and constructing a mixed-use development that would include residential, commercial, institutional/educational, research and development, parking, and open space uses. Implementation of the proposed project or variant would also entail some historic preservation on the project site.

### **Impact Evaluation**

#### **Impact CR-1: Construction under the proposed project or variant would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. (*Significant and Unavoidable with Mitigation*)**

This impact analysis addresses potential impacts of the proposed project or variant on the Shipwright’s Cottage, the India Basin Scow Schooner Boatyard (including the Hunters Point Ship Graveyard), and 702 Earl Street, which are considered historical resources as defined in State CEQA Guidelines Section 15064.5, including those resources listed in Article 10 or Article 11 of the Planning Code. Impacts are presented for each identified historical resource separately. An “overall” impact conclusion, which represents the most severe CEQA impact conclusion of those listed below, is provided at the end of the impact discussion. Note that no historical resources were identified on the India Basin Open Space property, and, thus, that property is not discussed.

#### ***Shipwright’s Cottage (at the 900 Innes Property)***

The potential exists for the proposed project or variant to result in both direct and indirect effects on the Shipwright’s Cottage at the 900 Innes property. Direct and indirect effects are described separately below, followed by the overall impact conclusion for this historic resource.



**Direct Effects of Cottage Rehabilitation and Repurposing**

Both the proposed project and the variant would retain the Shipwright's Cottage, an individually eligible historical resource and a contributor to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape, in its original location on the 900 Innes property. The Shipwright's Cottage would be rehabilitated in accordance with the SOI Standards and adaptively reused to function as a welcome center and public exhibition space. The wood panel door at the primary façade of the Shipwright's Cottage is heavily damaged, and it does not appear that it can be repaired in place. However, the current door does not have the same design as the wood panel door that existed in this location during the period of significance, based on review of historic photographs. In order to adhere to the SOI Standards, this door should be replaced with a new door that matches the material and design of the historic door per historical photographs. In addition, the scroll-sawn bargeboard that existed at the primary façade of the Shipwright's Cottage during its period of significance was a distinctive component of the residence's historic design, materials, and workmanship. Although the building yet retains historic integrity and qualifies for listing in the California Register without the bargeboard, the rehabilitation of the building presents the opportunity to replicate and reinstall this feature in order to enhance the building's historic character. The newly fabricated bargeboard must match the design and material of the original as closely as possible, using historic photographs that indicate the element's original appearance. The building would require construction of a new foundation, excavation of the lower level to increase the ceiling height by approximately 18 inches, and structural strengthening of the walls and roof framing for improved seismic performance. An existing two-story addition at the northwest corner would be converted to a single-accommodation restroom on each level.

Other later additions and interior partitioning would be removed to convert the former living and administrative areas into a gallery space. An existing interior stairway would be removed and the floor opening infilled. A window on the west façade of the upper level would be converted to a doorway to provide a second means of egress to the adjacent garden terraces. Adding the new door would require removing historic window trim and an area of cladding; however, this alteration would not likely have a substantial effect on the building's overall character, as exterior cladding materials and the majority of the historic windows would remain in place to convey the building's historic appearance. Furthermore, the replacement door would be of a simple wood design compatible with, though not identical to, the historic exterior doors. The existing brick chimney would be seismically reinforced and retained for its historic appearance, but would not be functional.

These changes would alter historic materials and spatial arrangements in the interior of the building, which may not convey the building's original use. However, interior wall finishes have been changed repeatedly since the building's original construction and period of significance, and the interior of the building is not considered to be of primary significance in conveying the building's historic character.

The existing arrangement of interior spaces conveys the building's historic character as a modest residence and has been identified as a character-defining feature. Most exterior character-defining features would be retained to preserve the predominant historic character of the building. These exterior features include:

- the building's general massing;
- the front-gabled roof form with front entry;
- rustic channel wood siding;

- decorative features at the windows and the door on the primary façade: architraves with scrolled brackets, bracketed window sills, upper transom panels, and window and door hoods;
- one-over-one wood-sash windows, if extant (closer inspection is required);
- basement exposure at the building's rear;
- the masonry chimney stack alongside the rear gable;
- wood-paneled doors;
- molded window trim at secondary façades, including two windows at the southeast façade;
- wood corner boards;
- the shed-roofed rear wing; and
- the northwest shed-roofed addition.

However, the proposed restoration would have the potential to affect the cottage's eligibility for listing in the CRHR (San Francisco, 2017b).

The proposed project and variant propose rehabilitation of historical resources. The Planning Department would require the project applicants to rehabilitate the historical resources in accordance with the SOI Standards for Rehabilitation. As noted in CEQA Section 15064.5(a)(3), "a project that follows the Secretary of the Interior's Standards for the Rehabilitation and Guidelines for Rehabilitating Historic Buildings ... shall be considered as mitigated to a level of less-than-significant impact on the historical resource."

Either project scenario could affect select character-defining features, and as such, could significantly affect the ability of the resource to convey its historical significance and to lessen the Shipwright's Cottage's integrity of setting, materials, and feeling.

The following mitigation measures would be implemented to reduce this significant direct impact of the proposed project or variant on the Shipwright's Cottage:

- Mitigation Measure M-CR-1a, "Prepare and Implement Historic Preservation Plan and Ensure that Rehabilitation Plans Meet Performance Criteria"
- Mitigation Measure M-CR-1b, "Document Historical Resources"
- Mitigation Measure M-CR-1c, "Develop and Implement an Interpretative Plan"
- Mitigation Measure M-CR-1e, "Vibration Protection Plan"

Implementation of Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1e presented at the end of the impact discussion under "Overall Impact Conclusion," would lessen impacts of the proposed project or variant on the Shipwright's Cottage to such a degree that the resource would remain eligible for listing in the CRHR.

#### **Indirect Effects of Project Site Development**

The larger development of the project site itself presents the potential for indirect effects on the Shipwright's Cottage. The integrity of setting of this historical resource has already been compromised by the changes to the surrounding district that have occurred since the cottage's period of significance (1875). Despite these changes,



the Shipwright's Cottage is still able to convey its historical design, construction techniques, function, and scale of development appropriate to the character of India Basin during the building's period of significance.

Construction of the new park proposed for the 900 Innes property would also change the setting of the Shipwright's Cottage as an individual resource. For example, a new overlook pavilion would be constructed west of the Shipwright's Cottage along Innes Avenue, and new access points into the park would be located east and west of the cottage. The new 900 Innes Avenue park would be designed with shoreline plantings, and seating and picnic tables. These new plantings and pathways would contribute to the area's appearance as a contemporary recreational park rather than a historical industrial site; however, the park's low scale and open character is considered generally compatible with the historical setting of the Shipwright's Cottage. The proposed retention of features of the India Basin Scow Schooner Boatyard would further help maintain the historic setting of the Shipwright's Cottage. Therefore, the new park design would not detract substantially from the Shipwright's Cottage's integrity of setting.

Construction activity would involve pile driving and other heavy equipment and vehicles in proximity to the Shipwright's Cottage, which could affect the structural integrity of the building.

Either project scenario would introduce new buildings in the immediate vicinity of the Shipwright's Cottage. Taller buildings would be located within a one-block distance to the east and would affect the integrity of setting of the Shipwright's Cottage to an extent:

- The building proposed for the corner of Innes Avenue and Griffith Street, across Griffith Street from the Shipwright's Cottage, would have a stepped massing. Closest to the cottage, a stepped two-story (20- to 25-foot tall) to three-story (31- to 35-foot-tall) buildings would be constructed at the west end of the 700 Innes property.
- The project also proposes 13- and 14-story buildings, identifiable as new construction, near the intersection of New Hudson Avenue and Arelious Walker Drive. This location is within one block of the east boundary of the Shipwright's Cottage.

The new buildings adjacent to the Shipwright's Cottage would not be compatible with the massing, size, and scale of this resource or other features belonging to its historical environment. However, nearby development on the 700 Innes property would not change the most important remaining elements of the Shipwright's Cottage's historical setting: its close visual and physical relationship to India Basin.

Portions of the India Basin Shoreline Park and India Basin Open Space properties are visible from the Shipwright's Cottage. Both the proposed project and the variant would retain each of these two properties as park space. The portions of these properties most visible from the Shipwright's Cottage would not feature new construction that would be out of scale with the site's historical environment. Shoreline areas would be open in character and planted with marsh vegetation, and thus, would generally support the site's historical setting. Therefore, the proposed changes at India Basin Shoreline Park and India Basin Open Space would not negatively affect the setting of the Shipwright's Cottage.

### **Overall Impact on the Shipwright's Cottage**

Both the proposed project and the variant could affect select character-defining features. Thus, they have the potential to affect the ability of the Shipwright's Cottage to convey its historical significance and to lessen its integrity of setting, design, materials, and feeling. Implementation of Mitigation Measures Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1e (presented at the end of the impact discussion under "Overall Impact Conclusion") would lessen impacts of the proposed project or variant on the Shipwright's Cottage to such a degree that the resource would still be able to convey the characteristics that justify its eligibility for listing in the CRHR. Thus, the overall impact on the Shipwright's Cottage would be *less than significant with mitigation*.

### **India Basin Scow Schooner Boatyard Vernacular Cultural Landscape (at the India Basin Shoreline Park and 900 Innes Properties)**

As with the Shipwright's Cottage, the potential exists for the proposed project or variant to result in both direct and indirect effects on the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape. This vernacular cultural landscape includes the Hunters Point Ship Graveyard encompassing the India Basin Shoreline Park and 900 Innes properties and associated adjacent in-water areas.

Direct and indirect effects are described separately below, followed by the overall impact conclusion for this historic resource.

### **Direct Effects of Boatyard Rehabilitation**

Either the proposed project or the variant would alter or remove some of the character-defining features and distinctive setting, design, materials, workmanship, feeling, and association of the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape. Table 3.4-3 summarizes the proposed changes to the character-defining features of the historical resource.

**Table 3.4-3: Impacts of the Proposed Project or Variant on Character-Defining Features of the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape**

<b>No. in HRE</b>	<b>Name of Feature/Address</b>	<b>Impact of the Proposed Project or Variant</b>
1	India Basin/San Francisco Bay	Shoreline retained
2	Griffith Street right-of-way	Altered; a portion would be reoriented from the original linear design
3	Path between Griffith Street and west marine ways	Retained
5	Historic storage and staging yard	Retained
6	West marine way tracks (wood)	Wood elements replaced; metal portions retained
10	Circulation routes and water access at marine ways	Routes and access alignment retained
13	Boatyard Office building	Retained, demolished and/or replaced depending on final project design
14	Tool Shed and Water Tank building	Demolished; may be replaced with open structure that retains massing and roof form and reuses original materials where feasible



<b>No. in HRE</b>	<b>Name of Feature/Address</b>	<b>Impact of the Proposed Project or Variant</b>
15	Shipwright's Cottage	Retained; rehabilitated
21	Water fence posts	Would be removed; attempt would be made to replace these piles in place, if possible
23	Hunters Point Ship Graveyard (archeological)	Retained; Piles would be installed to support park features
N/A	Views east toward San Francisco Bay and the East Bay hills	Views retained
N/A	Gradual slope from Innes Avenue to India Basin	Slope retained; site would be graded

Notes: HRE = historical resource evaluation; N/A = not applicable

Source: Compiled by AECOM in 2017

As discussed above, the intention of the project is to retain and rehabilitate the Shipwright's Cottage to the SOI Standards.

The Boatyard Office building may be retained, demolished, moved, and/or replaced depending on final project design. If the Boatyard Office building is retained by RPD as part of the proposed project, the character-defining features of the office would be retained or replaced in-kind in order to ensure that the building remains a significant feature of the cultural landscape. The extent of the character-defining features to be retained or replaced in-kind, such as portions of the wood frame structure, wood cladding, roof structure and portholes, will depend upon additional condition assessments of the building, public safety concerns, ADA accessibility, seismic requirements, visibility and sight lines in relation to park design, and RPD programming needs and project goals. Again, dependent on final project design, the Boatyard Office building may also be replaced in-kind to the extent feasible, moved, or demolished.

The project may demolish or may replace and interpret the third remaining significant building (the Tool Shed and Water Tank building) by keeping or replacing in-kind portions of the foundation and structural elements where feasible to reflect the building's massing, construct in-kind a roof that matches the existing roof form, and reuse or replace in-kind some cladding materials. The extent of the character-defining features to be retained or replaced in-kind, will depend upon additional condition assessments of the building, public safety concerns, ADA accessibility, seismic requirements, visibility and sight lines in relation to park design, and RPD programming needs and project goals. All three buildings are significant features of the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape.

As outlined above, the project would retain the storage yard as an open area; retain significant circulation paths; and rehabilitate the noncontaminated portions of the west marine way tracks, specifically the metal tracks. The water fence posts would be removed and replaced in kind, if feasible, with nontoxic substitutes.<sup>6</sup> The original circulation paths and the site's topography would be altered with new surface materials, stepped grading and general site grading, and plantings for use in a new park. However, the character-defining circulation pathways would be maintained and distinguished from the new circulation paths and the general slope of the landscape

<sup>6</sup> The existing piles that comprised the water fence were previously treated with creosote, a toxic substance. The San Francisco Bay Conservation and Development Commission requires that these creosote-treated piles be removed when such piles are connected to proposed projects. Because of both regulatory and engineering constraints, replacement of the piles may not be possible.

would be maintained. The project might entail driving piles into the archeological remains of the Hunters Point Ship Graveyard (discussed below) to support the proposed park features.

The alteration or removal of character-defining features and the introduction of new buildings, structures, pathways, and plantings would affect the site's integrity of setting. For the proposed project or variant, a total of 2,750 gross square feet (gsf) of park-serving commercial uses (concessions in the Shipwright's Cottage and the adjacent new Overlook Building) would be built on the 900 Innes property and would range up to 20.5 feet in height. A total of approximately 5,000 gsf of institutional uses (the welcome center and public exhibition space) would be created in the existing two-story Shipwright's Cottage, the "maker space"/shop to be created on the footprint and have the same dimensions of the former non-character-defining paint shop and compressor house, and the maintenance building created in the location of the former non-character-defining storage building.

To facilitate the new building construction, the 900 Innes property would include an improved roadway on the Griffith Street ROW, which would intersect Innes Avenue and connect to the new Hudson Avenue roadwork proposed for the 700 Innes development. The Griffith Street/Innes Avenue intersection would remain in its current location; however, Griffith Street between Innes Avenue and Hudson Avenue would be reoriented southeastward to connect to New Hudson Avenue north of the 900 Innes/700 Innes bicycle path, altering the original alignment of the contributing element.

The proposed pedestrian path located in the historic Griffith Street alignment would be wider than, and use a different material treatment than, the two new pedestrian pathways northwest of the Griffith Street/Innes Avenue intersection that would connect Innes Avenue to the park interior. The Outlook Building and Griffith Street construction and the new circulation pattern would diminish the historical setting, design, feeling, and association of the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape as a historical industrial site.

These alterations would change the appearance of the site from an industrial boatyard to a contemporary recreational park, but would maintain many character-defining features of the landscape. Efforts would be undertaken to reference the site's historical function as a boatbuilding and boat-repair yard in the design of the park. Nonetheless, this impact would be significant.

As the proposed project and the variant include the potential replacement or removal of the Boatyard Office building and Tool Shed and Water Tank building, the proposed project and variant, depending on final project design, have the potential to irrevocably diminish the India Basin Scow Schooner Boatyard as a vernacular cultural landscape. In addition, other project elements could negatively affect the integrity of setting, design, materials, workmanship, feeling, and association to such a degree that, if the final design includes the replacement or removal of the Boatyard Office building and/or Tool Shed and Water Tank building, the India Basin Scow Schooner Boatyard would no longer remain eligible for listing in the CRHR. This impact would be significant. The proposed project or variant would implement Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, M-CR-1d, and M-CR-1e to lessen the severity of the impact on the India Basin Scow Schooner Boatyard, but not necessarily to the degree that the resource would remain eligible for listing in the CRHR. Thus, the impact of the proposed project or variant on the built environment at the India Basin Scow Schooner Boatyard (at the 900 Innes property) would be significant and unavoidable with mitigation.



### **Indirect Effects of Project Site Development**

The proposed project or variant would also involve constructing stepped two-story (20- to 25-foot tall) to three-story (31- to 35-foot-tall) buildings adjacent to Griffith Street, immediately opposite the eastern edge of the India Basin Scow Schooner Boatyard. Building heights at the west end of the 700 Innes property would transition to four to seven stories. Near the intersection of New Hudson Avenue and Arellous Walker Drive, located within one block of the east boundary of the boatyard, 13- and 14-story buildings are proposed. These buildings would be identifiable as new construction.

The new buildings adjacent to the east boundary of the India Basin Scow Schooner Boatyard, with taller buildings located within a one-block distance to the east, would not be compatible with the massing, size, and scale of the historical buildings or other contributing features belonging to the site's cultural landscape. During its period of significance (1875–1936), the India Basin Scow Schooner Boatyard existed in a remote district of San Francisco that was characterized by one- and two-story residences and industrial buildings alongside the shore of India Basin. The area has experienced gradual change since the early 20th century, but much of the development there has been generally compatible with the historical construction pattern—that is, one- and two-story residences and commercial buildings facing onto Innes Avenue. The site's integrity of setting depends most heavily on its relationships with India Basin and the Bay, Innes Avenue, and the Hunters Point Ridge (San Francisco, 2017b). The proposed nearby development on the 700 Innes Avenue property would not alter these relationships, which continue to allow the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape to convey its historical function and significance.

The 900 Innes property would be developed as a waterfront park that would provide a connection between the India Basin Shoreline Park and India Basin Open Space properties. This park also would provide connections for the Blue Greenway/San Francisco Bay Trail (Bay Trail), the Class 1 bikeway, and pedestrian and bicycle access to the shoreline. Other potential project elements for this property include shoreline plantings, seating and picnic tables, replacement piers, fishing areas, plazas, event areas, tidal marshes, concession facilities, drinking fountains, restrooms, passive recreational areas for picnicking, shade structures, bicycle parking, wayfinding signage, and historical and educational displays. All of these new elements would contribute to the area's appearance as a contemporary recreational park rather than a historical industrial site.

The India Basin Scow Schooner Boatyard is located between the current India Basin Shoreline Park and India Basin Open Space properties. Both the proposed project and the variant would retain each of these two properties as park space. Those portions of these properties that would be adjacent to and/or visible from the India Basin Scow Schooner Boatyard would not feature new construction out of scale with the site's historical environment. Shoreline areas would be open in character and planted with marsh vegetation, and thus, would generally support the historical setting of the site. Therefore, the proposed changes at the India Basin Shoreline Park and India Basin Open Space properties would not negatively affect the setting of the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape (see Figure 3.4-12).



Source: GGN, 2016

**Figure 3.4-12: Design Features of the India Basin Shoreline Park and 900 Innes Properties**

**Overall Impact on the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape**

When taken in total, the elements of the proposed project or the variant, depending on final design, may irrevocably diminish the India Basin Scow Schooner Boatyard as a vernacular cultural landscape. Proposed elements could negatively affect the integrity of setting, design, materials, workmanship, feeling, and association to such a degree that the India Basin Scow Schooner Boatyard would no longer remain eligible for listing in the CRHR. This impact would be significant. The proposed project or variant would implement Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, M-CR-1d, and M-CR-1e to lessen the severity of the impact on the India Basin Scow Schooner Boatyard, but not necessarily to the degree that the resource would remain eligible for listing in the CRHR. Thus, the impact of the proposed project or variant on the built environment at the India Basin Scow Schooner Boatyard (at the 900 Innes property) would be *significant and unavoidable with mitigation*.

***702 Earl Street (at the 700 Innes Property)***

As with the Shipwright's Cottage and the India Basin Scow Schooner Boatyard, the potential exists for the proposed project or variant to result in both direct and indirect effects on 702 Earl Street at the 700 Innes property. Direct and indirect effects are described separately below, followed by the overall impact conclusion for this historic resource.

**Direct Effects of Structure Relocation and Rehabilitation**

Either the proposed project or the variant would retain 702 Earl Street on the 700 Innes property; however, the CRHR-eligible building would be relocated to the northern portion of the property (Figure 3.4-13). The proposed relocation and rehabilitation would have the potential to affect the building's eligibility for listing in the CRHR (San Francisco, 2017b).

