



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 13, 2012

TO: Architectural Review Committee of the Historic Preservation Commission

FROM: Shelley Caltagirone, Preservation Staff, (415) 558-6625

REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822

RE: Review and Comment at November 20th Hearing
Alamo Square Renovation
Case No. 2013.1334U

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BACKGROUND

The Planning Department is working with the Recreation and Parks Department (RPD) to refine a renovation plan for the park at Alamo Square that involves rehabilitating an existing restroom building, constructing an ADA-accessible restroom, and installing a new irrigation system. The attached materials reflect the preliminary design, which has received the approval of the Civic Design Committee of the Arts Commission. Civic Design Committee (CDC) review and approval is required for all civic construction projects and occurs in three phases - Phase 1: Schematic Design, Phase 2: Design Development, and Phase 3: Construction Documents. The Department requests the Architectural Review Committee's (ARC) input on the project at this juncture between the Phase 1 and 2 reviews so that compliance with Planning Code Article 10, Appendix E and the Secretary of the Interior Standards can be considered by the CDC during the Design Development phase. Because the project requires a Certificate of Appropriateness, this early coordination will ensure that the final design meets both the civic design requirements and the historic preservation requirements.

PROPERTY DESCRIPTION

Alamo Square is bound by Scott Street, Fulton Street, Hayes Street, and Steiner Street in the Western Addition neighborhood. The 12.7-acre site is primarily open landscaped area. Built features include a playground, tennis court, and a free-standing restroom. It encompasses a variety of passive and organized uses, including a dog play area, a tennis court, walking paths, and a playground. The park is located at the center of the Alamo Square Landmark District and is the district's primary landscape feature. The property is located on Assessor's Block 0799, Lot 001 in a P (Public) Zoning District and an OS (Open Space) Height and Bulk District.

PROJECT DESCRIPTION

The proposed project calls for renovation of the existing restroom building located near the center of the park and south of the existing tennis courts; construction of a single stall ADA-accessible restroom to the north of existing playground; replacement of the irrigation system with a new water efficient irrigation

system; and renovation of the landscaping, including the incorporation of water conserving lawn alternatives where appropriate.

Renovation of the Existing Restroom Structure

The existing restroom facility is a one-story, painted wood-framed, stucco-clad structure that was constructed in 1914 – 1915, designed in a stripped down Classical Revival style. The building is rectangular in plan, approximately 374 SF, which includes a Woman’s restroom area of approximately 110 SF, a Men’s restroom are of approximately 110 SF and a storage/maintenance area of approximately 154 SF. The building has a small wood frame addition located at the rear of the building which is approximately 112 SF, which was built in 1947 and is used as an additional storage area. The building has a flat roof, smooth stucco cladding and a concrete foundation. The primary facade faces north and is composed of three structural bays divided by shallow, unornamented pilasters. The end pilasters have stenciled lettering reading ‘Women’ on the east side and ‘Men’ on the west side. The three existing windows have been removed and the openings have been secured with metal grilles. A utilitarian wall-mounted electric light fixture is located above the center bay. The primary facade terminates in a plain frieze and stepped cornice.

The entrance to the Women’s restroom facilities is located on the east facade and has a flush metal door with transom window. A modern wall-mounted electric light fixture is located above the doorway. A concrete path provides access to the Women’s restroom from the main pedestrian walkway. The existing Women’s restroom houses two toilets and one sink.

The entrance to the Men’s restroom facilities is located on the west facade and has a flush metal door with transom window. A modern wall-mounted electric light fixture is located above the doorway. A concrete path provides access to the Men’s restroom from the main pedestrian walkway. The existing Men’s restroom houses two toilets, two urinals and one sink.

As part of this project, the interior of the existing building will be renovated to house upgraded Women’s and Men’s restrooms that meet current codes and design standards. The overall area of the Women’s restroom will increase to approximately 143 SF, with three toilets and two sinks. The Men’s restroom will also be upgraded and expanded to approximately 143 SF, with three toilets, two urinals and one sink. The center bay, housing the plumbing chase, will be reduced down to approximately 88 SF. The interior of the rear addition will receive minor interior upgrades. The space will be used to house a new irrigation pump and controller.

The exterior of the historic 1914 – 15 era portion of the building will be restored. The building’s existing windows and transoms will be restored or replaced in-kind, their metal grills removed. The existing surface mounted light fixtures will be replaced with new era-appropriate fixtures and the existing metal doors will be replaced with metal gates designed to reference metal grills of the period. The building’s stucco exterior will be painted a monotone tan color.

New Construction of Unisex Restroom

The project will also include the construction of a new unisex restroom just north of the existing children’s play area, set back from the pathway into the existing hillside. The unisex restroom will cylindrical in shape and will be poured concrete construction with a flat roof. The facility will be

approximately 191 SF, and contain a single unisex restroom with a toilet stall and sink, and small storage/utility room accessed from the outside.

The building's cylindrical shape and contemporary design are intended to play upon the curvilinear shape and concrete perimeter walls of the adjacent children's play area, integrating it into the park landscape while at the same time articulating its modern era origin. The new building's overall scale, proportion and parapet design, and the use of metal grillwork at the building penetrations are modern renditions of the vernacular of the historic structure. Integral color will be added to the concrete to create a warm hue, similar to the monotone tan of the existing building. The new building's concrete exterior will be treated with an acid wash or sand blast to bring out the material's natural texture.

A new raised planter will be constructed along the structures north edge. The planter's low wall will serve to tie the structure to the play area and create a small plaza. New asphalt incorporating a playful stamped leaf pattern will tie the new plaza to the existing asphalt path. Shrubs, trees, and climbing vines planted in the new planter and on the hillside at the rear of the building will integrate the new structure into the existing park landscape.

Irrigation and Landscape Improvements

This project will include the installation of new, park-wide, water conserving irrigation system. The existing irrigation system will be abandoned and new irrigation lines, valves and heads will be installed. A new pump and controller will be installed in the existing restroom structure. Pathways, stairs and cobble swales will remain in place. However, in locations where new water lines must cross existing pathways, the paths will be patched with asphalt to match the existing color and texture. After installation of the new irrigation system, the majority of lawn will receive new sod. Beds at entrances and underutilized sloping areas along Fulton and Scott Streets of the park will receive new drought tolerant landscaping to reduce water demand. Areas below dense tree canopies will receive new understory shrub plantings. The goal of the project is to reduce water use in the park by 33% or 2,500,000+ gallons annually.

ENVIRONMENTAL REVIEW

The project is currently undergoing environmental review, which will be completed prior to the Certificate of Appropriateness review by the Historic Preservation Commission and Phase 3 review by the Civic Design Committee.

HISTORICAL SIGNIFICANCE

Based on a draft Historic Resource Evaluation report prepared by Page & Turnbull, Alamo Square is historically significant as a contributor to the Alamo Square Landmark District, but has no individual significance. The Alamo Square Landmark District was designated as a local historic district in 1984. As described in Appendix E to Article 10, the district "is significant as a continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870s to the 1920s [... and] clearly serves as a visual reminder of how businessmen lived two to four generations ago." The landmark nomination identified Alamo Square Park as a contributing element to the district, but it did not describe the individual features of the park or its potential individual significance. According to the

draft evaluation by Page & Turnbull, the character-defining features of Alamo Square include, but are not limited to:

- Concrete perimeter curb/wall and piers
- Five concrete staircases at park entrances
- Hilltop location and topography
- Iconic views of downtown San Francisco and “Postcard Row” across Steiner Street
- Mature plantings and open lawns that were part of the original 1900 landscaping program
- Generally symmetrical and curvilinear design pattern of pedestrian paths and ramps
- Convenience station (1915 construction only)
- Location of tennis court (excluding non-historic materials)
- Location of playground (excluding non-historic materials)

Features of Alamo Square that are not character defining include:

- Site furnishings such as the benches and trash cans that do not appear to be historic
- 1947 rear addition to the convenience station which post-dates the district’s period of significance
- Freestanding storage unit located south of the convenience station
- Circular island and roundabout at the center of the park
- Fountain/planter located near the southeast corner of the park (installed sometime after 1938)
- Area with indefinite boundaries that surrounds the playground and that has undergone numerous alterations to date (e.g. changes to grading, paving, and landscape; enlargement and construction of a new playground)
- Signage
- Drinking fountain installed in 2004

STAFF ANALYSIS

The project appears to meet most of the Guidelines for the Treatment of Cultural Landscapes, provided by the National Park Service to apply the Secretary of the Interior Standards to landscape features. The Guidelines establish a hierarchy of treatments, beginning with (1) identification/retention of historic features and materials, (2) maintenance of historic features and materials, (3) repair of historic features and materials, and (4) replacement of deteriorated historic features and materials. These four recommendations would apply to the character-defining features of the park, which are all proposed to be retained, repaired, or replaced in-kind. The work on the existing restroom and irrigation system would rehabilitate existing features while retaining their material and design integrity.

The fifth treatment recommends replacement of missing historic features and materials when historical, pictorial or physical documentation is available. This treatment allows for either accurate restoration of the missing feature or designing new structures, furnishings and objects that are compatible with the historic character of the landscape. For example, replacing a picnic shelter with one of a new compatible design. The proposed project does not include the replacement of any missing features as the park appears to retain all of its original features.

The sixth treatment concerns alterations and additions for new uses. It requires that these elements are compatible with the preservation of the historic character of the landscape. This would apply to the

proposed restroom, proposed stamped asphalt plaza, and the new plantings. While the Standards allow for new features to be incorporated into the park, they need to be designed in a manner that is visually compatible with the mass, scale, form, features, materials, texture and color of the historic park.

New Restroom

The new restroom would not cause the removal of any important features of the park. It will be located in an area that does not contain historic features since it was previously altered by the expansion of the playground. The location next to the playground will not disturb the overall spatial organization of the park. The scale of the building also appears to be proportionate relative to the historic features of the park. The cylindrical form of the building relates well to the adjacent playground's circular plan and curving retaining walls while differentiating the building as a modern feature in the landscape. Also, the proposed textured and tinted concrete material appears to relate well to the existing stucco-clad restroom and the historic concrete retaining walls found throughout the district. However, staff feels that the compatibility of the proposed restroom with the character of the park may be improved. The single historic building within the park and the surrounding historic residences all exhibit classical architectural forms and a moderate to high level of ornamentation. The proposed building is stark in comparison and the contrast is jarring, drawing attention to the new utilitarian feature rather than allowing it to blend in with its surroundings. Instead, the design should be deferential to the historic design and character of the park so that it relates harmoniously with the setting and avoids unnecessary contrast in form and detail.

Stamped Asphalt Plaza

The new paving treatment for the plaza between the playground and new restroom will blend well with the existing asphalt paving system and will not interrupt or detract from the historic circulation pattern in the park.

New Plantings

The overall landscaping program will be maintained as the proposed plantings would not detract from the open lawns in the more gently sloped portions of the park or the mature tree plantings. The work will also support the future maintenance of the landscape by reducing its reliance on irrigation.

RECOMMENDATIONS

- Create a base and cap for the new restroom building to break up the wall plane and to reflect the classical hierarchy found in the surrounding historic buildings. This should be achieved with contemporary and referential details rather than copying historic motifs from the district.
- Use a painted or powder-coated finish for the metal gate and screens rather than bare metal to relate to the historic ironwork found in the district.
- Use a darker color for the door and wall between the primary cylindrical form and the outer spiraling wall so that the janitor closet door recedes from view.
- Remove the uniform horizontal banding or replace it with a pattern that relates to the historic masonry work found in the district.

- Introduce additional wall openings to break up the plain wall surfaces.

REQUESTED ACTION

Specifically, the Department seeks comments on the following aspects of the proposed project with regard to their compatibility with the Alamo Square Landmark District:

- Existing restroom renovation
- Proposed restroom building
- Irrigation and landscaping plan

ATTACHMENTS

- Architectural plans and renderings
- Draft Historic Resource Evaluation report prepared by Page & Turnbull

SAN FRANCISCO RECREATION & PARK DEPARTMENT

ALAMO SQUARE - STAND ALONE RESTROOMS

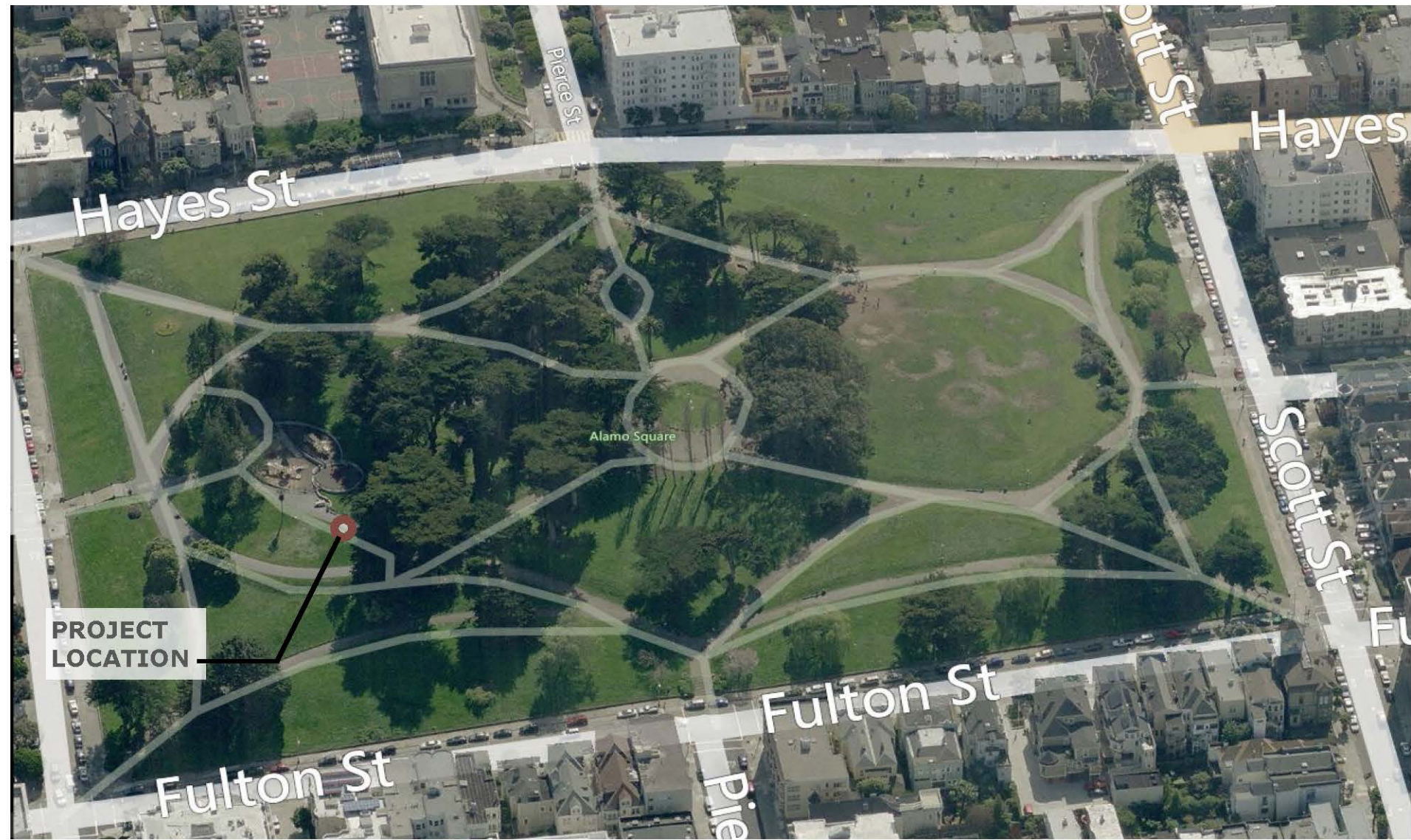


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BUILDING DESIGN & CONSTRUCTION
S.F. DEPARTMENT OF PUBLIC WORKS
ARCHITECTURE

SAN FRANCISCO RECREATION & PARK DEPARTMENT
ALAMO SQUARE STAND ALONE RESTROOM
NOVEMBER 2013

SITE LOCATION



DESIGN CONCEPT:

THE GOAL OF THE PROJECT IS TO CREATE A "SCULPTURAL" LIKE STRUCTURE WITH THE USE OF SIMPLE FORM GEOMETRY (ARCHIMEDEAN SPIRAL) THAT ARTICULATES THE MODERN PLAYGROUND DESIGN, BUT THAT ALSO INTEGRATES THE HISTORICAL CONTEXT OF THE PARK WITH THE USE OF SUBTLE TEXTURES AND INTEGRAL COLOR.

SCOPE:

THE SAN FRANCISCO REC & PARK DEPARTMENT IS PROPOSING THE CONSTRUCTION OF A STAND ALONE RESTROOM STRUCTURE ADJACENT TO THE CHILDREN'S PLAY AREA IN THE ALAMO SQUARE PARK.

BUILDING INFORMATION:

LOCATION: ALAMO SQUARE PARK, HAYES STREET AT STEINER STREET

SQUARE FOOTAGE: 190.70 SF

BUILDING TYPE: CAST IN PLACE CONCRETE



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BUILDING DESIGN & CONSTRUCTION
S.F. DEPARTMENT OF PUBLIC WORKS
ARCHITECTURE

SAN FRANCISCO RECREATION & PARK DEPARTMENT
ALAMO SQUARE STAND ALONE RESTROOM
NOVEMBER 2013

SITE LOCATION

1



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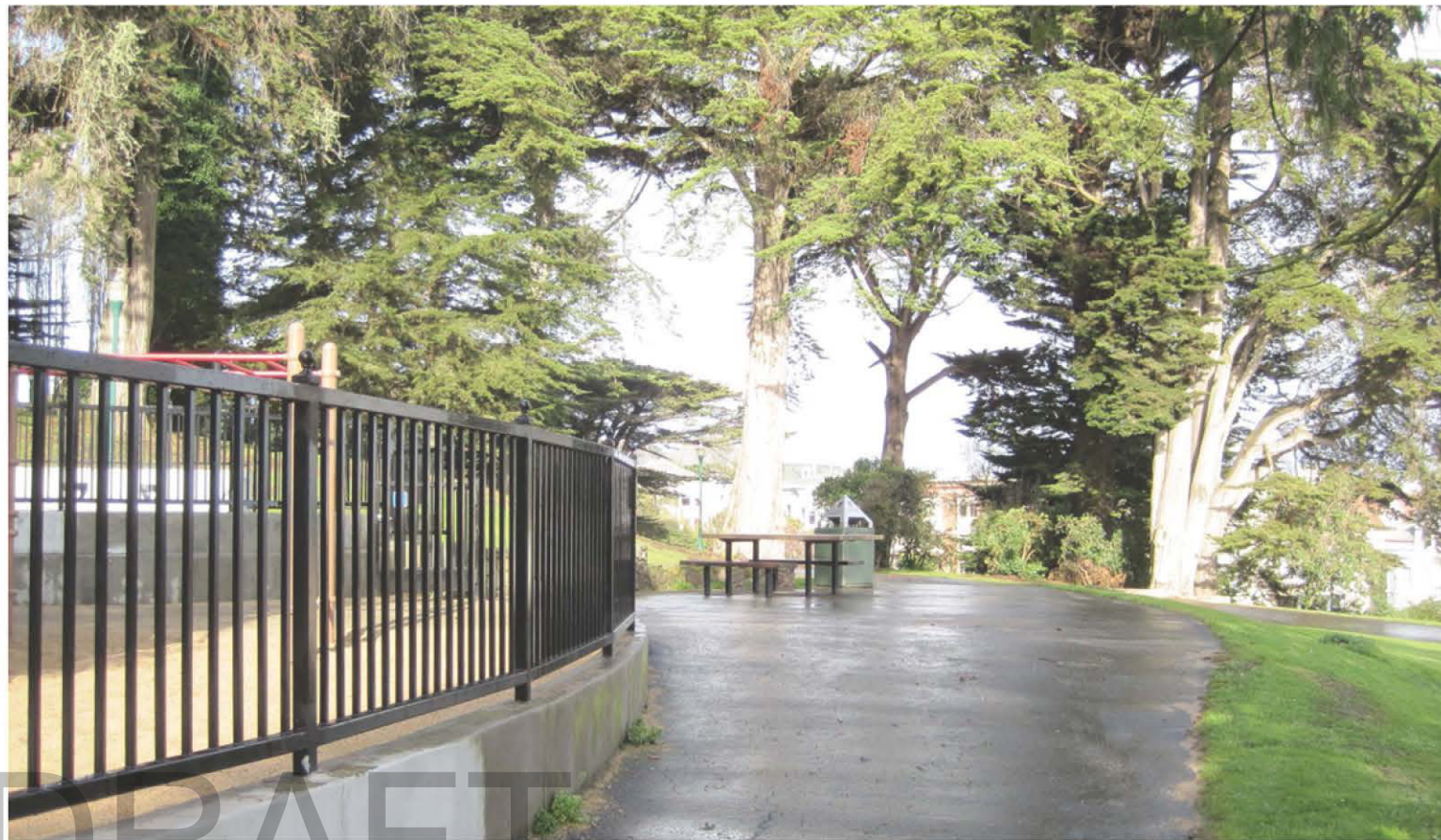
BUILDING DESIGN & CONSTRUCTION
S.F. DEPARTMENT OF PUBLIC WORKS
ARCHITECTURE

SAN FRANCISCO RECREATION & PARK DEPARTMENT
ALAMO SQUARE STAND ALONE RESTROOM
NOVEMBER 2013

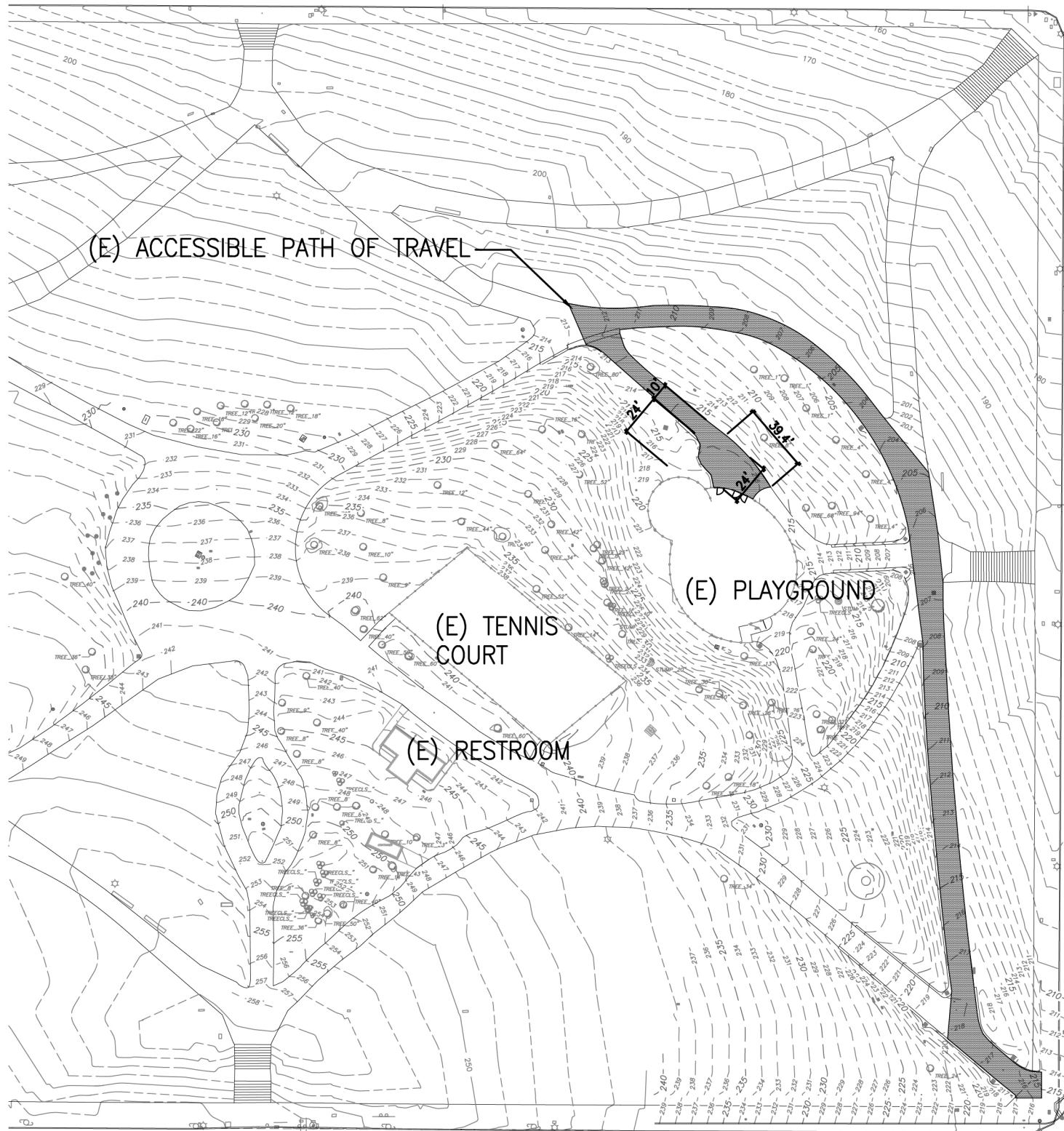
(E) PLAYGROUND



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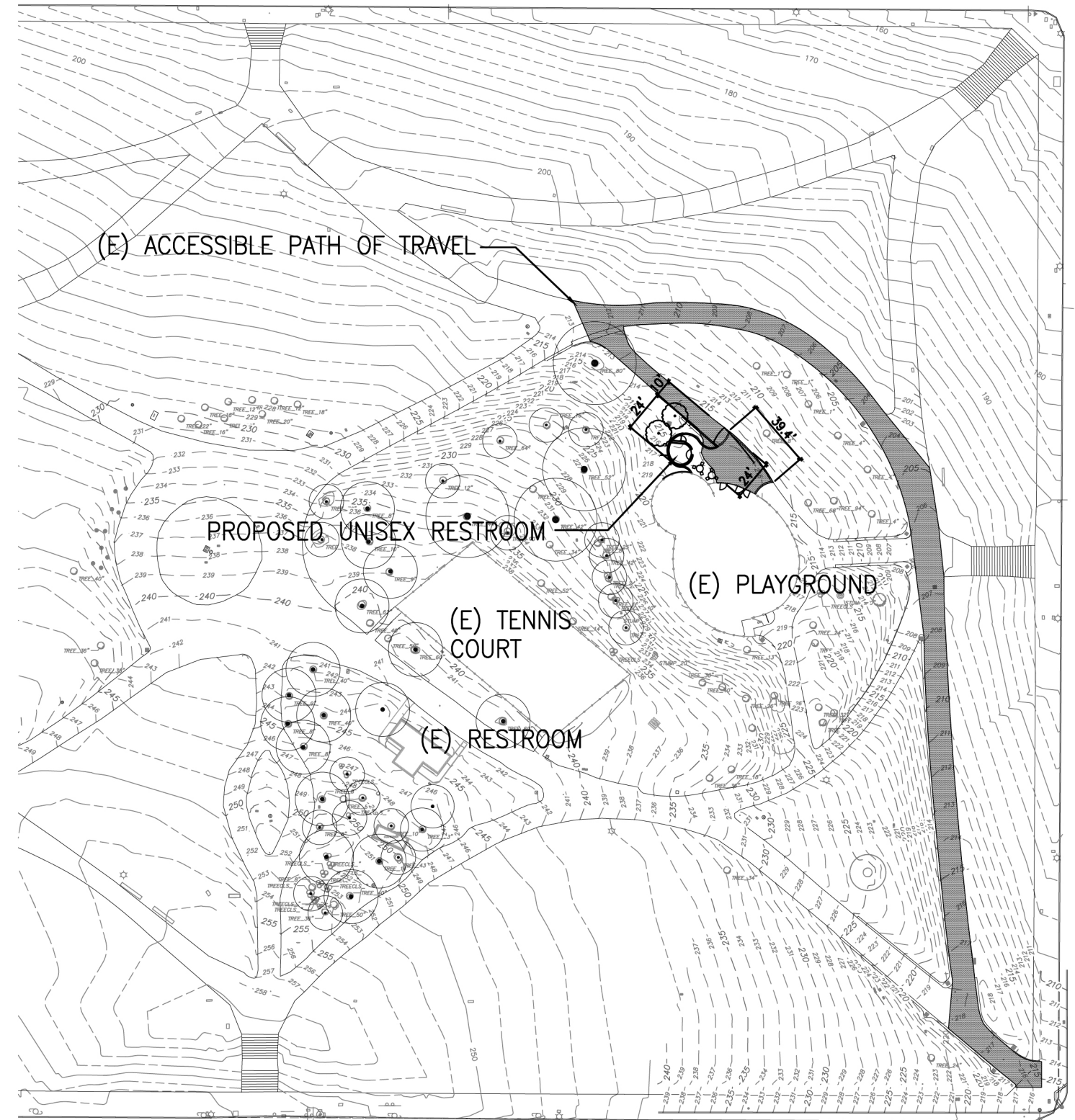
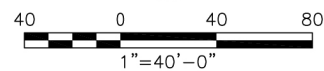
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EXISTING SITE PLAN