By implementing the mitigation measures (M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1e, presented at the end of the impact discussion under "Overall Impact Conclusion"), the project sponsors would adhere to a historic preservation plan, a relocation plan, documentation, and an interpretation plan that would ensure character-defining features of the building are protected, accurately recorded, and interpreted, thereby reducing potential impacts on this CRHR-eligible resource that would have occurred with the proposed relocation and alteration of the building.

Relocating the building would compromise its integrity of location. However, eligibility for listing in the CRHR does not necessarily depend on a resource remaining in its original location. According to CRHR Special Considerations 1 (Moved buildings, structures or objects) (OHP, 2011):

...it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource.

The building at 702 Earl Street derives its historical significance from its architectural significance. The character-defining features of 702 Earl Street are the generally square plan with robust even massing, gabled roof form with



central monitor, wood shiplap siding, timber framing system, pattern of horizontally oriented windows, third-story porch at the primary façade, and primary façade facing the water.



Sources: Google Earth 2017; SOM, 2017; compiled by AECOM in 2017

**Figure 3.4-13: Existing and Proposed Locations of the 702 Earl Street Building within the 700 Innes Property**

The building, in its present location, continues to convey its overall character as a significant vernacular industrial building in the India Basin neighborhood. However, the setting of 702 Earl Street was previously found to lack historical integrity as a result of the large-scale infilling of India Basin's south end during the 1960s. That infilling geographically separated the building from the shoreline, an integral and functional component of the building's setting when it was constructed. Likewise, the fenced boatyard that originally surrounded the building immediately to the east no longer remains.

Proposed alterations to the 702 Earl Street building for the rehabilitation include a new foundation and walls in the new site, construction of an attached elevator tower, first-story loading dock, second-story deck, third-story walkway, and insertion of new openings into the building. The new windows would match the orientation, configuration, and spacing of the existing windows to be compatible with the historic character of the building. New door openings on the northwest façade would align with existing bays that reinforce the historic fenestration pattern. The new foundation and ground level would introduce new portions of the building, that when considered with the new loading dock, deck, walkway, and attached elevator tower at the southwest façade, would have a visual impact on the building that would detract from its historic character.

As a result of the proposed alterations, the following character-defining features of the exterior of 702 Earl Street would be retained:

- the generally square plan with robust, even massing;
- gabled roof form with central monitor;
- wood shiplap siding;
- timber framing system;
- pattern of horizontally oriented windows;
- third-story porch at the primary façade, and
- the primary façade facing the Bay.

#### **Indirect Effects of Project Site Development**

Either the proposed project or the variant would result in additional changes to the setting around 702 Earl Street. New four- to six-story residential buildings would be constructed adjacent to the proposed new location of the 702 Earl Street building. The four-story buildings located west-southwest of 702 Earl Street would be 41–45 feet tall; the six-story building southwest of 702 Earl Street would be 71–75 feet tall; and a four-story building south of 702 Earl Street would be 46–50 feet tall. All of these buildings would be taller than the three-story 702 Earl Street building.

The project's conceptual land use plan for the 700 Innes property is characterized by buildings ranging in height from one to 14 stories (20–150 feet tall), with buildings concentrated along Innes Avenue, Arelious Walker Drive, Hudson Avenue, New Hudson Avenue, and Earl Street. Up to 245,300 gsf of commercial, retail, or flex space would be developed at ground-floor locations under the proposed project; the variant would develop up to 1 million gsf. The variant would have 740 fewer units than the proposed project, but the layout of residential development would generally be similar. Residential buildings would be located primarily north of New Hudson Avenue, with a small number of units west of New Griffith Street. Residential uses would be constructed above



the commercial uses. Buildings would range from one to 14 stories (20–150 feet tall). A 50,000-gsf school would be constructed on the 700 Innes property under either the proposed project or the variant. These buildings would be identifiable as new construction.

The four- and six-story buildings in the immediate vicinity of the 702 Earl Street building would not be strictly compatible with the massing, size, and scale of the building or other elements that existed within its historical setting. Therefore, despite the building's restored relationship with the waterfront, 702 Earl Street's integrity of setting and design (massing) would be reduced by the adjacent new construction.

Both the proposed project and the variant propose an approximately 5.63-acre, publicly accessible open space area, the "Big Green," for the 700 Innes property adjacent to the India Basin Open Space property. The project would provide paved pedestrian and bicycle pathways to the India Basin Open Space that would traverse the north side of the relocated 702 Earl Street building. The Big Green would retain a natural character and could include grasslands, stormwater bioretention ponds, swales, planters, a wet meadow, and groves of trees. It would also include some children's play areas, a fitness loop, and some small gathering spaces. Paved walking paths throughout the Big Green would provide shoreline access for pedestrians. The project elements of pedestrian/bike pathways and green space would be low-lying elements with a smaller scale than the newly constructed buildings, and would have less of a visual impact on the setting of 702 Earl Street.

#### **Overall Impact on 702 Earl Street**

Relocating and rehabilitating the 702 Earl Street building along with implementation of the identified mitigation measures (M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1e presented below under "Overall Impact Conclusion") would not materially impair the building's significance to the extent that it would no longer be eligible for listing in the CRHR. Relocating 702 Earl Street would not substantially affect the building's integrity of setting, for two reasons: the building would remain in the same general location as its historical context and the relocation would largely restore the spatial relationship of the original building's location along the shoreline before the infill of the 1960s.

Both the proposed project and the variant could affect select character-defining features. Thus, they have the potential to affect the ability of the 702 Earl Street building to convey its historical significance and to lessen its integrity of setting, materials, and feeling. Implementation of Mitigation Measures M-CR-1a, M-CR-1b, and M-CR-1c, listed under "Overall Impact Conclusion" below, would lessen impacts of the proposed project or variant on 702 Earl Street to such a degree that the resource would remain eligible for listing in the CRHR. Thus, the overall impact on 702 Earl Street would be *less than significant with mitigation*.

#### **Overall Impact Conclusion**

Construction of the proposed project or variant could cause a substantial adverse change in the significance of a historical resource (as defined in Section 15064.5) in the study area. Therefore, the overall impact of the proposed project or variant on the built environment, depending on final design, is significant. Both the proposed project and variant could affect select character-defining features. Thus, there would be a significant impact related to the ability of the Shipwright's Cottage, India Basin Scow Schooner Boatyard, and 702 Earl Street building to convey their historical significance. Implementation of Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, M-CR-1d, and M-CR-1e below would lessen impacts of the proposed project or variant on these resources' integrity, design,

materials, and feeling. In addition, construction vibration impacts on adjacent historic buildings are discussed in Section 3.6, “Noise” and would be less-than-significant with mitigation with implementation of M-NO-6 (Implement Vibration Mitigation Measure for Pile Driving).

In this document, upper-case letters following improvement and mitigation measure numbers are used to indicate situations where the measure is applicable solely to the proposed project, identified with a “P,” or the variant, identified with a “V.” In cases where no letter is indicated, the measure is applicable to both the proposed project and the variant.

**Mitigation Measure M-CR-1a: Prepare and Implement Historic Preservation Plans and Ensure that Rehabilitation Plans Meet Performance Criteria**

*The project sponsors shall retain a professional who meets the Secretary of the Interior’s Professional Qualifications Standards for Architectural History and is on the Planning Department’s qualified consultant list. This professional shall prepare, and the project sponsors shall implement, a historic preservation plan (HPP) for each of the three historical resources identified on the project site. Each HPP shall consider the historic resource evaluation reports prepared for this project.*

*The HPPs shall incorporate rehabilitation recommendations for protecting character-defining features of the historical resources to be retained and shall include the following elements:*

- **Historic Preservation Protective Measures.** *Each HPP shall be prepared and implemented to aid in preserving those portions of the historical resource that would be retained and/or rehabilitated as part of the project. The HPP shall establish measures to protect the character-defining features from construction equipment that may inadvertently come in contact with the resource. If deemed necessary upon further assessment of the resource’s condition, the plan shall include the preliminary stabilization before construction to prevent further deterioration or damage. Specifically, the protection measures shall incorporate construction specifications for the proposed project that require the construction contractor(s) to use all feasible means to avoid damage to historical resources, including but not necessarily limited to the following:*
  - *staging equipment and materials as far as possible from historic buildings to avoid direct impact damage;*
  - *maintaining a buffer zone when possible between heavy equipment and historical resource(s) as identified by the Planning Department;*
  - *appropriately shoring excavation sidewalls to prevent movement of adjacent structures;*
  - *ensuring adequate drainage; and ensuring appropriate security to minimize risks of vandalism and fire.*
- **Relocation Plan for 702 Earl Street.** *The HPP for 702 Earl Street shall include a relocation plan to be reviewed and approved by the Planning Department to ensure that character-defining features of the building will be retained. The relocation plan shall include required qualifications for the building relocation company ensuring that the relocation is undertaken by a company that is experienced in moving historic buildings of a similar size and/or structural system as 702 Earl Street. The relocation plan shall ensure that the building will be moved without disassembly and that the*

*building will be separated from its existing foundation without irreparably damaging the character-defining historic fabric of the building.*

- ***Rehabilitation and Retention Plan for India Basin Scow Schooner Cultural Landscape.*** *The HPP for the cultural landscape shall finalize the designs for the Shipwright's Cottage, and the Tool Shed interpretative structure, if included in the final design. It shall also include a plan for rehabilitation of the Marineway rails.*
- ***New Construction and Maintenance Guidelines for the India Basin Scow Schooner Cultural Landscape.*** *The HPPs for the India Basin Scow Schooner Cultural Landscape shall establish protocols for the ongoing protection of the character-defining features of the cultural landscape and guidelines to evaluate all future development proposals within the cultural landscape. These guidelines shall include the following:*
  - *New construction and site development within or adjacent to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape shall be compatible with the character of the cultural landscape and shall maintain and support the landscape's character-defining features.*
  - *New construction shall draw its form, materials, and color palette from the historic texture and materials of the cultural landscape.*
  - *New construction shall be contextually appropriate in terms of massing, size, scale, and architectural features, not only with the remaining historic buildings, but with one another.*
  - *New construction shall comply with the Secretary of the Interior's Rehabilitation Standard No. 9: "New Addition, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the integrity of the property and its environment."*
  - *A building and structural maintenance plan shall be developed to ensure that the character-defining structures of the cultural landscape are maintained.*
  - *A planting and landscape maintenance plan shall be developed to provide ongoing protection of character-defining landscape features of the cultural landscape that will be rehabilitated and/or protected by the project, such as open areas and circulation routes. The plan shall provide guidelines for landscape design within the cultural landscape that maintains the historic and industrial character of the landscape.*
- ***Salvage.*** *Each HPP for the Shipwright's Cottage and the India Basin Scow Schooner Cultural Landscape shall further investigate and incorporate preservation recommendations regarding the salvage of historic materials for reuse and/or interpretation. The recommendations in the HPPs shall include but not be limited to the following:*
  - *Materials to be salvaged from the interior of the Shipwright's Cottage and recommendations for reusing those materials.*
  - *Materials to be salvaged from both contributing and noncontributing features of the India Basin Scow Schooner Boatyard Vernacular Cultural landscape, and recommendations for either incorporating such materials into the proposed new construction on the India Basin Shoreline Park property or otherwise reusing those materials.*



*For each HPP, the HPP, including any specifications, monitoring schedule, and other supporting documents, shall be incorporated into the site permit application's plan sets. Planning Department Preservation staff shall review and approve the HPP before a site permit, demolition permit, or any other permit is issued by the San Francisco Department of Building Inspection for the rehabilitation of historical resources.*

*The Planning Department shall not issue building permits associated with historical resources until Preservation staff concur that the designs conform to the SOI Standards for Rehabilitation. Should alternative materials be proposed for replacement of historic materials, they shall be in keeping with the size, scale, color, texture, and general appearance, and shall be approved by Planning Department Preservation staff. The performance criteria shall ensure retention of the character-defining features of each historical resource, as identified in the HPP, which in turn shall be developed in accordance with the HRE developed for the project (San Francisco, 2017b).*

*The project sponsors shall ensure that the contractor(s) follows the HPP. Furthermore, in accordance with the HPP's reporting and monitoring requirements, the consultant architectural historian shall conduct regular periodic inspections of the historical resources under rehabilitation during project construction activities to ensure compliance with the HPP and adherence to the SOI Standards for Rehabilitation. The consultant architectural historian shall provide progress reports to the Planning Department throughout the construction period.*

#### **Mitigation Measure M-CR-1b: Document Historical Resources**

*To reduce adverse effects on historical resources, before the start of demolition, rehabilitation, or relocation, the project sponsors shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. This professional shall prepare written and photographic documentation of the three historical resources identified on the project site. The specific scope of the documentation shall be reviewed and approved by the Planning Department but shall include the following elements:*

- **Measured Drawings.** *A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historical resources. Planning Department Preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plan, section, elevation). Planning Department Preservation staff will assist the consultant in determining the appropriate level of measured drawings.*
- **Historic American Buildings/Historic American Landscape Survey–Level Photograph.** *Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography shall be used. The scope of the digital photographs shall be reviewed by Planning Department Preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography. Photograph views for the data set shall include:*
  - *contextual views;*
  - *views of each side of the building and interior views, where possible;*

- *oblique views of the building; and*
- *detail views of character-defining features, including features on the interior.*

*All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historic photographs shall also be collected, reproduced, and included in the data set.*

- **HABS/HALS Historical Report.** *A written historical narrative and report shall be provided in accordance with the HABS Historical Report Guidelines.*

*In addition, video recordation shall be undertaken before demolition or site permits are issued. The project sponsor shall undertake video documentation of the affected historical resource and its setting. The documentation shall be conducted by a professional videographer, one with experience recording architectural resources. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations Part 61). The documentation shall include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historic use, and historic context of the historical resource. Archival copies of the video documentation shall be submitted to the Planning Department, and to repositories including but not limited to the San Francisco Public Library, the Northwest Information Center of the California Historical Information Resource System, and the California Historical Society.*

*Further, a Print-on-Demand softcover book shall be produced that includes the content from the historical report, historical photographs, HABS/HALS photography, measured drawings, and field notes. The Print-on-Demand book shall be made available to the public for distribution.*

*The project sponsor shall transmit such documentation to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, the Planning Department, the San Francisco Maritime National Historic Park, and the Northwest Information Center. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the projects sponsors will conduct outreach to identify other interested groups. All documentation will be reviewed and approved by the Planning Department's Preservation coordinator before any demolition or site permit is granted for the affected historical resource.*

#### **Mitigation Measure M-CR-1c: Develop and Implement an Interpretative Plan**

*The project sponsors shall facilitate the development of an interpretive program focused on the history and environmental setting of each historical resource identified on the project site. This program shall be initially outlined in an interpretive plan subject to review and approval by the Planning Department.*

*The interpretative program shall include but not be limited to the installation of permanent on-site interpretive displays or screens in publicly accessible locations. The plan shall include the proposed format and location of the interpretive content, as well as high-quality graphics and written narratives to be incorporated. Historic photographs, including some of the large-format photographs required by*

*Mitigation Measure M-CR-1b, may be used to illustrate the history. Salvaged materials as required by Mitigation Measure M-CR-1a should also contribute to the interpretative program.*

*The interpretative program should also coordinate with other interpretative displays currently proposed along the Bay, specifically those that focus on shipbuilding at Potrero Point to the north. The interpretative program should also coordinate with maritime or other relevant interpretation programs in San Francisco, such as the San Francisco Maritime National Historic Park and its sailing program that includes the 1891 scow schooner Alma. The interpretative plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or an iPhone application. The primary goal is to educate visitors about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.*

#### **Mitigation Measure M-CR-1d: Retain the Boatyard Office Building**

*If feasible, character-defining features of the Boatyard Office building shall be retained by RPD in order to ensure that the building remains a significant feature of the cultural landscape. This would include retention of a portion of the roof form, wood frame structure, and wood cladding so that the massing of the building is still expressed. For example, this may include retention of an open-frame or partially open-frame roof structure with wide eaves supported by a wood frame structure with a portion of the structure clad in retained or replaced-in-kind wood cladding. If possible, the porthole openings on the southeast and southwest façade shall be retained. The amount of the wood cladding and roof structure to be retained will depend upon additional condition assessments of the building, public safety concerns, seismic requirements, visibility and sight lines in relation to park design, and RPD programming.*

#### **Mitigation Measure M-CR-1e: Vibration Protection Plan**

*Where construction activity involving pile driving and other heavy equipment and vehicles would occur in proximity to any historical resources, the project sponsors shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 150 feet where pile driving would be used and within 35 feet of other heavy equipment operation, shall include the following components:*

- Prior to the start of any ground-disturbing activity, the project sponsors shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of historical resource(s) identified by the San Francisco Planning Department within 150 feet of planned construction to document and photograph the buildings' existing conditions. The qualified consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site in concert with a qualified acoustical/vibration consultant or structural engineer and shall submit monitoring reports to San Francisco Planning Department Preservation staff. The qualified consultant shall submit an existing conditions documentation scope and vibration monitoring plan to San Francisco Planning Department Preservation staff for review and approval.*
- Based on the construction and condition of the resource(s), a structural engineer or other qualified entity shall establish a maximum vibration level that shall not be exceeded at each historical resource, based on existing conditions, character-defining features, soils conditions and anticipated*



*construction practices in use at the time (0.12 inch per second, peak particle velocity [PPV], consistent with Federal Transit Administration guidance).*

- *To ensure that vibration levels do not exceed the established standard, a qualified acoustical/vibration consultant shall monitor vibration levels at each historical resource within 150 feet of planned construction and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques put in practice. (For example, pre-drilled piles could be substituted for driven piles, if soil conditions allow; smaller, lighter equipment could possibly also be used in some cases.) The consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site. Should damage to a historical resource occur as a result of ground-disturbing activity on the site, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.*

Construction of the proposed project or variant could cause a substantial adverse change in the significance of a historical resource (as defined in Section 15064.5) in the study area due to the fact that the retention or replacement-in-kind of character-defining features of the India Basin Scow Schooner Boatyard landscape cannot be established at this time. Therefore, the overall impact of the proposed project or variant on the built environment, depending on final design, is significant. Both the proposed project and variant could affect select character-defining features. Thus, there would be a significant impact related to the ability of the Shipwright's Cottage, India Basin Scow Schooner Boatyard, and 702 Earl Street building to convey their historical significance. Implementation of Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, M-CR-1d, and M-CR-1e would reduce Impact CR-1 but not to such a degree that the resources would still be able to convey the characteristics that justify its eligibility for listing in the CRHR. Thus, the impact of the proposed project or variant on the built environment would be *significant and unavoidable with mitigation*.

**Impact CR-2: Construction under the proposed project or variant would cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5. (*Less than Significant with Mitigation*)**

***India Basin Shoreline Park, 900 Innes, India Basin Open Space, and 700 Innes Properties***

This impact analysis addresses potential impacts on archeological sites within the entire study area (i.e., at all four project site properties) that qualify either as historical resources (resources listed in the CRHR or eligible for listing) or as unique archeological resources (resources that meet the threshold of PRC Section 21083).