HAYES STREET

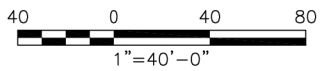
STEINER STREET



PROPOSED SITE PLAN

HAYES STREET

STEINER STREET

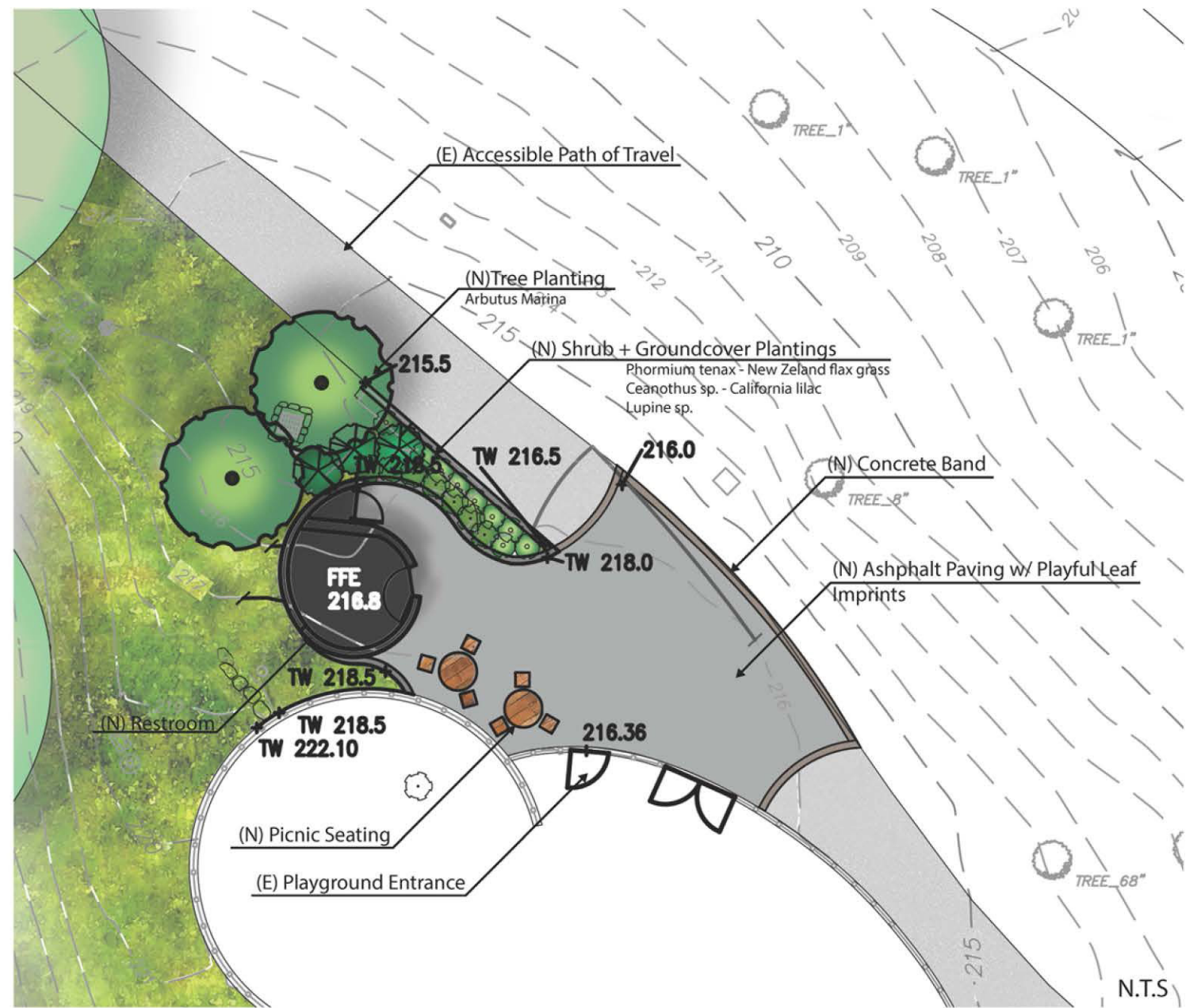


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NOVEMBER 2013

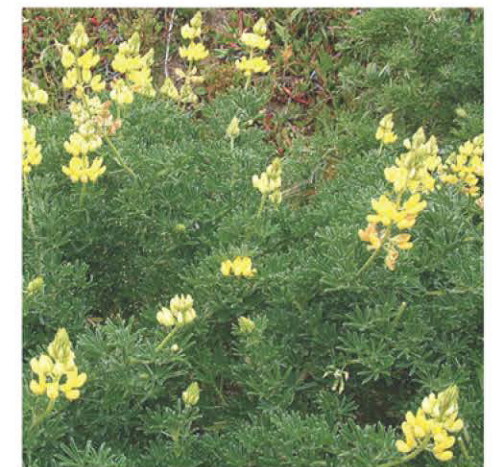
ACCESSIBLE PATH OF TRAVEL



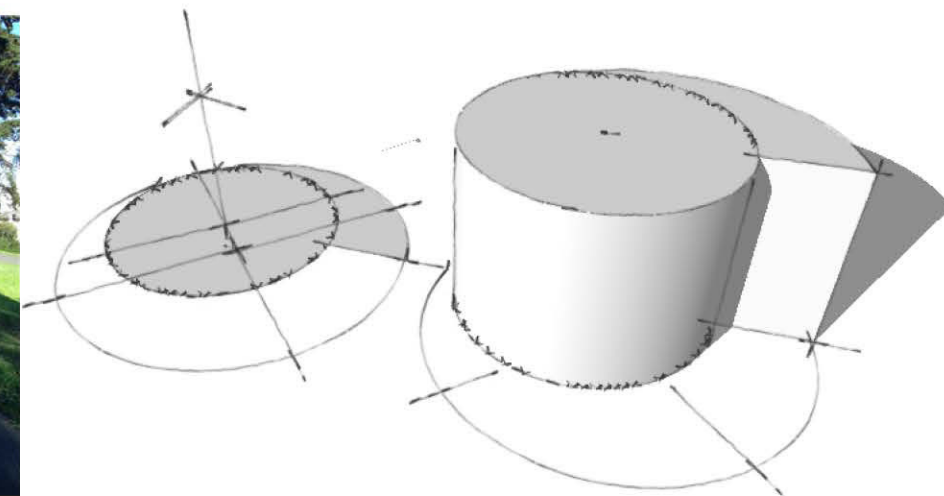
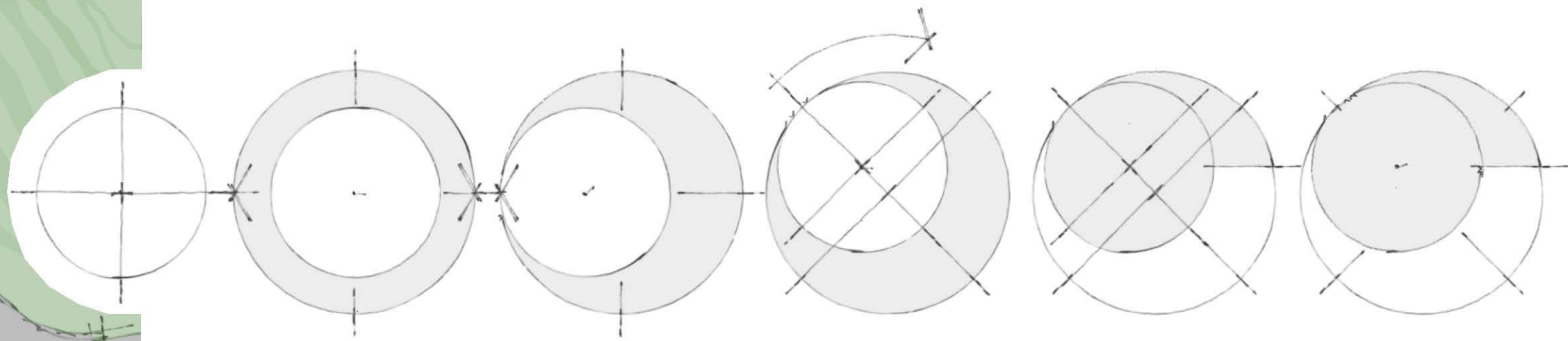
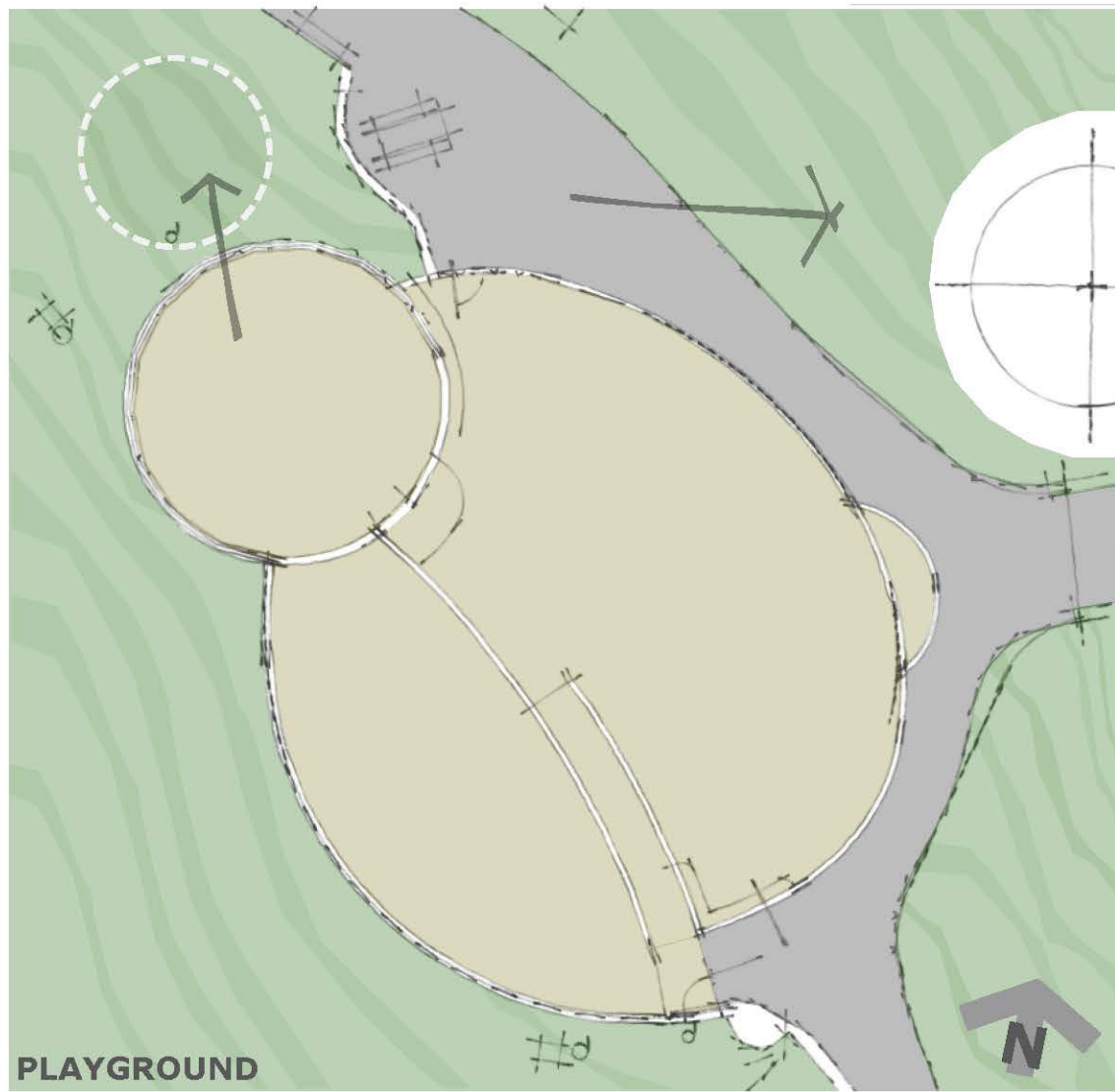
Arbutus Marina



Ceanothus Sp.



Lupine Sp.



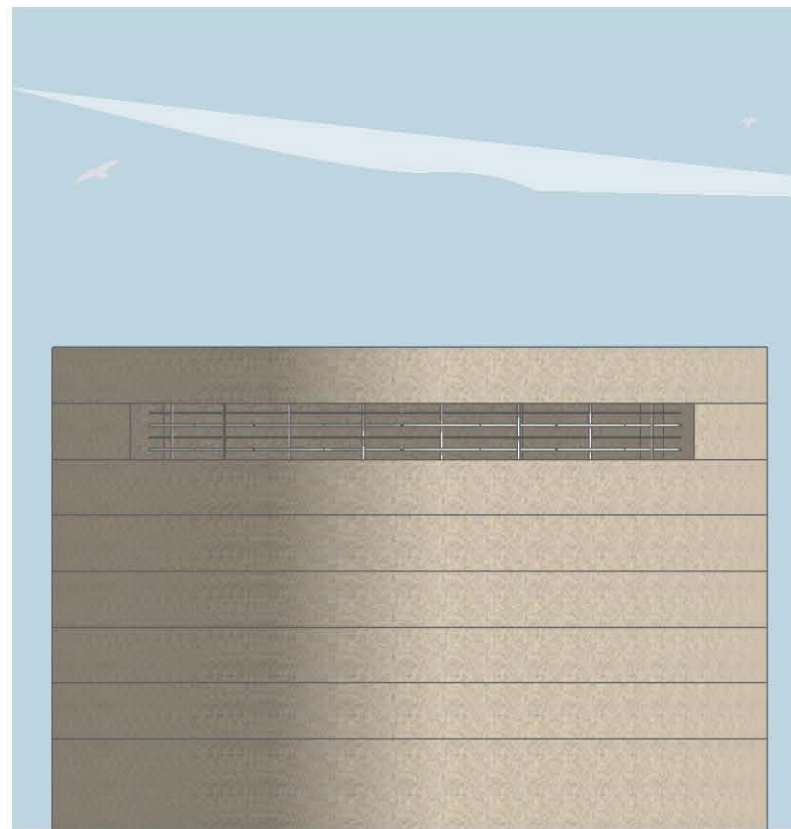
PLAYGROUND - AERIAL VIEW

DESIGN CONCEPT:

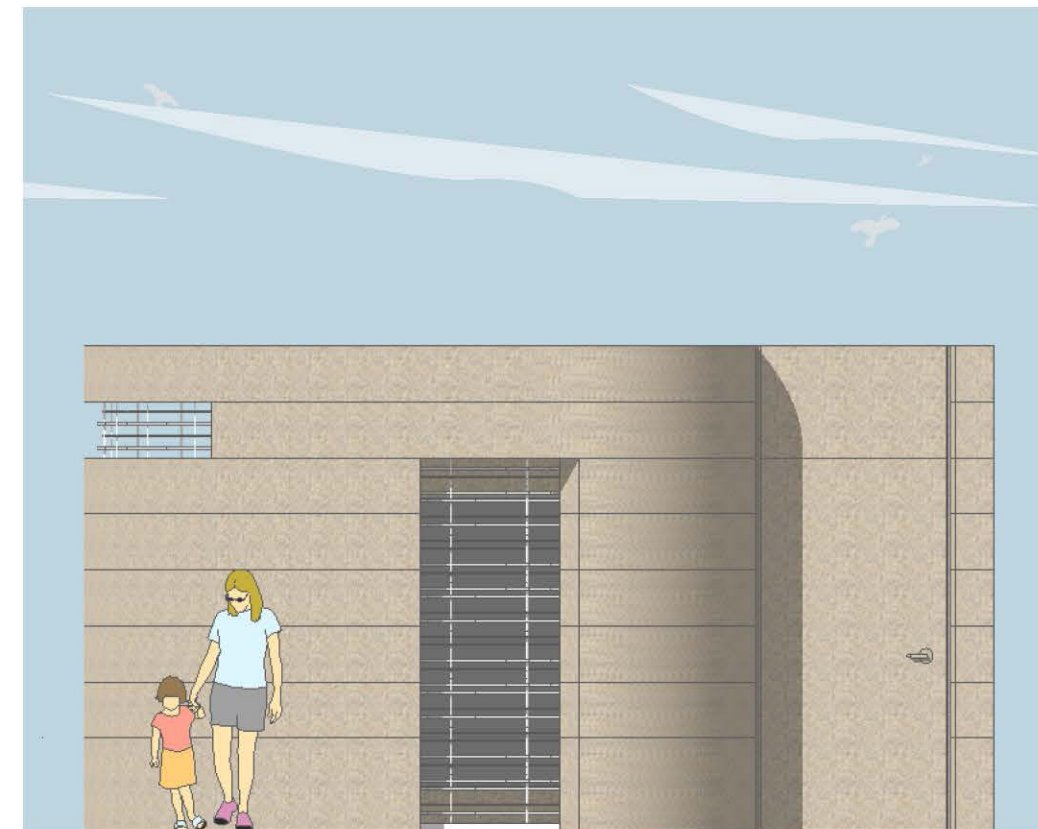
THE GOAL OF THE PROJECT IS TO CREATE A "SCULPTURAL" LIKE STRUCTURE WITH THE USE OF SIMPLE FORM GEOMETRY (ARCHIMEDEAN SPIRAL) THAT ARTICULATES THE MODERN PLAYGROUND DESIGN, BUT THAT ALSO INTEGRATES THE HISTORICAL CONTEXT OF THE PARK WITH THE USE OF SUBTLE TEXTURES AND INTEGRAL COLOR.

DESIGN CONSIDERATIONS:

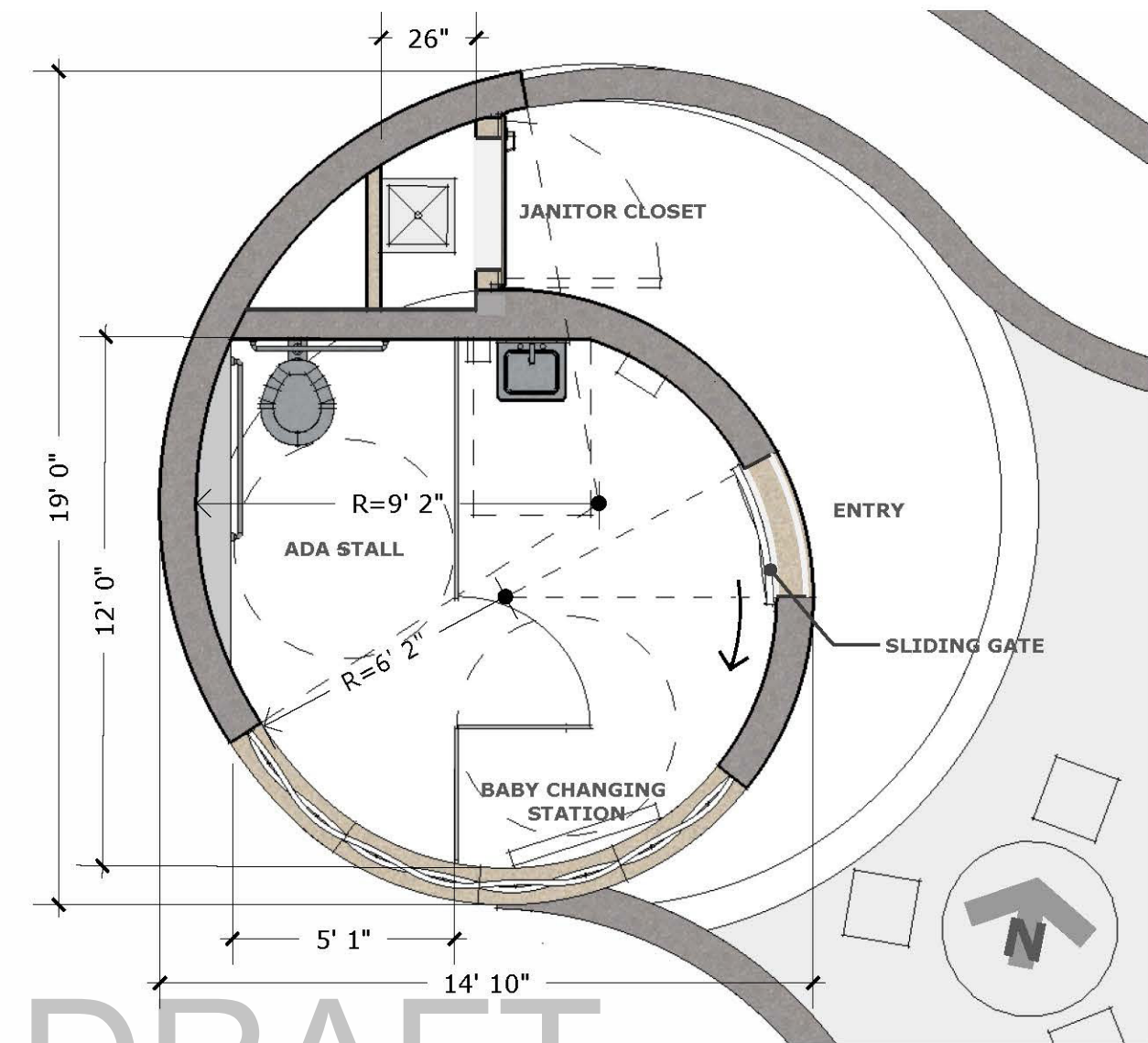
- CONNECTION/ INTEGRATION WITH THE EXISTING PLAY STRUCTURE (MODERN FEATURE OF THE PARK) WITH THE ARTICULATION OF GEOMETRY AND MATERIALS.
- THE CONCEPT OF "MODERN VERNACULAR" IS APPROPRIATE BECAUSE DOES NOT PRODUCE THE IMPRESSION OF "FALSE HISTORICISM".
- SCALE AND PROPORTION COMPATIBLE WITH SURROUNDING LANDSCAPE AND PLAYGROUND STRUCTURE.
- CONNECTION BETWEEN THE BUILDING AND THE LANDSCAPE (HISTORIC FEATURE OF THE PARK) SHOULD ALSO BE CONSIDERED BY MINIMIZING CHANGES IN THE PARK'S EXISTING TOPOGRAPHY.
- BLEND THE JANITOR'S ROOM DOOR INTO THE FAÇADE.