As detailed in the archeological technical report prepared for the project and as described above, remnants of two ships, the *Bay City* and *Caroline*, were identified within the India Basin Shoreline Park property in the study area (San Francisco, 2017a). Although the condition of these vessels and their full extent in the study area is unknown, these ships were recorded as contributors to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape because they were brought into India Basin to be scavenged by the local boat builders. Current project plans, however, do not include excavation down to the levels where these vessels are located. In fact, imported fill is proposed for some of the areas where the vessels occur. It is possible that the piles required to support the ramp portion of the proposed Marineway over the remains of the *Caroline* or the viewing platform located over the

**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<b>MITIGATION MEASURES FOR THE INDIA BASIN MIXED-USE PROJECT</b>				
<b>Aesthetics Mitigation Measures</b>				
<p><b>Mitigation Measure M-AE-3: Implement Good Lighting Practices</b></p> <p>The project sponsor of the 700 Innes property shall develop a lighting plan for that property, subject to approval by the Planning Department, to address light spillover during operation of the proposed project or variant. The lighting plan shall include the following measures, which would reduce the impact of new lighting sources at the 700 Innes property:</p> <ul style="list-style-type: none"> <li>Professionally recommended lighting levels for each activity shall be designed by a professional electrical consulting engineer to meet minimum illumination levels while preventing over-lighting and reducing electricity consumption.</li> <li>The location, height, cutoff, and angle of all lighting shall be correctly focused on the project site to avoid directing light at neighboring areas.</li> <li>Shielded fixtures with efficient light bulbs shall be used in uncovered parking areas to prevent any glare and light spillage beyond the property line.</li> </ul>	Project sponsor of 700 Innes property and contractor	Before the issuance of first temporary certificate of occupancy.	Planning Department to approve lighting plan, Department of Building Inspection to monitor contractor compliance.	Considered complete after construction activities for the applicable project sponsor have ended and the Department of Building Inspection has signed off on implementation of the final approved lighting plan.
<b>Cultural Resources Mitigation Measures</b>				
<p><b>Mitigation Measure M-CR-1a: Prepare and Implement Historic Preservation Plans and Ensure that Rehabilitation Plans Meet Performance Criteria</b></p> <p>The project sponsors shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and is on the Planning Department's qualified consultant list. This professional shall prepare, and the project sponsors shall implement, a historic preservation plan (HPP) for each of the three historical resources identified on the project site. Each HPP shall consider the historic resource evaluation reports prepared for this project.</p> <p>The HPPs shall incorporate rehabilitation recommendations for protecting character-defining features of the historical resources to be retained and shall include the following elements:</p> <ul style="list-style-type: none"> <li><b>Historic Preservation Protective Measures.</b> Each HPP shall be prepared and implemented to aid in preserving those portions of the historical resource that would be retained and/or rehabilitated as part of the project. The HPP shall establish measures to protect the character-defining features from construction equipment that may inadvertently come in contact with the resource. If deemed necessary upon further assessment of the resource's condition, the plan shall include the preliminary stabilization before</li> </ul>	Project sponsors/qualified engineer and/or architectural historian consultant at the direction of the ERO.	Prior to issuance of applicable site permits for each identified historical resource, a HPP shall be prepared. Planning Department Preservation staff shall review and approve the HPP.	A professional architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards and is on the Planning Department's qualified consultant list shall provide progress reports on the implementation of the HPP to the Planning Department throughout the construction period. In addition, the project sponsors shall ensure that the contractor(s) follows the HPP.	Considered complete with regard to each applicable historic resource after construction activities implementing approved HPP for the affected historic resources have ended and the final progress report has been submitted and approved by the Planning Department.

**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>construction to prevent further deterioration or damage. Specifically, the protection measures shall incorporate construction specifications for the proposed project that require the construction contractor(s) to use all feasible means to avoid damage to historical resources, including but not necessarily limited to the following:</p> <ul style="list-style-type: none"> <li>– staging equipment and materials as far as possible from historic buildings to avoid direct impact damage;</li> <li>– maintaining a buffer zone when possible between heavy equipment and historical resource(s) as identified by the Planning Department;</li> <li>– appropriately shoring excavation sidewalls to prevent movement of adjacent structures;</li> <li>– ensuring adequate drainage; and ensuring appropriate security to minimize risks of vandalism and fire.</li> </ul> <p>• <b>Relocation Plan for 702 Earl Street.</b> The HPP for 702 Earl Street shall include a relocation plan to be reviewed and approved by the Planning Department to ensure that character-defining features of the building will be retained. The relocation plan shall include required qualifications for the building relocation company ensuring that the relocation is undertaken by a company that is experienced in moving historic buildings of a similar size and/or structural system as 702 Earl Street. The relocation plan shall ensure that the building will be moved without disassembly and that the building will be separated from its existing foundation without irreparably damaging the character-defining historic fabric of the building.</p> <p>• <b>Rehabilitation and Retention Plan for India Basin Scow Schooner Cultural Landscape.</b> The HPP for the cultural landscape shall finalize the designs for the Shipwright's Cottage, and the Tool Shed interpretative structure, if included in the final design. It shall also include a plan for rehabilitation of the Marineway rails.</p> <p>• <b>New Construction and Maintenance Guidelines for the India Basin Scow Schooner Cultural Landscape.</b> The HPPs for the India Basin Scow Schooner Cultural Landscape shall establish protocols for the ongoing protection of the character-defining features of the cultural landscape and guidelines to evaluate all future development proposals within the cultural landscape. These guidelines shall include the following:</p> <ul style="list-style-type: none"> <li>– New construction and site development within or adjacent to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape shall be compatible with the character of the cultural landscape and shall</li> </ul>				



**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>maintain and support the landscape's character-defining features.</p> <ul style="list-style-type: none"> <li>– New construction shall draw its form, materials, and color palette from the historic texture and materials of the cultural landscape.</li> <li>– New construction shall be contextually appropriate in terms of massing, size, scale, and architectural features, not only with the remaining historic buildings, but with one another.</li> <li>– New construction shall comply with the Secretary of the Interior's Rehabilitation Standard No. 9: "New Addition, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the integrity of the property and its environment."</li> <li>– A building and structural maintenance plan shall be developed to ensure that the character-defining structures of the cultural landscape are maintained.</li> <li>– A planting and landscape maintenance plan shall be developed to provide ongoing protection of character-defining landscape features of the cultural landscape that will be rehabilitated and/or protected by the project, such as open areas and circulation routes. The plan shall provide guidelines for landscape design within the cultural landscape that maintains the historic and industrial character of the landscape.</li> </ul> <p>• <b>Salvage.</b> Each HPP for the Shipwright's Cottage and the India Basin Scow Schooner Cultural Landscape shall further investigate and incorporate preservation recommendations regarding the salvage of historic materials for reuse and/or interpretation. The recommendations in the HPPs shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>– Materials to be salvaged from the interior of the Shipwright's Cottage and recommendations for reusing those materials.</li> <li>– Materials to be salvaged from both contributing and noncontributing features of the India Basin Scow Schooner Boatyard Vernacular Cultural landscape, and recommendations for either incorporating such materials into the proposed new construction on the India Basin Shoreline Park property or otherwise reusing those materials.</li> </ul> <p>For each HPP, the HPP, including any specifications, monitoring schedule, and other supporting documents, shall be incorporated into the site permit application's plan sets. Planning Department Preservation staff shall review and approve the HPP before a site permit, demolition permit, or any other permit is issued by the San Francisco Department of Building Inspection for</p>				

**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>the rehabilitation of historical resources.</p> <p>The Planning Department shall not issue building permits associated with historical resources until Preservation staff concur that the designs conform to the SOI Standards for Rehabilitation, except for the Tool Shed interpretive structure and the Boatyard Office Building, if included in the final design. Should alternative materials be proposed for replacement of historic materials, they shall be in keeping with the size, scale, color, texture, and general appearance, and shall be approved by Planning Department Preservation staff. The performance criteria shall ensure retention of the character-defining features of each historical resource, as identified in the HPP, which in turn shall be developed in accordance with the HRE developed for the project (San Francisco, 2017b).</p> <p>The project sponsors shall ensure that the contractor(s) follows the HPP. Furthermore, in accordance with the HPP's reporting and monitoring requirements, the consultant architectural historian shall conduct regular periodic inspections of the historical resources under rehabilitation during project construction activities to ensure compliance with the HPP and adherence to the SOI Standards for Rehabilitation. The consultant architectural historian shall provide progress reports to the Planning Department throughout the construction period.</p>				
<p><b>Mitigation Measure M-CR-1b: Document Historical Resources</b></p> <p>To reduce adverse effects on historical resources, before the start of demolition, rehabilitation, or relocation, the project sponsors shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. This professional shall prepare written and photographic documentation of the three historical resources identified on the project site. The specific scope of the documentation shall be reviewed and approved by the Planning Department but shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <b>Measured Drawings.</b> A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historical resources. Planning Department Preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plan, section, elevation). Planning Department Preservation staff will assist the consultant in determining the appropriate level of measured drawings.</li> <li>• <b>Historic American Buildings/Historic American Landscape Survey--Level Photograph.</b> Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital</li> </ul>	Project sponsors/qualified architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued for each project sponsor.	All documentation will be reviewed and approved by the Planning Department's Preservation coordinator before any demolition or site permit is granted for the affected historical resource.	Considered complete as to each affected historic resource after all documentation has been reviewed and approved by the Planning Department and final written and photographic documentation is submitted to interested parties for the affected historic resource. This will be done before the demolition or site permits are issued for each affected historic resource.

**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>photography shall be used. The scope of the digital photographs shall be reviewed by Planning Department Preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography. Photograph views for the data set shall include:</p> <ul style="list-style-type: none"> <li>– contextual views;</li> <li>– views of each side of the building and interior views, where possible;</li> <li>– oblique views of the building; and</li> <li>– detail views of character-defining features, including features on the interior.</li> </ul> <p>All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historic photographs shall also be collected, reproduced, and included in the data set.</p> <p>• <b>HABS/HALS Historical Report.</b> A written historical narrative and report shall be provided in accordance with the HABS Historical Report Guidelines.</p> <p>In addition, video recordation shall be undertaken before demolition or site permits are issued. The project sponsor shall undertake video documentation of the affected historical resource and its setting. The documentation shall be conducted by a professional videographer, one with experience recording architectural resources. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations Part 61). The documentation shall include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historic use, and historic context of the historical resource. Archival copies of the video documentation shall be submitted to the Planning Department, and to repositories including but not limited to the San Francisco Public Library, the Northwest Information Center of the California Historical Information Resource System, and the California Historical Society.</p> <p>Further, a Print-on-Demand softcover book shall be produced that includes the content from the historical report, historical photographs, HABS/HALS photography, measured drawings, and field notes. The Print-on-Demand book shall be made available to the public for distribution.</p> <p>The project sponsor shall transmit such documentation to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, the</p>				



**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
Planning Department, the San Francisco Maritime National Historic Park, and the Northwest Information Center. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the projects sponsors will conduct outreach to identify other interested groups. All documentation will be reviewed and approved by the Planning Department's Preservation coordinator before any demolition or site permit is granted for the affected historical resource.				
<p><b>Mitigation Measure M-CR-1c: Develop and Implement an Interpretative Plan</b></p> <p>The project sponsors shall facilitate the development of an interpretive program focused on the history and environmental setting of each historical resource identified on the project site. This program shall be initially outlined in an interpretive plan subject to review and approval by the Planning Department.</p> <p>The interpretative program shall include but not be limited to the installation of permanent on-site interpretive displays or screens in publicly accessible locations. The plan shall include the proposed format and location of the interpretive content, as well as high-quality graphics and written narratives to be incorporated. Historical photographs, including some of the large-format photographs required by Mitigation Measure M-CR-1b, may be used to illustrate the history. Salvaged materials as required by Mitigation Measure M-CR-1a should also contribute to the interpretative program.</p> <p>The interpretative program should also coordinate with other interpretative displays currently proposed along the Bay, specifically those that focus on shipbuilding at Potrero Point to the north. The interpretative program should also coordinate with maritime or other relevant interpretation programs in San Francisco, such as the San Francisco Maritime National Historic Park and its sailing program that includes the 1891 scow schooner Alma. The interpretative plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or an iPhone application. The primary goal is to educate visitors about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.</p>	Project sponsors/qualified architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued for each project sponsor.	Interpretive plan shall be subject to review and approval by the Planning Department.	Considered complete after the interpretive program has been installed and approved by the Planning Department.

**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p><b>Mitigation Measure M-CR-1d: Retain the Boatyard Office Building</b></p> <p>If feasible, character-defining features of the Boatyard Office building shall be retained by RPD in order to ensure that the building remains a significant feature of the cultural landscape. This would include retention of a portion of the roof form, wood frame structure, and wood cladding so that the massing of the building is still expressed. For example, this may include retention of an open-frame or partially open-frame roof structure with wide eaves supported by a wood frame structure with a portion of the structure clad in retained or replaced-in-kind wood cladding. If possible, the porthole openings on the southeast and southwest façade shall be retained. The amount of the wood cladding and roof structure to be retained will depend upon additional condition assessments of the building, public safety concerns, seismic requirements, visibility and sight lines in relation to park design, and RPD programming.</p>	Project sponsor for the 900 Innes property/qualified structural engineer and/or architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued.	Planning Department to monitor RPD and project contractor compliance.	Considered complete after construction activities have ended.
<p><b>Mitigation Measure M-CR-1e: Vibration Protection Plan</b></p> <p>Where construction activity involving pile driving and other heavy equipment and vehicles would occur in proximity to any historical resources, the project sponsors shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 150 feet where pile driving would be used and within 35 feet of other heavy equipment operation, shall include the following components:</p> <p>Prior to the start of any ground-disturbing activity, the project sponsors shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of historical resource(s) identified by the San Francisco Planning Department within 150 feet of planned construction to document and photograph the buildings' existing conditions. The qualified consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site in concert with a qualified acoustical/vibration consultant or structural engineer and shall submit monitoring reports to San Francisco Planning Department Preservation staff. The qualified consultant shall submit an existing conditions documentation scope and vibration monitoring plan to San Francisco Planning Department Preservation staff for review and approval.</p> <p>Based on the construction and condition of the resource(s), a structural engineer or other qualified entity shall establish a maximum vibration level that shall not be exceeded at each historical resource, based on existing</p>	Project sponsors/qualified acoustical/vibration consultant at the direction of the Planning Department Preservation staff.	Before demolition or site permits are issued and during construction.	The qualified consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site in concert with a qualified acoustical/vibration consultant or structural engineer and shall submit monitoring reports to San Francisco Planning Department Preservation staff.	Considered complete as to each project sponsor after construction activities for the applicable Project Sponsor have ended and the final monitoring report has been submitted.

**Table 1: Mitigation Monitoring and Reporting Program**

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<p>conditions, character-defining features, soils conditions and anticipated construction practices in use at the time (0.12 inch per second, peak particle velocity [PPV], consistent with Federal Transit Administration guidance).</p> <p>To ensure that vibration levels do not exceed the established standard, a qualified acoustical/vibration consultant shall monitor vibration levels at each historical resource within 150 feet of planned construction and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques put in practice. (For example, pre-drilled piles could be substituted for driven piles, if soil conditions allow; smaller, lighter equipment could possibly also be used in some cases.) The consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site. Should damage to a historical resource occur as a result of ground-disturbing activity on the site, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.</p>				
<p><b>Mitigation Measure M-CR-2a: Undertake an Archeological Testing Program</b></p> <p>Based on the results of the archeological investigation completed for the proposed project and variant, the remains of two ships, the <i>Bay City</i> and the <i>Caroline</i>, occur within the study area. Both sets of remains are contributing elements to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape. The proposed Marineway would cross over the identified remains of the <i>Caroline</i>, and the viewing platform would be placed over the remains of the <i>Bay City</i>. The foundation system of the Marineway and viewing platform have not been fully developed, but the potential exists for piles required for the structure to be driven through the buried vessels. There is also a reasonable presumption that additional archeological resources beyond the remains of the <i>Bay City</i> and <i>Caroline</i> may be present in the study area. Such currently undiscovered resources could include other ship hulks associated with the Hunters Point Ship Graveyard (which in turn would be contributing elements to the vernacular cultural landscape) and both prehistoric and historic-period archeological sites. As such, the following measures shall be undertaken to avoid any significant adverse effect from the proposed project or variant on buried archeological resources.</p> <p>The project sponsors shall retain the services of an archeological consultant from</p>	Project sponsors/qualified archeological consultant at the direction of the ERO.	Prior to the issuance of site permits and initiation of construction, during construction, and after the conclusion of all construction activities.	The ERO to review and approve an archeological testing plan and a final archeological resources report.	<p>The ERO to review and approve an archeological testing plan for the applicable project site before the start of construction. Depending on the findings of the archeological testing program, intermittent reports may be submitted by the qualified archeological consultant for each phase of construction within the applicable project site.</p> <p>The final archeological resources report will be submitted after the conclusion of all construction activities.</p>

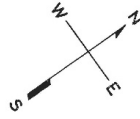


# Parcel Map

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

## LOTS MERGED

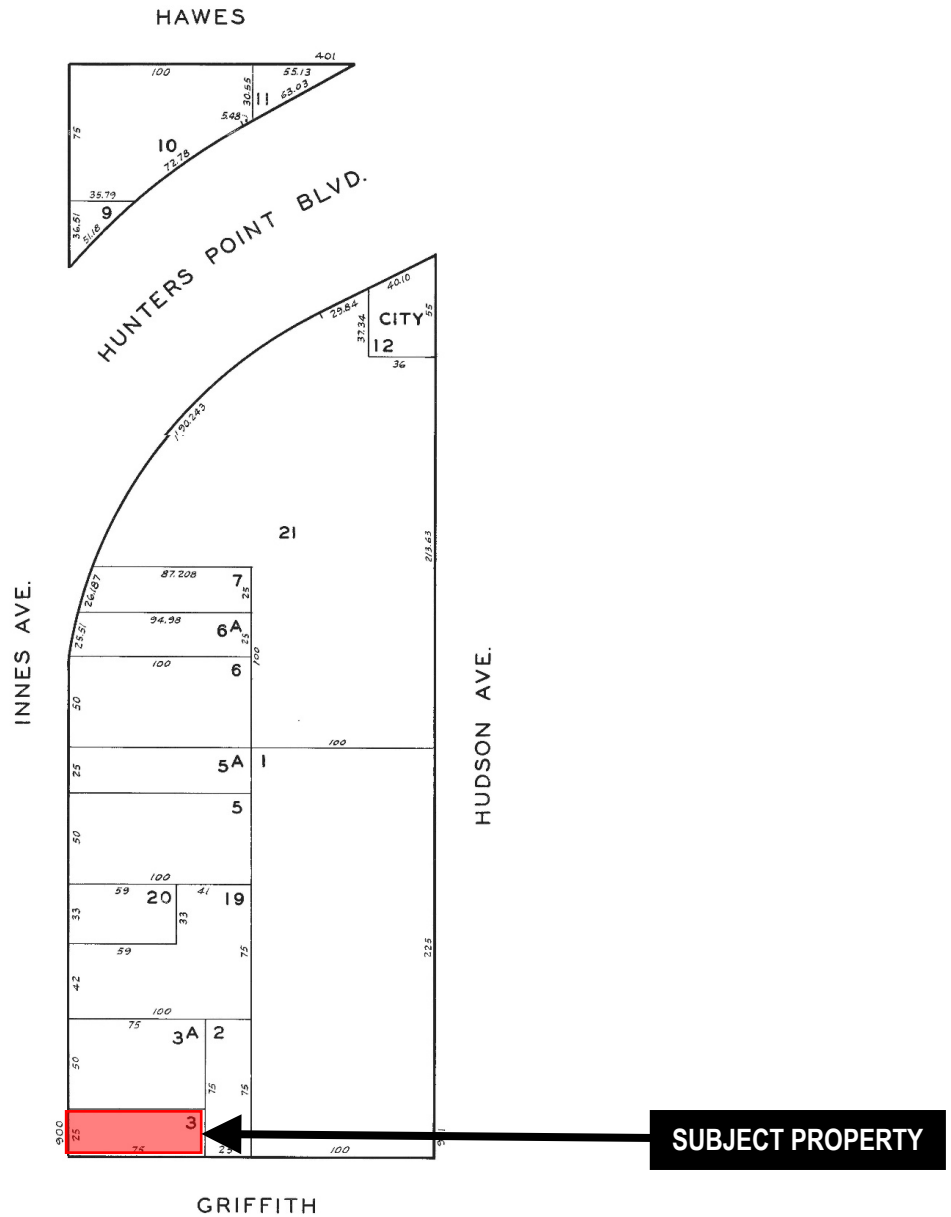
LOT 8A INTO LOT -1945  
LOT 11A " STREET -1946  
LOT 14A OMITTED -1951



**4646**

SO. S.F. HD. & R.R. ASSN. BLK. 160

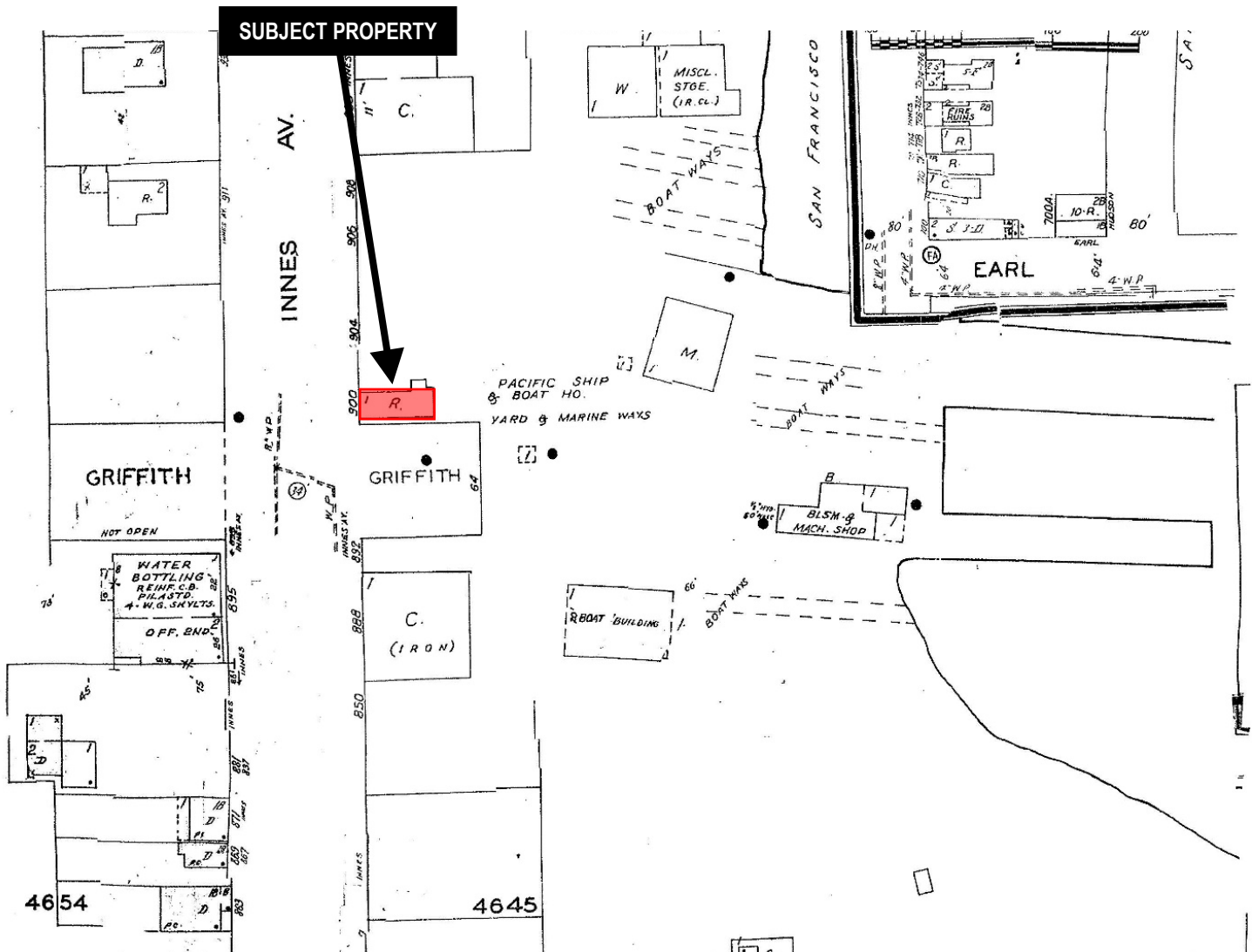
REVISED '59  
REVISED '61  
REVISED '65



SAN FRANCISCO  
PLANNING DEPARTMENT

Certificate of Appropriateness Hearing  
Case Number 2020-009076COA  
The Shipwright's Cottage  
900 Innes Avenue

# Sanborn Map\*



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



# Aerial Photo – View 1

## Aerial



07/07/2020

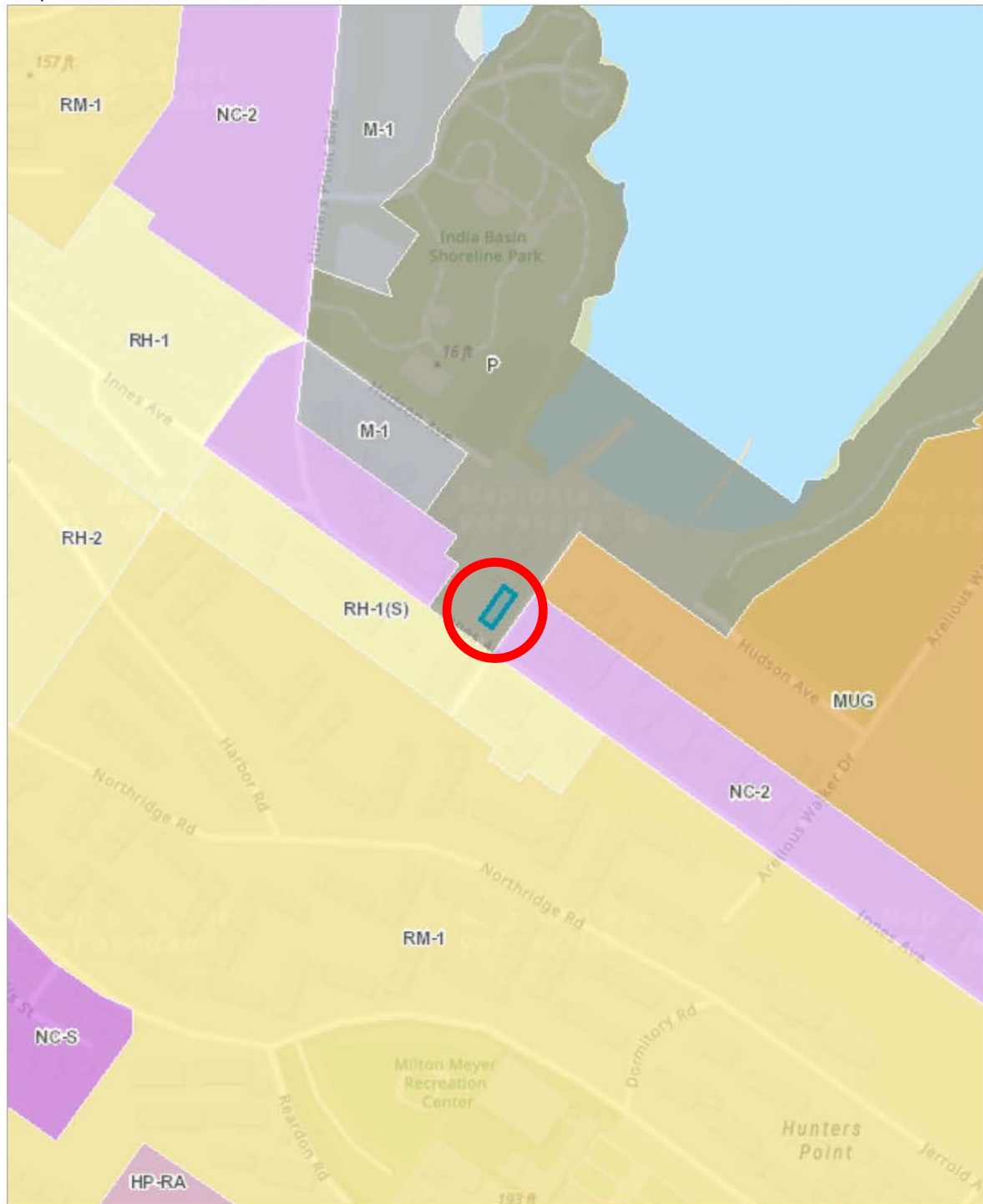
**SUBJECT PROPERTY**





# Zoning Map

Map for: 900 INNES AVE



Certificate of Appropriateness Hearing  
Case Number 2020-009076COA  
The Shipwright's Cottage  
900 Innes Avenue

# Site Photo



Existing primary (southeast) facade, viewed facing northwest. Photograph by Stephen Schafer, 2020.

Certificate of Appropriateness Hearing  
Case Number 2020-009076COA  
The Shipwright's Cottage  
900 Innes Avenue



London N. Breed, Mayor  
Philip A. Ginsburg, General Manager

**Date:** July 6, 2021

**To:** Historic Preservation Commission

**From:** Charlene Angsoco, Project Manager, Recreation and Park Department  
Stacy Bradley, Deputy Director of Planning, Recreation and Park Department

**Subject:** India Basin Parks Project and Shipwright's Cottage Rehabilitation

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## MEMORANDUM

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### **Background**

In 2014, the Recreation and Park Department (RPD) acquired the 900 Innes Avenue boatyard property and the landmarked Shipwright's Cottage (No. 250), located along the India Basin waterfront, in the Bayview-Hunters Point neighborhood. The properties at 900 Innes are contiguous to two RPD properties: India Basin Shoreline Park and India Basin Open Space.

RPD endeavors to build a park at India Basin that is both spectacular and crucial to the health of San Francisco's southeast communities, which have been historically underserved. The park development at 900 Innes will transform a post-industrial Brownfield into a public, waterfront park with an emphasis social equity, waterfront recreation, resiliency to sea level rise, and wetland and habitat restoration. The proposed plan combines the existing India Basin Shoreline Park and 900 Innes Boatyard into one 10-acre waterfront park that closes a critical gap in the San Francisco Bay Trail and helps fulfill the promise of the Blue-Greenway, a portion of the Trail that will provide pedestrian and bicycle connections from the Embarcadero all the way to Candlestick Point.

### **Community Engagement and Equitable Development Plan**

In 2015, building on earlier work by community organizers, the late Mayor Edwin Lee, former Supervisor Malia Cohen, and RPD General Manager Philip Ginsburg asked key regional and Bayview-Hunters Point community stakeholders and property owners along the shoreline to participate in the India Basin Waterfront Task Force. Various shoreline properties were in varying stages of planning, design, or development and a coordinated effort was needed to guide the future development of this extraordinary network of future and renovated shoreline parks to ensure that all seven properties met the needs and programming priorities of the community, operated cohesively as in integrated parks system, and provided a seamless experience with uniform signage and well-conceived trail connections.

This effort resulted in the India Basin Waterfront Study, the synthesis of a multi-pronged outreach and engagement process by various property owners along the shoreline. The process informed recreational needs, programming priorities, design principles, and documented community assets and resources. Subsequently, SFRPD and its project partners held a design competition for the development of a concept design for the 900 Innes Boatyard and India Basin Shoreline Park, taking into account these inputs as well as conducting further engagement. A jury comprised of community members and industry professionals chose the firm Gustafson Guthrie Nichol (GGN) for a concept design that prioritized the existing form and character of the boatyard, and the connections to the existing residential communities up the hill. The early engagement efforts and those undertaken during design development



informed the conceptual design across multiple properties, which was ultimately reviewed under the California Environmental Quality Act (CEQA) through an EIR (Case #2014-002541ENV). The EIR was certified by the SF Planning Commission on July 26, 2018 and upheld by the San Francisco Board of Supervisors on November 1, 2018.

By 2019, the Department held or participated in over 50 meetings and events to collect input to inform the programming, look and feel, design and activities at the park. In concert with the schematic design process, SFRPD with the support of the A. Philip Randolph Institute (APRI) also kicked off the India Basin Equitable Development Planning process. The Equitable Development Plan (EDP) seeks to ensure that India Basin, as a large capital investment, was not a cause for “Green Displacement”. Around the country, projects which seek to utilize former industrial sites and transform neglected waterfront spaces are witnessing the tremendous positive impacts of these renewed civic spaces through the building of social capital. However, park advocates are also learning from and analyzing the unintended consequences some of these investments can have. Such changes can lead to economic, cultural, and physical displacement.

SFRPD continues to strengthen its relationship with its sister-agencies and non-profit organizations across the country to garner ideas that will inform the work at India Basin and will guide the development and implementation of the EDP. This includes strategies around workforce and business development, construction and operations training, housing stabilization, and arts, culture and identity retention. Projects such as the 11th Street Bridge Park in Washington, D.C. have demonstrated the need for community conversations and solutions around potential displacement and strategies that serve as a bulwark against displacement. To this end, project partners led by APRI San Francisco formed an EDP Leadership Committee, a working group of over 20 community members of various organizations and non-profits to facilitate a community-drafted plan and roadmap, which sets forth a series of commitments that are interwoven into the planning, construction, programming, and operations of the park to advance placemaking and stability.

The Leadership Committee has expressed and reaffirmed that BVHP residents are fiercely passionate about retaining their culture, identity, and sense of pride within their neighborhood. Nearly two dozen specific equitable development planning meetings have been held, and the India Basin EDP Leadership Committee has helped establish a critical link with the community, and to help the community build capacity through this effort. These meetings and conversations will continue throughout the implementation of the equitable development plan.

### **Shipwright’s Cottage and 900 Innes Boatyard Programming**

Just as the historic boatyard previously was an anchor for the economic and social stability of European migrants, so too are the future parks at India Basin serving as an anchor for placemaking, economic stability, and cultural representation of the Bayview-Hunters Point community. The Department will continue to work with the Bayview Hunters Point community to ensure the programming at 900 Innes Boatyard is reflective of the priorities and needs heard through the Waterfront Study and Equitable Development Planning process.

The Shipwright’s Cottage has been in disuse for over a decade and has suffered from lack of maintenance and has fallen into disrepair. It will be rehabilitated to serve a new public use—a park welcome center, gallery, and may also offer historic or park related retail uses at the street level, along with a multi-purpose community space for meetings, learning and classes at the lower boatyard level. The exterior character-defining features will be restored. The treatment will consist of new wood windows, trim, and bargeboard to replace missing historic features. Exterior doors meeting accessibility requirements will be inserted into non-historic areas. The interior will be rehabilitated to serve the new, compatible use and will feature historic interpretation and function as a resource to inform the community about the larger India Basin parks and programs.

### **Funding Partners**

Funding for this project has been made available through the support of many State and Federal agencies, including funding from the State Coastal Conservancy, U.S. Environmental Protection Agency, SF Bay Restoration Authority, California State Parks (Proposition 68), and the State of California for the development of concept plans/designs, abatement of hazardous materials, and funding for the park development at large. To date, \$45 million of Regional, State and Federal funding has been received to support the remediation and renovation efforts at India Basin including the abatement and restoration of the Shipwright's Cottage. In addition, private philanthropy has generated \$25 million and voters approved a Health and Recovery General Obligation Bond in 2020, which provides another \$29 million to the project.

We ask for your support to enable us to move forward with this important project, that will restore an asset and preserve it for the benefit of current and future generations of park patrons. Our goal is to integrate the Landmark building into a recreational site that provides benefits to the local community, increases equity and access to recreational resources, while maintaining its historic character pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

As the plans for the Cottage are finalized, the Department looks forward to working with the San Francisco Planning Department to develop the site and building interpretive program, a part of the project's mitigation measures. SFRPD looks forward to working with the community to appropriately program the space, and to being one step closer to breathing new life into this facility.

We thank you for your time in reviewing this application and your efforts.





AUGUST, 2021

Historic Preservation Commission – Shipwright's Cottage Landmark #250 COA



# INDIA BASIN WATERFRONT PARKS

RENOVATION PROJECT



# PRIORITIES FOR PARK DEVELOPMENT

---

- ✓ Create inspiring and amenity-rich waterfront parks that build community capacity and are reflective of the Bayview community
- ✓ Address decades of environmental contamination from boat building and repair activities
- ✓ Create a resilient, healthy and adaptive shoreline and community
- ✓ Prevent further displacement of the Black community living and working in Bayview-Hunters Point neighborhood



**BUILD:**



2014

## PROPERTY ACQUISITION



### Connecting Community to the Waterfront & Saving a City Landmark

- Acquisition was driven by a community-led grassroots effort and connects two parks leading to 1.7 miles of contiguous accessible waterfront



## IDENTIFIED PROGRAMMING PRIORITIES

2014

PROPERTY ACQUISITION

2014-2015

INDIA BASIN  
WATERFRONT STUDY &  
NEEDS ASSESSMENT



Art & Culture  
Spaces



Kayak & Water-  
Oriented Uses



Habitat Restoration



Playgrounds



Sports, Fitness &  
Play Areas



BBQ & Picnic Areas



Community  
Spaces &  
Outdoor  
Classrooms



Food Serving Retail



Shoreline Access  
and Resiliency  
Measures



2014

PROPERTY ACQUISITION

2014-2015

WATERFRONT STUDY &  
NEEDS ASSESSMENT

2015-2016

ENGAGEMENT AND  
CONCEPT DESIGN  
COMPETITION





2014

## PROPERTY ACQUISITION

2014-2015

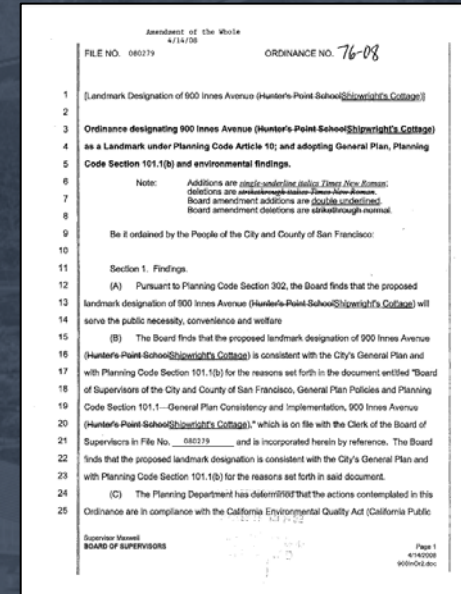
## WATERFRONT STUDY & NEEDS ASSESSMENT

2015-2016

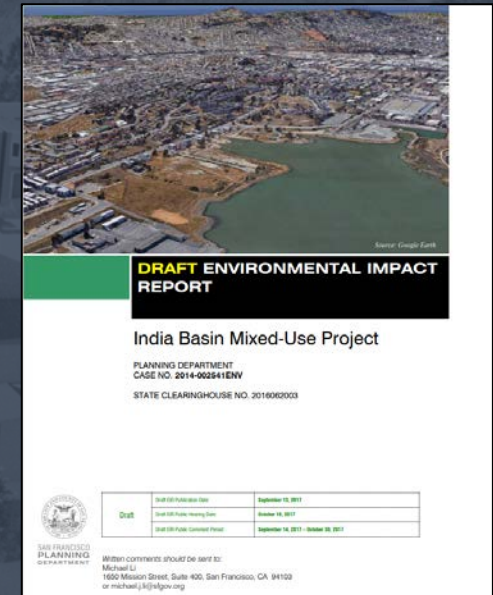
## ENGAGEMENT AND CONCEPT DESIGN COMPETITION

2017-2018

## CONCEPT DESIGN, EIR CERTIFICATION & GRANT APPLICATIONS/FUNDING



SF Landmark #250  
(2008)



EIR – 2017 to 2018  
and HRER



## Environmental Analysis

- EIR with detailed HRER identifying the India Basin Scow Schooner Boatyard Cultural Landscape District and a robust mitigation program.