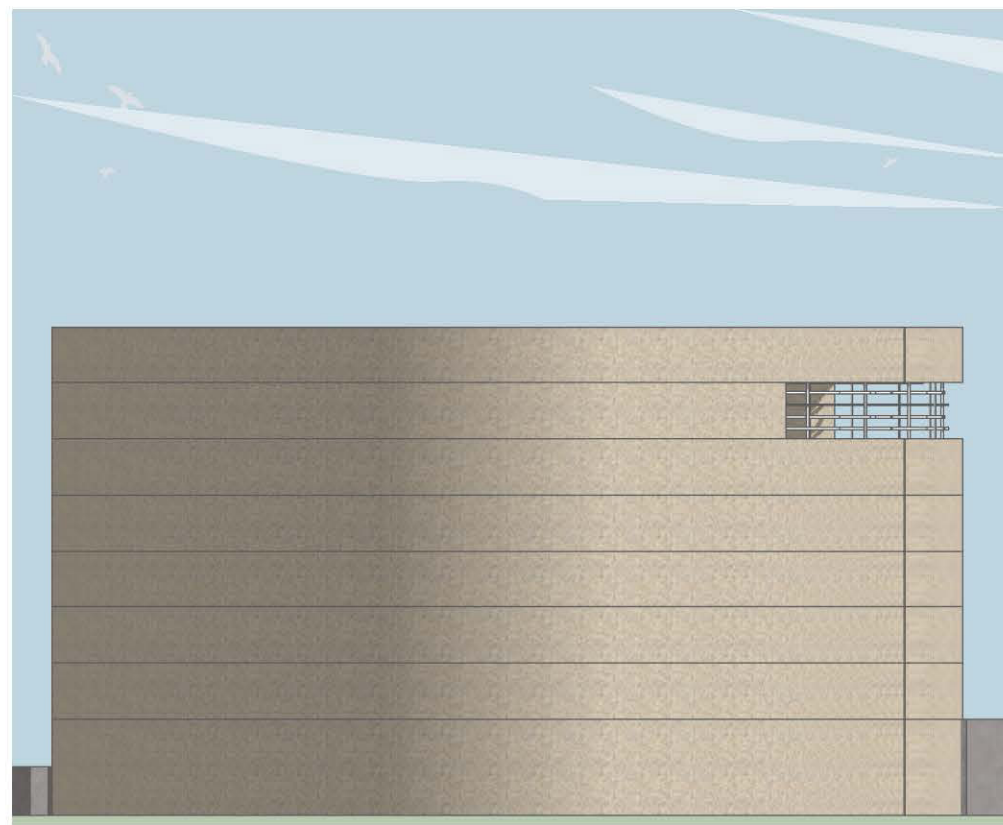
SOUTH ELEVATION ESC: 1/4



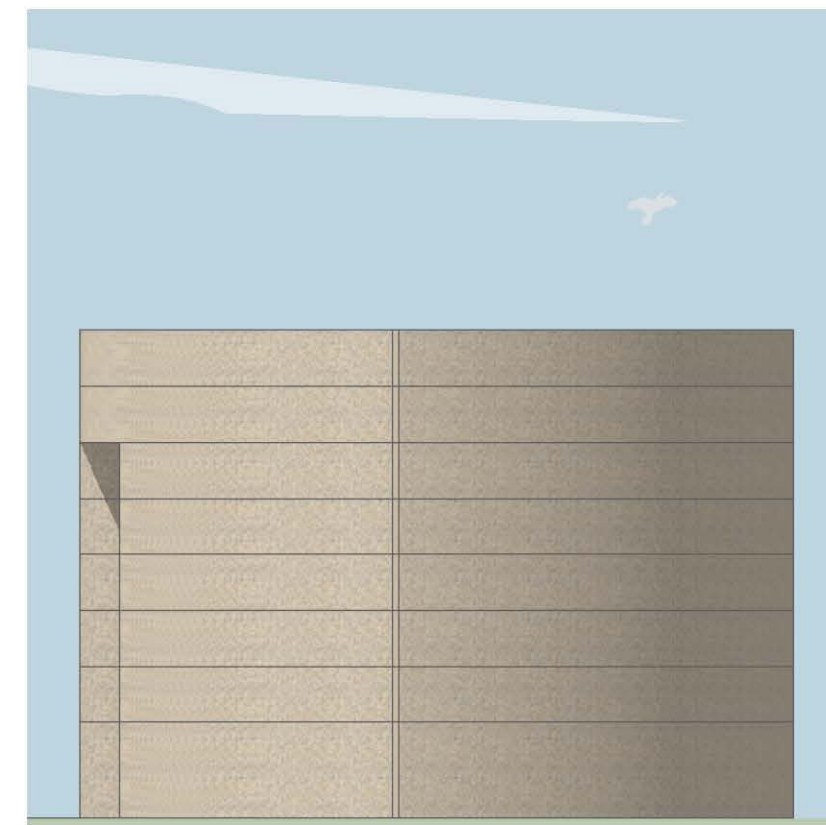
EAST ELEVATION ESC: 1/4



FLOOR PLAN ESC: 1/4

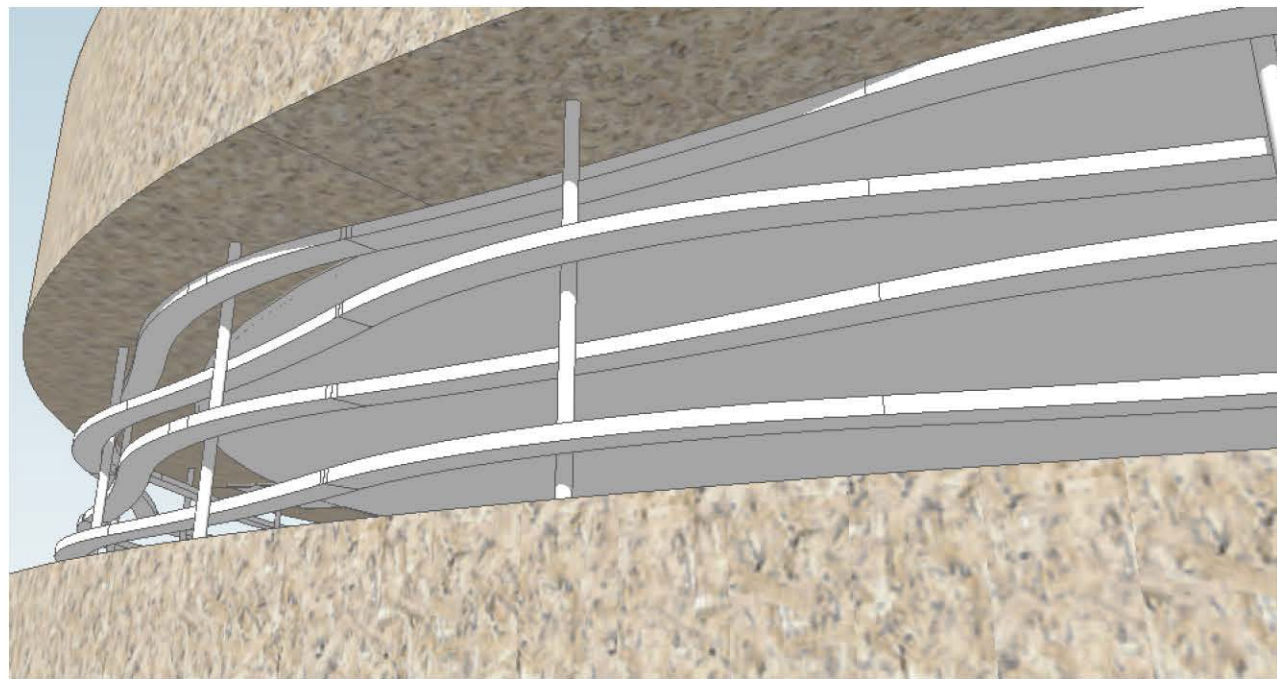


WEST ELEVATION ESC: 1/4

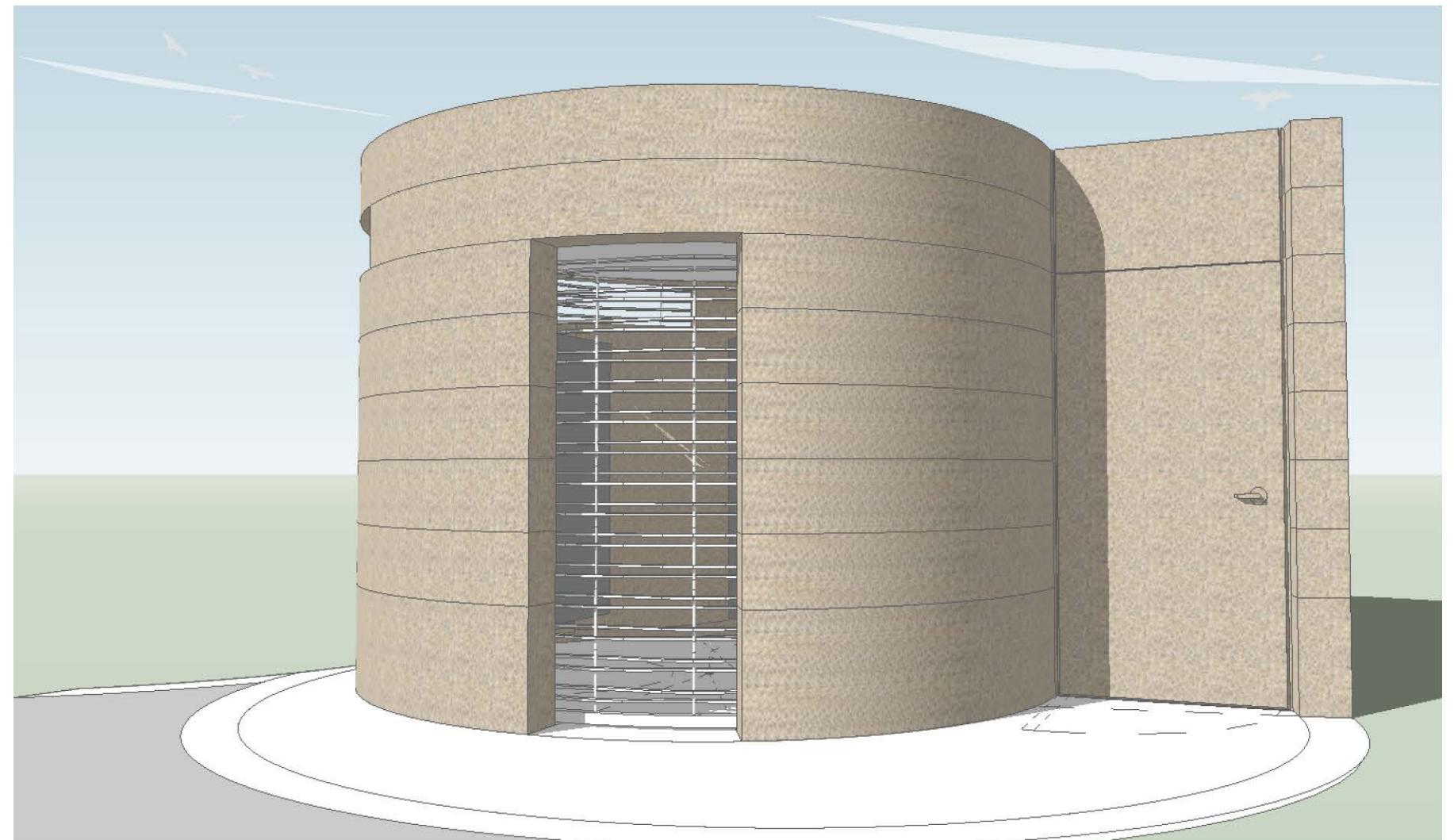
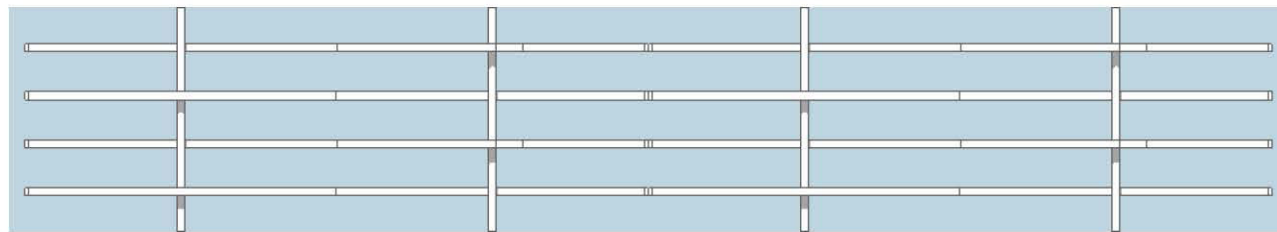


NORTH ELEVATION ESC: 1/4

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METAL GRILL DETAIL

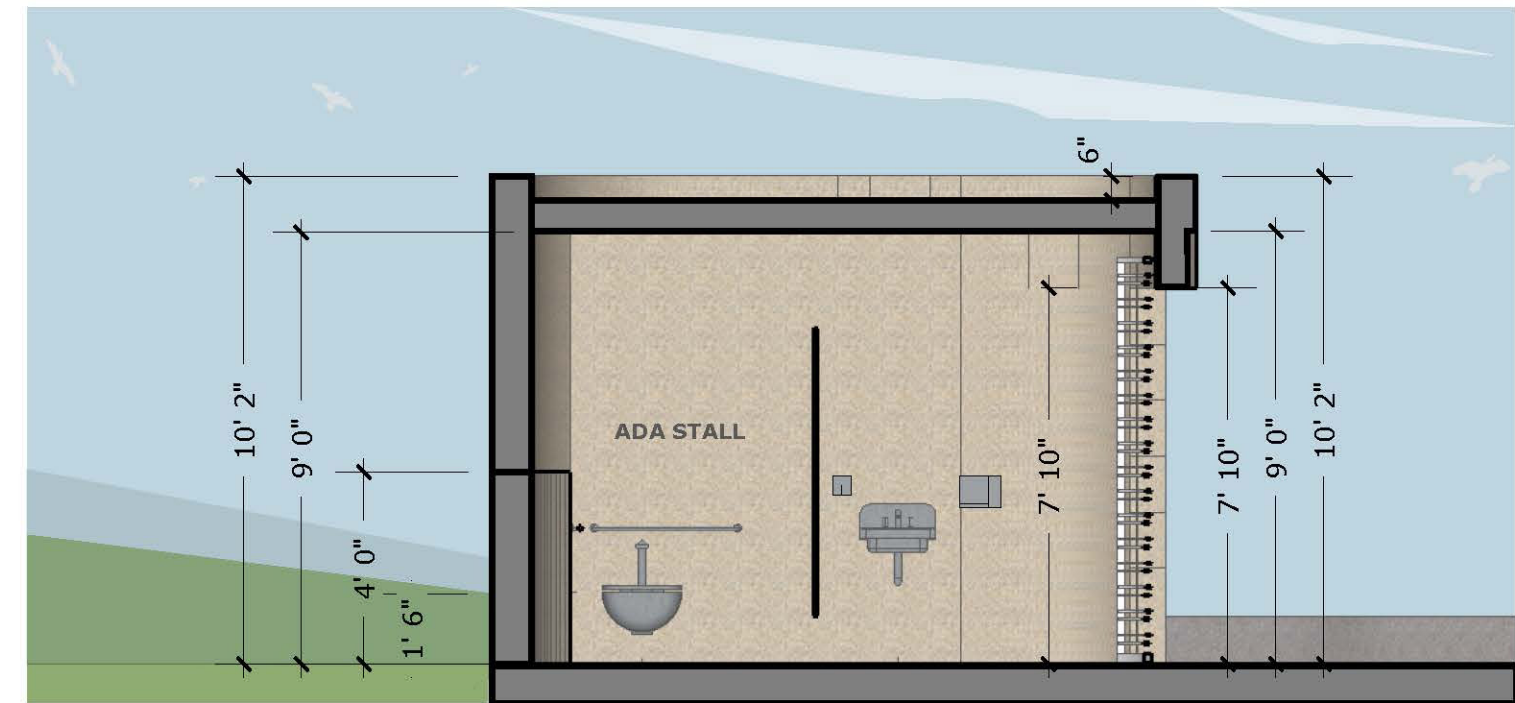


PERSPECTIVE



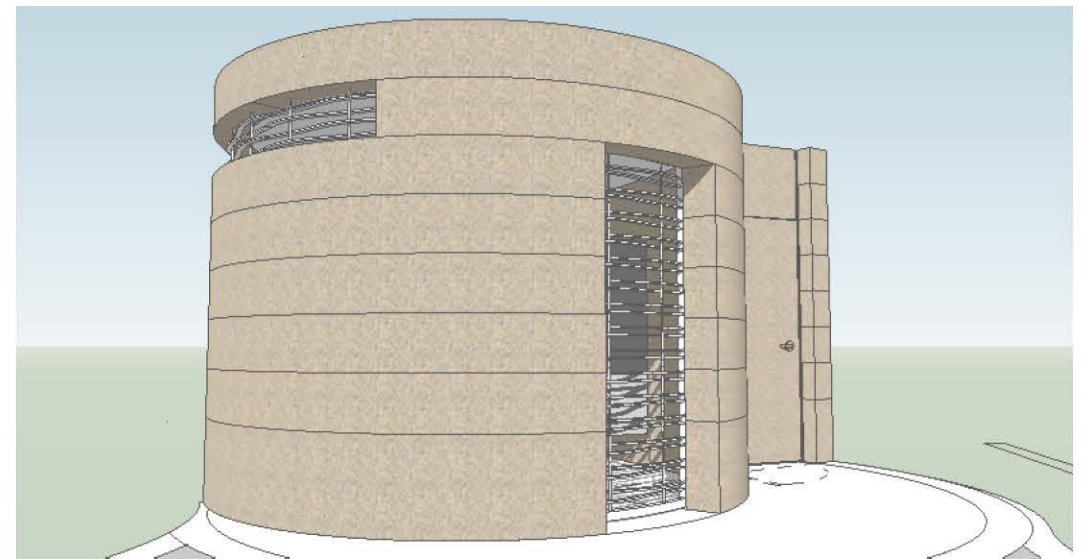
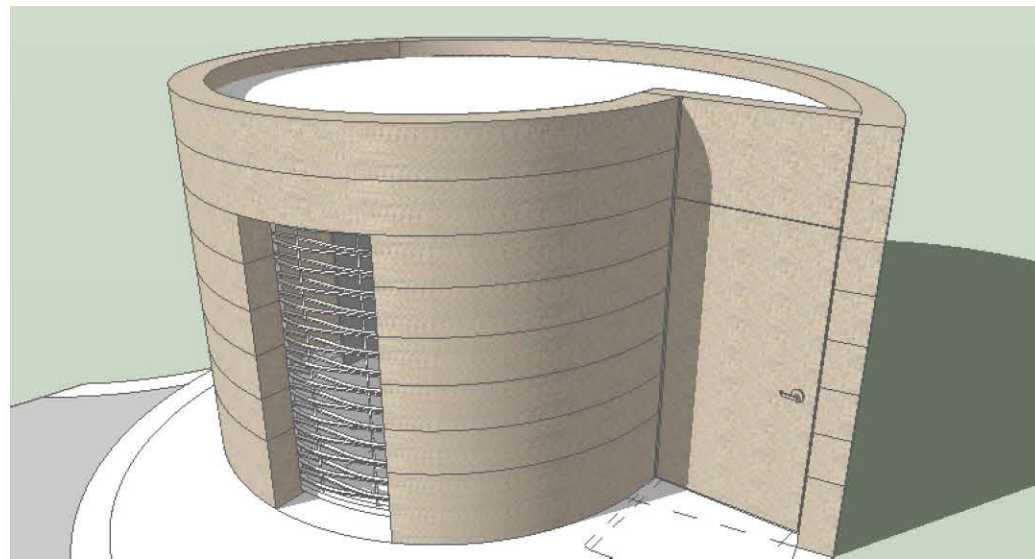
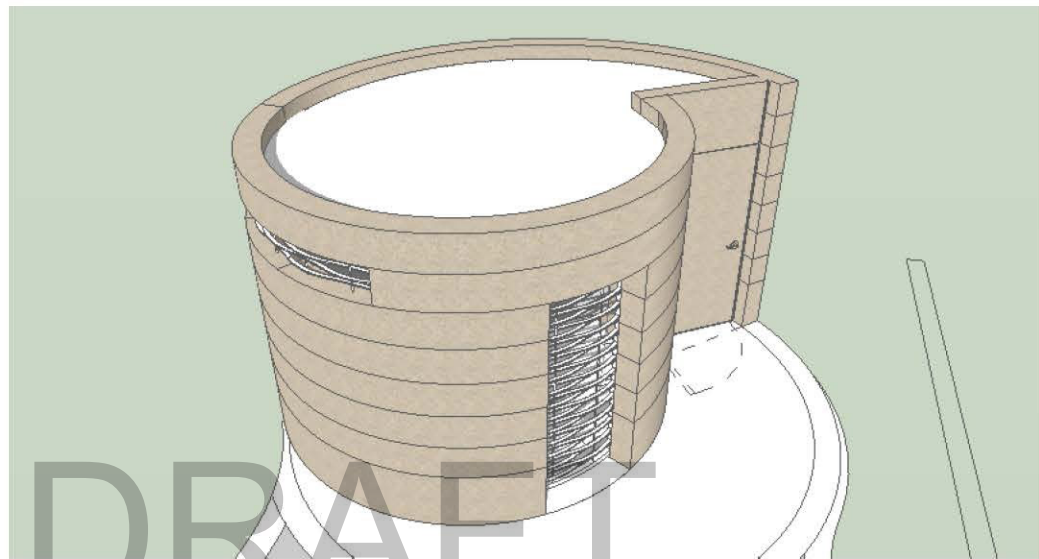
LONGITUDINAL SECTION

ESC: 1/4



TRANSVERSE SECTION

ESC: 1/4



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ARCHITECTURE

SAN FRANCISCO RECREATION & PARK DEPARTMENT
ALAMO SQUARE STAND ALONE RESTROOM
NOVEMBER 2013

PHOTOMONTAGE

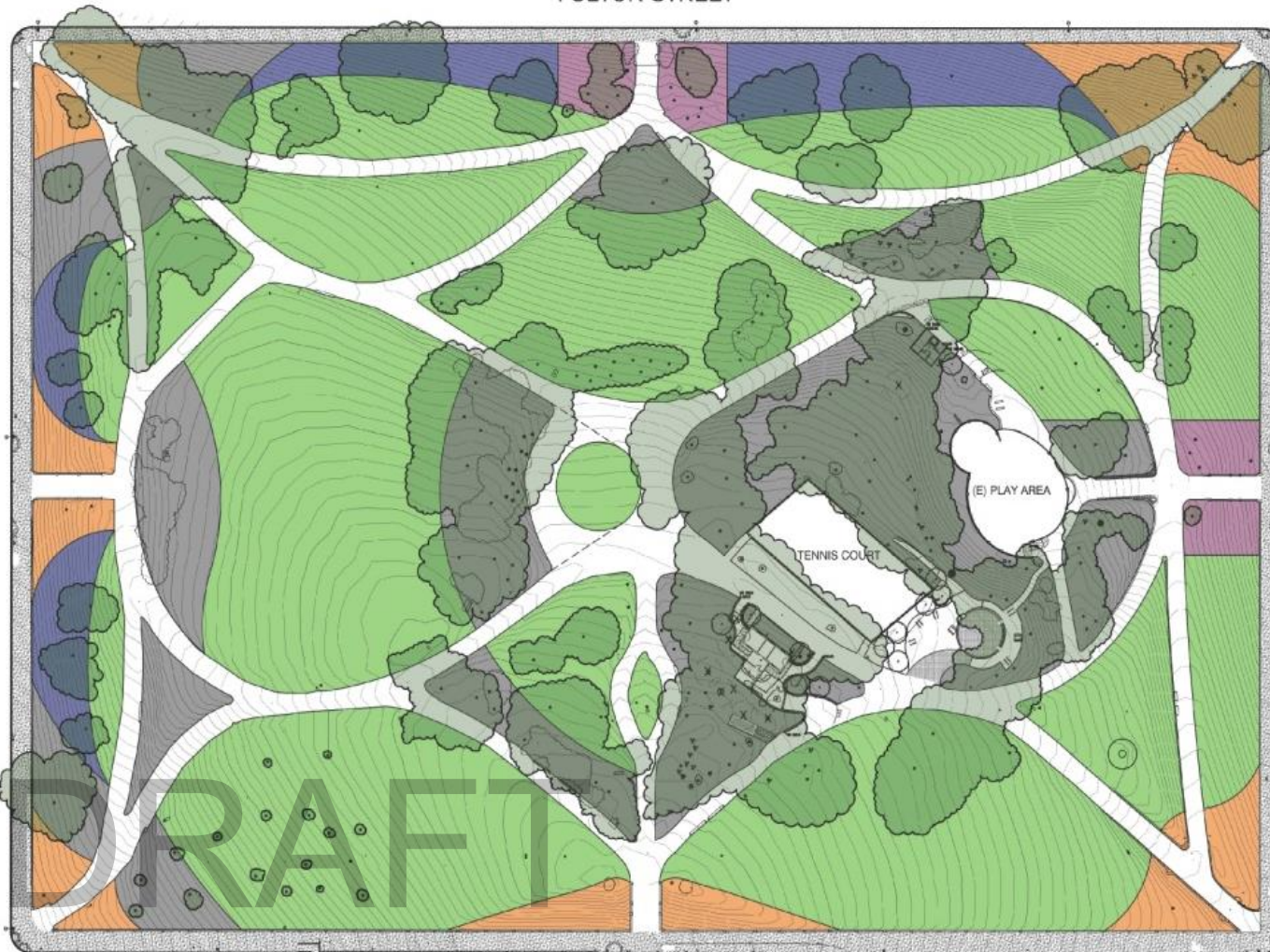


BUILDING DESIGN & CONSTRUCTION
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LANDSCAPE ARCHITECTURE

Planting Zones

Alamo Square Park

FULTON STREET



HAYES STREET

Legend:

- ENTRYWAY PLANTING
- CHERRY TREE ENTRYWAYS
- SLOPE PLANTING
- UNDERSTORY PLANTING
- LAWN/ TIFWAY BERMUDA

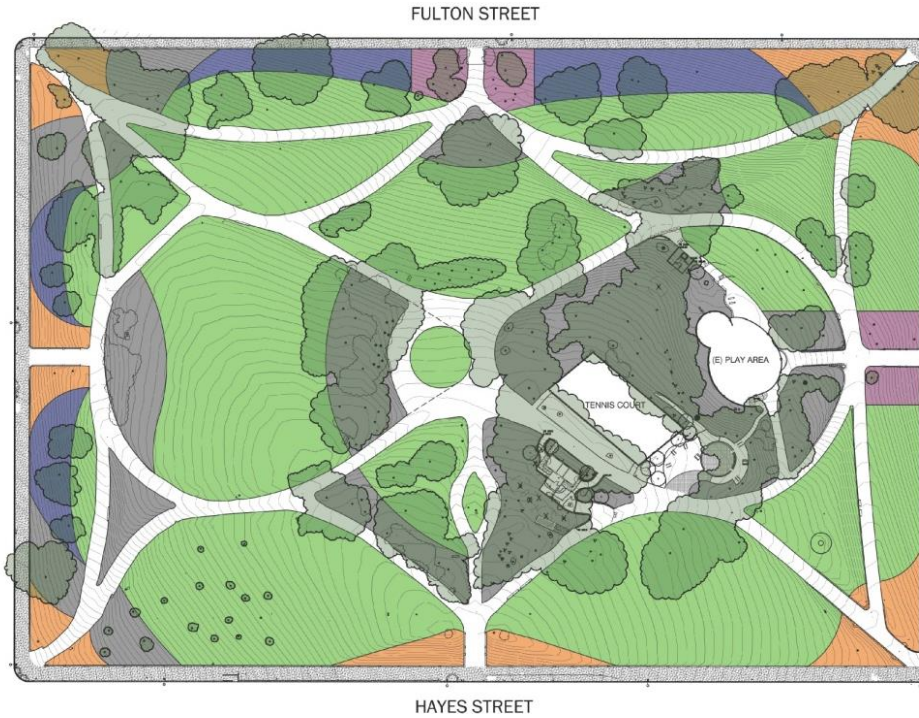




BUILDING DESIGN & CONSTRUCTION
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LANDSCAPE ARCHITECTURE

Entry Planting

Alamo Square Park



FULTON STREET

HAYES STREET

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ENTRYWAY PLANTING



RUDEBECKIA FULGIDA 'GOLDSTRUM'
GOLDSTRUM DAISY

SALVIA L. 'SANTA BARBARA'
DWARF MEXICAN SAGE

RHAMNUS CAL. 'ED HOLMS'
DWARF COFFEEBERRY

CHERRY TREE ENTRY



RHAMNUS CALIFORNICA 'ED HOLMS'
DWARF COFFEEBERRY

LIROPE MUSCARI
BIG BLUE MONDO GRASS

DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY



BUILDING DESIGN & CONSTRUCTION
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LANDSCAPE ARCHITECTURE

Entry Planting Variations

Alamo Square Park



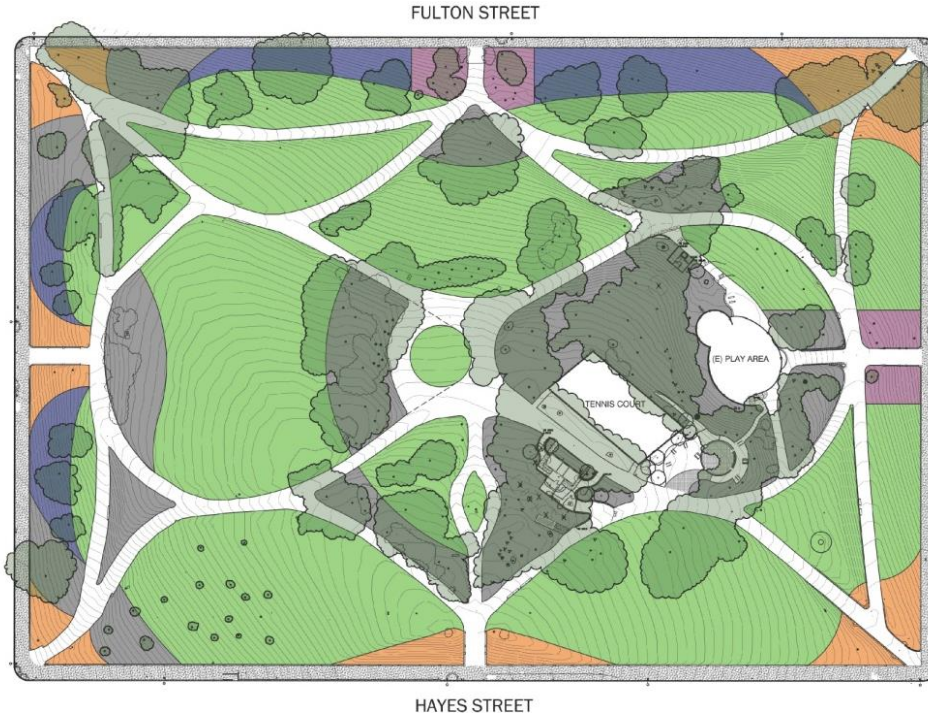
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LANDSCAPE ARCHITECTURE