2014

PROPERTY ACQUISITION

2014-2015

WATERFRONT STUDY &  
NEEDS ASSESSMENT

2015-2016

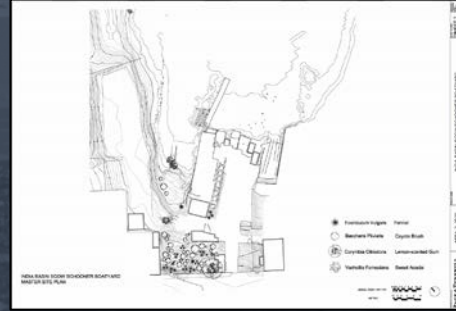
ENGAGEMENT AND  
CONCEPT DESIGN  
COMPETITION

2017-2018

CONCEPT DESIGN, EIR  
CERTIFICATION, & GRANT  
APPLICATIONS/FUNDING

2019-2021

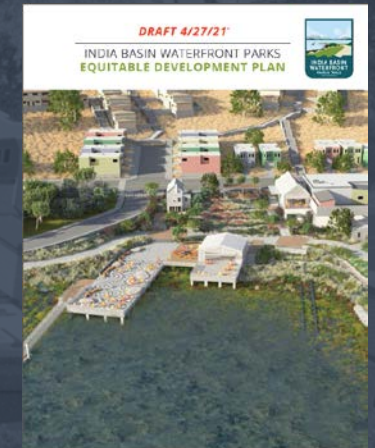
DETAILED DESIGN,  
MITIGATION MEASURE  
COMPLIANCE, EQUITABLE  
DEVELOPMENT PLANNING,  
COA



HABS/HALS -  
2020



Historic Preservation  
Plan – 2020



Equitable Development  
Plan - ongoing



**Continued Community Engagement through EDP**



**Mitigation Program includes:**

- HABS/HALS documentation
- Interpretive program
- Historic Preservation Plans to guide the protection and rehabilitation of the Shipwright's Cottage and landscape
- Salvage of significant historic materials
- Archeological Testing Plan & Archeological Monitoring Plan



# Why an EDP is critical to this project's success



Addresses social, economic and environmental issues in a historically underserved neighborhood



Ensures that we are mindful of equitable park investments and are actively working to prevent green displacement



## What is green displacement?

When large parks are built in historically marginalized urban areas, they can contribute to a process involving increases in housing prices and the influx of new, wealthier and often white residents in low-income communities of color

# EDP LEADERSHIP COMMITTEE

## Roles and Responsibilities

- Tasked with facilitating community-drafted plan and roadmap
- Local leaders with experience in economic and community development
- Provide feedback and direction on the Plan, Programming, and the design of the Parks

## Regular Engagement

- Regular meetings since October 2019
- Currently meets monthly





# 900 INNES BOATYARD PARK

- Fill critical gap in San Francisco Bay Trail
- Increase recreational opportunities and create new spaces to gather and play
- Improve shoreline access and resiliency through the rebuild of public piers and docks
- Restore degraded habitat by removing contaminated soil/sediments, improving intertidal habitat conditions
- Build capacity through workforce, jobs, community learning hubs, and rec programming
- Maintain placemaking through arts, history and culture





# SHIPWRIGHT'S COTTAGE (900 INNES)

- Rehabilitate to serve as Welcome Center and gallery, and multi-purpose community space





# SHIPWRIGHT'S COTTAGE (900 INNES)



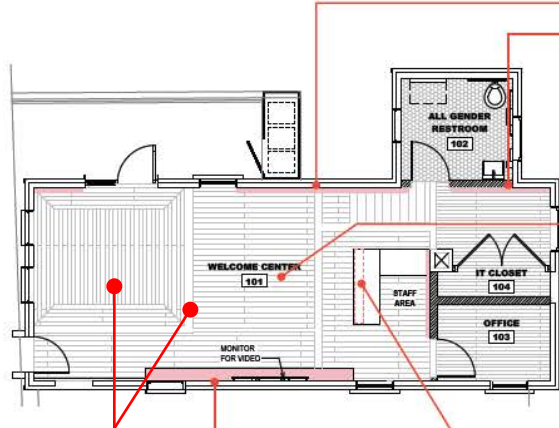
FOR COMPREHENSIVE PRESERVATION TREATMENTS, REFER TO PAGE & TURNBULL CoA PACKET & STAFF REPORT



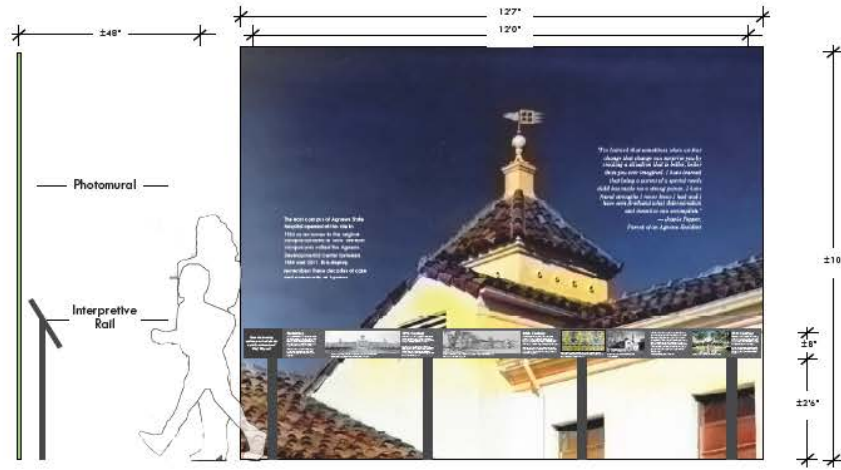


# SHIPWRIGHT'S COTTAGE (900 INNES)

## IDEAS AND PRECEDENTS



Restore (existing) wood flooring and retain ghosting from former walls



Large-scale Graphics and Interpretive Rail



Artifact Cases



Interactive Displays



Historically-Focused Retail Items



Wall Panels and Video/Digital Displays



# INDIA BASIN SHORELINE PARK



- Expand recreational opportunities (great lawn, cookout/barbecue areas, amphitheater)
- Provide waterfront rec and programming and Bay access through boathouse, boat launch, gravel shore, and outdoor classroom
- Significantly increase wetlands habitat and upland planting
- Enhance active play opportunities (new playground, basketball courts, fitness station)



# THANK YOU





## SHIPWRIGHT'S COTTAGE HISTORIC PRESERVATION PLAN - FINAL

900 INNES AVENUE  
SAN FRANCISCO, CA  
[14290H]

PREPARED FOR SAN FRANCISCO RECREATION AND PARK DEPARTMENT





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## 1. INTRODUCTION

This Historic Preservation Plan (HPP) has been prepared to comply with the Mitigation Monitoring and Reporting Program (MMRP), measure M-CR-1a established for the India Basin Mixed Use Project (the Project) in San Francisco, California. The full text of the MMRP is found in Appendix A; relevant sections have been excerpted for reference within this HPP.

The subject of this HPP is the Shipwright's Cottage at 900 Innes Avenue, a historical resource for the purposes of review under the California Environmental Quality Act (CEQA). The mitigation measures defined in the MMRP are among several project requirements for the rehabilitation and protection of the Shipwright's Cottage, which include a Certificate of Appropriateness (COA) to be submitted separately from this HPP. The purpose of this HPP is to aid in the protection and preservation of the historic resource throughout the Project, and its rehabilitation as part of the Project in a manner that is consistent with the COA and the Secretary of the Interior's Standards for Rehabilitation. The following sections address the various components of the HPP as defined in the MMRP, including the resource's character-defining features; protection measures for the resource and its features during the various stages of site work and construction; plans for the rehabilitation and retention of the resource and its character-defining features; and recommendations for new construction on the site as well as relevant maintenance guidelines for the future preservation of the Shipwright's Cottage.

## DEFINITIONS

The following terms will be used throughout this HPP, and are particularly relevant to Section 5, "Historic Preservation Protection Measures," and Section 6, "Rehabilitation and Retention Plan." Additional roles and responsibilities for the parties defined below can be found in those sections.

**Work:** All activities undertaken to realize the work described in the contract documents for the Project, including but not limited to remediation, demolition, rehabilitation, and construction activities.

**"Shall":** indicates activities and responsibilities that are mandatory.

**Owner:** Also referred to as the project sponsor. The legal property owner and development entity with a contractual relationship to the design consultants and the Contractor. The Owner for this project is the City and County of San Francisco Recreation and Parks Department.

**Design Team:** Architects, engineers, and other professionals contracted by the Owner to produce the Design Documents for the construction of the Project. The prime consultant for this project is Landscape Architect Gustafson Guthrie Nichol LTD (GGN), the Architect is Jensen Architects, and the remediation engineer of record is Anchor QEA, LLC.

**Owner's Historic Preservation Consultant (OHPC):** Preservation professional meeting the Secretary of the Interior's Professional Qualifications for Architectural History and Historic Architecture. The Owner has retained Page & Turnbull of San Francisco to serve as the OHPC for this Project.

**Qualified Vibratory Consultant (QVC):** A professional engaged by the OHPC with specialized experience concerning the impacts of vibration on existing buildings. The QVC for this project is Municon.

**Contractor(s):** Includes demolition Contractor, remediation Contractors, and construction Contractor.

**Environmental Review Officer (ERO):** A designated representative of the San Francisco Planning Department with the responsibility of reviewing the Historic Preservation Plan, the pre-construction inspection report, and monthly monitoring inspection reports. The designated ERO for this project is Allison Vanderslice.

## 2. HISTORIC STATUS

The Shipwright's Cottage was constructed at its present location by ship carpenter Johnson Dircks ca. 1875, and later occupied by members of the Siemer and Jorgenson families, which included locally important individuals who were heavily involved in the robust wood shipbuilding industry that defined India Basin during the late nineteenth and early twentieth centuries. The cottage has been evaluated and found eligible for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register), and it is a designated San Francisco Landmark. The following summary of the findings of previous evaluations examines the national, state, and local historical ratings currently assigned to the Shipwright's Cottage.<sup>1</sup>

### NATIONAL REGISTER OF HISTORIC PLACES

The National Register is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archeological, or cultural significance at the national, state, or local level.

In 2005, the India Basin Neighborhood Association completed California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object) forms for the Shipwright's Cottage, finding the property to be individually eligible for listing in the National Register under Criteria A and C for its association with the scow schooner building industry at India Basin, and its vernacular architectural style, adapted to the site and economic needs of its builders. In addition, the evaluation noted further resources that should be preserved as components of the property: the office, water tower/storage shed, paint shop/compressor house, and blacksmith/machine shop.<sup>2</sup>

In 2019, Page & Turnbull completed DPR 523A and 523B forms for all properties within an Area of Potential Effects as part of documentation for the 900 Innes Avenue Hazardous Remediation Project under Section 106 of the National Historic Preservation Act (NHPA).<sup>3</sup> The Shipwright's Cottage was found eligible for listing as an individual resource in the National Register for its early role in the development of the small residential community at India Basin, and for its vernacular architectural

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<sup>1</sup> Page & Turnbull, *India Basin Project Historic Resource Evaluation Parts 1 and 2* (San Francisco: Prepared for Build, Inc., March 8, 2017).

<sup>2</sup> Erin Farrell, State of California Department of Parks and Recreation (DPR) 523 Forms for 900 Innes Avenue (San Francisco: India Basin Neighborhood Association, 2005). The 2005 National Register evaluation was not submitted to the State Historic Preservation Officer (SHPO) for review and concurrence.

<sup>3</sup> Page & Turnbull, *900 Innes Avenue Hazardous Materials Remediation Project: Section 106 Technical Report* (San Francisco: Prepared for U.S. Environmental Protection Agency, November 25, 2019).



style. Its period of significance was identified as 1875. In addition, the Shipwright's Cottage was found to be a contributor to the National Register-eligible India Basin Scow Schooner Boatyard. Both the 2019 National Register evaluations for the Shipwright's Cottage and India Basin Scow Schooner Boatyard were submitted to the SHPO for review, and concurrence is currently pending.

The Shipwright's Cottage has not been formally listed on the National Register as an individual resource or district contributor.

## CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register is an inventory of significant architectural, archeological, and historic resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The *India Basin Survey*, completed by Kelley & VerPlanck Historical Resources Consulting (KVP) in 2008, evaluated properties located within a survey area surrounding Innes Avenue for eligibility for listing in the California Register. KVP completed DPR 523A and 523B forms for 900 Innes Avenue, finding that the building "appears eligible for listing in the California Register under Criteria 1 & 3 due to its association with resident shipwrights employed in the boat yards of India Basin and as a rare example of a very early Italianate cottage."<sup>4</sup> Its period of significance was identified as 1870-1938, broadly encompassing the active years of the India Basin scow schooner building industry.

In 2017, Page & Turnbull completed the India Basin Historic Resource Evaluation Parts 1 and 2 to inform an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA). The report evaluated historical resources within a 38-acre proposed project area for eligibility for listing in the California Register. Page & Turnbull found the Shipwright's Cottage to be eligible for individual listing under Criteria 1 and 3 for its association with the residential development of the India Basin neighborhood, and for its vernacular architectural style. Its period of significance was identified to be 1875. In addition, the Shipwright's Cottage was found to be a contributor to the California Register-eligible India Basin Scow Schooner Boatyard Cultural Landscape (Historic Preservation Plan under separate cover).

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<sup>4</sup> Kelley and VerPlanck Historical Resources Consulting, *India Basin Survey Final Report* (San Francisco: Bayview Historical Society, May 1, 2008), Appendix B.

The Shipwright's Cottage has not been formally listed in the California Register as an individual resource or district contributor.

## SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."<sup>5</sup> Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission. These properties provide significant and unique examples of the past that are irreplaceable and help protect the surrounding neighborhood from inappropriate development.

The Shipwright's Cottage was designated as San Francisco Article 10 Landmark #250 in 2008. The building's designation nomination, based on the 2005 DPR 523A and 523B forms, was prepared by Erin Farrell for the India Basin Neighborhood Association, and encompasses only the residence and no surrounding features. The Landmark Designation Report completed for the Shipwright's Cottage found the building to be significant under National Register Criteria A (Events) and C (Architecture), and specified the period of significance as 1870-1930 (which begins five years prior to the building's construction around 1875).

## INTEGRITY

As part of the 2017 HRE, Page & Turnbull evaluated the historic integrity of the Shipwright's Cottage according to the standards outlined by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.<sup>6</sup> Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

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<sup>5</sup> San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*, San Francisco, January 2003.

<sup>6</sup> California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, 4 September 2001), 11; U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995), 44.

Page & Turnbull found that the Shipwright's Cottage retains sufficient integrity to convey its significance. The following integrity analysis, excerpted from the 2017 HRE, describes the role and condition of character-defining features as they contribute to the building's significance.<sup>7</sup>

**Location:** The Shipwright's Cottage has not been moved from its original location at the intersection of Innes Avenue and the Griffith Street public right-of-way; therefore, the Shipwright's Cottage retains integrity of location.

**Setting:** The surrounding India Basin neighborhood has changed substantially since 1875, most notably through the increased development along Innes Avenue, demolition of early neighboring residences, and the construction of public housing buildings on the Hunters Point ridge. Additionally, the waterfront is no longer lined by modest boatyards, and the original shoreline has been dramatically reconfigured through fill activities. Only two buildings confirmed to have been constructed during the same period as the Shipwright's Cottage—the Albion Brewery and 911 Innes Avenue—are still extant. While the residence retains its original relationship to the remaining portion of India Basin, located immediately to the rear of the building, as well as to Innes Avenue, Griffith Street, and the India Basin Scow Schooner Boatyard site, the overall historic setting of the property is marginal. The Shipwright's Cottage therefore does not retain integrity of setting.

**Design:** The design of the Shipwright's Cottage is largely intact since its use as a residence between the 1870s and the first half of the twentieth century. It retains its simple massing, gabled roof, and decorative window and door treatments at the front façade. Page & Turnbull finds that the removal of the building's distinguished bargeboard—a crucial design element thought to date to the building's construction—compromises the integrity of design to an extent, yet not so detrimentally that the building cannot convey its overall historic appearance. Other non-historic alterations include the insertion of new window and door openings at the side and rear façades, as well as the construction of a small projection at the northwest façade. In spite of these alterations, the Shipwright's Cottage retains integrity of design.

**Materials:** As mentioned above, the removal of the wood bargeboard from the front façade is a notable alteration to the Shipwright's Cottage, yet the overall impact of this change (as well as the replacement of original windows with wood boards) does not obscure the building's historic material palette of wood channel siding, decorative window treatments, and brick chimney. The Shipwright's Cottage therefore retains integrity of materials.

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<sup>7</sup> Page & Turnbull, *India Basin Project Historic Resource Evaluation Parts 1 and 2* (San Francisco: Prepared for Build, Inc., March 8, 2017), 93-94.



**Workmanship:** Like integrity of materials, workmanship has been affected by the removal of the scroll-sawn bargeboard, which conveyed the value placed on decorative elements in spite of the building's modest size and architectural style. The wood siding and carved window and door treatments, however, still allow the residence to reflect the wider workmanship that defined its character in the decades following its construction. The Shipwright's Cottage therefore retains integrity of workmanship.

**Feeling:** In spite of development that has occurred along Innes Avenue since the 1930s, the Shipwright's Cottage remains in a somewhat remote area of San Francisco; the adjacent boatyard to the rear continues to convey an industrial milieu that reflects the residence's significant associations with the India Basin shipbuilding community during late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Shipwright's Cottage therefore retains integrity of feeling.

**Association:** The Shipwright's Cottage appears to retain sufficient integrity of location, design, materials, workmanship, and feeling to forge a direct link to the architectural styles and craftsmanship that defined the early residences of India Basin, as built by the significant community of shipbuilders who settled in the area beginning in the final quarter of the 19<sup>th</sup> century. Although the building's integrity of setting is compromised, the current surrounding neighborhood of residential and commercial buildings (primarily dating from the 1930s until the present) yet supports the building's integrity of association: its modest scale and Italianate-style decorative features clearly contrast with surrounding development and identify the building as one of the earliest remaining buildings facing Innes Avenue. The Shipwright's Cottage therefore retains integrity of association.

## CHARACTER-DEFINING FEATURES

Based on the building's 1870-1930 period of significance per the Landmark Case Report, and 1875 period of significance per the HRE, Page & Turnbull has identified the following as character-defining features of the Shipwright's Cottage.<sup>8</sup> Features written in italic font date from after the 1875 period of significance identified for the Shipwright's Cottage as an individual resource, but fall within the period of significance for the India Basin Scow Schooner Boatyard site (1875-1936), which includes the Shipwright's Cottage as a contributing property.

- Rectangular plan of core volume
- Front-gabled roof form
- Horizontal wood shiplap siding

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<sup>8</sup> Page & Turnbull, *India Basin Project Historic Resource Evaluation Parts 1 and 2* (San Francisco: Prepared for Build, Inc., March 8, 2017), 94.

- Decorative features at windows and door on primary façade: architraves with scrolled brackets; bracketed window sills; upper transom panels
- Wood windows\*
- Exposure of basement at building rear
- Masonry chimney stack alongside rear gable
- Wood paneled doors
- Molded window trim at secondary façades: central window at northwest façade; two windows at southeast façade
- Wood corner boards
- Historic arrangement of interior spaces
- Location at intersection of Innes Avenue and Griffith Street right-of-way, with primary façade at Innes Avenue
- Sloping lot
- Shed-roofed rear wing (constructed prior to 1900; possibly original)
- Northwest shed-roofed addition (constructed prior to 1900)

\* Note: The 2017 Historic Resource Evaluation (HRE) identified "One-over-one wood-sash windows, if extant" as a character-defining feature, and noted that further inspection/research were required. Subsequent research has determined that the original windows at the primary facade were most likely two-over-two double-hung sash, while the windows on the secondary façades were likely four-over-four double-hung windows, or four-lite fixed or casement sash windows.

### 3. PROJECT SUMMARY

The proposed project involves the redevelopment of San Francisco Recreation and Parks Department (RPD) property at the shoreline of India Basin, which will include demolition of several abandoned buildings at 900 Innes Avenue; rehabilitation of the Shipwright's Cottage; improvement of the site for accessible civic recreation; and construction of new park-serving structures. The Project seeks to connect India Basin Shoreline Park with the India Basin Open Space through the rehabilitation of 900 Innes Avenue into a public park. Several new buildings are proposed for the site to offer amenities to the community and park patrons, including a food service building, a shop building, a restroom building, and a boathouse. A new maintenance building is also proposed.

The Shipwright's Cottage will be rehabilitated to serve a new use within the park as a welcome center and café at the upper level and public multi-purpose space for classes and exhibitions at the lower level. The exterior character-defining features will be generally restored, with new wood windows, trim, and bargeboard to replicate the missing historic features. Doors meeting accessibility requirements will be added to the first floor at the northwest façade in the area of a removed non-historic addition, and to the basement where an existing non-historic door and window will be removed. Existing interior partition walls will be removed, and the interior will be rehabilitated to serve the new, compatible use.

The following sections describe the guidelines and procedures to be followed in the rehabilitation of the Shipwright's Cottage.



## 4. GUIDING PRESERVATION PRINCIPLES

The guidelines and recommendations contained herein have been developed according to historic preservation industry standards and best practices as established in the following resources.

### SOI STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (SOI Standards) provide guidance for designing and reviewing proposed work on historic properties.<sup>9</sup> According to the 2017 SOI Standards, the four treatments are defined as follows:

**Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focus upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require the retention of the greatest amount of historic fabric along with the building's historic form.

**Rehabilitation:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to an historic building to meet continuing or new uses while retaining the building's historic character.

**Restoration:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a

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<sup>9</sup> Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Washington D.C.: U.S. Department of the Interior, 2017), accessed at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>, February 20, 2020.

particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

**Reconstruction:** The act or process of depicting by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The historical use of the Shipwright's Cottage was single-family residential during its period of significance. The approved project for 900 Innes Avenue proposes reusing the cottage as a welcome center for the park, therefore the appropriate set of standards and guidelines to apply are the *Standards for Rehabilitation*.

## The Secretary of the Interior's Standards for Rehabilitation

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.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.

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.

## NPS PRESERVATION BRIEFS

The National Park Service's Technical Preservation Services division, in compliance with the National Historic Preservation Act of 1966 (amended), publishes a variety of resources concerning the treatment of historic properties and materials. The Preservation Briefs "provide guidance on preserving, rehabilitating, and restoring historic buildings."<sup>10</sup> Applicable preservation briefs for the materials of the Shipwright's Cottage were referenced in the development of treatment recommendations.

## PRESERVATION DESIGN GUIDELINES

Building on the principles of the Secretary of the Interior's Standards for Rehabilitation, the following hierarchy of treatment options is recommended in the consideration of design options for the Shipwright's Cottage:

- Retain/protect character-defining features in place.
- Repair damaged character-defining features using appropriate methods defined by a qualified preservation architect.
- Replace item or feature in-kind where damaged or deteriorated beyond repair as determined by a qualified preservation architect and specified in appropriate preservation specifications.
- Salvage and reuse/reinstall item or feature according to appropriate preservation specifications if Project Work necessitates removal.
- Reconstruct missing features if sufficient documentary evidence is available.
- Salvage and store item or feature if reuse in the Project is not feasible; location and duration of storage to be defined in Project specifications.

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<sup>10</sup> National Park Service Technical Preservation Services, <https://www.nps.gov/tps/how-to-preserve/briefs.htm>. Accessed February 5, 2020.



## 5. HISTORIC PRESERVATION PROTECTION MEASURES

### GENERAL

The following excerpt from M-CR-1a describes the requirements for historic preservation protection measures within the HPP:

*Each HPP shall be prepared and implemented to aid in preserving those portions of the historical resource that would be retained and/or rehabilitated as part of the project. The HPP shall establish measures to protect the character-defining features from construction equipment that may inadvertently come in contact with the resource. If deemed necessary upon further assessment of the resource's condition, the plan shall include the preliminary stabilization before construction to prevent further deterioration or damage. Specifically, the protection measures shall incorporate construction specifications for the proposed project that require the construction contractor(s) to use all feasible means to avoid damage to historical resources, including but not necessarily limited to the following:*

- *Staging equipment and materials as far as possible from historic buildings to avoid direct impact damage;*
- *Maintaining a buffer zone when possible between heavy equipment and historical resource(s) as identified by the Planning Department;*
- *Appropriately shoring excavation sidewalls to prevent movement of adjacent structures;*
- *Ensuring adequate drainage; and ensuring appropriate security to minimize risks of vandalism and fire.*

The measures outlined in the following section have been developed to comply with the above requirements of M-CR-1a and to aid in the protection and preservation of the Shipwright's Cottage with specific guidance on the treatment of features that are to be retained and rehabilitated as part of the Project. The primary purpose is to mitigate the risks of intentional or inadvertent damage to the historic resource from construction activities and equipment through careful planning of all site activities.

### Roles and Responsibilities

The following section defines the roles and responsibilities of each party described earlier in Section 1: Definitions, for the protection, preservation, and rehabilitation of the Shipwright's Cottage.

**Owner:** Also referred to as the project sponsor. The legal property owner and development entity with a contractual relationship to the design consultants and the Contractor. As the entity with a contractual relationship to the Contractor, the Owner may direct the Contractor to Stop Work on the Project with Stop Work notices to be issued based on the Owner's direct observation of issues with

the Shipwright's Cottage, or per the notification of issues from the Owner's Historic Preservation Consultant or the Owner's Vibratory Consultant. Recommencement of work shall only be permitted at such time that the Owner and the Environmental Review Officer determine that the appropriate modifications have been made to assure that no further damage will occur to the Shipwright's Cottage. The Owner for this project is the City and County of San Francisco Recreation and Parks Department.

**Design Team:** Architects, engineers, and other professionals contracted by the Owner to produce the Design Documents for the construction of the Project. The prime consultant for this project is Landscape Architect Gustafson Guthrie Nichol LTD (GGN), the Architect is Jensen Architects, and the remediation engineer of record is Anchor QEA, LLC.

**Owner's Historic Preservation Consultant (OHPC):** Preservation professional meeting the Secretary of the Interior's Professional Qualifications for Architectural History and Historic Architecture. In addition to developing this Historic Preservation Plan (HPP), the OHPC shall conduct mitigation monitoring in accordance with Project Mitigation Measure M-CR-1e. Tasks shall include a pre-construction survey prior to the start of any ground-disturbing activity and monthly monitoring building inspections during ground-disturbing activities. The Owner has retained Page & Turnbull of San Francisco to serve as the OHPC for this Project.

**Qualified Vibratory Consultant (QVC):** A professional engaged by the OHPC with specialized experience concerning the impacts of vibration on existing buildings. The QVC shall produce a Vibration Protection Plan (VPP) in accordance with Project Mitigation Measure M-CR-1e. In the VPP, the QVC shall determine the maximum vibration level that shall not be exceeded and shall install monitoring devices at strategic locations around the Shipwright's Cottage to ensure that the maximum limits are not exceeded. The vibratory instruments shall monitor continuously (24/7). The QVC shall submit monthly reports to the OHPC for inclusion in the monthly monitoring inspection reports to the Environmental Review Officer, and shall notify the OHPC and Owner promptly in the event that a vibration exceedance is recorded by the monitoring equipment. Notification may be achieved through an automatic notification system utilizing electronic communication such as text message or e-mail.

**Contractor(s):** Includes demolition Contractor and construction Contractor. Responsible for the overall construction activities at the project site including but not limited to:

- Developing the means and methods of construction
- Implementing work in accordance with the contract documents

- Overseeing the sequence of construction and the coordination of construction activities as performed directly by its employees or through the indirect work of other sub-contractors on the Project
- Enforcing the environmental commitments project-wide
- Communicating with the Owner and Design Team regarding the status of construction activities and compliance with environmental commitments
- Installation of temporary facilities and systems
- Providing site access to the Owner and Design Team to allow for the observation of construction activities
- Developing emergency procedures and to serve as the primary emergency coordinator.

The work of the Project is to be performed in compliance with the Project Documents prepared by Anchor QEA; GGN and their consultants, including Jensen Architects; and this Historic Preservation Plan (HPP) prepared by Page & Turnbull.

If the Contractor foresees any challenges to complying with the provisions of the HPP or the VPP, they shall notify the Owner prior to performing the conflicting Work, and the OHPC shall work with the Owner and Contractor to develop alternate means of performing the work and/or protecting the historic resource. Should the OHPC or QVC observe any evidence of non-compliance with the HPP or VPP during their monitoring, they shall immediately notify the Owner and Contractor by email with a follow-up phone call to the Contractor, and the Owner may issue a Stop Work notice to the Contractor until the issue can be corrected..

**Environmental Review Officer (ERO):** A designated representative of the San Francisco Planning Department with the responsibility of reviewing the Historic Preservation Plan, the pre-construction inspection report, and monthly monitoring inspection reports. The designated ERO for this project is Allison Vanderslice.

## PHYSICAL PROTECTION OF CHARACTER-DEFINING FEATURES

Character-defining features to be retained in-situ during construction shall be protected through both procedural and physical means. Construction and site procedures shall be designed and coordinated to minimize risks to the character-defining features as described in earlier sections regarding circulation, staging, and shoring. Temporary physical protection shall be designed in a manner that uses tectonic attachment as much as possible and minimizes mechanical attachment to the feature. Non-staining, non-abrasive slip sheets shall be placed between the historic fabric and temporary physical protection, and where impact damage is a concern, a layer of dense foam is recommended between the slip sheet and a harder exterior protective material, such as plywood.



Plans and details for the physical protection of character-defining features shall be submitted for review by the ERO and Planning Department as part of the Certificate of Appropriateness (COA) application. Protection details should be reviewed by the OHPC prior to their submission with the COA. The Owner, OHPC, and ERO shall be notified by the Contractor as soon as possible if any protection measures approved in the COA cannot be implemented as approved; Contractor shall submit revised plans and/or details for review and approval by the Owner, OHPC, and ERO prior to the implementation of any such revised protection work.

## SITE SECURITY PLAN

Prior to the start of Work, the Contractor shall produce and submit to the Owner and OHPC for review a written plan indicating the means and methods proposed to provide security to the Project site and Shipwright's Cottage in order to minimize the risks of vandalism and fire.

## STAGING & CIRCULATION

Prior to the start of Work, the Contractor shall produce and submit to the Owner and OHPC for review a site plan and written description of staging areas and circulation paths to be used during the performance of the Work. The plan shall indicate approved routes and paths of travel for heavy vehicles and equipment. Smooth and level temporary vehicular routes shall be provided in order to minimize vibrations from vehicular traffic. Staging areas should be located a minimum of twenty (20) feet from the Shipwright's Cottage. Site circulation should be located a minimum of twelve (12) feet from the Shipwright's Cottage. A physical barrier between circulation along Griffith Street and the Shipwright's Cottage is recommended to further protect against accidental impacts from site circulation and deliveries.

## SHORING AND SOIL STABILIZATION

Prior to the start of Work, a qualified geotechnical engineer shall evaluate the site remediation and construction activities relative to the existing soil conditions, and shall design appropriate shoring and/or soil stabilization methods to protect the Shipwright's Cottage from soil movement-related damage during site work, including but not limited to excavation, trenching, and grading. Soil stabilization may include backfilling and compaction during excavation and re-grading operations. Shoring and Soil Stabilization plans shall be submitted to the Owner and OHPC for review. Additionally, to allow for the building foundations to be upgraded, the first story of the Shipwright's Cottage will need to be carefully detached from the existing foundation walls and lifted up while work is undertaken, and then lowered back down to be tied back to the foundation. A qualified structural engineer shall be engaged to design comprehensive shoring and stabilization of the first

story of the Shipwright's Cottage and shall coordinate this work with the contractor engaged to lift the building.

Shoring and stabilization design shall avoid attachments to decorative character-defining features, and shall minimize attachments and penetrations into any character-defining finishes. Where attachments and penetrations are required, they should be executed in a manner that minimizes damage to the historic fabric and is easily reversible and repairable without additional damage to the historic fabric, e.g. using screws rather than nails.

All shoring and soil stabilization plans described above shall also be included in the COA application for review and approval by the ERO and Planning Department.

## DRAINAGE

Site drainage shall be maintained in compliance with federal, state, and local codes and regulations, and in a manner that directs water away from the foundation of the Shipwright's Cottage to mitigate the risk of drainage-related damage to the building.

## MONITORING PROGRAM

The MMRP includes requirements for regular monitoring to ensure compliance with the various protection measures and approved processes for the project. The following excerpt from M-CR-1a defines the MMRP requirements for monitoring:

*The consultant architectural historian shall conduct regular periodic inspections of the historical resources under rehabilitation during project construction activities to ensure compliance with the HPP and adherence to the SOI standards for Rehabilitation. The Consultant architectural historian shall provide progress reports to the Planning Department throughout the construction period.*

The purpose of this Monitoring Program is to satisfy the MMRP requirements stated above, and to ensure consistency with the work described in the issued Certificate of Appropriateness.. In addition, by pairing the HPP Monitoring Program with Mitigation Measure M-CR-1e (Vibration Protection Plan) to perform regular inspections of the Project, this program reduces the likelihood of construction damage to the Shipwright's Cottage and enables the early detection of any damage that may occur so that construction procedures can be modified to prevent further damage. All monitoring reports, including the Pre-Construction Survey Report shall be transmitted to the ERO and the Owner for review in digital format within one month of completing each survey unless otherwise noted.

## Pre-Construction Survey:

Prior to the start of any construction activity, the OHPC will survey the Shipwright's Cottage to document and photograph the building's existing conditions, determine specific locations to be monitored throughout the Project, and produce annotated key plans and elevations to locate the ongoing photo survey. The OHPC and the QVC will collaborate to determine the recommended locations for vibration monitoring in accordance with Mitigation Measures M-CR-1e, and the QVC will provide a key plan indicating the instrument installation locations. The annotated plans and photos will be incorporated into a Pre-Construction Survey Report.

The QVC shall establish a maximum vibration level that shall not be exceeded at each monitor location and provide a baseline report of vibration levels prior to the start of Work. The QVC shall install the necessary vibration monitors in the selected locations within the Shipwright's Cottage one to two weeks prior to the start of the Work in order to provide baseline readings for the site. The baseline readings may be used to inform the maximum vibration level determination for the project. The QVC's pre-construction report will be appended to the OHPC's pre-construction survey report by Page & Turnbull.

## Monthly Construction Monitoring Surveys and Survey Reports:

In compliance with the requirements of M-CR-1a, the OHPC shall conduct monthly surveys for the duration of the Work on the project site, from remediation and demolition through excavation and construction. The intent of the surveys is to ensure compliance with this HPP; adherence to the Secretary of the Interior's Standards for Rehabilitation; and consistency with the approved project per the Certificate of Appropriateness. If the OHPC observes any compliance issues during the monthly monitoring survey, immediate notification will be provided to the Owner and Contractor via electronic mail and follow up phone call to Contractor so that the issue may be addressed as soon as possible.

The OHPC shall document survey findings in monthly Construction Monitoring Reports for the Shipwright's Cottage, illustrated with digital photographs. Reports will be numbered sequentially and dated with the date of the survey observation; contingent on the receipt of consultant reports, the OHPC will submit monitoring reports by the end of the month of survey. Contents of the report will include: cover page with report information; written summary of project activities and report of noted observations; site plan drawing identifying the Shipwright's Cottage in the context of the India Basin Scow Schooner Boatyard; elevational drawings annotated with observed items of deterioration or concern and a photo key; survey photos illustrating observed issues; and an up-to-date project schedule submitted by the Contractor. The report will provide information to confirm



that the best practices are being followed. The report will be submitted digitally through an FTP site with notification provided by electronic mail to the ERO, Owner, and Contractor. No hard copies of reports or images will be provided.

The QVC shall monitor the installed vibration monitors remotely on an on-going basis through wireless data transmission and shall maintain the monitors as required to ensure the accuracy of the data. Reports produced by the QVC will be appended to each monthly Construction Monitoring Report through the completion of ground-disturbing activities.

If vibrations exceed the established limits as determined by the QVC, an automatic notification shall be sent to the Owner, OHPC, and Contractor. The Contractor shall notify the Owner and OHPC of the activity or event likely responsible for the exceedance by phone call as soon as possible, and temporarily halt the exceedance-causing work in that location if necessary to devise an alternative technique for performing the task. Contractor shall follow up with the Owner, OHPC, and QVC by e-mail within 24 hours describing the likely cause of the exceedance and steps taken to prevent further exceedances associated with the work. Work below the vibration threshold may continue uninterrupted. In the event of an exceedance due to an on-going activity, or if damage occurs to the Shipwrights' Cottage, the Owner and OHPC will work with the Contractor to identify alternative techniques for the construction activities that caused the exceedance or damage. Once agreed upon by the Owner, OHPC, and Contractor, the alternative techniques established through this process shall be employed by the Contractor for subsequent work. The circumstances of the incident and the measures taken to resolve it and prevent future similar incidents shall be summarized in the monthly report to the ERO. Should alternative procedures not be feasible, the Owner shall justify the reasons for the inability to use the alternative procedures to the ERO.

If damage occurs to the Shipwright's Cottage, the OHPC shall recommend whether the damage must be remediated immediately, such as if damage exposes the Shipwright's Cottage to further damage through unauthorized access or water intrusion, or if repair is best addressed during rehabilitation. The OHPC shall propose a plan for remediation or repair to be reviewed by the Owner and ERO; once the remediation and/or repair plan has been approved by the Owner and ERO, the Contractor shall be responsible for performing the remediation and repair work unless otherwise noted. Whether and to what extent the Contractor is eligible to be compensated for the performance of repair work to remediate damage during construction shall be clearly defined within the contract documents.

### Post-Construction Survey:

At the conclusion of ground-disturbing activities, the QVC shall prepare a final memo summarizing the findings of the vibration monitoring mitigation measure, which will be submitted with the OHPC's monthly monitoring report corresponding with the end of ground-disturbing activities.

The OHPC shall conduct a Post-Construction Survey to document the post-rehabilitation condition of the Shipwright's Cottage at the point of the Project's completion. The Post-Construction Survey Report will include post-construction photographs of the Shipwright's Cottage and will summarize its condition compared to conditions documented by the Pre-Construction Survey. The Post-Construction Monitoring Survey Report to be submitted to the ERO electronically with copies to the Owner and Contractor to conclude the Monitoring Program requirements of Project Mitigation Measure M-CR-1a.

## 6. REHABILITATION AND RETENTION PLAN

M-CR-1a requires that the HPP include a Rehabilitation and Retention Plan for the India Basin Scow Schooner Cultural Landscape (Scow Schooner Boatyard):

*The HPP for the cultural landscape shall finalize the designs of the Shipwright's Cottage, and the Tool Shed interpretive structure, if included in the final design. It shall also include a plan for rehabilitation of the Marineway rails.*

This section addresses the rehabilitation and retention of the Shipwright's Cottage; the rehabilitation of the Marineway rails is addressed in the separate HPP for the India Basin Scow Schooner Boatyard Cultural Landscape.

The condition of the Shipwright's Cottage mandates large-scale rehabilitation and repair to much of the structure to make it reusable. As discussed in earlier sections, the Secretary of Interior's Standards for Rehabilitation (SOI Standards) have guided the decisions in this HPP about what to retain and how to repair certain elements of the Shipwright's Cottage. Treatments for the character-defining features shall include every effort at sensitivity and reversibility in compliance with the SOI Standards. This section shall serve as a guide for the development of appropriate construction documents, including drawings and specifications, detailing the full rehabilitation of the Shipwright's Cottage prepared by a qualified preservation architect.

### RETENTION OF CHARACTER-DEFINING FEATURES

Character-defining features that are in good to fair condition shall be retained and repaired. Character-defining features that have deteriorated or been damaged beyond repair shall be replaced in-kind according to construction documents prepared by a qualified preservation architect.

#### Historic Exterior Finishes

The majority of the character-defining features of the Shipwright's Cottage are located on the building exterior. These features shall be retained unless they are deteriorated or damaged beyond repair as determined by the Owner's Historic Preservation Consultant (OHPC), and shall be rehabilitated according to the Rehabilitation section below.

#### Historic Interior Finishes

Interior finishes and trim dating from the period of significance and associated with character-defining features such as doors and windows shall be retained. Where removal of historic interior finishes is required by work associated with structural or building systems upgrades, interior historic trim and finishes shall be salvaged according to the procedures defined in the next section. Other



potentially historic finishes that may be discovered during selective removal, dismantling, and demolition shall be documented with digital photography and evaluated for retention, salvage, or disposal by the OHPC. OHPC shall make a recommendation in writing with supporting photographic documentation to the Environmental Review Officer (ERO) for review, comment, and approval before a final decision regarding disposal of historic fabric is made.



**Figure 1 - Example of historic interior trim.**

## Non-Historic Features

The existing non-historic addition on the northwest façade of the Shipwright's Cottage (the addition closest to Innes Avenue) will be removed as part of the Project, and a new storefront window and door assembly will be inserted to provide an accessible entrance to the first floor of the building. Where non-historic windows and doors are removed, they may be either infilled with a new window or door of compatible yet differentiated design per the SOI standards, or infilled with new siding to match the historic walls on either side of the opening.

Where non-historic finishes are extant, particularly at the interior, care shall be taken in soft demolition to remove those finishes without damaging whatever historic fabric may survive beneath. The OHPC shall inspect the exposed finishes to determine their historic significance, if any, and evaluate their condition.

## REHABILITATION RECOMMENDATIONS

Rehabilitation of the Shipwright's Cottage, including any alterations or new additions, shall prioritize the retention and repair of character-defining features and shall comply with the Secretary of the Interior's Standards for Rehabilitation, described in Section 4. Rehabilitation treatments, including details and specifications, shall be designed by a qualified preservation architect, and work shall be performed by qualified contractors in accordance with the prepared specifications. Given the deteriorated state of the historic fabric of the Shipwright's Cottage, paint analysis and wood material analysis shall be conducted by a qualified conservator or testing agency (as defined in the relevant project specifications) prior to any remediation or demolition work.

Non-historic additions and openings may be removed and either infilled to restore the historic appearance or replaced with a sympathetic and compatible new feature. The colors and material palettes of new elements shall be sympathetic to the historic materials and colors.

The following table outlines the recommended rehabilitation approach for each of the building's character-defining features. These recommendations shall be incorporated and further developed in construction drawings and specifications prepared by a qualified preservation architect, which must be submitted in a Certificate of Appropriateness (COA) application; ultimately all rehabilitation work performed must be consistent with the COA, and in cases of any discrepancy in treatment between the recommendations in this HPP and the work approved in the COA, the latter governs. Scope of specifications shall cover specific definitions of preservation treatment and procedures, e.g. "replace in-kind," as well as recommended products, materials, testing procedures, and qualifications requirements for all personnel who will perform historic treatment work, or otherwise perform work on the Shipwright's Cottage during the Project.