Slope Planting

Alamo Square Park



SLOPE PLANTING



CAREX SP.
'NO MOW' SEDGE GRASS

OPTION 1 - CITY PREFERRED



ARTEMESIA
'POWIS CASTLE'

FESTUCA MAREJ 'GREENLEE FORM'
GREENLEE ATLAS FESCUE

ACHILLIA MILLEFOLIUM
YARROW

OPTION 2



RHAMNUS C. 'SAN BRUNO'
COFFEEBERRY

ARCTOSTAPHYLOS X 'JOHN DOURLEY'

CEANOTHUS HEARSTIORUM
HEARST RANCH BUCKBRUSH

OPTION 3

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LANDSCAPE ARCHITECTURE

Slope Planting Variations

Alamo Square Park



No Mow



Yarrow and Grass Mix



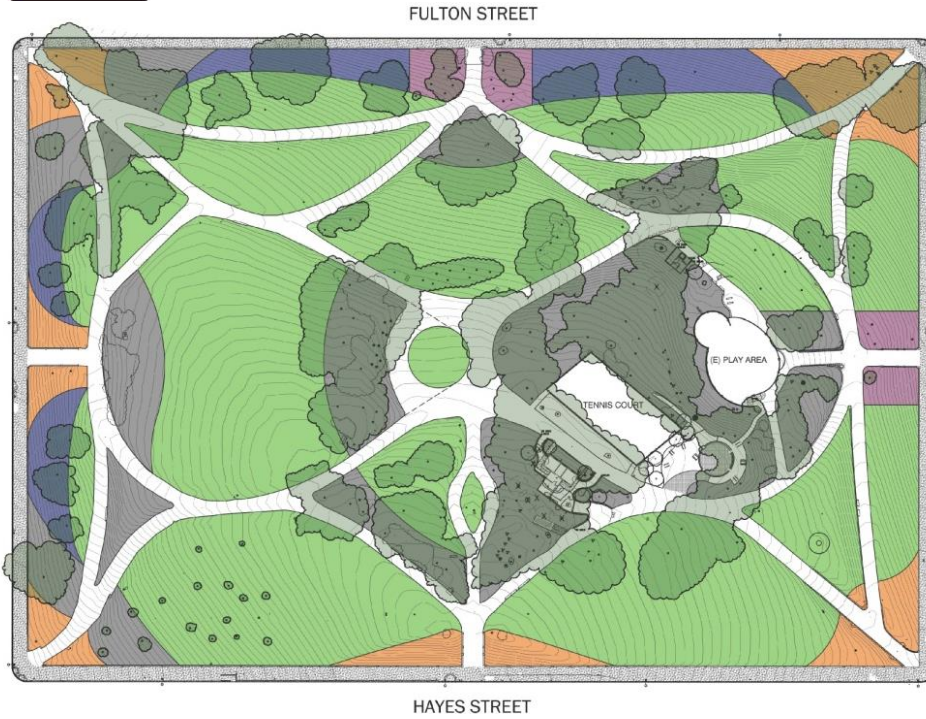
Ceanothus and Arctostaphylos Mix



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LANDSCAPE ARCHITECTURE

Understory Planting

Alamo Square Park



UNDERSTORY PLANTING



ELEAGNUS PUNGENS 'CORAL SILVER'
SILVERBERRY



CEANOTHUS 'RAY HARTMAN'
HARTMAN CEANOTHUS



CEANOTHUS HEARSTIORUM
HEARST RANCH BUCKBRUSH



PHILADELPHUS MICROPHYLLUS
LITTLELEAF MOCK ORANGE



POLYSTICHUM MUNITUM
WESTERN SWORD FERN



ARCTOSTAPHYLOS X 'JOHN DOURLEY'

D



SAMBUCUS NIGRA
BLACK ELDERBERRY



MAHONIA X 'SOFT CARESS'



MIMULUS B. 'WHITE'
STICKY MONKEY FLOWER



POLYPODIUM CALIFORNICUM
CALIFORNIA POLYPODY FERN



RHAMNUS CALIFORNICA 'SAN BRUNO'
SAN BRUNO COFFEE BERRY



MAHONIA REPENS
OREGON GRAPE



BUILDING DESIGN & CONSTRUCTION
S.F. DEPARTMENT OF PUBLIC WORKS
LANDSCAPE ARCHITECTURE

Understory Planting Variations

Alamo Square Park



Arctostaphylos and Ceanothus Mix



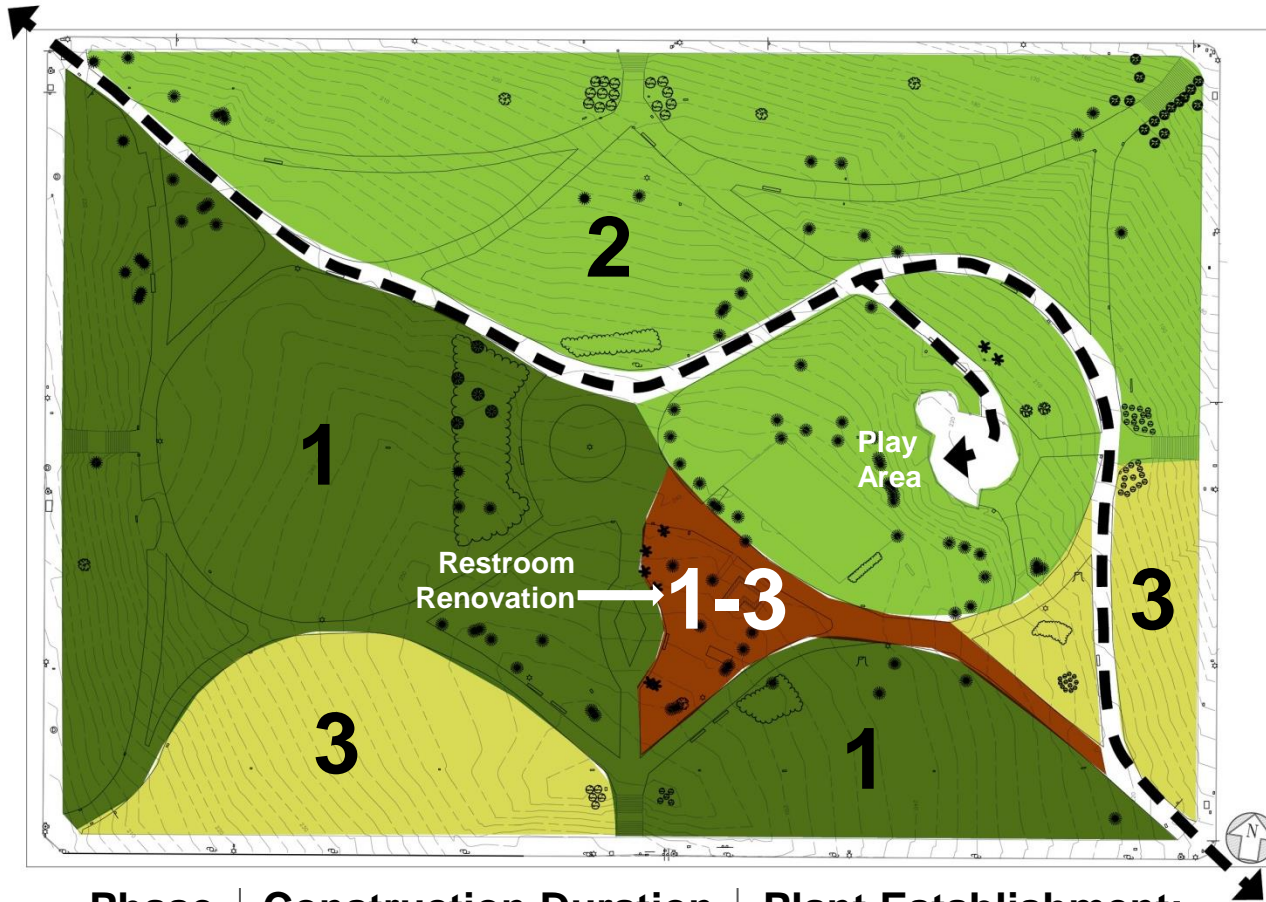
Coffeeberry, Monkey Flower and Fern Mix

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Preliminary Phasing Scheme

Alamo Square Park



<u>Phase</u>	<u>Construction Duration</u>	<u>Plant Establishment:</u>
1	Months 1-2	Month 3
2	Months 3-4	Month 5
3	Months 5	Month 6

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ALAMO SQUARE PARK CONVENIENCE STATION
HISTORIC RESOURCE EVALUATION

SAN FRANCISCO, CALIFORNIA
[11174A]

Prepared for
SAN FRANCISCO RECREATION AND PARK DEPARTMENT



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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of the San Francisco Recreation and Park Department to evaluate the potential historic significance of cultural landscape features at Alamo Square Park (APN 0799/001). The 12.69-acre park is located in San Francisco's Western Addition neighborhood (**Figure 1**). It encompasses a variety of passive and organized uses, including a dog play area, a tennis court, walking paths, and a playground.



Figure 1. Aerial view of Alamo Square Park, Western Addition, San Francisco.
Source: Bing Maps, © Microsoft Corporation.

PURPOSE OF THE PROJECT

The proposed project at Alamo Square Park is to provide adequate and accessible restroom facilities to meet the programmatic needs of the site as a community recreational facility. The project is in the schematic design phase and will not be analyzed for CEQA compliance in this report. Ultimately, however, the proposed work at Alamo Square Park is intended to meet the *Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards)* and retain the park's character-defining features and overall historic character.

The purpose of this report is to identify character-defining features and evaluate the property's eligibility for the National Register of Historic Places and the California Register of Historical Resources.

METHODOLOGY

This report follows the outline provided by the San Francisco Planning Department for Historic Resource Evaluation Reports, in combination with guidelines for cultural landscape evaluation from *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* and *National Register Bulletin No. 18: How to Evaluate and Nominate Designed Historic Landscapes*. The report provides a physical description and historic context for Alamo Square Park, as well as an examination of the existing historical status

of the property. This material informs the identification of contributing features and evaluation of the park's potential eligibility for state and national historic registers.

Page & Turnbull staff conducted a site visit in January 2012, where they recorded notes about the park's features and took digital photographs. Page & Turnbull conducted research at various repositories, including the San Francisco Public Library, California Historical Society, City of San Francisco Recreation and Park Archive, and the University of California Calisphere Photographic Collection. Other materials collected for this report were accessed via online sources, including San Francisco Park & Recreation Commission minutes via Internet Archive, various historic articles accessed via the San Francisco Public Library's online databases, and Google Books. The identification of tree species within the park is primarily based on a document titled "Alamo Square Tree Map," prepared by Andy Hartman for the San Francisco Tour Guide Guild in 2005.

SUMMARY OF FINDINGS

Alamo Square Park is a contributor to the locally designated Alamo Square Historic District. This Historic Resource Evaluation finds that Alamo Square Park does not appear to be individually eligible for listing in the National Register of Historic Places or the California Register of Historic Resources. It is not associated with significant events or persons in our history, does not significantly represent a particular type or period of construction, does not represent the work of a master, and does not possess high artistic value as a designed landscape.

II. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to Alamo Square Park.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (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.

Alamo Square Park is not currently listed in the National Register.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (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.

Alamo Square Park is not currently listed in the California Register.

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."¹ 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 are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood from inappropriate development and enhance the educational and cultural dimension of the city. As of January 2012, there are 262 landmark sites, 11 historic districts, and nine structures of merit in San Francisco that are subject to Article 10.

The Alamo Square Historic District was designated a local historic district in 1984. As described in Appendix E to Article 10, the historic district "is significant as a continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870s to the 1920s [... and] clearly serves as a visual reminder of how businessmen lived two to four generations ago."² The San Francisco Planning Department considers the historic district (which includes Alamo Square

¹ San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco, CA: January 2003)

² "Alamo Square Historic District," San Francisco Municipal Code, Article 10, Appendix E, Section 5, web site accessed 18 January 2012 from:
[http://www.amlegal.com/nxt/gateway.dll/California/planning/article10preservationofhistoricalarchite?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_Article10,AppendixE](http://www.amlegal.com/nxt/gateway.dll/California/planning/article10preservationofhistoricalarchite?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_Article10,AppendixE).

Park as a contributing element) a historic resource for the purposes of the California Environmental Quality Act (CEQA).

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places or California Register of Historical Resources. These assigned Status Codes are inventoried in the California Historic Resources Information System (CHRIS) database. Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

As of the October 2010 listing of the CHRIS database, Alamo Square Park had not been assigned a California Historical Resource Status Code.

SAN FRANCISCO ARCHITECTURAL HERITAGE

San Francisco Architectural Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness and preservation of San Francisco's unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, the most important of which was the 1977-1978 Downtown Survey. This survey, published as *Splendid Survivors* in 1978, forms the basis of San Francisco's Downtown Plan. Heritage ratings, which range from "D" (minor or no importance) to "A" (highest importance), are analogous to Categories V through I of Article 11 of the San Francisco Planning Code. In 1984, the original survey area was expanded from the Downtown to include the South of Market area in a survey called "Splendid Extended."

Alamo Square Park is located outside the boundaries of the area surveyed and therefore was not given a Heritage rating as part of the Downtown Plan/Survey.

1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a "reconnaissance" or "windshield" survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of "-2" (detrimental) to "+5" (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated "3" or higher in the survey represent approximately the top two percent of San Francisco's building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over twenty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

Alamo Square Park is not listed in the 1976 DCP Survey.

III. DESCRIPTION

OVERALL SITE

Alamo Square Park is a 12.69-acre city park located on a rectangular plot of land in San Francisco's Western Addition neighborhood. The property encompasses approximately 553,000 square feet and is bounded by Fulton Street to the north, Steiner Street to the east, Hayes Street to the south, and Scott Street to the west. Two- to six-story single-family residences, flats, and apartment buildings in a variety of styles face the park on all sides. Prominent buildings located opposite the park include "The Painted Ladies" (a row of adjacent Queen Anne residences that has become a San Francisco icon) on the east side of Steiner Street, the William Westerfeld House (1198 Fulton, on the National Register of Historic Places), the Archbishop's Mansion (1000 Fulton Street, a local landmark), and Ida B. Wells High School at the southeast corner of Hayes and Pierce streets.

LAND USE

Alamo Square Park is used as a city park. Features for passive recreation include a playground, walking paths, picnic areas, wide expanses of lawn, and an off-leash dog play area which occupies the entire western half of the park. A tennis court for organized recreation is located near the center of the park adjacent to a children's playground. Meandering pedestrian paths connect the three entrances on each side of the park to its center. A circular roundabout is located near the park's center, with a public convenience station located immediately southeast. The convenience station includes men's and women's restrooms, and a portion of the building is also used by Recreation and Park employees for maintenance and storage. The Number 21 MUNI bus line runs east-west along the south edge of the park (Hayes Street) with stops at Scott, Pierce, and Steiner streets.

TOPOGRAPHY

The topography of Alamo Square Park is that of a moderately sloping hilltop. The highest point in the park is located near the center, while the lowest point is at the intersection of Steiner and Fulton streets at the northeast corner of the park. On the east half of the park, the overall gradual slope is interrupted in several areas by graded terraces. These include a playground and a tennis court, both of which are located near the center of the park. City-designated accessible entrances are located at the northwest and southeast corners of the park (**Figures 2, 6**).

VEGETATION

Lawns occupy the majority of the property, interspersed with other plantings which tend to be concentrated around the northern perimeter and center of the park (**Figures 2-15**). Much of the extant vegetation appears to date from the original landscaping program of 1900.

All of the trees within a 16-square-block area surrounding Alamo Square Park were cataloged in 2005. At that time, there were more than 600 trees and approximately 50 tree species in the neighborhood.³ As of 2005, the following plant species were located within Alamo Square Park: Australian Pine (*Casuarina equisetifolia*), Bishop Pine (*Pinus muricata*), Canary Island Palm (*Phoenix canariensis*), Corkscrew Willow (*Salix matsudana* "Tortuosa"), Blue Gum Eucalyptus (*Eucalyptus globulus*), Ginkgo, Giant Dracaena (*Cordylone australis*), Japanese Flowering Cherry (*Prunus serrulata*), Blackwood Acacia (*Acacia melanoxylon*), Leyland Cypress (*x Cupressocyparis leylandii*), Lavelle Hawthorn (*Crataegus x lavelle*), Lombardy Poplar (*Populus nigra*), Mayten, Monterey Cypress (*Cupressus macrocarpa*), Monterey

³ "San Francisco Tree Tour," *The Guidepost: The Newsletter of the San Francisco Tour Guide Guild* Vol. 20 (2005), 6. Electronic document accessed 2 February 2012 from: www.sftgg.org/docs/Guidepost_vol20_2005.pdf.

Pine (*Pinus radiata*), Purple Robe Locust (*Robinia ambigua*), Nichol's Willow-Leafed Peppermint Tree (*Eucalyptus nicholii*), Victorian Box (*Pittosporum undulatum*), Windmill Palm (*Trachycarpus fortunei*), and Weeping Willow (*Salix babylonica*).⁴ It is likely that many of the mature trees were part of the landscaping program of 1900 in Alamo Square Park.

In addition to trees, various shrubs and ground covers can be seen throughout the park, including at the Fulton and Pierce streets entrance (Figure 3), the Fulton and Steiner streets entrance (Figure 4), around the fountain/planter in the southeast corner of the park (Figure 17), and around the convenience station (Figures 20 and 21).



Figure 2. View of Fulton and Scott streets entrance, looking southeast.
Source: Page & Turnbull, January 2012.



Figure 3. View of Fulton and Pierce streets entrance, looking south.
Source: Page & Turnbull, January 2012.



Figure 4. View of Fulton and Steiner streets entrance, looking southwest.
Source: Page & Turnbull, 2012.



Figure 5. View of Steiner and Grove streets entrance, looking southwest.
Source: Page & Turnbull, 2012.

⁴ Andy Hartman, "Alamo Square Tree Map" (2005).



Figure 6. View of Hayes and Steiner streets entrance, looking northwest.
Source: Page & Turnbull, January 2012.



Figure 7. View of Hayes and Pierce streets entrance, looking west.
Source: Page & Turnbull, January 2012.



Figure 8. View of Hayes and Scott streets entrance, looking northeast.
Source: Page & Turnbull, January 2012.



Figure 9. View of Scott and Grove streets entrance, looking east.
Source: Page & Turnbull, January 2012.



Figure 10. Circular island and roundabout at the center of the park.
Source: Page & Turnbull, January 2012.



Figure 11. Looking south along pedestrian path from center of park.
Source: Page & Turnbull, January 2012.



Figure 12. Mature trees along pedestrian paths, looking west from northeast corner of park.
Source: Page & Turnbull, January 2012.



Figure 13. Looking west along pedestrian path from north side of park.
Source: Page & Turnbull, January 2012.



Figure 14. Looking east along pedestrian path from north side of park.
Source: Page & Turnbull, January 2012.

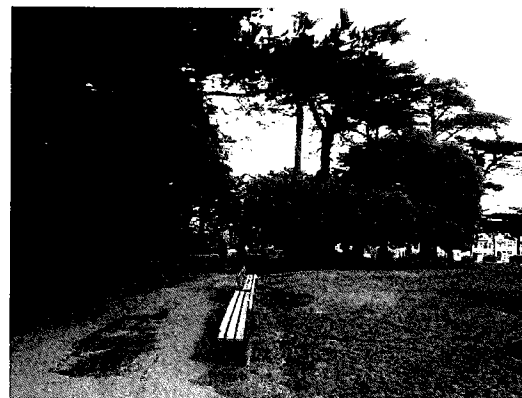


Figure 15. Looking northeast along pedestrian path, from south side of park.
Source: Page & Turnbull, January 2012.

CIRCULATION

Alamo Square Park is accessed by eight entrances at the corners and midpoints of the street boundaries, marked by openings in the concrete perimeter curb/wall. There are three inclined walkways at the southwest, northwest, and southeast corners of the park; the latter two are the designated accessible entrances to the park. Concrete staircases are located at the remaining five park entrances. The staircases appear to date from around 1896, the same time that the concrete perimeter curb/wall was constructed. The staircase at the Steiner and Grove streets entrance has metal handrails.

Circulation throughout the park is by a system of paved pedestrian paths that connects the eight entrances. The paths appear to be an early landscape element of Alamo Square Park and were likely laid out between the time the park was graded in 1892 and the time the first trees were planted in 1900. The layout of the gently curving paths is roughly symmetrical, with the east and west halves of the park being nearly identical. The paths form a large bow-like shape across the east-west axis of the park, and the remainder of the park is separated into quasi-geometric expanses of lawn. Most of the path system is lined by either concrete or river rock gutters. The condition of the gutters varies widely throughout the park (**Figures 2 and 16**).

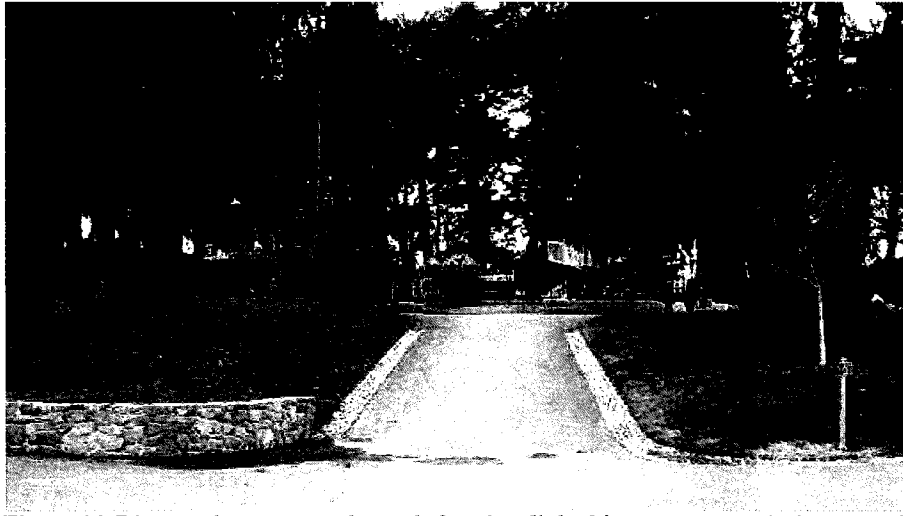


Figure 16. River rock gutters and a rock-faced wall, looking west toward playground.
Source: Page & Turnbull, January 2012.

The meandering trajectory of the paths leads to the center of the park, where a circular grassy island is bordered with boulders and a circular roundabout. Immediately south of the park's center, the path diverges around a smaller grassy island with some boulders in the center.

INFRASTRUCTURE

Walls and Fences

A low concrete curb/wall with shallow recessed panels and a curved top is located around the perimeter of the park. Integral concrete piers with domed caps mark the park's eight entrances. The curb/wall and piers border the five concrete staircases and were constructed in 1896 (**Figures 4, 5, 7**).

A low rock-faced wall borders a segment of the pedestrian path in the southeast corner of the park (**Figure 16**).

A chain-link fence surrounds the tennis court near the center of the park, and a low, curving wood lattice fence is located on its east side (**Figure 19**).

Just northeast of the tennis court is a playground, which is enclosed by a stepped metal guardrail on a concrete curb (**Figure 25**).

Lights

Metal street lights with single arms illuminate the sidewalks around the perimeter of the park. Within the park, metal street lights featuring acorn globes are painted green and are located throughout the park along the pedestrian paths.

FURNISHINGS

Benches

Wood benches in Alamo Square Park are located throughout the park. (**Figures 14 and 15**) Most of the benches along the pedestrian paths are painted green, although at least one is unpainted (near the Steiner and Grove streets entrance). Three unpainted wood benches are located in the playground.

Sculptural Objects

A concrete planter in the shape of a fountain is located in the southeast corner of the park (**Figure 17**). It does not function as a fountain and its two basins are filled with flowering plants.



Figure 17. Planter/fountain.
Source: Page & Turnbull, January 2012.

Water Fountains

In 2004, District 5 Dog Owners and Guardians were awarded a grant for \$2,100 to install “a Victorian-era designed water fountain to serve both humans and dogs.”⁶ It is located near the Hayes and Pierce streets entrance to the park (**Figure 18**). A second water fountain is located near the playground.⁷

⁶ “Friedel Klussmann Grant Recipients,” *San Francisco Beautiful*, web site accessed 3 February 2012 from: <http://www.sfbeautiful.org/grants/recipients.shtml>.

⁷ “Alamo Square Park,” *Bay Area Playground Review*, web site accessed 3 February 2012 from: <http://play.wreck.net/alamo-square-park>.

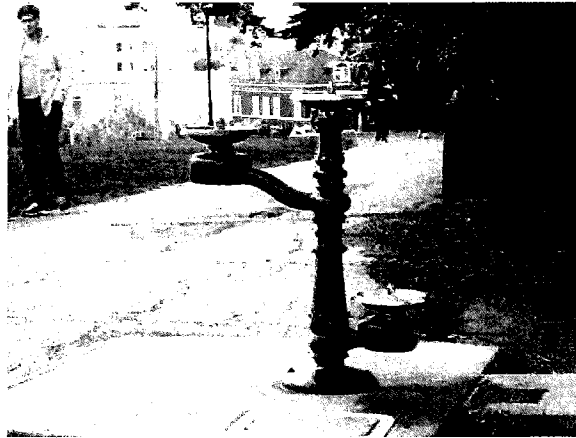


Figure 18. Water fountain installed in 2004.
Source: Page & Turnbull, January 2012.

Sports Facilities

Since 1915, a tennis court has been located in the east half of the park, near the center (**Figure 19**). The court is oriented so that players face northwest and southeast. It is enclosed by a chain link fence.



Figure 19. Tennis court, looking southeast.
Source: Page & Turnbull, January 2012.

Picnic Areas

There is one picnic table near the playground.⁸ The lawns of Alamo Square Park have long been a popular site for picnics.

BUILDINGS AND STRUCTURES

Convenience Station

The convenience station is a one-story, concrete public restroom building designed in a stripped-down Classical Revival style and constructed ca. 1914-15. The building is rectangular in plan with a small, wood-frame rear addition built in 1947. The building has a flat roof, smooth stucco cladding,

⁸ "Alamo Square Park," *Bay Area Playground Review*, web site accessed 3 February 2012 from: <http://play.wreck.net/alamo-square-park>.

and a concrete foundation. The site slopes up gently to the south and west, and the building is set into the hill.

The primary façade faces north and is composed of three structural bays divided by shallow, unornamented pilasters (**Figure 20**). The end pilasters have stenciled lettering reading “Women” on the east side and “Men” on the west side. The end structural bays include single wood-frame windows, possibly hopper sash, with wire screens and simple sills. The center bay includes two window openings with wire screens and a simple continuous sill. One appears to be a wood-frame window, possibly hopper sash, and the other is boarded up. A utilitarian wall-mounted electric light fixture is located above the center bay. The primary façade terminates in a plain frieze and stepped cornice.

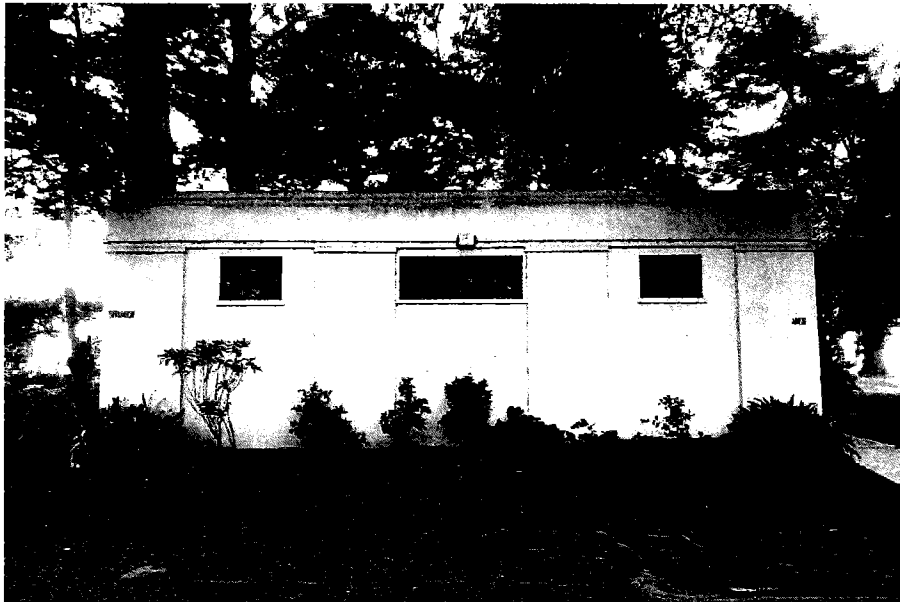


Figure 20. Primary (north) façade of convenience station.
Source: Page & Turnbull, January 2012.

The entrance to the Women’s restroom facilities is located on the east façade and has a flush metal door with a transom covered with a wire screen (**Figure 21**). Directly to the right of the door is stenciled lettering reading “Women.” The doorway is set between two shallow, unornamented pilasters. A modern wall-mounted electric light fixture is located above the doorway. The façade terminates in a plain frieze and stepped cornice. A concrete path provides access to the Women’s restroom from the main pedestrian walkway.



Figure 21. East façade of convenience station.
Source: Page & Turnbull, January 2012.

The entrance to the Men’s restroom facilities is located on the west façade and has a flush metal door with a transom covered with a wire screen (Figure 22). Directly to the left of the door is stenciled lettering reading “Men.” The doorway is set between two shallow, unornamented pilasters. A modern wall-mounted electric light fixture is located above the doorway. The façade terminates in a plain frieze and stepped cornice. A concrete path provides access to the Men’s restroom from the main pedestrian walkway.

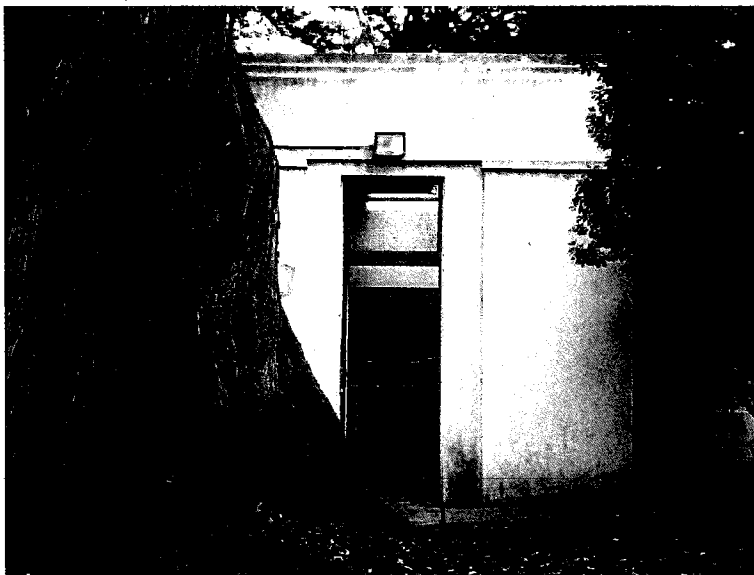


Figure 22. West façade of convenience station.
Source: Page & Turnbull, January 2012.

The two end bays of the rear façade are identical to those on the primary (north) façade. The center bay of the original building has been obscured by a rectangular addition that serves as a storage space (Figures 23 and 24). There is one boarded-up window with a simple sill on the west façade of the

addition, two on the south façade, and a flush metal door on the east façade. All three sides of the addition terminate in flat trim with metal coping.



Figure 23. Rear façade of convenience station.
Source: Page & Turnbull, January 2012.



Figure 24. Rear façade of convenience station.
Source: Page & Turnbull, January 2012.

Playground

The gated playground occupies an irregularly shaped area on the east half of the park. It contains sand, a rubber mat, swings, slides, and climbing structures. The design of one of the play structures mimics the “Painted Ladies” directly across Steiner Street. The playground was renovated in 2005 (Figure 25).⁹



Figure 25. Playground area, looking northwest.
Source: Page & Turnbull, January 2012.

VIEWS AND VISTAS

Alamo Square Park’s hilltop location is a popular vantage point from which to view the City. The park is best known for its view of the “Painted Ladies” directly across Steiner Street. Downtown San

⁹ “Alamo Square Playground,” *Golden Gate Mothers Group*, web site accessed 23 January 2012 from: http://www.gmg.org/Playgrounds/alamo_square.html.

Francisco can be seen to the east and northeast (**Figure 26**). Looking east on Fulton Street provides a vista of City Hall. Buena Vista Park and Sutro Tower can be seen to the southwest. From the center of the park, the tops of the Golden Gate Bridge and the Bay Bridge can be seen to the northwest and northeast, respectively.

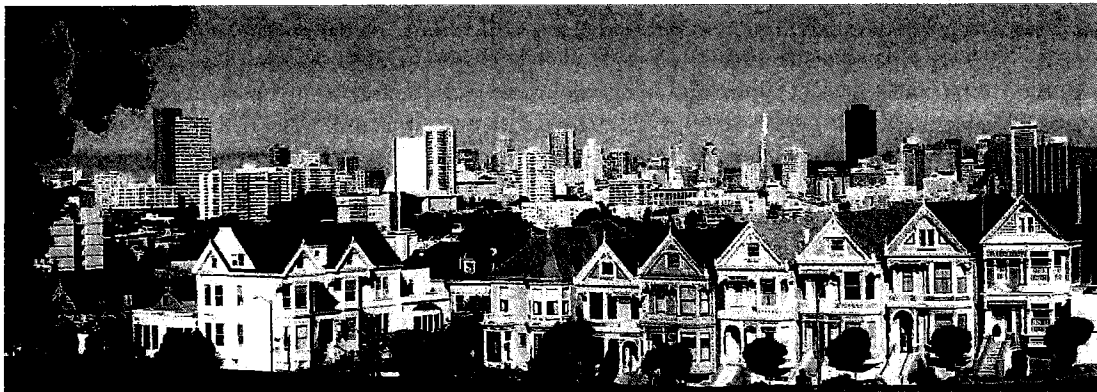


Figure 26. Panoramic view from Alamo Square Park toward “The Painted Ladies” and downtown San Francisco, October 2003.

Source: Stephen A. Ness, web site accessed 6 February 2012 from:
http://nesssoftware.com/www/panoramas.php?show_all.

IV. HISTORIC CONTEXT

WESTERN ADDITION HISTORY

Early Development

San Francisco's Western Addition was developed primarily during the latter part of the nineteenth century. Through a series of legislative acts, the newly incorporated City of San Francisco filed claims with the United States Land Commission to extend its western boundaries from the first City limit line established in 1851 at Larkin Street to Divisadero Street in 1852 and ultimately to the Pacific Ocean, adding new sections such as the Western Addition, which lay north of Market and between Larkin and Divisadero streets.

The Van Ness Ordinance of 1855-56 determined the expansion of the downtown street grid through the Western Addition and reserved lands for public use, including eleven public squares.¹⁰ The expansion offered by these new lands coincided with the most sustained population growth in San Francisco's history during the second half of the nineteenth century. For instance, from 1860 to 1870, the city experienced a phenomenal growth rate of over 160 percent, from 56,802 to 149,473 people. As a consequence, housing development from 1870 through the turn of the twentieth century filled the newly platted blocks of the Western Addition with houses decorated elaborately in styles typical of the Victorian Era, such as Italianate, Stick/Eastlake, and Queen Anne (**Figure 27**). In the fifteen years after its founding in 1866 by William Hollis, The Real Estate Associates (TREA) reportedly built more than one-thousand houses in San Francisco, including many in the Western Addition, based on pattern books and using mass production techniques.¹¹ During the 1890s, ornately embellished Queen Anne style houses added to the variety of residential architecture in the area.



Figure 27. Early photograph of the Western Addition, likely before 1906.

Source: San Francisco Public Library, San Francisco Historical Photograph Collection AAC-1896.

¹⁰ Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (MIT Press, 1985), 26. Alan Scott, *The San Francisco Bay Area: A Metropolis in Perspective*, second edition (Berkeley: University of California Press, 1985), 42-43.

¹¹ Noe Hill in San Francisco. "Historic Sites in San Francisco." National Register #85000705: The Real Estate Associates (TREA) Houses. <<http://www.noehill.com/sf/landmarks>>

Streetcar Suburbs of the Western Addition

Over the last decades of the nineteenth century, as speculative housing was constructed by firms such as TREA, the Western Addition evolved into a neighborhood described as “largely upper-middle-class and upper-class, home to businessmen and professionals.”¹² In contrast to the working-class neighborhoods south of Market Street, which were connected to employment in the industrial and waterfront areas, residents of the Western Addition had direct connection via streetcar lines to jobs and shopping in the downtown retail and commercial area. By 1900, the area’s predominately white-collar and merchant population was mostly native-born, with three-quarters born to immigrant parents. The families that occupied the Western Addition’s mostly two- and three-story houses typically had roots in European countries such as Germany, Austria, Ireland, England, Scotland, and France. Census data indicates that the very few non-European residents of this area before the turn of the twentieth century were employed as domestics.¹³

Sanborn Fire Insurance Company maps from the 1890s show a neighborhood characterized primarily by single-family dwellings shaped by the narrow frontage and long-lot pattern of the day, as well as by mass-production techniques that had come to proliferate in residential construction. In addition to single-family homes, multi-family residential flats buildings appeared on Geary, Post, Webster, Pine, and Bush streets. These residential blocks were punctuated by scattered commercial structures ranging in size from large establishments such as livery stables, to small buildings such as a machine shop at Buchanan and Geary streets. Smaller storefront businesses, including several Chinese laundries, were found along Geary and Fillmore streets. A notable collection of churches appeared as well, including Plymouth Congregational Church and Hamilton Square Baptist Church on Post Street, and First New Jerusalem Church on O’Farrell Street. Two synagogues were also present by 1899, Beth Israel Synagogue on the south side of Geary Street between Octavia and Laguna streets, and the synagogue of Congregation Ohabai Shalom at 1831 Bush Street.¹⁴

ALAMO SQUARE NEIGHBORHOOD HISTORY

Alamo Square is located near the center of San Francisco, in the southwest area of the Western Addition. Alamo Square is generally considered to be a distinct neighborhood and gains its identity from its proximity to and association with Alamo Square Park.

Alamo Square Park was established in 1856 by Mayor James Van Ness and the passage of the Van Ness Ordinance. The park was allegedly named for a distinctive cottonwood tree (*alamo* in Spanish) located on the hilly tract where a watering hole once served travelers making their way along a trail that connected Mission Dolores to the southeast to the Presidio to the northwest. In 1860, the Market Street Railway line extended to the southern edge of the Alamo Square area, thus making it accessible from downtown San Francisco, which was the only densely developed portion of the city at that time. Despite the establishment of the park and transportation line, however, the land was claimed by squatter and notorious criminal “Dutch Charlie” Duane, and therefore remained undeveloped until Duane was displaced in 1868. In 1892, the City began to develop the park at Alamo Square and subsequently residences began to spring up around the public space in large quantities.¹⁵

Attracting many upper class residents, the architecture of the Alamo Square neighborhood was notably ornate and much of it was designed by professional architects. The earliest extant buildings

¹² William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power and Urban Development* (University of California, 1986), 66.

¹³ *Ibid.*

¹⁴ Sanborn Fire Insurance Maps. San Francisco, 1893 and 1899.

¹⁵ Jeanne Alexander, “History of Alamo Square Park,” *Neighborhood Parks Council Report 42* (Fall 2007), 1.

date from the 1870s, are Italianate in style, and are predominately single-family residences. Dwellings from this period included speculative single- and multi-family houses that were moderate in size and housed largely Irish and German families. The elaborately decorated houses, like those of “The Painted Ladies” on Steiner Street between Grove and Hayes streets, made Alamo Square an iconic representation of the Victorian architectural styles.

Since the time of its initial development, the neighborhood has come to be known both for its diverse architecture and for its mixed ethnic identity. Two- and three-story residential buildings in Victorian and Edwardian styles are typical, occupying most of their lots and towering above the sidewalk on raised basements, but early twentieth-century apartment blocks with classically derived ornamentation also stand within the neighborhood. Houses nearest Alamo Square Park were typically constructed for higher income residents.

The most significant event in San Francisco’s history, the 1906 Earthquake and Fire, had a considerable impact on the Alamo Square neighborhood. Though the area did not experience the destruction that occurred in many other parts of the city, it became a refuge for those who were forced from their homes by earthquake and fire damage. This influx of people needing shelter resulted in the subdivision of many existing properties. With lots, and even houses, subdivided to create multi-family dwellings, the density of the neighborhood greatly increased, but remained largely residential. Once considered to be the hinterlands, and then the suburbs, the neighborhood eventually developed into one of the closest residential neighborhoods to the downtown core, which became strictly commercial over time. The greater availability of transportation in a growing number of modes meant that accessibility to outlying neighborhoods was more prevalent. At first this encouraged further growth in the Alamo Square neighborhood, but later resulted in its stagnation as people moved even farther westward. By 1934, the neighborhood was built out and very little new construction occurred.

In the 1950s, the Alamo Square neighborhood experienced a period of serious decline that lasted 20 years. The multi-family residences that had been a byproduct of the 1906 Earthquake and Fire came to be used as rental properties owned primarily by absentee landlords who neglected the physical structures. The problem was exacerbated by lingering economic conditions caused by World War II and a large influx of war workers, who crowded into the Western Addition due to low rents.

The Alamo Square neighborhood was largely spared by the urban renewal efforts of the City’s Redevelopment Agency, which attempted to cure the slum conditions so prevalent in the Western Addition during the 1960s and 1970s. The fact that the Alamo Square area was not subject to urban renewal made it a refuge once again for those displaced by redevelopment. Further subdivision of properties and buildings occurred, leading to increased crowding, poverty, and deferred maintenance of buildings. In the physical sense, these trends actually helped to preserve buildings in the Alamo Square neighborhood. Their more recent restoration and return to grandeur has bolstered the neighborhood and returned it to its former state as a culturally diverse and aesthetically pleasing environment.

Although the neighborhood has always been primarily residential, an orphan asylum, the Town School for Boys, the Patri School of Design, and the Park West Sanitarium have been located within the neighborhood over the years. Religious institutions have included the Archbishop’s mansion, the Missionary Temple property (which originally belonged to the Dominican Sisters), the Third Baptist Church, a Franciscan nunnery, and the Sacred Heart Church parish.¹⁶

¹⁶ “Ordinance No. 324-84: Amending Article 10 of the City Planning Code, Part II of Chapter II of the Municipal Code by Adding Appendix E Designating the Alamo Square Historic District,” San Francisco Board of Supervisors (25 June 1984).

SAN FRANCISCO PLAYGROUND AND PARKS HISTORY

To better understand the development of Alamo Square Park, the following information provides background information on the history of urban parks in the United States, as well as in San Francisco. It outlines how shifting civic, cultural, and financial factors helped shape the development of parks, and why the facilities, landscaping, and circulation patterns in older parks may demonstrate a variety of influences that have accreted over time.

Development of Recreational Parks in the United States

Throughout San Francisco's history, the development of parks and recreation grounds in the city has generally echoed national trends in municipal park development. During the nineteenth century, Frederick Law Olmsted and his colleagues designed municipal parks, such as Central Park in New York and Golden Gate Park in San Francisco, based upon the principles of the European pastoral picturesque movement in landscape design (**Figure 28**). These early parks were meant to serve as romantic "pleasure grounds" and provide a refuge from the bustling cities around them. They included walking paths, water features, ball fields and other landscape features, but architecture was discouraged as buildings were seen as intrusions into the scenic landscape. Buildings were accommodated only where necessary and sited to as not to interfere with the appearance of landscape design features.¹⁷ Pleasure grounds flourished in the United States from about 1850 to 1900 and laid the foundation for many of the country's most beloved parks.



Figure 28. Golden Gate Park, ca. 1890.

Source: San Francisco Public Library, San Francisco Historical Photograph Collection.

Beginning around the turn of the twentieth century, various progressive reforms led to a decrease in working hours and increased leisure time for the working class. The nature of public parks also shifted, as various "reform park" organizers promoted the idea of parks as "a moral defense against the potential for chaos they perceived in this new abundance of free time."¹⁸ The playground movement also flourished during this period, as play came to be seen as an activity that molded children into good citizens. New playgrounds were constructed across the country, with many

¹⁷ Galen Cranz, *The Politics of Park Design: A History of Urban Parks in America* (Cambridge, MA: MIT Press, 1992), 8, 15.

¹⁸ *Ibid*, 62.

playgrounds inserted into existing parks. Organized activities were also promoted in reform parks, including athletics, crafts and dancing programs. As a consequence, facilities such as clubhouses, field houses, swimming pools and locker rooms were constructed to accommodate the growth in recreational programming.¹⁹

By the 1930s, parks were viewed less as idealistic vehicles to social reform, but rather as necessary components of the urban landscape.²⁰ Demand for new recreational facilities continued to expand across the country, even as the Great Depression stretched municipal budgets. After World War II, the focus in park design was in repairing existing parks that had deteriorated during the Depression and war, and to construct new parks in response to the post-war baby boom. In order to insert these new parks throughout the city fabric, they tended to be much smaller than previous facilities. Parks were also frequently sited adjacent to schools as part of school-park plans, with recreation and education agencies sharing the costs of land acquisition and construction.

In the latter half of the twentieth century, parks became more function-driven, with specialized facilities catering to various pursuits. Standardization also became widespread, with equipment, fences, benches, and landscaping all specified for use as part of a basic municipal package. Hard surfaces were also favored because of the premium placed on multiple-use facilities, as well as reduced maintenance costs. These parks and playgrounds, with their paved surfaces and standardized infrastructure, were almost entirely antithetical to the early picturesque pleasure ground prototypes.²¹

Parks and Playgrounds in San Francisco

San Francisco's earliest public reservations can be traced to the late 1840s, when Union Square and Washington Square both appear as public squares on survey maps. More reservations were added in 1855 by the Van Ness Ordinance, which was enacted to resolve land disputes in what would become the Western Addition. However, many of San Francisco's earliest parks were also the result of private land development schemes. These included South Park in 1856, Precita Park in 1859, and Holly Park in 1860.²² Momentum for more city-owned parks gathered steam in the 1860s during negotiations over the subdivision of the "Outside Lands" at the western end of the city.²³

The largest reservation by far, however, was Golden Gate Park, which emerged as one of the largest urban parks in the United States, comprised of a 1,017-acre, rectangular tract extending westward 3.5 miles from the center of the city to the Pacific Ocean. The design of the park was largely the effort of surveyor William Hammond Hall, who proposed a main drive out to the ocean featuring a number of tree-screened meadows, lawns and artificial lakes. At the time, however, most of the park's acreage was given over to shifting sand dunes. Landscaping in the park was chiefly the result of the efforts of master gardener John Hays McLaren, who stabilized the blowing sand and planted strategic windbreaks that allowed for today's lush vegetation. His efforts were so successful that he was named Assistant Superintendent of Golden Gate Park in 1887, and three years later as Superintendent of Parks, a position he held for more than 50 years until his death in 1943.

During this period, the crowded conditions in many San Francisco neighborhoods led to a call for the development of children's playgrounds. The Children's Playground in Golden Gate Park (now known as the Koret Children's Quarter) was opened in 1887, and is thought to be the nation's first public playground (**Figure 29**). The playground included a carousel, swings and other playground

¹⁹ Ibid, 65, 72, 96.

²⁰ Ibid, 101, 109.

²¹ Ibid, 122-123.

²² Randolph S. Delehanty, Ph.D., *San Francisco Parks and Playgrounds, 1839-1990: The History of a Public Good in One North American City (Volumes I and II)*, (Harvard University: 1992), 109-110; 116.

²³ Ibid, 140-149.

equipment, as well as a large stone Children's House. During this era, the idea of providing a dedicated space solely for youth recreation was unique and groundbreaking.²⁴

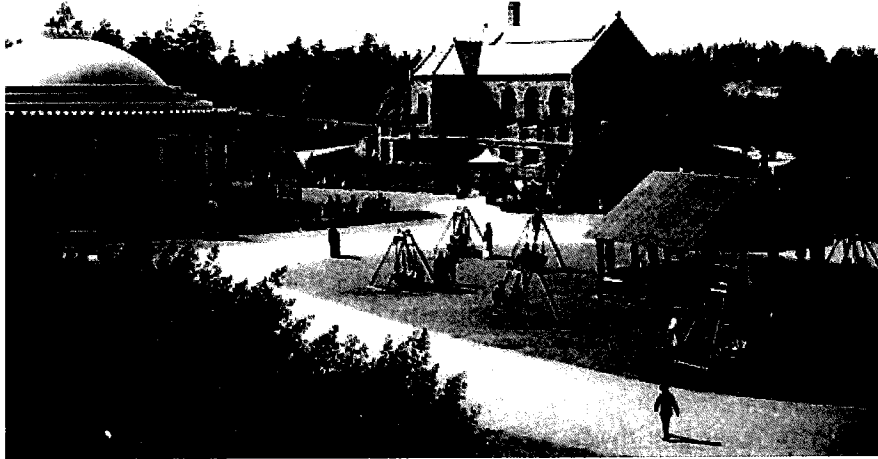


Figure 29. Golden Gate Park Children's Playground, 1904.

Source: San Francisco Public Library, San Francisco Historical Photograph Collection, AAA-7543.

The administration of San Francisco's early parks was handled by the Parks Commission, created in 1870 and comprised of three persons appointed by the Governor of California. The widespread development of neighborhood parks in San Francisco can be traced to Progressive Era reform ideals that took root in San Francisco during the last decade of the nineteenth century. In particular, the election of reform candidate James D. Phelan as mayor of San Francisco in 1897 transformed the nature of public parks and playgrounds. John McLaren, the superintendent of Golden Gate Park, was directed to begin landscaping the long-neglected Western Addition parks which had been reserved in 1855 but then left virtually unimproved. This was the real beginning of neighborhood parks in San Francisco.²⁵

In 1898, Phelan successfully proposed a new city charter that, among other reforms, allowed the mayor to appoint members of the Park Commission, as well as to allow the sale of bonds for park development. In 1903, San Francisco voters approved \$17.5 million in bonds to secure land for various parks and boulevards, including a park in the Mission District, the development of Dolores Street as a boulevard, and an expansion of Pioneer Park atop Telegraph Hill.²⁶ Together, these marked the first major park additions to the city since 1868.

During this period, San Francisco's park programming firmly embraced the "reform park" ideal, or what Terrence Young, author of *Building San Francisco's Parks 1850-1930*, calls the "rationalist" park. According to Young, the beginning of the rationalist period in San Francisco was marked by the "multiplication of new, special-use areas" in Golden Gate Park, "each with its own promoters and users."²⁷ This change in attitude included the development of athletic facilities, specialty gardens, and even museums. However, the earlier romantic notion that parks should provide contemplative,

²⁴ "Koret Children's Quarter," *San Francisco Recreation and Parks*. Web site accessed 8 February 2010 from: http://www.sfgov.org/site/recpark_page.asp?id=26880

²⁵ Delehanty, 216.

²⁶ Terence G. Young, *Building San Francisco's Parks 1850-1930*, (Baltimore, MD: Johns Hopkins University Press, 2004), 187.

²⁷ *Ibid*, 143

natural landscapes was not wholly rejected. Rather, some naturalistic plantings were deemed necessary because only natural scenery could provide “an escape from the simulation and excess stimulation of an urban life.”²⁸

In 1922, the Park Commission leased 170 acres of land for the new Harding Golf Course at Lake Merced. By this time, park acquisition was being driven primarily by functional concerns, rather than the creation of pastoral pleasure grounds. This same tendency is evident in the installation of the Legion of Honor art museum at the summit of Lincoln Park. New playgrounds were inserted within existing parks, as were pools and other recreational facilities such as baseball fields and tennis courts.