### CHARACTER-DEFINING FEATURE

Rectangular plan of core volume



### REHABILITATION METHODOLOGY

The rectangular plan shall be retained with no newly added wings.

## CHARACTER-DEFINING FEATURE

Front-gabled roof form



## REHABILITATION METHODOLOGY

The front-gabled roof shall be retained, and the decorative barge board shall be restored based on extant material, historic photographs, and other available documentation.



## CHARACTER-DEFINING FEATURE

Horizontal wood shiplap siding



## REHABILITATION METHODOLOGY

There is more than one siding width found on the Shipwright's Cottage; siding extant on historic walls of the building shall be assumed to be original to the period of significance for the Cottage or the India Basin Scow Schooner Boatyard, and shall be treated in the following manner.

Siding that is in good or fair condition shall be retained, abated as required for the future use, cleaned, patched and prepared as necessary, primed, and repainted based on paint analysis of the historic fabric. Siding that is in poor condition or missing shall be replaced in-kind; wherever possible, dutchman repairs shall be utilized rather than replacing entire units of siding. New siding shall be primed and painted to match the historic siding.

If new waterproofing is introduced, siding shall be salvaged per the salvage procedures defined in this HPP, and reinstalled in its original location to ensure the greatest retention of original historic fabric.

## CHARACTER-DEFINING FEATURE

Decorative features at windows and door on primary façade: architraves with scrolled brackets; bracketed window sills; upper transom panels



Wood windows



## REHABILITATION METHODOLOGY

Decorative features shall be retained and repaired. Where there is deterioration of a decorative feature, dutchman repairs and patching shall be preferred to replication. Where elements and features are missing, they shall be replicated to match the extant examples in-kind. Elements shall be cleaned, prepared, primed, and repainted based on paint analysis of the historic fabric. Sample locations shall be selected using best practices to identify possible polychrome finishes at decorative details.

All windows have been found to be in poor condition or to be missing entirely. One historic sash remains on the northwest façade and shall be repaired and rehabilitated if possible. Extant, unbroken original glass shall be retained; broken panes shall be replaced in-kind. New sashes shall be fabricated to replicate the deteriorated historic sashes. Since no complete historic sash assemblies are extant, documentary evidence shall be used to fabricate compatible replica wood windows on the south, west, and north façades. Where there is no evidence for the historic window design or configuration, a new, compatible wood window shall be fabricated that is differentiated from the historic replica windows to avoid giving a false sense of historicism.

## CHARACTER-DEFINING FEATURE

Exposure of basement at building rear



Masonry chimney stack alongside rear gable



## REHABILITATION METHODOLOGY

The exposure of the basement level at the rear of the building facing the water shall be maintained. Non-historic openings shall be infilled with siding to match adjacent historic siding or rehabilitated to provide natural light and access to the building interior where desired programmatically.

The masonry chimney shall be retained and restored. The chimney shall be cleaned of particulates and biological growth with techniques appropriate to historic masonry. Brick shall be repointed with compatible mortar based on the results of mortar analysis and the repointing mortar shall match the existing in color and texture. Missing bricks shall be replaced with brick that is compatible with the historic in color, texture, shape, absorptivity and hardness.



## CHARACTER-DEFINING FEATURE

Wood paneled doors



## REHABILITATION METHODOLOGY

Existing historic door panels in good or fair condition shall be retained, cleaned, patched and prepared as necessary, primed, and repainted based on paint analysis of the historic fabric. Doors that are in poor condition or missing shall be replaced with replica doors to match the historic based on available physical and documentary evidence. Where existing historic doors conflict with the new grade, design the wall and waterproofing to retain the door; if retention proves infeasible, salvage door and leave a trace of the historic opening when infilling the wall.

At the front door, a new door shall be fabricated based on documentary evidence and 19<sup>th</sup> century precedents and may include glazed upper panels to provide greater transparency for the new program inside.

Molded window trim at secondary façades:  
central window at northwest façade; two windows  
at southeast façade



The historic, decorative window trim at the secondary façades shall be retained and repaired. Where there is deterioration of a decorative feature, dutchman repairs and patching shall be preferred to replication. Where elements and features are missing, they shall be replicated to match the extant examples in-kind. Elements shall be cleaned, prepared, primed, and repainted based on paint analysis of the historic fabric. Sample locations shall be selected using best practices to identify possible polychrome finishes at decorative details.

## CHARACTER-DEFINING FEATURE

Wood corner boards



Historic arrangement of interior spaces



## REHABILITATION METHODOLOGY

Wood corner boards that are in good or fair condition shall be retained, cleaned, patched and prepared as necessary, primed, and repainted based on paint analysis of the historic fabric. Wood corner boards that are in poor condition or missing shall be replaced in-kind; wherever possible, dutchman repairs shall be utilized rather than replacing entire units of siding. New boards shall be primed and painted to match the historic siding.

The interior of the cottage shall be rehabilitated to allow for a new, compatible use of the space. Given the number of apparent alterations to the building's interior after the period of significance, and the limitations of a comprehensive survey prior to interior selective demolition, the OHPC shall conduct inspections during interior demolition to confirm which, if any, interior partitions may be original. Where possible, evidence of the original arrangement of interior spaces shall be creatively incorporated into the new design in a sensitive manner. Examples may include retaining a ghost of original wall and stair locations or changes in flooring orientation, if present.

## CHARACTER-DEFINING FEATURE

Location at intersection of Innes Avenue and Griffith Street right-of-way, with primary façade at Innes Avenue



Sloping lot



## REHABILITATION METHODOLOGY

The Shipwright's Cottage shall be rehabilitated in its historic location at the intersection of Innes Avenue and Griffith Street.

The sloping site shall be retained and regraded in a manner that retains the character of the historic slop from Innes Avenue down to India Basin, and shall retain the feeling of vertical movement through the site. Where regrading is necessary to achieve accessible paths and adequate drainage, design of new grade shall be compatible with the historic character of the site.



#### CHARACTER-DEFINING FEATURE

Shed-roofed rear wing (constructed prior to 1900;  
possibly original)



#### REHABILITATION METHODOLOGY

The shed-roofed rear wing shall be retained and rehabilitated.

To ensure proper roof drainage, a gutter and downspout may be added. The gutter and downspout shall be designed and located to closely follow the appearance of the existing trim at the edge of the shed roof and rear corners of the Cottage. Materials and finish of new roof drainage elements shall be compatible with the historic materials and finishes, and shall blend into the overall design of the Cottage's trim.

## CHARACTER-DEFINING FEATURE

Northwest shed-roofed addition (constructed prior to 1900)



## REHABILITATION METHODOLOGY

The historic northwest shed-roofed addition shall be retained and rehabilitated.

To ensure proper roof drainage, a gutter and downspout may be added. The gutter and downspout shall be designed and located to closely follow the appearance of the existing trim at the edge of the shed roof and rear corners of the Cottage. Materials and finish of new roof drainage elements shall be compatible with the historic materials and finishes, and shall blend into the overall design of the Cottage's trim.

Siding that is in good or fair condition shall be retained, abated as required for the future use, cleaned, patched and prepared as necessary, primed, and repainted based on paint analysis of the historic fabric. Siding that is in poor condition or missing shall be replaced in-kind; wherever possible, dutchman repairs shall be utilized rather than replacing entire units of siding. New siding shall be primed and painted to match the historic siding.

If new waterproofing is introduced, siding shall be salvaged per the salvage procedures defined in this HPP, and reinstalled in its original location to ensure the greatest retention of original historic fabric.

## SALVAGE AND TEMPORARY REMOVAL/STORAGE OF CHARACTER-DEFINING FEATURES

Mitigation Measure M-CR-1a requires that the HPP shall "investigate and incorporate preservation recommendations regarding the salvage of historic materials for reuse and/or interpretation." The continuation of this section has been developed to comply with these requirements of the MMRP. In addition to the procedures outlined below, the Project must also comply with any requirements for salvage included in the Certificate of Appropriateness.

Where character-defining features or other historic fabric as identified by the OHPC must be removed to perform rehabilitation work (e.g. structural strengthening or systems upgrades) they shall be clearly identified in rehabilitation drawings, which shall be submitted with the Certificate of Appropriateness (COA) application for review by the ERO and the Planning Department. Identified items shall be carefully removed/dismantled, cataloged, cleaned, protected, and stored in a secure location. Rehabilitation drawings shall indicate whether materials salvaged from the historic resource are to be salvaged for reinstallation or salvaged and retained for reference. Where possible, salvaged historic fabric shall be reinstalled in its original location. Salvaged materials that cannot or will not be reinstalled shall be evaluated by the OHPC and Design Team for incorporation into interpretive displays or reuse elsewhere on the Project.

### Salvage Procedure

Where salvage or removal of features is indicated on the drawings, e.g. "salvage for reinstallation" or "salvage and retain for reference," the Contractor's qualified historic treatment personnel shall carefully remove indicated materials and items; clean item(s); identify any cracks, chips or damage; complete documentation; inventory each item; and pack or crate for storage. Project requirements shall include coordination between the Owner and the Contractor to designate and maintain a storage area or facility for salvaged and removed features for the duration of the Project. Specific requirements for documentation and inventory, and dismantling and salvage are described below, and shall be coordinated with project specifications regarding historic removal, dismantling, and salvage.

## DOCUMENTATION AND INVENTORY

- A. Where salvage is indicated, e.g. "salvage for reinstallation" or "salvage and retain for reference," document materials and items with the Inventory of Salvaged Items. This record, maintained in electronic and hard copy format, shall include the following;
  - a. Copies of photographs of the item in its location prior to the Work
  - b. List of elements to be removed for salvage (provided prior to commencement of Work)



- c. Inventory of all elements that are removed for salvage, with dates of removal and salvage
  - d. Stored location of salvaged elements
  - e. Indicator or highlight for all salvage elements to be reinstalled in the Work
  - f. Item Identification Number (IIN)
  - g. Key to all identification numbering system
  - h. Dates for all updates to the inventory
- B. Any salvaged item to be removed from its present location shall be marked with an Item Identification Number (IIN).
  - a. IIN shall be a sequentially numbered system approved by the Owner. The IIN system shall provide for all associated parts of the item to be subcategorized.
  - b. Utilize a permanent marker to write the IIN on each salvaged item in a location that will not be visible when reinstalled.

## DISMANTLING AND SALVAGE

- A. Proceed with dismantling and salvage systematically.
- B. Neatly cut openings and holes plumb, square and true to dimensions required. Use cutting methods least likely to damage adjoining construction to remain.
- C. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
- D. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
- E. Dispose of demolished items and materials promptly. On-site storage or sale of removed items is prohibited.
- F. Return surfaces to remain to condition existing before start of selective salvage operations.

## 7. MAINTENANCE GUIDELINES

In compliance with the requirements of Mitigation Measure M-CR-1a, the following maintenance guidelines have been developed to aid in the retention and preservation of the Shipwright's Cottage's character-defining features after the completion of its rehabilitation as part of this Project. The guidelines shall serve to aid the Owner in planning budgets, contracts, and labor for future maintenance needs of the Shipwright's Cottage.

### PAINT

Maintenance of the Shipwright's Cottage shall focus on the retention and preservation of character-defining features and historic fabric. Good preparation and high-quality exterior paint shall be used on all wooden elements to help protect them from deterioration due to solar and weather exposure. The condition of the paint shall be inspected annually and touched-up as necessary, and the building shall be properly prepared and repainted every 7-10 years. Elevations with greater solar exposure, such as the southeast and southwest façades, may require a shorter cycle of repainting than the northwest and northeast façades in order to keep a sound coating on the wood substrate. Areas that are susceptible to biological growth, e.g. north-facing surfaces, shall be cleaned as necessary with a low-pressure, warm-water wash and treated with a gentle biocide suitable for use on historic materials.

### ROOF AND DRAINAGE

The roof and any drainage elements shall be inspected at least semi-annually in the autumn and spring (i.e. before and after the rainy season) and cleared of any debris that could impede drainage and contribute to leaks. The roof and drainage elements shall additionally be inspected after significant storms and wind events to identify and clear accumulated debris and re-secure or replace as necessary any displaced roofing or flashing material. The roof shall be replaced by the end of its expected service life, assumed to be 20-25 years unless otherwise specified in project documents or material literature.

### CHIMNEY

The chimney shall be cleared of any resident wildlife per appropriate local regulations on the treatment of wildlife. The chimney shall be capped to prevent infiltration of water and the future ingress of wildlife. The cap shall be inspected semi-annually during roof inspections to ensure it remains securely fastened and undamaged. If damage or displacement has occurred, the chimney shall be inspected for water and wildlife before repairing the cap as soon as possible. The mortar of the chimney shall be inspected annually for cracks, disintegration, and displacement from the joints,

and repointed as necessary with an appropriate mortar to restore a sound mortar joint between the bricks.

## TREES AND LANDSCAPE

Trees and other landscape elements near the Shipwright's Cottage shall be properly pruned and maintained to mitigate the risks to the cottage from adjacent plantings scratching, cracking, or falling on the structure. Ground-level drainage shall be designed to direct water away from the building foundations and the grade shall be maintained to prevent any ponding or other retention of water or moisture at the building foundation.

## DAMAGE AND VANDALISM

Any damage to the Shipwright's Cottage, including graffiti, shall be mitigated immediately and repaired as soon as possible. Mitigation and repairs shall employ the gentlest effective means, and shall avoid the use of techniques that can damage the historic fabric, including but not limited to pressure washing, sandblasting, acidic and basic chemical cleaners, and strong abrasives such as wire brushes. Refer to the NPS Preservation Briefs for guidance on specific appropriate procedures, in particular the following:

- [Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings](#)
- [Preservation Brief 4: Roofing for Historic Buildings](#)
- [Preservation Brief 9: The Repair of Historic Wooden Windows](#)
- [Preservation Brief 10: Exterior Paint Problems on Historic Woodwork](#)
- [Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings](#)



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## **EXHIBIT I: MITIGATION MONITORING AND REPORTING PROGRAM**

### **AUTHORITY**

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to California Environmental Quality Act (known as CEQA [Public Resources Code Sections 21000 et seq.]) Section 21081.6 to provide for the monitoring of mitigation measures required of the India Basin Mixed-Use Project, as set forth in the Draft Environmental Impact Report (Draft EIR) prepared for the Project. This report will be kept on file in the offices of the San Francisco Planning Department (Planning Department), 1650 Mission Street, Fourth Floor, San Francisco, CA, 94103.

If any mitigation measures are not being implemented as to any property within the project site, the Agency and/or City may pursue corrective action against the responsible party for such property identified in Table 1 of this MMRP. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; and (7) revocation of permits or other entitlements. These corrective actions shall only be applied against the applicable responsible party identified in Table 1 of this MMRP. To the extent any mitigation measure applies to all project sponsors, the corrective actions shall only be applied against the applicable project sponsor for the affected property for which the mitigation measure is not being implemented.

### **MONITORING SCHEDULE**

Prior to the issuance of building permits, while detailed development plans are being prepared for approval by Agency and/or City staff, Agency and/or City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project construction, development, and design phases. Agency and/or City staff will prepare or cause to be prepared reports identifying compliance with mitigation measures. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of designated Agency and/or City staff, who shall prepare or cause to be prepared reports of such monitoring no less than once a month until construction has been completed. Once construction has been completed, the Agency and/or City will monitor the project as deemed necessary.

### **CHANGES TO MITIGATION MEASURES**

Any substantive change in the monitoring and reporting plan made by Agency and/or Planning Department staff shall be reported in writing to the City Environmental Review Officer. Reference to such changes shall be made in the monthly/yearly Environmental Mitigation Monitoring Report prepared by Planning Department staff. Modifications to the mitigation measures may be made by Planning Department staff subject to one of the following findings, documented by evidence included in the record:

1. The mitigation measure included in the Draft EIR and the Mitigation Monitoring and Reporting Program is no longer required because the significant environmental impact identified in the Draft EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

2. The modified or substitute mitigation measure to be included in the Mitigation Monitoring and Reporting Program either provides corrections to text without any substantive change in the intention or meaning of the original mitigation measure, or provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Draft EIR and the Mitigation Monitoring and Reporting Program; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the Planning Department, through measures included in the Mitigation Monitoring and Reporting Program or other City procedures, can assure their implementation.

## **FORMAT OF MITIGATION MONITORING MATRIX**

Table 1: Mitigation Monitoring and Reporting Program on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the timeframe for monitoring, and the responsible implementing and monitoring agencies. Table 2: Improvement Measure Monitoring and Reporting Program outlines optional measures that are intended to improve an impact that was found by the Planning Department to be less than significant. Improvement measures are not requirements, however, the project sponsors or the Planning Department may elect to implement them.

## **DEFINITIONS**

City’s Environmental Review Officer—The Environmental Review Officer at the San Francisco Planning Department, referred to herein as “ERO.”

Project sponsors—BUILD, the San Francisco Recreation and Parks Department (RPD), or any other individual who or business that constructs urban land uses. This term shall be construed to mean the subsequent developer(s) who constructs or extends urban land uses through subdivision of land and construction or alteration of structures.

**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<b>MITIGATION MEASURES FOR THE INDIA BASIN MIXED-USE PROJECT</b>				
<b>Aesthetics Mitigation Measures</b>				
<p><b>Mitigation Measure M-AE-3: Implement Good Lighting Practices</b></p> <p>The project sponsor of the 700 Innes property shall develop a lighting plan for that property, subject to approval by the Planning Department, to address light spillover during operation of the proposed project or variant. The lighting plan shall include the following measures, which would reduce the impact of new lighting sources at the 700 Innes property:</p> <ul style="list-style-type: none"> <li>• Professionally recommended lighting levels for each activity shall be designed by a professional electrical consulting engineer to meet minimum illumination levels while preventing over-lighting and reducing electricity consumption.</li> <li>• The location, height, cutoff, and angle of all lighting shall be correctly focused on the project site to avoid directing light at neighboring areas.</li> <li>• Shielded fixtures with efficient light bulbs shall be used in uncovered parking areas to prevent any glare and light spillage beyond the property line.</li> </ul>	Project sponsor of 700 Innes property and contractor	Before the issuance of first temporary certificate of occupancy.	Planning Department to approve lighting plan, Department of Building Inspection to monitor contractor compliance.	Considered complete after construction activities for the applicable project sponsor have ended and the Department of Building Inspection has signed off on implementation of the final approved lighting plan.
<b>Cultural Resources Mitigation Measures</b>				
<p><b>Mitigation Measure M-CR-1a: Prepare and Implement Historic Preservation Plans and Ensure that Rehabilitation Plans Meet Performance Criteria</b></p> <p>The project sponsors shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and is on the Planning Department's qualified consultant list. This professional shall prepare, and the project sponsors shall implement, a historic preservation plan (HPP) for each of the three historical resources identified on the project site. Each HPP shall consider the historic resource evaluation reports prepared for this project.</p> <p>The HPPs shall incorporate rehabilitation recommendations for protecting character-defining features of the historical resources to be retained and shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <b>Historic Preservation Protective Measures.</b> Each HPP shall be prepared and implemented to aid in preserving those portions of the historical resource that would be retained and/or rehabilitated as part of the project. The HPP shall establish measures to protect the character-defining features from construction equipment that may inadvertently come in contact with the resource. If deemed necessary upon further assessment of the resource's condition, the plan shall include the preliminary stabilization before</li> </ul>	Project sponsors/qualified engineer and/or architectural historian consultant at the direction of the ERO.	Prior to issuance of applicable site permits for each identified historical resource, a HPP shall be prepared. Planning Department Preservation staff shall review and approve the HPP.	A professional architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards and is on the Planning Department's qualified consultant list shall provide progress reports on the implementation of the HPP to the Planning Department throughout the construction period. In addition, the project sponsors shall ensure that the contractor(s) follows the HPP.	Considered complete with regard to each applicable historic resource after construction activities implementing approved HPP for the affected historic resources have ended and the final progress report has been submitted and approved by the Planning Department.