While the onset of the Great Depression resulted in severe economic hardships for San Franciscans, government programs to stimulate the economy simultaneously led to an expansion of recreational facilities. Between 1930 and 1931, federal funds were allocated to local parks and recreation projects, leading to the construction or expansion of the Funston Annex, Stern Grove, Richmond Tennis Court and Hayes Valley Recreation Center, as well as the Rochambeau (Richmond), Visitacion Valley, Cabrillo, Potrero Hill, Portola, Ocean View, and Helen Wills playgrounds. All of these projects were completed by 1932—the same year that the Playground Commission was renamed the Recreation Commission. Through the Civil Works Administration and State Emergency Relief Administration, some 2,500 people were put to work for the Recreation Commission during the Depression, typically grading playground sites in outlying neighborhoods. By 1940, San Francisco counted fifty-two playgrounds, twenty-seven school yards, nine gymnasiums, and thirty-four summer school yards.²⁹

During World War II, the Recreation Commission experienced deep cuts in its capital budget, with all land purchases and building projects deferred. Simultaneously, it was forced to deal with providing recreational opportunities at massive new temporary housing projects being constructed near the shipyards at Hunter’s Point.³⁰ By war’s end, the city’s population had reached an all-time high—just as federal funds for recreation supplies were being eliminated.

With the post-war Baby Boom in full swing, San Francisco voters approved Proposition 6, a \$12 million recreation bond measure, in November 1947. The Recreation Commission then embarked on a five year plan to upgrade and expand the city’s recreational facilities. For the most part, this effort focused on developing small neighborhood recreational facilities to serve the city’s growing population. When completed, the program represented San Francisco’s greatest expansion of recreational facilities in its history, and was subsequently augmented by a \$5 million bond measure in 1954, as well as a \$7 million bond measure in 1955 (Figure 30).

²⁸ Ibid, 201.

²⁹ Ibid.

³⁰ Delehanty, 424-425.

V. ALAMO SQUARE PARK CULTURAL LANDSCAPE HISTORY

Alamo Square Park has developed into its current form over a period of more than a century, with improvements that reflect a variety of civic influences. The following historic context begins in the 1890s, before any improvements were made to the park.

1890s

The following is a description of Alamo Square in the early 1890s:

Alamo Square [...] comprises four blocks on the summit of a high hill overlooking almost the entire city, and affording a delightful view of city and bay. At present [in February 1892] the so-called park is used as a sort of corral for disabled horses, etc., and has in it some sheds which answer the purpose of stables. Occasionally the park is used as a baseball field. Many elegant homes have been built about it, streets have been graded and two lines of cable cars and one electric line pass in close proximity, and the residents of that section feel that they are entitled to the same consideration from the [City] Supervisors as is shown other portions of the city.

In February 1892, the Alamo Square Improvement Club was formed by a group of concerned neighborhood residents in an attempt to transform the “so-called park” into a reflection of the stylish neighborhood.³⁴ That year, the City allocated \$15,000 for improvements to Alamo Square Park, and part of these funds went toward lighting the area.³⁵ Between 1892 and 1894, the park was furnished with both gas and electricity. The San Francisco Gas Light Company provided gas lights to the Alamo Square Stables at the intersection of Pierce and Fulton streets.³⁶ During the same period, bids were accepted to provide electricity and two light fixtures to Alamo Square, and work presumably followed.³⁷

Aside from expenses for lighting Alamo Square Park, an additional \$25,333 was awarded in 1892 to contractor A.E. Buckman to grade the park. Between 30 September 1892 and the end of that year, the park was graded, platted, “and placed in condition for planting.”³⁸ It is likely that the system of pedestrian paths was laid out at this time. Over the next two years, it appears that no additional work was carried out and harsh winter weather “played havoc with the park and a retaining wall [was] deemed necessary to inclose [sic] the city’s property.” In the spring of 1895, a petition from the Alamo Square Improvement Club was delivered to the Board of Supervisors requesting an additional \$15,000 to improve the park. This action came after the club’s executive committee “appeared before the city fathers at various times pleading for an appropriation to finish the square, but without success.” Resulting from the rejection of the club’s numerous appeals, its members took it upon themselves to hire an engineer and presented his proposed improvements to the city.³⁹ In 1896, the low concrete curb/wall around the perimeter of the park was constructed by the California Concrete Co.⁴⁰ It is likely that the five concrete staircases were constructed around the park’s perimeter at this time.

³⁴ “Want Improvement: Citizens of Alamo Square Organize,” *San Francisco Chronicle* (14 February 1892).

³⁵ *San Francisco Municipal Reports 1891-92*, Appendix 374.

³⁶ *San Francisco Municipal Reports 1891-92*, Appendix 358.

³⁷ *San Francisco Municipal Reports 1891-92*, Appendix 355.

³⁸ “Alamo Square Improvement,” *San Francisco Chronicle* (1 October 1892); *San Francisco Municipal Reports 1892-1893*, Appendix 231.

³⁹ “To Improve Alamo Square,” *San Francisco Chronicle* (16 June 1895).

⁴⁰ “Ordinance No. 324-84: Amending Article 10 of the City Planning Code, Part II of Chapter II of the Municipal Code by Adding Appendix E Designating the Alamo Square Historic District,” *San Francisco Board of Supervisors* (25 June 1984), 3.

In October 1897, the Street Committee urged the San Francisco Board of Supervisors “that the contracts for grading and for concrete work on Alamo Square be let to the successful bidders at once, so that the proposed improvements can be completed as soon as possible.” In an effort to delay the decision so that the following year’s budget would provide funds for the proposed improvements, Mayor James D. Phelan “vetoed the resolutions awarding contracts [...] with the understanding that his veto would not be sustained when the matter was reached [before the end of 1897].”⁴¹ The same year, J.M. Hanley was contracted by the city to construct “artificial stone walks on the Fulton-street side of Alamo square.” However, after asking, “Is that the rotten sidewalk which a man could stick a cane through?” at least one member of the Board of Supervisors objected to his payment. By March 1898, Hanley had reportedly “patched up the job so as to get payment money from the city.”⁴²

1900s

In January 1900, the Board of Park Commissioners became responsible for the maintenance and protection of 20 public squares in the City totaling 180 acres. The Commissioners surveyed all of the squares and determined that many were “in a very poor and neglected condition: the trees looked starved, the grass patchy and rough, and nearly all of them covered with a coat of rough stable manure which had killed the finer grasses almost entirely.” Litter and dead vegetation were removed and head gardeners were appointed to care for each park. After a general cleaning, the parks were individually assessed and improved on a triage-like basis. Alamo Square Park was second only to Union Square, which was given primary importance because of its downtown location. Alamo Square was enhanced “by planting about 1,500 trees and shrubs and by sowing to grass about three acres, thereby giving it a much more finished appearance” (**Figure 31**).⁴³ These improvements cost \$355.75. The new vegetation included the following species: Blackwood Acacia (*Acacia melanoxylon*), “Prickly Moses” (*Acacia verticillata*), Broadleaf Acacia (*Acacia latifolia*), Cabbage Tree (*Cordyline australis*), various flowering perennials and shrubs (*Pittosporum* and *Veronica*), various pine trees (*Pinus*), Cranesbill (*Geranium argenteum*), Giant Redwoods (*Sequoia gigantea*), various evergreen *Thuja* species, Douglas firs (*Pseudotsuga taxifolia*), New Zealand Flax (*Phormium tenax*), Monterey Cypress (*Cupressus macrocarpa*), and Lawson Cypress (*Chamaecyparis lawsoniana*).⁴⁴

⁴¹ “To Improve Alamo Square,” *San Francisco Chronicle* (15 October 1897).

⁴² “Phelan Vetoes Tilton’s Bill,” *San Francisco Chronicle* (29 March 1898).

⁴³ *San Francisco Municipal Reports 1899-1900*, 61-62 in “Supplemental Reports” (dated 1 January 1901).

⁴⁴ *Twenty-Eighth Annual Report of the Board of Park Commissioners (1899)*, 29. *San Francisco Municipal Reports 1899-1900*, 469.



Figure 31. Looking east from Alamo Square Park ca. 1900-06. Old City Hall is in the distance at right.
Source: San Francisco Historical Photograph Collection, AAA-6689.

Other improvements in early 1900 were paved sidewalks around the park by contractors Flinn & Treacy.⁴⁵ In 1902, one quarter of the park had been enhanced by “a great many shrubbery groups thickened by closer planting” (Figure 32).⁴⁶ In 1910, the park was reported to be “all in a high state of cultivation [having] been improved while under the Park Commission.”⁴⁷ By 1924, the park was described as “well lawned and wooded, besides being most picturesque in its situation and topography.”⁴⁸



Figure 32. Looking west from Steiner and Hayes streets entrance, 1907. Numerous plantings and paved sidewalks are visible.
Source: California Historical Society, San Francisco Streets—Hayes.

⁴⁵ “Contractors to Get No More Extensions,” *San Francisco Chronicle* (28 January 1900). Historic photographs indicate that the south side of the park did not have paved sidewalks. See Figures 37 and 38.

⁴⁶ *Report of the San Francisco Park Commission* 1902, 34.

⁴⁷ *Report of the San Francisco Park Commission* 1910, 58.

⁴⁸ *Report of the San Francisco Park Commission* 1924, 37.

The most significant event in San Francisco's history, the 1906 Earthquake and Fire, had a considerable impact on the Alamo Square neighborhood (**Figure 33**). Though the area did not experience the destruction that occurred in many other parts of the city, it became a refuge for those who were forced from their homes by earthquake and fire damage. Relief Camp No. 22 was established at Alamo Square Park by July 1906 and was abandoned in March 1907 (**Figure 34**).⁴⁹ It had a capacity for 463 homeless, but it was later reported that nearly 1,000 people occupied the park.⁵⁰ Shortly after the disaster occurred, Alamo Square Park was described as having had "the grass worn off through the hard usage of the past two or three months, [but] can soon be restored to [its] former trimness."⁵¹



Figure 33. Spectators looking east from Alamo Square as the City burns, 18 April 1906.
Source: UC Berkeley, Bancroft Library, FN# 32863.



Figure 34. Relief Camp No. 22 in Alamo Square Park, 1907.
Source: UC Berkeley, Bancroft Library, "BANC PIC 1905.00757—PIC."

⁴⁹ "Report of Department C: Camps and Warehouses," *Selections from the James D. Phelan Papers: Department Reports as Submitted to the Board of Directors at the Regular Monthly Meeting* (19 March 1907), Bancroft Library web site accessed 6 February 2012 from:

<http://content.cdlib.org/view?docId=hb667nb4zc;NAAN=13030&doc.view=frames&chunk.id=div00016&to.c.depth=1&toc.id=div00016&brand=calisphere>.

⁵⁰ Herb Caen, *Hills of San Francisco* (San Francisco: Chronicle Publishing Co., 1959), 32.

⁵¹ Arthur Inkersley, "What San Francisco Has to Start With," *Overland Monthly* Vol. 47 (June-July 1906), 474, 476.

1910s

After 1910, the San Francisco Department of Public Health advocated for the installation of convenience stations (public restrooms) and sanitary drinking fountains at a variety of locations, due in part by the expected crush of visitors who would arrive for the 1915 Panama Pacific International Exhibition. The Department adopted resolutions stating in part that the construction of convenience stations is “essentially necessary in order to protect the health and add to the comfort of the citizens,” and that “the erection of sanitary drinking fountains throughout the city in conjunction with the comfort stations appears to be almost a crying necessity.”⁵² The Department specified that convenience stations should be added in a variety of locations, including Alamo Square Park.

Public discussions of building a convenience station in Alamo Square Park began around 1910, when the Park Commission included \$1,000 for its construction in the estimated maintenance budget for all city parks.⁵³ But the restrooms were not constructed for another five years. A petition put before the Board of Supervisors in March 1913 requested the construction of a convenience station and “a supervised playground” in Alamo Square Park. It was signed by various mothers’ clubs, street improvement associations, property owners, and school principals.⁵⁴ This appeal was strongly supported by others. John McLaren, San Francisco’s first Superintendent of Parks, cited the specific need for a convenience station in Alamo Square Park, as well as other parks, and recommended that tennis courts be built “in the down-town squares and small parks in all parts of the city.”⁵⁵ The Commonwealth Club of America reinforced McLaren’s suggestion, reporting an “urgent need of playgrounds” in the vicinity of Alamo Square that indicated “the use of parts of Alamo Square and Duboce Park, or both, would do much to alleviate conditions in the southern end of [the Western Addition].”⁵⁶

In 1913, Alamo Square Park lacked a sanitary water fountain and instead had “chains with cups attached” for communal drinking. City ordinance No. 2446 outlawed shared drinking cups, and they were soon removed from all city parks. As of June 1913, five “bubbling drinking fountains” had been installed in unidentified locations, and the City planned to install others throughout the park system.⁵⁷ During the 1913-1914 fiscal year (ending 30 June 1914), construction projects at Alamo Square Park included gutterways and fountains and cost \$1,534.50.⁵⁸

By December 1913, plans had been prepared by the Reid Brothers, Architects, for proposed convenience stations in Alamo Square Park and nearby Hamilton Square Park. At a meeting of the Board of Supervisors, “a messenger arrived with plans for the proposed comfort stations, and after duly inspecting the plans [Supervisor John O. Walsh] stated he would now urge the Finance Committee to place the money to the credit of the Park Fund.”⁵⁹ The Park Commission’s budget for the fiscal year 1914-1915 (ended 30 June 1915) included \$8,220.02 for construction and maintenance in Alamo Square Park. Construction costs for a new convenience station, tennis court, and swings amounted to \$1,988.74, and maintenance costs (which included labor, water, and sundries) totaled \$6,231.28.⁶⁰ Proposals were accepted for the marble interiors of the Alamo Square Park convenience

⁵² “The Public Comfort Station in America,” *Engineering Review*, January, 1912, 53.

⁵³ “Park Commissioners Ask for Thousands,” *San Francisco Chronicle* (16 April 1910).

⁵⁴ “Petition for Playgrounds,” *San Francisco Chronicle* (30 March 1913).

⁵⁵ *Forty-Second Annual Report of the Board of Park Commissioners* (San Francisco: Hicks-Judd Co., 1912), 11; *Park and Cemetery* 23:1 (March 1913), 8.

⁵⁶ *Transactions of the Commonwealth Club of America* 8:5 (June 1913), 207.

⁵⁷ San Francisco Park and Recreation Commission minutes (1913), 48.

⁵⁸ *San Francisco Municipal Reports* 1913-1914, 595.

⁵⁹ *San Francisco Municipal Record* 7:1 (1 January 1914), 103, 130.

⁶⁰ *San Francisco Municipal Reports* 1914-1915, 581-583.

station, and the Vermont Marble Company was awarded the contract for \$644 in July 1915.⁶¹ Contemporary designs for the convenience station in Mission Park (now known as Mission Dolores Park) specified tile floors and marble walls, as concrete walls were unsanitary.⁶²

In 1916, grading of the southern slope of the park fronting Hayes Street was completed. Earthmoving ended by November, at which point sod was planted (**Figures 35 and 36**).⁶³ In 1917, coin locks from the Pacific Coin Lock Co. were installed on the lavatory doors in the men's and women's restrooms. Shortly after, the locks were removed from the men's restroom because of vandalism.⁶⁴



Figure 35. Grading for park steps at Hayes and Pierce streets entrance, January 1916.
Source: San Francisco Public Library, San Francisco Historical Photograph Collection, Department of Public Works Collection, No. 2976.

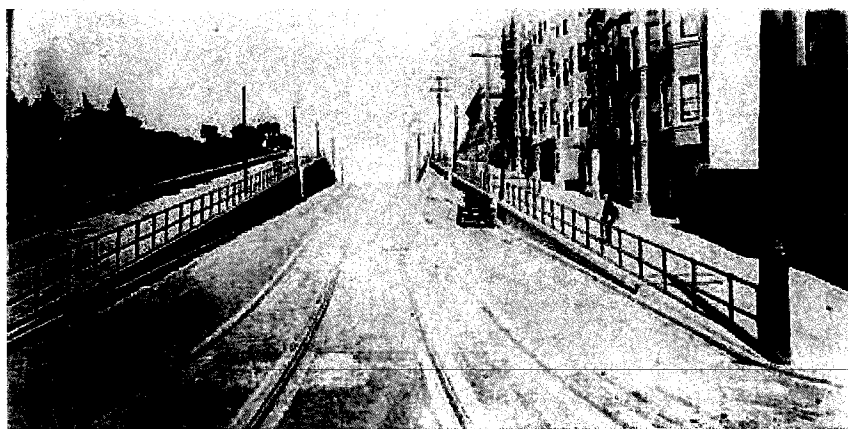


Figure 36. Looking east on Hayes Street after grading, ca. 1915-16.
Source: San Francisco Historical Photograph Collection, AAB-6686.

⁶¹ *Journal of Proceedings for the Board of Supervisors, City and County of San Francisco* (1915), 898; *San Francisco Municipal Record* 8:5 (4 February 1915), 151.

⁶² Minutes of the San Francisco Board of Park Commissioners, September 17, 1908 – March 27, 1913, 609.

⁶³ San Francisco Park and Recreation Commission minutes (1916), 3.

⁶⁴ San Francisco Park and Recreation Commission minutes (12 April 1917-20 December 1923), 39.

1920s -30s

In 1925, the Board of Park Commissioners approved a request to furnish the park with moveable benches (no longer extant).⁶⁵ In 1927, approval was also granted to install “a modern tennis fence” around the existing tennis court.⁶⁶

During the 1920s and 1930s, requests for various park improvements were deferred or denied by the Recreation and Parks Commission. These include a designated football field (1925), a shelter for chess/checkers tables (1937), and a second tennis court (1931, 1938-39).⁶⁷

An aerial photograph from 1938 depicts Alamo Square Park much as it presently appears (**Figure 37**). One key difference is the fact that at the center of the park was an open plaza, rather than the circular island and roundabout that exist in 2012.

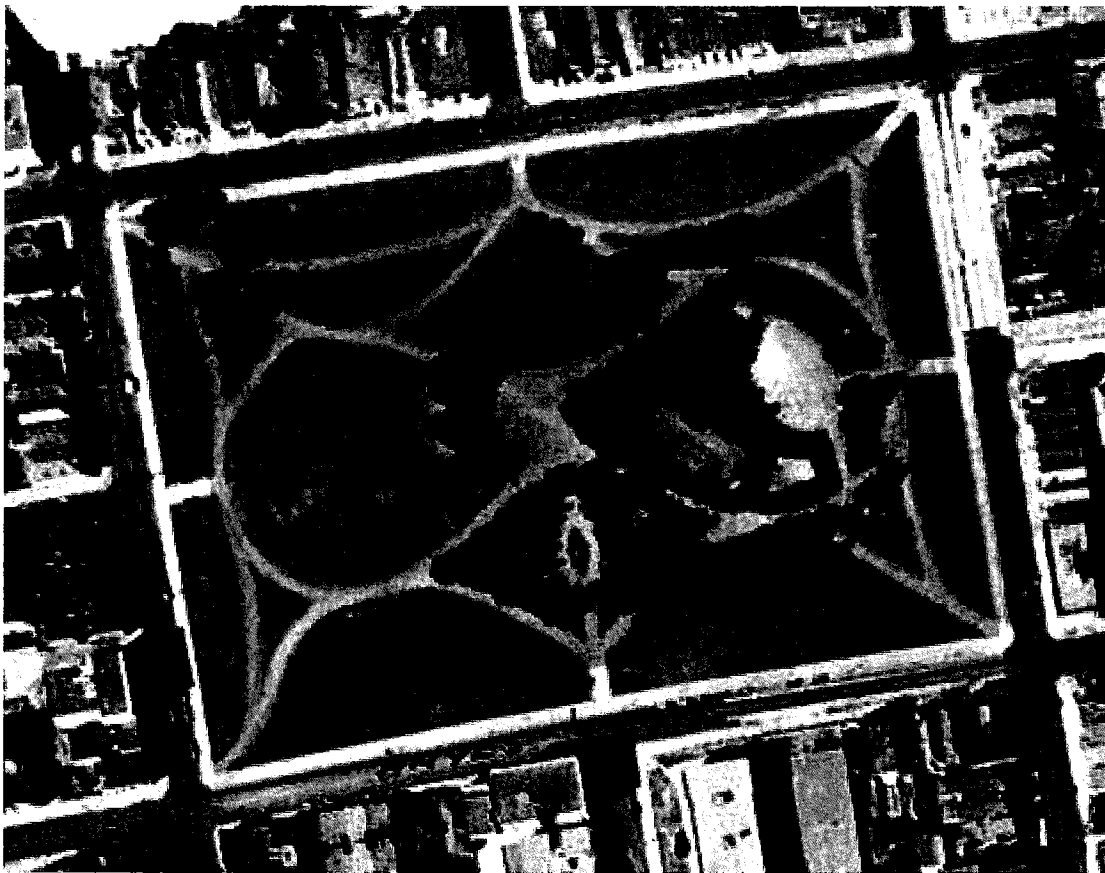


Figure 37. Aerial view of Alamo Square Park, August 1938.

Source: Harrison Ryker, David Rumsey Historical Map Collection, “70. San Francisco Aerial Views.”

1940s

Pedestrian paths in Alamo Square Park were paved with emulsified asphalt in 1942. Fay Improvement Co. was awarded a contract for \$16,601.50 to pave all paths in Alta Plaza, Duboce,

⁶⁵ San Francisco Park and Recreation Commission minutes (1925), 155

⁶⁶ San Francisco Park and Recreation Commission minutes (1927), 19.

⁶⁷ San Francisco Park and Recreation Commission minutes.

Alamo, Lafayette, St. Mary's, and Washington squares.⁶⁸ By 1945, the playground had been enlarged to include a swing set, a slide, and a sandbox (Figure 38).



Figure 38. Playground at Alamo Square Park, ca. 1945.

Source: San Francisco Public Library, San Francisco Historical Photograph Collection AAA-6686.

A 14'-8" x 10'-0" addition was constructed at the rear of the convenience station in 1947. William McIntosh & Son was awarded a contract for \$2,999.⁶⁹ In addition to new construction, the rehabilitation project entailed replacing the exterior doors, door frames, and interior lavatory doors; removing the rear door and door frame to the tool room; removing the single window on the north side of the tool room, enlarging the opening, and installing two new windows in its place; and repairing the concrete sidewalks.

In 1949, the tennis court was resurfaced. Malott & Peterson-Grundy was awarded a contract for \$2,450.⁷⁰

1950s

Until the mid-twentieth century, the Alamo Square neighborhood had a well-maintained and well-used public park. Beginning in the 1950s, the value of the neighborhood declined after longtime residents moved away and their homes were subdivided into multiple units. The area became attractive to low- and no-income residents and safety steadily decreased over the next few decades.⁷¹

In 1953, the convenience station was reroofed. William J. Anderson Roofing Co. was awarded a contract for \$1,284 to reroof various buildings at Golden Gate Park, Holly Park, and Alamo Square.⁷²

In 1955, the park's irrigation system was completely replaced for the cost of \$24,000.⁷³ Additional work on the irrigation system was completed in 1961-62 by Bernard Gayman for the cost of \$4,643.86.⁷⁴

⁶⁸ San Francisco Park and Recreation Commission minutes (1942), 162.

⁶⁹ San Francisco Park and Recreation Commission minutes (1947), 3.

⁷⁰ San Francisco Park and Recreation Commission minutes (1949), 1.

⁷¹ Jeanne Alexander, "History of Alamo Square Park," *Neighborhood Parks Council Report 42* (Fall 2007), 1.

⁷² San Francisco Park and Recreation Commission minutes (1953), 12.

⁷³ San Francisco Park and Recreation Commission minutes (1955), 46.

⁷⁴ San Francisco Park and Recreation Commission minutes (1962), 43.

1960s -70s

The Alamo Square Neighborhood Association (ASNA) was established in 1963 by a group of concerned neighbors committed to protecting the park from a proposed project that would level most of it for playing fields. After its successful protest, ASNA continued to battle the worsening condition of the neighborhood, which was becoming a hotbed of criminal activity.⁷⁵

In 1967, the pavement of the tennis court was determined to be unsound and was replaced at the cost of \$2,680.⁷⁶ In 1969, issues of park safety required the installation of electric street lights around Alamo Square Park by PG&E.⁷⁷ The following year, PG&E also installed underground electrical conduit and cables.⁷⁸



Figure 39. Alamo Square Park, ca. 1968. The grass appears dry and dead, a possible indicator of the condition of the surrounding neighborhood.

Source: San Francisco Public Library, San Francisco Historical Photograph Collection AAA-6688.

1980s

A campaign to replace dead and dying trees was successfully carried out in 1981.⁷⁹ In 1984, the Alamo Square neighborhood, now much improved in safety and beauty, became a locally designated historic district.

1990s -2000s

Considerable improvements were made to the park as a result of the 2000 election, in which both Props A and C were passed. This allowed Rec and Parks to allocate \$1,270,00 to Alamo Square through their Capital Improvement Plan. The results of this investment include the new children's playground, picnic tables, benches and lighting, ADA pathway at Hayes and

⁷⁵ Jeanne Alexander, "History of Alamo Square Park," *Neighborhood Parks Council Report 42* (Fall 2007), 1.

⁷⁶ San Francisco Park and Recreation Commission minutes (1967), 195.

⁷⁷ San Francisco Park and Recreation Commission minutes (1969), 161.

⁷⁸ San Francisco Park and Recreation Commission minutes (1970), 28.

⁷⁹ "Ordinance No. 324-84: Amending Article 10 of the City Planning Code, Part II of Chapter II of the Municipal Code by Adding Appendix E Designating the Alamo Square Historic District," San Francisco Board of Supervisors (25 June 1984), 4.

Steiner, and dispensers for dog waste bags. Additionally a gift from ASNA permitted the implementation of a new wrought iron fence around the playground.⁸⁰

⁸⁰ Jeanne Alexander, "History of Alamo Square Park," *Neighborhood Parks Council Report 42* (Fall 2007), 1.

VI. EVALUATION

INDIVIDUAL SIGNIFICANCE

National Register of Historic Places and California Register of Historical Resources

The National Register of Historic Places (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. According to *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, resources over fifty years of age are typically eligible for listing in the National Register if they meet any one of the four criteria of significance (A through D) and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district.

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical 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 California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

In order for a property to be eligible for listing in the National Register or California Register, it must be found significant under one or more of the following criteria.

- *Criterion A/1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion B/2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion C/3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion D/4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.⁸¹

The following section examines the eligibility of Alamo Square Park for individual listing in the National and California registers. The park does not appear to be eligible for individual listing in the National Register or California Register under any criteria.

⁸¹ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

Criterion A/1 (Event)

Alamo Square Park does not appear to be individually eligible for listing in the National Register or California Register under Criterion A/1 (Event). The park is associated with the development of the Alamo Square neighborhood, but the development patterns and distinctive architecture that characterize the area had long been established by the time the park was first graded in 1892. Furthermore, research did not suggest that any of the events or activities that took place in the park were significant enough to qualify under this criterion.

Alamo Square Park is an example of a late nineteenth-century park with early twentieth-century modifications, and it demonstrates some of the design principles of the “pleasure ground” and “reform park” eras of landscape design. However, it does not exemplify either period of landscape design, and other city parks would better represent the significance of those eras of landscape design in San Francisco. Additionally, the design of Alamo Square Park developed as a result of its unique topography, and its design does not appear to have derived from or to have influenced the design of other municipal parks.

Criterion B/2 (Person)

Alamo Square Park does not appear individually eligible for listing in the National Register or California Register under Criterion B/2 (Person). Although a number of persons have contributed to the park’s development, the park is not directly associated with persons significant in our past. The most prominent individual associated with the park is former San Francisco Superintendent of Parks, John McLaren, and this association does not appear sufficient to qualify Alamo Square Park for listing under this criterion.

Criterion C/3 (Design/Construction)

Alamo Square Park does not appear eligible for listing in the National Register or California Register under Criterion C/3 (Design/Construction). The park does not significantly represent a particular type or period of construction, does not represent the work of a master, and does not possess high artistic value as a designed landscape. No evidence was found to support the idea that Alamo Square Park was a formally designed landscape, especially since it developed in bursts of activity over the course of 25 years. Although Alamo Square Park developed during the tenure of John McLaren, San Francisco’s first Superintendent of Parks from 1887 until 1940, he is not known to have had a major role in the design of the park. Whereas in other city parks McLaren was responsible for the landscape design and the design of convenience stations, it appears that he simply facilitated change in Alamo Square Park.

Criterion D/4 (Information Potential)

The analysis of Alamo Square Park for eligibility under Criterion D/4 (Information Potential) is beyond the scope of this report.

HISTORIC DISTRICT SIGNIFICANCE**Alamo Square Historic District**

The Alamo Square Historic District was designated as a local historic district in 1984. As described in Appendix E to Article 10, the historic district “is significant as a continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870s to the 1920s [... and] clearly serves as a visual reminder of how businessmen lived two to four generations ago.”⁸²

⁸² “Alamo Square Historic District,” San Francisco Municipal Code, Article 10, Appendix E, Section 5, web site accessed 18 January 2012 from:

The landmark nomination identified Alamo Square Park as a contributing element to the historic district, but it did not describe the individual features of the park or its potential individual significance.

Alamo Square Park developed during the historic district's period of significance from the 1870s until the 1920s. From at least the 1890s, it functioned as the principal recreational element of the neighborhood, and its components reflect various trends in park design ideals throughout the years.

INTEGRITY

Alamo Square Park retains integrity of location and feeling as a landscaped park on a hill bounded by Fulton, Steiner, Hayes, and Scott streets in San Francisco's Alamo Square neighborhood. The park continues to be located in a residential neighborhood of two- and three-story dwellings and larger apartment blocks that are now part of the Alamo Square Historic District. The park retains integrity of setting due to the fact that little new construction has occurred in the neighborhood since the 1930s. Alamo Square Park retains its integrity of association with the early uses of the park and the development of the neighborhood largely in part to the designation of the Alamo Square Historic District in 1984.

The park retains many of its original materials and site elements, although various features have been altered or replaced. Alterations to the convenience station that occurred in 1947 and 1953, resurfacing the tennis court in 1949 and 1967, and the 1981 tree replanting program have diminished the integrity of materials and workmanship. Overall, the park retains integrity of design because the configuration of major site elements has been minimally altered. The spatial relationships between the concrete perimeter wall/curb, pedestrian paths, lawns, convenience station, tennis court, and playground are still intact. Although Alamo Square Park has been altered over the course of its existence, the park as a whole does possess integrity.

EVALUATION OF CHARACTER-DEFINING FEATURES

As outlined in the guidance provided by the National Park Service, the approach to evaluating both cultural landscapes and designed historic landscapes are similar. A key factor is identifying those character-defining features which allow a cultural landscape to convey its historic identity. These characteristics "individually or collectively contribute to the landscape's physical appearance as they have evolved over time. In addition to vegetation and topography, cultural landscapes may include water features, such as ponds, streams, and fountains; circulation features, such as roads, paths, steps, and walls; buildings; and furnishings, including fences, benches, lights and sculptural objects."⁸³

The character-defining features of Alamo Square Park include, but are not limited to:

- Concrete perimeter curb/wall and piers
- Five concrete staircases at park entrances
- Park topography including the centrally located apex of the hill
- Iconic views of downtown San Francisco and "The Painted Ladies" across Steiner Street

[http://www.amlegal.com/nxt/gateway.dll/California/planning/article10preservationofhistoricalarchite?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_Article10,AppendixE](http://www.amlegal.com/nxt/gateway.dll/California/planning/article10preservationofhistoricalarchite?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_Article10,AppendixE).

⁸³ Charles A. Binbaum, *Preservation Brief 36: Planning Treatment and Management of Historic Landscapes*, web site accessed April 4, 2012 from:

<http://www.nps.gov/hps/tps/briefs/brief36.htm#DEVELOPING%20A%20HISTORIC%20PRESERVATION%20APPROACH%20AND%20TREATMENT%20PLAN>.

- Mature plantings and open lawns that were part of the original 1900 landscaping program
- Generally symmetrical and curvilinear design pattern of pedestrian paths and ramps
- Convenience station (1915 construction only)
- Location of tennis court (excluding non-historic materials)
- Location of playground (excluding non-historic materials)

Features of Alamo Square that are not character defining include:

- Site furnishings such as the benches and trash cans that do not appear to be original
- 1947 rear addition to the convenience station which post-dates the historic district's period of significance
- Freestanding storage unit located south of the convenience station
- Circular island and roundabout at the center of the park
- Fountain/planter located near the southeast corner of the park (installed sometime after 1938)
- Area with indefinite boundaries that surrounds the playground and that has undergone numerous alterations to date (e.g. changes to grading, paving, and landscape; enlargement and construction of a new playground)
- Signage
- Drinking fountain installed in 2004

VII. CONTEXT AND RELATIONSHIP

Alamo Square Park is located on a large rectangular parcel bounded by Fulton Street to the north, Steiner Street to the east, Hayes Street to the south, and Scott Street to the west. The general area comprises a residential neighborhood with a high concentration of historic buildings, anchored by Alamo Square Park at the center (**Figures 40-45**).

The architectural character of the Alamo Square neighborhood began to develop nearly two decades before the park was first graded in 1892. Nearly 50 percent of the remaining buildings date from before 1900. The earliest extant buildings are two-story-over-basement Italianate row houses located at the southwest corner of Hayes and Steiner streets. Early Queen Anne residences include row houses on Hayes and Fulton streets and the iconic “The Painted Ladies” on Steiner Street, some of which replaced earlier buildings. Around the turn of the twentieth century, stately Edwardian-era residences were built along the 700 block of Scott Street, and the grand Archbishop’s mansion was constructed on the northeast corner of Fulton and Steiner streets. The neighborhood sustained little damage from the 1906 Earthquake and Fire. Between 1912 and 1934, a number of apartment buildings and blocks ranging from three to six stories in height were constructed around the park, primarily on corner lots. The 600 block of Scott Street was developed during the 1920s, after the Pacific Hebrew Orphan Asylum on the block was demolished. Besides one apartment building constructed in 1958 at 635 Scott Street, there appears to have been no new construction in the immediate vicinity of Alamo Square Park after 1934.⁸⁴

Today, the neighborhood immediately surrounding Alamo Square Park remains largely the same and retains the character it developed during the pre-earthquake period. There is a high concentration of historic residences with only a few instances of construction after 1930. Thus, the area is characterized as residential, with moderately-sized residences that date to between the 1870s and 1910s and a few residential flats buildings and apartment blocks that date to between the 1920s and 1950s.

As a neighborhood park, Alamo Square Park fits within the historic context of the area’s residential development. The park remains the neighborhood’s principal open space and is easily accessible from all sides. It developed during the Alamo Square Historic District’s period of significance from the 1870s until the 1920s and reflects contemporary trends in landscape design.

⁸⁴ “Ordinance No. 324-84: Amending Article 10 of the City Planning Code, Part II of Chapter II of the Municipal Code by Adding Appendix E Designating the Alamo Square Historic District,” San Francisco Board of Supervisors (25 June 1984), 5-6.



Figure 40. View east toward Steiner Street and "The Painted Ladies."



Figure 41. View toward southeast corner of the park and intersection of Steiner and Hayes streets.

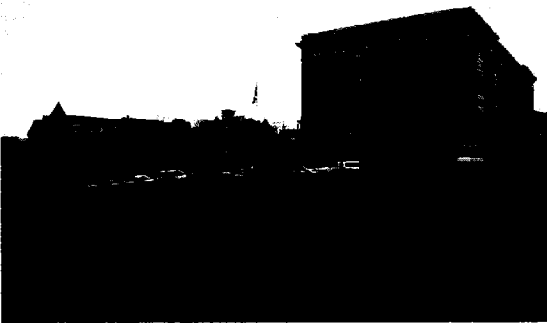


Figure 42. View southeast toward Hayes Street, east of Pierce Street.



Figure 43. View southwest toward Hayes Street, west of Pierce Street.



Figure 44. View northwest toward Fulton Street, between Pierce and Scott streets.



Figure 45. View southwest toward Scott Street, between Grove and Fulton streets.

XI. APPENDIX

A. TREE REPORT AND RISK ASSESSMENT

HortScience Inc. *Tree Report and Risk Assessment: Alamo Square*. July 2011.

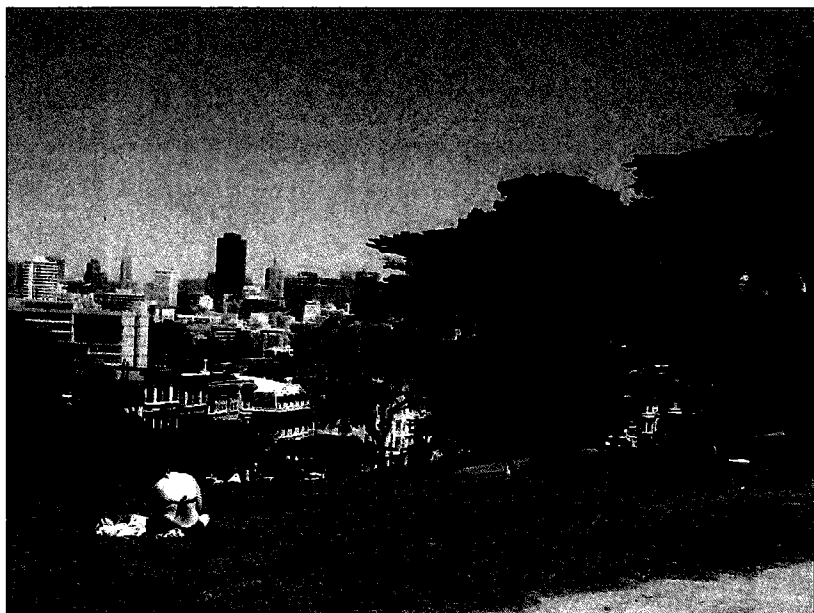
**Alamo Square Neighborhood
Association**

**Tree Report and Risk Assessment
Alamo Square**

Prepared for:
**Alamo Square Neighborhood Association
PO Box 15372
San Francisco CA 94115**

Prepared by:
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325 Ray Street
Pleasanton, CA 94566**

July 2011



Tree Report and Risk Assessment

Alamo Square
San Francisco CA

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Attachments

Tree Location Map

Tree Survey Form

Introduction and Overview

Alamo Square was established in 1857. In the 1960s the Alamo Square Neighborhood Association was formed to provide local support for the property. The Association provides funds for park improvements as well as volunteers for park maintenance activities. The Association requested that HortScience, Inc. assess the trees in the Square. This report presents the following information:

1. Evaluation of tree health and structural condition.
2. Assessment of the risk of tree failure.
3. Evaluation of species performance and future planting.
4. Recommendations for action.

Survey Methods

Trees were evaluated in June 2011. The survey method consisted of the following steps:

1. Identifying the species.
2. Measuring the diameter of the trunk at 54" above grade. Where trees had more than one stem, the diameter of each stem was measured.
3. Attaching a numerically coded metal tag to the trunk.
4. Visually assessing tree health and structural condition using a 6-point scale where 0=dead, 1=poor and 5=excellent condition.
5. Identifying trees that met the Department of Public Works criteria as street, significant or Landmark trees.
6. Asses the tree's age as young, semi-mature, mature and over-mature.
7. Assessing the suitability for preservation as poor, moderate or good.
8. Rating the risk associated with the failure of each tree. The assessment method is detailed in the ***Risk Assessment*** section.
9. Recording the presence of defects in structure, insects or diseases and other aspects of development.
10. Verifying the tree's dripline and recording its location on a map.

Results for individual trees are located in the ***Tree Survey Form*** (see ***Attachments***). Tree locations are noted by tree tag number in the ***Tree Location Map***.

Description of Trees

One hundred sixty-six (166) trees were evaluated, representing 21 species (Table 1, following page). All trees had been planted as part of the landscape development for either the playground or adjacent streets. None of the species present is native to the San Francisco area and no trees appeared to be indigenous to the site.

The most frequently occurring species was Monterey cypress with 79 trees (48%) (Photo 1, page 3). Trees were a diverse mix of size, age and condition. Trunk diameter ranged from 8" to 98" with the largest cypresses being #101 (98") and #79 (94"). Over half the cypresses had trunk diameters of 40" or greater. Tree age was similar with 56 of 79 trees in the mature category. Also present were 6 young, 9 semi-mature and 8 over-mature trees.

Young and semi-mature cypresses were more likely to be in good and excellent condition. Condition declined with age and size. Trees in good condition typically had dense canopies, symmetric form and vertically-oriented trunks. Trees in poor condition had decay, a history of failure, small canopies with twig dieback and other defects. Those in fair condition were intermediate.

Table 1. Tree condition and frequency of occurrence. Alamo Square. San Francisco CA.

Common name	Scientific name	Condition				No. of Trees
		Poor	Fair	Good	Excellent	
Blackwood acacia	<i>Acacia melanoxylon</i>	1	1	--	--	2
Agonis	<i>Agonis flexuosa</i>	1	2	--	--	3
She-oak	<i>Casuarina</i> sp.	1	1	--	1	3
Lawson's cypress	<i>Chamaecyparis lawsoniana</i>	3	4	--	--	7
Cordyline	<i>Cordyline australis</i>	--	--	1	--	1
Hawthorn	<i>Crataegus</i> sp.	--	1	--	--	1
Monterey cypress	<i>Cupressus macrocarpa</i>	14	36	25	4	79
Blue gum	<i>Eucalyptus globulus</i>	--	4	--	--	4
Mayten	<i>Maytenus boaria</i>	--	1	--	--	1
Myoporum	<i>Myoporum laetum</i>	3	--	--	--	3
Canary Island date palm	<i>Phoenix canariensis</i>	--	--	2	2	4
Italian stone pine	<i>Pinus pinea</i>	1	1	--	--	2
Monterey pine	<i>Pinus radiata</i>	9	1	--	--	10
Victorian box	<i>Pittosporum undulatum</i>	--	2	4	--	6
Lombardy poplar	<i>Populus nigra</i> 'Italica'	--	8	1	--	9
Flowering cherry	<i>Prunus serrulata</i>	1	3	2	--	6
Weeping willow	<i>Salix alba</i> 'Tristis'	2	2	4	2	10
Corkscrew willow	<i>Salix matsudana</i> 'Tortuosa'	--	--	1	--	1
Giant sequoia	<i>Sequoiadendron giganteum</i>	2	1	--	--	3
Eugenia	<i>Syzygium paniculatum</i>	--	1	--	--	1
Windmill palm	<i>Trachycarpus fortunei</i>	1	9	--	--	10
Total, all trees		39	78	40	9	166

Four species were represented by either 9 or 10 trees:

- Weeping willows were a mix of age, size and condition. Willow #163 was 36" in diameter, over-mature in development and in poor condition due to extensive decay, history of failure and dieback. In contrast, willow #144 was 9", semi-mature and in excellent condition. Remaining trees were intermediate between these two.
- Windmill palms were concentrated near the center of the Square. Most were in fair condition and semi-mature in development. Although no obvious disease or insect problem was observed, these palms simply were not vigorous.
- Among the 10 Monterey pines, 9 were in poor condition due to infestations of pine pitch canker and red turpentine beetle as well as history of failure and poor structure. Pines #145 to 149 were failing at the base of the trunk. Monterey pine #151 was 8" and in fair condition but had poor overall form.

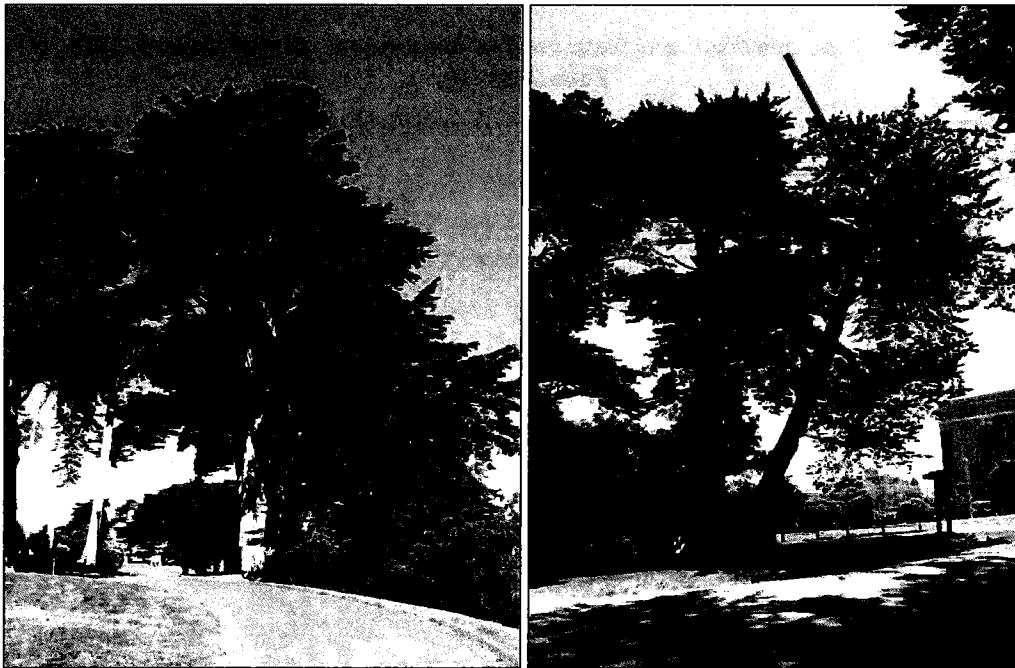


Photo 1. Monterey cypress was represented by trees in good (left photo #37) and poor condition (red arrow, right photo #58).

- Nine Lombardy poplars were located in the center of the Square, facing north. All appeared to have been planted at the same time. While overall tree condition was fair, I did not find trees to have the vigor that is typical of the species.

None of the remaining species was represented by more than 7 trees. Included among this group were:

- 7 Lawson's cypress on the east side of the Square. Trees were mature and over-mature in development with multiple stems and thin crowns. Condition was a mix of fair and poor.
- 6 Victorian box trees were scattered through the property with several located in the northeast area. Tree condition was generally good.
- 6 flowering cherry were located on the Fulton Street side. Trees were rather typical of the species with a mix of condition and age.
- 4 mature blue gums were in fair condition. All were mature in development and in fair condition. Tree #117 was 85" in diameter.
- 4 Canary Island date palms were developing nicely. Palms #64 and 124 were mature in development and in good condition; #118 and 123 were young and in excellent condition.
- 3 giant sequoias were located on the east side of the Square. All were over-mature in development. All had been infested with the fungal organism *Botryosphaeria* which causes the dieback of branches.
- 3 she oaks included #54 (semi-mature, fair condition), #141 (mature, poor condition) and #142 (semi-mature, excellent condition).

-
- 3 myoporums were in poor condition.
 - 2 blackwood acacias included #39 which was 28" in diameter and in poor condition, ready to fail at any time. Blackwood acacia #44 was 21", over-mature and in fair condition.
 - Corkscrew willow #38 was located in the southeast corner of the Square. The tree was a fine representative of the species, in good condition with a trunk diameter of 24".

A number of trees smaller than 6" diameter were noted including:

- 8 flowering cherry
- 7 ginkgo
- 6 Italian stone pine
- 4 Canary Island pine
- 3 Idaho locust
- 2 Calif. incense cedar
- 1 magnolia
- 1 Douglas-fir

The pines, cedar and Douglas-fir were part of a planting on the southwest section of the Square. Trees appeared to lack vigor.

The Department of Public Works categories trees in three ways:

1. **Street tree.** A tree of any size located within the street right of way. Non of the surveyed trees met this criterion.
2. **Significant tree.** Tree located within 10' of a lot line abutting the public right-of-way that: 1) are greater than 20' in height, 2) have a canopy spread greater than 15', or 3) have a trunk diameter of 12" or greater (measured at 54" above grade). A tree attains significant status if any one of the three size criteria is met. Based on our observations, Monterey pine #155 and Monterey cypress #156 may meet these criteria.
3. **Landmark tree.** A tree so designated by the City's Urban Forestry Council and Board of Supervisors. None of the trees surveyed had this status.

Suitability for Preservation

Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.

-
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, Canary Island date palm is relatively tolerant of construction impacts while Monterey pine is sensitive.
 - **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
 - **Species invasiveness**
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. Blackwood acacia and blue gum are considered invasive.

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

Table 2. Tree suitability for preservation. Alamo Square. San Francisco CA.

Good	Trees with good health and structural stability that have the potential for longevity at the site. Eleven (11) trees had good suitability for preservation.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category. Fifty (50) trees were rated as having moderate suitability for preservation.
Poor	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. One hundred five (105) trees were rated as having poor suitability for preservation.

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

Tree Risk Assessment

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

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

Tree Risk Rating System

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

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

- **Failure potential** (4 points) - identifies the most likely failure and rates the likelihood that the structural defect(s) will result in failure within the next year. The part of the tree most likely to fail was assessed using the following scale:
 - 1 - low - defects are minor (e.g. dieback of twigs, small wounds with good woundwood development)
 - 2 - medium - defects are present and obvious (e.g. lean or bow that has developed over time, cavity encompassing 10-25% of the circumference of the stem, codominant stems without included bark)
 - 3 - high - compounding and/or significant defects present (e.g. severe lean, cavity encompassing 30-50% of the circumference of the stem, multiple pruning wounds with decay along a branch)
 - 4 - severe - defects are very severe (e.g. partial uprooting of leaning tree, decay conks along the main stem, cavity encompassing more than 50% of the stem)
- **Size of defective part** (4 points) - rates the size of the part most likely to fail. Larger parts present a greater potential for damage. Therefore, the size of the failure affects the potential for injury or damage. The scoring system was as follows:
 - 1 - most likely failure less than 6" in diameter
 - 2 - most likely failure 6 - 18" in diameter
 - 3 - most likely failure 18 - 30" in diameter
 - 4 - most likely failure greater than 30" in diameter
- **Target rating** (4 points) - rates the use and occupancy of the area that would be struck by the defective part. For the project areas, the following scoring was employed:
 - 1 - occasional use (e.g. lawn area, landscape)
 - 2 - intermittent use (e.g. sidewalk, benches, tennis court)
 - 3 - frequent use (e.g. street parking)
 - 4 - constant use (e.g. playground, structures).

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

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

Among trees at Alamo Square, the most likely failure included a branch (87 trees), a palm frond (15) the entire tree (27) and a stem (37 trees) (Table 3, following page). The potential target included the sidewalk (65), bench (5), children's play area (5), tennis courts (4), bathrooms (1), steps (1), and a picnic table (1). No target (typically lawn and other landscape areas) was identified for 84 trees.

Risk rankings ranged from 3 to 9. Five trees received rankings of 9: Monterey cypress #43, 81, 86, 89, and 132. Five trees received ranking of 8: Monterey cypress #12, 58 and 79; blackwood acacia #39, and blue gum #117.

Table 3. Tree risk rankings. Alamo Square. San Francisco CA.

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excel.	Most likely failure	Risk Ranking		Size of part	Target	Sum
					Target	Failure potential			
1	Flowering cherry	12	4	Branch	None	2	1	1	4
2	Flowering cherry	8	2	Branch	None	2	1	1	4
3	Weeping willow	21	4	Branch	None	2	2	1	5
4	Weeping willow	7	2	Whole tree	None	3	2	1	6
5	Monterey cypress	38	4	Branch	Sidewalk	2	1	2	5
6	Monterey cypress	55	3	Branch	Sidewalk	2	2	2	6
7	Monterey cypress	80	3	Branch	Sidewalk	3	2	2	7
8	Monterey cypress	87	3	Branch	Sidewalk	2	2	2	6
9	Monterey cypress	8	3	Whole tree	None	2	2	1	5
10	Monterey cypress	58	3	Stem	Sidewalk	2	2	2	6
11	Monterey cypress	32	3	Stem	Sidewalk	2	1	2	5
12	Monterey cypress	53	3	Stem	Steps	3	3	2	8
13	Lawson's cypress	16,15	2	Whole tree	None	3	2	1	6
14	Victorian box	14	4	Stem	Sidewalk	2	1	2	5
15	Victorian box	8	3	Branch	Sidewalk	2	1	2	5
16	Victorian box	8	3	Branch	Sidewalk	2	1	2	5
17	Victorian box	7	4	Branch	Sidewalk	2	1	2	5
18	Victorian box	12	4	Branch	Sidewalk	2	1	2	5
19	Victorian box	9	4	Branch	None	2	1	1	4
20	Windmill palm	8	2	FronD	None	4	1	1	6
21	Lawson's cypress	20,18,15,8	2	Stem	Play area	2	1	4	7
22	Lawson's cypress	55,26	3	Stem	Sidewalk	2	2	2	6
23	Lawson's cypress	15,14,14,10,6,6	3	Stem	Sidewalk	2	1	2	5
24	Lawson's cypress	20,16	3	Stem	Sidewalk	2	2	2	6
25	Lawson's cypress	13,9	2	Stem	Sidewalk	3	2	2	7

Table 3, continued. Tree risk rankings. Alamo Square. San Francisco CA.

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excel.	Most likely failure	Risk Ranking			Sum	
					Target	Failure potential	Size of part		
26	Lawson's cypress	27	3	Whole tree	Sidewalk	3	2	2	7
27	Giant sequoia	36	1	Stem	Sidewalk	3	2	2	7
28	Giant sequoia	42	3	Branch	Sidewalk	2	2	2	6
29	Giant sequoia	31	2	Branch	None	3	1	1	5
30	Myoporum	10	2	Whole tree	Sidewalk	3	2	2	7
31	Flowering cherry	10	3	Whole tree	Sidewalk	2	1	2	5
32	Monterey cypress	35	3	Stem	Picnic table	3	1	2	6
33	Monterey cypress	26	3	Branch	None	3	1	1	5
34	Monterey cypress	22	3	Whole tree	None	2	3	1	6
35	Monterey cypress	36	2	Stem	None	3	2	1	6
36	Monterey cypress	18	2	Stem	Sidewalk	2	2	2	6
37	Monterey cypress	43	4	Branch	Sidewalk	2	1	2	5
38	Corkscrew willow	24	4	Branch	Sidewalk	2	1	2	5
39	Blackwood acacia	28	1	Stem	None	4	3	1	8
40	Monterey cypress	36	2	Branch	Sidewalk	2	1	2	5
41	Monterey cypress	77	3	Branch	None	2	2	1	5
42	Myoporum	7,7	2	Branch	None	2	1	1	4
43	Monterey cypress	88	2	Stem	Sidewalk	3	4	2	9
44	Blackwood acacia	21	3	Whole tree	None	3	3	1	7
45	Mayten	8,8,7,7,7,7	3	Stem	Sidewalk	2	1	2	5
46	Monterey cypress	46	4	Branch	Sidewalk	2	1	2	5
47	Monterey cypress	31	3	Branch	Bench	2	2	2	6
48	Agonis	11	3	Stem	None	2	1	1	4
49	Agonis	7	2	Branch	None	2	1	1	4
50	Monterey cypress	48	3	Heavy lateral branch	Bench	3	2	2	7

Table 3, continued. Tree risk rankings. Alamo Square. San Francisco CA.