**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>construction to prevent further deterioration or damage. Specifically, the protection measures shall incorporate construction specifications for the proposed project that require the construction contractor(s) to use all feasible means to avoid damage to historical resources, including but not necessarily limited to the following:</p> <ul style="list-style-type: none"> <li>– staging equipment and materials as far as possible from historic buildings to avoid direct impact damage;</li> <li>– maintaining a buffer zone when possible between heavy equipment and historical resource(s) as identified by the Planning Department;</li> <li>– appropriately shoring excavation sidewalls to prevent movement of adjacent structures;</li> <li>– ensuring adequate drainage; and ensuring appropriate security to minimize risks of vandalism and fire.</li> </ul> <p>• <b>Relocation Plan for 702 Earl Street.</b> The HPP for 702 Earl Street shall include a relocation plan to be reviewed and approved by the Planning Department to ensure that character-defining features of the building will be retained. The relocation plan shall include required qualifications for the building relocation company ensuring that the relocation is undertaken by a company that is experienced in moving historic buildings of a similar size and/or structural system as 702 Earl Street. The relocation plan shall ensure that the building will be moved without disassembly and that the building will be separated from its existing foundation without irreparably damaging the character-defining historic fabric of the building.</p> <p>• <b>Rehabilitation and Retention Plan for India Basin Scow Schooner Cultural Landscape.</b> The HPP for the cultural landscape shall finalize the designs for the Shipwright's Cottage, and the Tool Shed interpretative structure, if included in the final design. It shall also include a plan for rehabilitation of the Marineway rails.</p> <p>• <b>New Construction and Maintenance Guidelines for the India Basin Scow Schooner Cultural Landscape.</b> The HPPs for the India Basin Scow Schooner Cultural Landscape shall establish protocols for the ongoing protection of the character-defining features of the cultural landscape and guidelines to evaluate all future development proposals within the cultural landscape. These guidelines shall include the following:</p> <ul style="list-style-type: none"> <li>– New construction and site development within or adjacent to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape shall be compatible with the character of the cultural landscape and shall</li> </ul>				

**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>maintain and support the landscape's character-defining features.</p> <ul style="list-style-type: none"> <li>– New construction shall draw its form, materials, and color palette from the historic texture and materials of the cultural landscape.</li> <li>– New construction shall be contextually appropriate in terms of massing, size, scale, and architectural features, not only with the remaining historic buildings, but with one another.</li> <li>– New construction shall comply with the Secretary of the Interior's Rehabilitation Standard No. 9: "New Addition, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the integrity of the property and its environment."</li> <li>– A building and structural maintenance plan shall be developed to ensure that the character-defining structures of the cultural landscape are maintained.</li> <li>– A planting and landscape maintenance plan shall be developed to provide ongoing protection of character-defining landscape features of the cultural landscape that will be rehabilitated and/or protected by the project, such as open areas and circulation routes. The plan shall provide guidelines for landscape design within the cultural landscape that maintains the historic and industrial character of the landscape.</li> </ul> <p>• <b>Salvage.</b> Each HPP for the Shipwright's Cottage and the India Basin Scow Schooner Cultural Landscape shall further investigate and incorporate preservation recommendations regarding the salvage of historic materials for reuse and/or interpretation. The recommendations in the HPPs shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>– Materials to be salvaged from the interior of the Shipwright's Cottage and recommendations for reusing those materials.</li> <li>– Materials to be salvaged from both contributing and noncontributing features of the India Basin Scow Schooner Boatyard Vernacular Cultural landscape, and recommendations for either incorporating such materials into the proposed new construction on the India Basin Shoreline Park property or otherwise reusing those materials.</li> </ul> <p>For each HPP, the HPP, including any specifications, monitoring schedule, and other supporting documents, shall be incorporated into the site permit application's plan sets. Planning Department Preservation staff shall review and approve the HPP before a site permit, demolition permit, or any other permit is issued by the San Francisco Department of Building Inspection for</p>				

**Table 1: Mitigation Monitoring and Reporting Program**

NOTE: Each mitigation measure in this document applies to the proposed project and variant, unless noted otherwise. Furthermore, each responsible project sponsor as identified in this Table 1 shall only be responsible for implementation of the applicable mitigation measure related to their particular property within the project site.

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>the rehabilitation of historical resources.</p> <p>The Planning Department shall not issue building permits associated with historical resources until Preservation staff concur that the designs conform to the SOI Standards for Rehabilitation, except for the Tool Shed interpretive structure and the Boatyard Office Building, if included in the final design. Should alternative materials be proposed for replacement of historic materials, they shall be in keeping with the size, scale, color, texture, and general appearance, and shall be approved by Planning Department Preservation staff. The performance criteria shall ensure retention of the character-defining features of each historical resource, as identified in the HPP, which in turn shall be developed in accordance with the HRE developed for the project (San Francisco, 2017b).</p> <p>The project sponsors shall ensure that the contractor(s) follows the HPP. Furthermore, in accordance with the HPP's reporting and monitoring requirements, the consultant architectural historian shall conduct regular periodic inspections of the historical resources under rehabilitation during project construction activities to ensure compliance with the HPP and adherence to the SOI Standards for Rehabilitation. The consultant architectural historian shall provide progress reports to the Planning Department throughout the construction period.</p>				
<p><b>Mitigation Measure M-CR-1b: Document Historical Resources</b></p> <p>To reduce adverse effects on historical resources, before the start of demolition, rehabilitation, or relocation, the project sponsors shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. This professional shall prepare written and photographic documentation of the three historical resources identified on the project site. The specific scope of the documentation shall be reviewed and approved by the Planning Department but shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <b>Measured Drawings.</b> A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historical resources. Planning Department Preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plan, section, elevation). Planning Department Preservation staff will assist the consultant in determining the appropriate level of measured drawings.</li> <li>• <b>Historic American Buildings/Historic American Landscape Survey–Level Photograph.</b> Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital</li> </ul>	Project sponsors/qualified architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued for each project sponsor.	All documentation will be reviewed and approved by the Planning Department's Preservation coordinator before any demolition or site permit is granted for the affected historical resource.	Considered complete as to each affected historic resource after all documentation has been reviewed and approved by the Planning Department and final written and photographic documentation is submitted to interested parties for the affected historic resource. This will be done before the demolition or site permits are issued for each affected historic resource.



**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p>photography shall be used. The scope of the digital photographs shall be reviewed by Planning Department Preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography. Photograph views for the data set shall include:</p> <ul style="list-style-type: none"> <li>– contextual views;</li> <li>– views of each side of the building and interior views, where possible;</li> <li>– oblique views of the building; and</li> <li>– detail views of character-defining features, including features on the interior.</li> </ul> <p>All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historic photographs shall also be collected, reproduced, and included in the data set.</p> <p>• <b>HABS/HALS Historical Report.</b> A written historical narrative and report shall be provided in accordance with the HABS Historical Report Guidelines.</p> <p>In addition, video recordation shall be undertaken before demolition or site permits are issued. The project sponsor shall undertake video documentation of the affected historical resource and its setting. The documentation shall be conducted by a professional videographer, one with experience recording architectural resources. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations Part 61). The documentation shall include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historic use, and historic context of the historical resource. Archival copies of the video documentation shall be submitted to the Planning Department, and to repositories including but not limited to the San Francisco Public Library, the Northwest Information Center of the California Historical Information Resource System, and the California Historical Society.</p> <p>Further, a Print-on-Demand softcover book shall be produced that includes the content from the historical report, historical photographs, HABS/HALS photography, measured drawings, and field notes. The Print-on-Demand book shall be made available to the public for distribution.</p> <p>The project sponsor shall transmit such documentation to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, the</p>				

**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
Planning Department, the San Francisco Maritime National Historic Park, and the Northwest Information Center. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the projects sponsors will conduct outreach to identify other interested groups. All documentation will be reviewed and approved by the Planning Department's Preservation coordinator before any demolition or site permit is granted for the affected historical resource.				
<p><b>Mitigation Measure M-CR-1c: Develop and Implement an Interpretative Plan</b></p> <p>The project sponsors shall facilitate the development of an interpretive program focused on the history and environmental setting of each historical resource identified on the project site. This program shall be initially outlined in an interpretive plan subject to review and approval by the Planning Department.</p> <p>The interpretative program shall include but not be limited to the installation of permanent on-site interpretive displays or screens in publicly accessible locations. The plan shall include the proposed format and location of the interpretive content, as well as high-quality graphics and written narratives to be incorporated. Historical photographs, including some of the large-format photographs required by Mitigation Measure M-CR-1b, may be used to illustrate the history. Salvaged materials as required by Mitigation Measure M-CR-1a should also contribute to the interpretative program.</p> <p>The interpretative program should also coordinate with other interpretative displays currently proposed along the Bay, specifically those that focus on shipbuilding at Potrero Point to the north. The interpretative program should also coordinate with maritime or other relevant interpretation programs in San Francisco, such as the San Francisco Maritime National Historic Park and its sailing program that includes the 1891 scow schooner Alma. The interpretative plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or an iPhone application. The primary goal is to educate visitors about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.</p>	Project sponsors/qualified architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued for each project sponsor.	Interpretive plan shall be subject to review and approval by the Planning Department.	Considered complete after the interpretive program has been installed and approved by the Planning Department.

**Table 1: Mitigation Monitoring and Reporting Program**

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Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting/Responsibility (Public Agency)	Monitoring Schedule
<p><b>Mitigation Measure M-CR-1d: Retain the Boatyard Office Building</b></p> <p>If feasible, character-defining features of the Boatyard Office building shall be retained by RPD in order to ensure that the building remains a significant feature of the cultural landscape. This would include retention of a portion of the roof form, wood frame structure, and wood cladding so that the massing of the building is still expressed. For example, this may include retention of an open-frame or partially open-frame roof structure with wide eaves supported by a wood frame structure with a portion of the structure clad in retained or replaced-in-kind wood cladding. If possible, the porthole openings on the southeast and southwest façade shall be retained. The amount of the wood cladding and roof structure to be retained will depend upon additional condition assessments of the building, public safety concerns, seismic requirements, visibility and sight lines in relation to park design, and RPD programming.</p>	Project sponsor for the 900 Innes property/ qualified structural engineer and/or architectural historian consultant at the direction of the ERO.	Before demolition or site permits are issued.	Planning Department to monitor RPD and project contractor compliance.	Considered complete after construction activities have ended.
<p><b>Mitigation Measure M-CR-1e: Vibration Protection Plan</b></p> <p>Where construction activity involving pile driving and other heavy equipment and vehicles would occur in proximity to any historical resources, the project sponsors shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 150 feet where pile driving would be used and within 35 feet of other heavy equipment operation, shall include the following components:</p> <p>Prior to the start of any ground-disturbing activity, the project sponsors shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of historical resource(s) identified by the San Francisco Planning Department within 150 feet of planned construction to document and photograph the buildings' existing conditions. The qualified consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site in concert with a qualified acoustical/vibration consultant or structural engineer and shall submit monitoring reports to San Francisco Planning Department Preservation staff. The qualified consultant shall submit an existing conditions documentation scope and vibration monitoring plan to San Francisco Planning Department Preservation staff for review and approval.</p> <p>Based on the construction and condition of the resource(s), a structural engineer or other qualified entity shall establish a maximum vibration level that shall not be exceeded at each historical resource, based on existing</p>	Project sponsors/ qualified acoustical/ vibration consultant at the direction of the Planning Department Preservation staff.	Before demolition or site permits are issued and during construction.	The qualified consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site in concert with a qualified acoustical/vibration consultant or structural engineer and shall submit monitoring reports to San Francisco Planning Department Preservation staff.	Considered complete as to each project sponsor after construction activities for the applicable Project Sponsor have ended and the final monitoring report has been submitted.



**Table 1: Mitigation Monitoring and Reporting Program**

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<p>conditions, character-defining features, soils conditions and anticipated construction practices in use at the time (0.12 inch per second, peak particle velocity [PPV], consistent with Federal Transit Administration guidance).</p> <p>To ensure that vibration levels do not exceed the established standard, a qualified acoustical/vibration consultant shall monitor vibration levels at each historical resource within 150 feet of planned construction and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques put in practice. (For example, pre-drilled piles could be substituted for driven piles, if soil conditions allow; smaller, lighter equipment could possibly also be used in some cases.) The consultant shall conduct regular periodic inspections of each historical resource within 150 feet of planned construction during ground-disturbing activity on the project site. Should damage to a historical resource occur as a result of ground-disturbing activity on the site, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.</p>				
<p><b>Mitigation Measure M-CR-2a: Undertake an Archeological Testing Program</b></p> <p>Based on the results of the archeological investigation completed for the proposed project and variant, the remains of two ships, the <i>Bay City</i> and the <i>Caroline</i>, occur within the study area. Both sets of remains are contributing elements to the India Basin Scow Schooner Boatyard Vernacular Cultural Landscape. The proposed Marineway would cross over the identified remains of the <i>Caroline</i>, and the viewing platform would be placed over the remains of the <i>Bay City</i>. The foundation system of the Marineway and viewing platform have not been fully developed, but the potential exists for piles required for the structure to be driven through the buried vessels. There is also a reasonable presumption that additional archeological resources beyond the remains of the <i>Bay City</i> and <i>Caroline</i> may be present in the study area. Such currently undiscovered resources could include other ship hulks associated with the Hunters Point Ship Graveyard (which in turn would be contributing elements to the vernacular cultural landscape) and both prehistoric and historic-period archeological sites. As such, the following measures shall be undertaken to avoid any significant adverse effect from the proposed project or variant on buried archeological resources.</p> <p>The project sponsors shall retain the services of an archeological consultant from</p>	Project sponsors/qualified archeological consultant at the direction of the ERO.	Prior to the issuance of site permits and initiation of construction, during construction, and after the conclusion of all construction activities.	The ERO to review and approve an archeological testing plan and a final archeological resources report.	<p>The ERO to review and approve an archeological testing plan for the applicable project site before the start of construction. Depending on the findings of the archeological testing program, intermittent reports may be submitted by the qualified archeological consultant for each phase of construction within the applicable project site.</p> <p>The final archeological resources report will be submitted after the conclusion of all construction activities.</p>

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<p>the rotational Qualified Archeological Consultants List (QACL), maintained by the Planning Department's archeologist. The project sponsors shall contact the Planning Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program, if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.</p> <p>Archeological monitoring and/or data recovery programs required by this measure could suspend project construction for up to 4 weeks. At the direction of the ERO, the suspension of construction can be extended beyond 4 weeks only if such a suspension is the only feasible means to reduce the potential effects on a significant archeological resource, as defined in State CEQA Guidelines Sections 15064.5(a) and 15064.5(c), to less than significant with mitigation.</p> <p><b>Consultation with Descendant Communities.</b> Upon discovery of an archeological site associated with Native Americans, the overseas Chinese, or other potentially interested descendant groups, an appropriate representative of the descendant group and the ERO shall be contacted. The descendant group's representative shall be given the opportunity to monitor archeological field investigations of the site and to consult with the ERO regarding appropriate archeological treatment of the site, data recovered from the site, and if applicable, any interpretative treatment of the associated archeological site. A copy of the final archeological resources report shall be provided to the representative of the descendant group.</p> <p><b>Archeological Testing Plan.</b> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that could be adversely affected by the proposed project or variant, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program shall be to determine the presence or absence of archeological resources to the extent possible, and to identify and evaluate whether any archeological resource encountered on the site constitutes a historical resource under CEQA.</p>				

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<p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If the archeological consultant finds, based on the archeological testing program, that significant archeological resources may be present, the ERO acting in consultation with the archeological consultant shall determine whether additional measures are warranted.</p> <p>Additional measures that may be undertaken include further archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the proposed project or variant could adversely affect the resource, then one of the following measures shall be implemented, at the discretion of the project sponsors, depending on the location of the resource:</p> <ul style="list-style-type: none"> <li>• The proposed project or variant shall be redesigned to avoid any adverse effect on the significant archeological resource. OR</li> <li>• A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater significance for interpretation than for research and that interpretive use of the resource is feasible.</li> </ul> <p><b>Archeological Monitoring Program.</b> If the ERO acting in consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented, the archeological monitoring program shall include the following provisions, at a minimum:</p> <ul style="list-style-type: none"> <li>• The archeological consultant, the project sponsors (depending on the location of the resource and/or area of concern), and the ERO shall meet and consult on the scope of the archeological monitoring program a reasonable amount of time before the start of any project-related soil-disturbing activities. The ERO, in consultation with the archeological consultant, shall determine which project activities shall be subject to archeological monitoring. A single AMP or multiple AMPs may be produced to be consistent with project phasing. In most cases, any soil-disturbing activities, such as demolition, foundation removal, excavation, grading, installation of utilities, foundation work, pile driving (e.g., foundation, shoring), and site remediation, shall require archeological monitoring because of the risk these activities pose to potential archeological resources and their depositional context.</li> <li>• The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), shall explain how to identify evidence of the expected resource(s), and shall identify the appropriate protocol in case of the apparent discovery of an archeological resource.</li> </ul>				



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<ul style="list-style-type: none"> <li>The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits.</li> <li>The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis.</li> <li>If an intact archeological deposit is encountered, all soil-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition, excavation, pile driving, and other construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (e.g., foundation, shoring) the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</li> </ul> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. Intermittent reports shall be submitted for each phase of construction.</p> <p><b>Archeological Data Recovery Program.</b> The archeological data recovery program shall be conducted in accordance with an archeological data recovery plan (ADRP). The archeological consultant, project sponsors (dependent on location of resource requiring implementation of this mitigation measure), and ERO shall meet and agree regarding the scope of the ADRP before preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO for each phase of construction or for the overall construction effort. The ADRP shall identify how the proposed data recovery program would preserve the significant information the archeological resource is expected to contain. That is, the ADRP shall identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, will be limited to the portions of the historical property that can be adversely affected by the proposed project or</p>				

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<p>variant. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include:</p> <ul style="list-style-type: none"> <li>• descriptions of proposed field strategies, procedures, and operations;</li> <li>• a description of the selected cataloguing system and artifact analysis procedures;</li> <li>• a description of and rationale for field and post-field discard and deaccession policies;</li> <li>• consideration of an on-site/off-site public interpretive program during the course of the ADRP;</li> <li>• recommended security measures to protect the archeological resource from vandalism, looting, and unintentionally damaging activities;</li> <li>• a description of the proposed report format and distribution of results; and</li> <li>• a description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul> <p><b>Final Archeological Resources Report.</b> The archeological consultant shall submit a draft final archeological resources report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The FARR will be submitted after the conclusion of all construction activities that are required for the entire project. Information that can put any archeological resource at risk shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows:</p> <ul style="list-style-type: none"> <li>• The Northwest Information Center shall receive one copy.</li> <li>• The ERO shall receive a copy of the transmittal of the FARR to the Northwest Information Center.</li> <li>• The Environmental Planning division of the Planning Department shall receive one bound, one unbound, and one unlocked searchable PDF copy on CD of the FARR, along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the NRHP/CRHR.</li> </ul> <p>In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				

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<p><b>Mitigation Measure M-CR-3a: Implement Legally Required Measures in the Event of Inadvertent Discovery of Human Remains</b></p> <p>The following measures shall be implemented in the event of the discovery, or anticipated discovery, of human remains and associated burial-related cultural materials.</p> <p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and the ERO, and in the event of the Coroner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98). The archeological consultant, project sponsors, ERO, and MLD shall have up to but not beyond 6 days of discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (State CEQA Guidelines Section 15064.5([d])). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.</p>	Project sponsors/ construction contractor/ archeological consultant, at the direction of the ERO.	During construction in the event of the discovery, or anticipated discovery, of human remains and associated burial-related cultural materials.	The Planning Department to monitor sponsor and contractor compliance.	In the event of the discovery of human remains and associated burial-related cultural materials, considered complete after reburial or permanent disposition of any discovered human remains and burial-related cultural materials and approval of the final archeological resources report.



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<p><b>Mitigation Measure M-CR-4a: Implement Tribal Cultural Resources Interpretive Program</b></p> <p>If the ERO determines that preservation in place of the tribal cultural resource pursuant to Mitigation Measure M-CR-2a, “Undertake an Archeological Testing Program,” is both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP). Implementation of the approved ARPP by the archeological consultant shall be required when feasible. If the ERO determines that preservation in place of the tribal cultural resource is not a sufficient or feasible option, then the project sponsors shall implement an interpretive program of the tribal cultural resource in consultation with affiliated Native American tribal representatives. An interpretive plan produced in consultation with affiliated Native American tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>	Project Sponsors and qualified archeological consultant.	During construction.	Planning Department.	Considered complete after the archeological resource preservation plan or interpretive plan of the tribal cultural resource in consultation with affiliated Native American tribal representatives have been approved by the ERO and implementation of preservation or interpretive program.



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