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excel.	Most likely failure	Risk Ranking		Size of part	Target	Sum
					Target	Failure potential			
51	Windmill palm	9	3	Fron	None	4	1	1	6
52	Windmill palm	8	3	Fron	None	4	1	1	6
53	Windmill palm	8	3	Fron	None	4	1	1	6
54	She oak	14	3	Stem	None	2	1	1	4
55	Monterey cypress	53	4	Fron	None	4	1	1	6
56	Agonis	16,12,9	3	Branch	Sidewalk	2	2	2	6
57	Monterey cypress	58	4	Branch	Sidewalk	2	2	2	6
58	Monterey cypress	37	2	Whole tree	Sidewalk	3	3	2	8
59	Windmill palm	8	3	Fron	None	4	1	1	6
60	Windmill palm	9	3	Fron	None	4	1	1	6
61	Windmill palm	8	3	Fron	None	4	1	1	6
62	Windmill palm	9	3	Fron	None	4	1	1	6
63	Hawthorn	18,14,13	3	Stem	None	2	2	1	5
64	Canary Island date palm	33	4	Fron	None	2	1	1	4
65	Monterey cypress	70	4	Branch	Bathrooms	2	2	3	7
66	Eugenia	9	3	Whole tree	Sidewalk	2	1	2	5
67	Monterey cypress	55	4	Branch	Sidewalk	2	1	2	5
68	Monterey cypress	51	3	Branch	Sidewalk	3	2	2	7
69	Monterey cypress	41	3	Branch	Sidewalk	2	1	2	5
70	Monterey cypress	35	2	Branch	Sidewalk	2	1	2	5
71	Monterey cypress	54	4	Heavy lateral branch	Sidewalk	3	2	2	7
72	Monterey cypress	9	5	Branch	None	1	1	1	3
73	Monterey cypress	11	4	Branch	None	1	1	1	3
74	Monterey cypress	8	3	Branch	None	1	1	1	3

Table 3, continued. Tree risk rankings. Alamo Square. San Francisco CA.

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excel.	Most likely failure	Risk Ranking		Size of part	Target	Sum
					Target	Failure potential			
75	Monterey cypress	69	4	Branch	Sidewalk	2	2	2	6
76	Monterey cypress	65	4	Branch	Sidewalk	2	2	2	6
77	Monterey cypress	11	5	Branch	None	1	1	1	3
78	Monterey cypress	48	3	Branch	None	2	2	1	5
79	Monterey cypress	94	3	Stem	Tennis	3	3	2	8
80	Monterey cypress	9	4	Branch	None	1	1	1	3
81	Monterey cypress	36	1	Whole tree	Play area	4	1	4	9
82	Monterey cypress	28	3	Branch	None	2	1	1	4
83	Monterey cypress	43	3	Stem	Tennis	3	2	2	7
84	Myoporum	14	2	Branch	None	2	2	1	5
85	Monterey cypress	41	3	Whole tree	Tennis	2	3	2	7
86	Monterey cypress	23,17,8	3	17" stem	Play area	3	2	4	9
87	Monterey cypress	15	3	Whole tree	Tennis	2	1	2	5
88	Monterey cypress	24	4	Branch	None	1	1	1	3
89	Monterey cypress	22,12,10	2	Whole tree	Play area	3	2	4	9
90	Monterey cypress	14,13	3	Stem	Play area	2	1	4	7
91	Monterey cypress	51	3	Stem	None	3	2	1	6
92	Monterey cypress	17	4	Branch	None	1	1	1	3
93	Monterey cypress	15	5	Branch	None	1	1	1	3
94	Monterey cypress	50	3	Branch	None	2	2	1	5
95	Monterey cypress	79	3	Branch	Sidewalk	2	2	2	6
96	Monterey cypress	57	3	Heavy lateral branch	None	3	2	1	6
97	Monterey cypress	45	2	Branch	None	2	2	1	5
98	Monterey cypress	39	2	Whole tree	Sidewalk	3	2	2	7
99	Monterey cypress	42	2	Branch	None	2	2	1	5

Table 3, continued. Tree risk rankings. Alamo Square. San Francisco CA.

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excel.	Most likely failure	Risk Ranking		Size of part	Target	Sum
					Target	Failure potential			
100	Monterey cypress	76	3	Heavy lateral branch	Sidewalk	3	2	2	7
101	Monterey cypress	98	3	Branch	None	2	2	1	5
102	Monterey pine	36	2	Stem	None	3	2	1	6
103	Italian stone pine	10,9,8,7	3	Branch	Sidewalk	2	1	2	5
104	Italian stone pine	13	2	Whole tree	Sidewalk	3	2	2	7
105	Lombardy poplar	17	3	Branch	Sidewalk	2	1	2	5
106	Lombardy poplar	14	3	Branch	Sidewalk	2	1	2	5
107	Lombardy poplar	14	3	Stem	None	2	1	1	4
108	Lombardy poplar	11	3	Stem	None	2	1	1	4
109	Lombardy poplar	19	4	Stem	None	2	2	1	5
110	Lombardy poplar	15	3	Stem	None	2	1	1	4
111	Lombardy poplar	16	3	Stem	None	2	1	1	4
112	Lombardy poplar	12	3	Stem	None	2	2	1	5
113	Lombardy poplar	15	3	Stem	None	2	2	1	5
114	Blue gum	57	3	Branch	Sidewalk	2	2	2	6
115	Blue gum	38	3	Branch	None	2	2	1	5
116	Blue gum	42	3	Branch	Sidewalk	2	1	2	5
117	Blue gum	85	3	Whole tree	Sidewalk	2	4	2	8
118	Canary Island date palm	29	5	FronD	None	1	1	1	3
119	Monterey pine	15	2	Whole tree	None	2	2	1	5
120	Monterey cypress	74	4	Branch	Bench	3	2	2	7
121	Monterey cypress	46	4	Branch	Sidewalk	2	2	2	6
122	Cordyline	12,9	4	Stem	None	2	1	1	4
123	Canary Island date palm	37	5	FronD	None	1	1	1	3

Table 3, continued. Tree risk rankings. Alamo Square. San Francisco CA.

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excel.	Most likely failure	Risk Ranking		Size of part	Target	Sum
					Target	Failure potential			
124	Canary Island date palm	30	4	Fron	Sidewalk	1	1	2	4
125	Windmill palm	17	3	Fron	None	4	1	1	6
126	Monterey cypress	16	4	Stem	None	2	1	1	4
127	Monterey cypress	16	5	Branch	None	2	1	1	4
128	Monterey cypress	64	4	Branch	None	2	2	1	5
129	Windmill palm	8	3	Fron	None	4	1	1	6
130	Monterey cypress	72	4	Branch	Sidewalk	2	1	2	5
131	Monterey cypress	51	3	Heavy lateral branch	Bench	3	1	2	6
132	Monterey cypress	62	2	Whole tree	Bench	3	4	2	9
133	Monterey cypress	30	3	Branch	Sidewalk	2	1	2	5
134	Monterey cypress	23	1	Whole tree	None	3	3	1	7
135	Monterey cypress	48	3	Heavy lateral branch	Sidewalk	3	2	2	7
136	Monterey cypress	82	3	Branch	Sidewalk	2	2	2	6
137	Monterey pine	48	2	Heavy lateral branch	Sidewalk	3	1	2	6
138	Weeping willow	9	4	Branch	None	2	1	1	4
139	Weeping willow	15	3	Branch	None	2	1	1	4
140	Weeping willow	14	3	W. scaffold branch	None	4	2	1	7
141	She oak	14	1	Branch	None	1	1	1	3
142	She oak	17,7	5	Branch	Sidewalk	2	1	2	5
143	Weeping willow	9	5	Branch	None	2	1	1	4
144	Weeping willow	9	5	Branch	None	2	1	1	4

Table 3, continued. Tree risk rankings. Alamo Square. San Francisco CA.

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excel.	Most likely failure	Risk Ranking			Sum	
					Target	Failure potential	Size of part		
145	Monterey pine	31	2	Whole tree	None	3	3	1	7
146	Monterey pine	22	1	Branch	Sidewalk	2	2	2	6
147	Monterey pine	29	2	Whole tree	None	3	3	1	7
148	Monterey pine	24,22,16	2	Whole tree	Sidewalk	3	2	2	7
149	Monterey pine	19,16	1	Whole tree	None	3	3	1	7
150	Weeping willow	10	4	Branch	None	2	1	1	4
151	Monterey pine	8	3	Whole tree	None	2	2	1	5
152	Monterey cypress	52	3	Heavy lateral branch	Sidewalk	2	2	2	6
153	Monterey cypress	57	3	Stem	Sidewalk	3	2	2	7
154	Monterey cypress	54	4	Branch	None	2	2	1	5
155	Monterey pine	20	2	Whole tree	Sidewalk	2	2	2	6
156	Monterey cypress	61	4	Branch	Sidewalk	2	1	2	5
157	Monterey cypress	43	4	Branch	Sidewalk	2	1	2	5
158	Monterey cypress	54	4	Heavy lateral branch	None	3	2	1	6
159	Monterey cypress	31,23	2	Whole tree	Sidewalk	3	1	2	6
160	Monterey cypress	71	4	Stem	Sidewalk	3	2	2	7
161	Weeping willow	16	4	Branch	None	2	2	1	5
162	Monterey cypress	51	4	Branch	None	2	2	1	5
163	Weeping willow	36	2	Stem	None	3	3	1	7
164	Flowering cherry	9	3	Branch	None	2	1	1	4
165	Flowering cherry	7	3	Branch	None	2	1	1	4
166	Flowering cherry	16	4	Branch	None	2	1	1	4

Species Performance

One of the questions raised by the Association about trees at the Square dealt with the appropriateness of the 21 species presently on-site. Are the species of trees adapted to the growing conditions of Alamo Square? Based on my observations, the answer is "yes" (Table 4). Most species have performed adequately and could be replanted as part of a removal and replacement program.

The major exceptions to this general observation include:

- **Lawson's cypress.** The species should have a well-developed dense crown. Trees were located on the leeward side of the site, in an area of adequate irrigation. It is probably worth trying this species again, as it performs well in other parks. Alternative species include Atlas cedar and Japanese cryptomaria.
- **Lombardy poplar** should be a large vigorous tree. Individuals at the Square were not. If a narrow columnar species is desired, the upright English oak should be evaluated.
- **Monterey pines** throughout San Francisco have been subject to several debilitating insect and disease problems, not notably pine pitch canker, engraver beetles and red turpentine beetle. At the same time, the species is well-adapted to conditions at the Square. An alternative species in Canary Island pine.
- **Blue gum** has been regarded as a difficult tree to manage in many area of the City, due largely to its size and reputation for dropping branches. There are only 4 trees at Alamo Square. It is well-adapted to windy condition. Alternative species that are smaller in stature include red-flowering gum and willowleaf peppermint.
- **Giant redwood** should be replaced with a species such as coast redwood. *Botryosphaeria* canker limits its use in San Francisco.
- **Windmill palm** has just not performed at Alamo Square. The 10 trees could be removed without any park users noticing.

In summary, species performance at Alamo Square has been generally good. Even species though some species are not as vigorous as they might be, trees have survived to a mature state.

Table 4. Species performance and recommendations for use in the future. Alamo Square. San Francisco CA

Common name	Scientific name	Continue to use?	Alternate Species	Pest Problems and/or Cultural Requirements	Alamo Square?
Blackwood acacia	<i>Acacia melanoxylon</i>	Yes		Requires irrigation but tolerates drought. No significant pest problems. Short-lived (30 years?).	Branch failure associated with poor branch attachments. 2 trees at site were over-mature.
Agonis	<i>Agonis flexuosa</i>	Yes		Requires irrigation but tolerates drought. No significant pest problems.	No particular problems. Trees on-site are marginal.
She-oak	<i>Casuarina</i> sp.	Yes		Requires irrigation but tolerates drought. No significant pest problems other than <i>Armillaria</i> . Good in wind.	No particular problems. 1 great. 1 fair. 1 poor.
Lawson's cypress	<i>Chamaecyparis lawsoniana</i>	No?	Japanese cryptomaria (<i>Cryptomaria japonica</i>). Atlas cedar (<i>Cedrus atlantica</i>).	Performs well in other parks. May be worthwhile to try again. Requires irrigation. Susceptible to root rots such as <i>Phytophthora</i> . Not good in the wind.	Declining and lacking vigor.
Cordyline	<i>Cordyline australis</i>	Yes		Requires irrigation. No significant pest problems other than <i>Armillaria</i> and <i>Verticillium</i> . Trunk decay may be problematic as plant ages.	No particular problems. One tree in good condition.

Table 4, continued. Species performance and recommendations for use in the future. Alamo Square. San Francisco CA

Common name	Scientific name	Continue to use?	Alternate Species	Pest Problems and/or Cultural Requirements	Alamo Square?
Hawthorn	<i>Crataegus</i> sp.	Yes		Requires irrigation. Host to a wide range of insect and disease problems, most notably leaf spot fungi that may defoliate the tree. Not life-threatening. Do not require treatment.	No particular problems. One tree.
Monterey cypress	<i>Cupressus macrocarpa</i>	Yes		Pest problems such as cypress canker are not life-threatening and do not normally warrant treatment. Requires irrigation. Tolerates windy sites once established.	No pests or disease. Major management issues related to tree structure. Wide mix of size, age and condition.
Blue gum	<i>Eucalyptus globulus</i>	Yes	Red-flowering gum (<i>Corymbia ficifolia</i>) and willowleaf peppermint (<i>E. nicholii</i>) are smaller in overall size.	Pest problems such as tortoise beetle are not life-threatening and do not normally warrant treatment. Subject to decay as tree ages. Requires irrigation. Tolerates windy sites.	No pests or disease. Major management issues related to tree structure. All 4 trees in fair condition.

Table 4, continued. Species performance and recommendations for use in the future. Alamo Square. San Francisco CA

Common name	Scientific name	Continue to use?	Alternate Species	Pest Problems and/or Cultural Requirements	Alamo Square?
Mayten	<i>Maytenus boaria</i>	Yes		Requires irrigation. Pest problems are not usually life-threatening and do not normally warrant treatment except for <i>Verticillium</i> wilt. Subject to trunk decay in advanced age.	No particular problems. One multi-stem tree partly suppressed.
Myoporum	<i>Myoporum laetum</i>	Yes		Requires irrigation. Does well in windy conditions. Pest problems are not usually life-threatening and do not normally warrant treatment. Subject to trunk decay in advanced age.	Trees are old; several with decay at the base of the trunk.
Canary Island date palm	<i>Phoenix canariensis</i>	Yes		Requires irrigation but tolerates drought once established. Several insect pests and fungal diseases may kill be life-threatening.	No particular problems. Four trees: 2 good and 2 excellent condition.
Italian stone pine	<i>Pinus pinea</i>	Yes		Requires irrigation but tolerates drought once established. Insect and disease pests usually not problematic. Tree developed structural problems with age.	Young trees have not performed. No clear explanation why.

Table 4, continued. Species performance and recommendations for use in the future. Alamo Square. San Francisco CA

Common name	Scientific name	Continue to use?	Alternate Species	Pest Problems and/or Cultural Requirements	Alamo Square?
Monterey pine	<i>Pinus radiata</i>	Yes. But expect to have pest problems.	Canary Island pine (<i>P. canariensis</i>).	Significant pest problems including pine pitch canker, red turpentine beetle and engraver beetles. Requires irrigation.	Red turpentine beetle and pitch canker present. Trees on west side of Square failing. 9 of 10 trees in poor condition.
Victorian box	<i>Pittosporum undulatum</i>	Yes		Requires irrigation. Insect and disease problems do not normally require treatment.	No particular problems. 4 of 6 trees in good condition.
Lombardy poplar	<i>Populus nigra</i> 'Italica'	No	Columnar form? Upright English oak (<i>Quercus robur</i> 'Fastigiata'). Test with 1 or 2 trees.	Requires irrigation. Relatively short-lived (25 to 30 years) due to infection by a number of fungi that cause cankers on branches (leading to dieback and death of the limb).	No particular problems other than a lack of vigor.
Flowering cherry	<i>Prunus serrulata</i>	Yes	A wide range of species & cultivars can be used.	Requires irrigation. Does not tolerate windy locations. A wide range of fungal diseases may be problematic.	No particular problems.

Table 4, continued. Species performance and recommendations for use in the future. Alamo Square. San Francisco CA

Common name	Scientific name	Continue to use?	Alternate Species	Pest Problems and/or Cultural Requirements	Alamo Square?
Weeping willow	<i>Salix alba</i> 'Tristis'	Yes		Requires irrigation. Host to a wide range of insect and disease problems, often associated with advanced age.	Bacterial crown gall but is normal on older trees. Mix of size, age and condition among the 10 trees on-site.
Corkscrew willow	<i>Salix matsudana</i> 'Tortuosa'	Yes		Requires irrigation. Host to a wide range of insect and disease problems, often associated with advanced age.	Bacterial crown gall but is normal on older trees. 1 nice mature tree.
Giant sequoia	<i>Sequoiadendron giganteum</i>	No	Coast redwood (<i>Sequoia sempervirens</i>) is better where irrigated and out of the wind.	Requires irrigation. <i>Botryosphaeria</i> is a significant fungal pest which will kill branches.	<i>Botryosphaeria</i> is the primary reason for the decline of trees at Alamo Square.
Eugenia	<i>Syzygium paniculatum</i>	Yes		Requires irrigation. <i>Eugenia</i> psyllid is sometimes a significant pest that requires treatment.	No particular problems but the 1 tree on-site is unremarkable.
Windmill palm	<i>Trachycarpus fortunei</i>	No	Substitute <i>Phoenix</i> or <i>Washingtonia</i>	Requires irrigation.	No particular problems other than a lack of vigor.

Summary and Recommendations

The 166 trees at Alamo Square are a mix of 21 species that vary in number, condition and size. The most frequently occurring species was Monterey cypress with approximately 60% of all trees at the site. Cypressess were generally mature in development and in fair condition.

Overall, approximately 25% of the surveyed trees were in poor condition while about 30% were in good and excellent condition. Tree condition varied by species. For example, Canary Island date palms and weeping willows were in good condition while Monterey pine was dominated by trees in poor condition.

Pest problems appeared to be a minor for most trees. The exceptions were *Botryosphaeria* canker on giant redwood, and pine pitch canker and red turpentine beetle on Monterey pine. In both cases, the problem was significant.

Tree risk was assessed using a scale where 3 represents low risk and 12 represents the highest risk. The City's Recreation and Park Department policy is to abate those trees with risk rankings of 9 or above. Among the 166 trees, risk rankings ranged from 3 to 9. Five trees received rankings of 9; another 5 were ranked as 8.

Based on my observations, I recommend the following:

1. Remove Monterey cypress #43, 81, 89 and 132 due to risk rankings of 9.
2. Remove blackwood acacia #39 and Monterey cypress #12 and #58 due to risk rankings of 8.
3. Prune Monterey cypress #86 to remove the 17" diameter stem that extends towards the Children's play area.
4. Prune Monterey cypress #79 to remove the stems that extend over the tennis courts as well as to clean the crown of dead, dying and diseased branches.
5. Prune blue gum #117 to clean the crown and reduce the length and weight on any long heavy branches.
6. Monitor both the health and development of decay at the base of blue gum #117.
7. Discuss the potential to initiate a program of tree removal and replacement with the Recreation and Park Department gardening and reforestation staff. A good starting point would be the east area of the Square where the Lawson's cypress and giant sequoia are located. A second area would be on the west side near Monterey pines #145 – 149.
8. Install another corkscrew willow near tree #38 to serve as it "understudy." Planting a replacement now will allow the new tree to grow and development before the existing tree must be removed.
9. Discuss with gardening staff the potential to install and/or enlarge mowing circles around the base of trees in turf. A mowing circle is a turf-free area 1' to 2' in radius. Such circles reduce the likelihood that tree trunks and surface roots will be damaged by equipment.

In summary, trees at Alamo Square are well-adapted to the site. The population is generally mature in development, suggesting that a program of tree removal and replacement should be initiated. That said, park users will enjoy the existing trees for many years to come.

HortScience, Inc.

A handwritten signature in black ink, appearing to read 'J. Clark', written in a cursive style.

James R. Clark, Ph.D.
Certified Arborist WE-0846
Registered Consulting Arborist #357

Attachments

Tree Survey Form

Tree Location Map

Tree Assessment

Alamo Square
Alamo Square Neighborhood Association
San Francisco CA
June 2011

TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	STATUS	CONDITION 1=poor 5=excell.	AGE	SUITABILITY for PRESERVATION	COMMENTS	
1	Fulton	N.	Flowering cherry	12	--	4	Mature	Moderate	Codominant trunks @ 4'; wide attachment; one-sided to S.
2	Fulton	N.	Flowering cherry	8	--	2	Mature	Poor	Large trunk wound on W. from base to 4'; one-sided to E.
3	Fulton	N.	Weeping willow	21	--	4	Mature	Moderate	Multiple attachments @ 10'; heavy to W.
4	Fulton	N.	Weeping willow	7	--	2	Semi-mature	Poor	Failed @ base to N.
5	Fulton	N.	Monterey cypress	38	--	4	Semi-mature	Moderate	Codominant trunks @ 10'; upright; dense canopy.
6	Fulton	N.	Monterey cypress	55	--	3	Mature	Moderate	High crown due to pruning; lost central leader high in crown yielding several stems; flat-topped.
7	Fulton	N.	Monterey cypress	80	--	3	Mature	Poor	High crown; lost central leader high in crown; several large stems; flat-topped; history of branch failure.
8	Fulton	N.	Monterey cypress	87	--	3	Mature	Poor	Multiple attachments @ 6'; several vertical stems; heavy lateral limbs to NE.; dense canopy.
9	Fulton	N.	Monterey cypress	8	--	3	Semi-mature	Poor	Leans E. with rangy form.
10	Fulton	NE.	Monterey cypress	58	--	3	Mature	Poor	Multiple attachments @ 4' with included bark; bowed S.; thin canopy.
11	Fulton	NE.	Monterey cypress	32	--	3	Mature	Poor	Multiple attachments @ 12' with included bark; 1 dominant; several smaller to S.

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12	Steiner	NE.	Monterey cypress	53	--	3	Mature	Poor	Codominant trunks @ 4'; 1 vertical; 1 to W. with elbow & sweep; thin canopy.
13	Steiner	E.	Lawson's cypress	16,15	--	2	Over-mature	Poor	Codominant trunks @ 2'; partial failure to S.; long cavity on 16"; base @ 7'; 15" poor.
14	Steiner	E.	Victorian box	14	--	4	Mature	Moderate	Multiple attachments @ 7'.
15	Steiner	E.	Victorian box	8	--	3	Mature	Poor	Suppressed; small crown.
16	Steiner	E.	Victorian box	8	--	3	Mature	Poor	Umbrella form.
17	Steiner	E.	Victorian box	7	--	4	Mature	Moderate	Wide crown.
18	Steiner	E.	Victorian box	12	--	4	Mature	Moderate	Multiple attachments @ 7'; good form.
19	Steiner	E.	Victorian box	9	--	4	Mature	Moderate	Codominant trunks @ 6'.
20	Steiner	E.	Windmill palm	8	--	2	Mature	Poor	No tag ; just poor; very small crown.
21	Steiner	E.	Lawson's cypress	20,18,15,8	--	2	Over-mature	Poor	Codominant trunks @ 1'; multiple attachments @ 3'; upright but very thin canopy; one-sided W., to play area.
22	Steiner	E.	Lawson's cypress	55,26	--	3	Over-mature	Poor	Codominant trunks @ 3', 5' & 7'; upright but thin canopy.
23	Steiner	E.	Lawson's cypress	15,14,14,10,6,6	--	3	Over-mature	Poor	Multiple attachments @ 3'; NE. side of tree x'd.
24	Steiner	E.	Lawson's cypress	20,16	--	3	Mature	Poor	Codominant trunks @ 1'; rangy form; history of branch failure.
25	Steiner	E.	Lawson's cypress	13,9	--	2	Over-mature	Poor	Codominant trunks @ 1'; long trunk wounds on both.
26	Steiner	E.	Lawson's cypress	27	--	3	Mature	Poor	Leans S.; codominant stem on N. x'd @ base; one-sided to S.

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27	Steiner	E.	Giant sequoia	36	--	1	Over-mature	Poor	All but dead; leans N.
28	Steiner	E.	Giant sequoia	42	--	3	Over-mature	Poor	Lost central leader high in crown, resulting in multiple attachments; slight lean S.; <i>Botryosphaeria</i> .
29	Steiner	E.	Giant sequoia	31	--	2	Over-mature	Poor	Ext. twig dieback due to <i>Botryosphaeria</i> .
30	Interior	play	Myoporum	10	--	2	Over-mature	Poor	Leans SE; thin canopy; decay @ base.
31	Interior	play	Flowering cherry	10	--	3	Mature	Poor	Bowed E.; flat-topped; wounds @ graft union.
32	Interior	play	Monterey cypress	35	--	3	Over-mature	Poor	Multiple attachments @ 6' with decay in attachment; one-sided W.
33	Interior	play	Monterey cypress	26	--	3	Mature	Poor	Corrected lean S.; codominant trunks @ 8' & 10'; upright.
34	Interior	play	Monterey cypress	22	--	3	Mature	Poor	Leans SW.; sinuous trunk.
35	Interior	play	Monterey cypress	36	--	2	Mature	Poor	Codominant trunks @ 4'; 1 vertical; 1 with wide sweep; numerous trunk wounds.
36	Interior	play	Monterey cypress	18	--	2	Mature	Poor	Codominant trunks @ 5' & 7'; suppressed.
37	Interior	play	Monterey cypress	43	--	4	Mature	Moderate	Multiple attachments @ 6'; upright; dense canopy; slightly one-sided to S.
38	Hayes	SE.	Corkscrew willow	24	--	4	Mature	Moderate	Multiple attachments @ 12'; good form.
39	Hayes	S.	Blackwood acacia	28	--	1	Over-mature	Poor	Couldn't be worse; stem failures; bowed SW. with base outside of dripline.

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40	Hayes	S.	Monterey cypress	36	--	2	Over-mature	Poor	Good form; no vigor; very thin canopy; one-sided.
41	Hayes	S.	Monterey cypress	77	--	3	Over-mature	Poor	Good form; no vigor; very thin canopy.
42	Hayes	S.	Myoporum	7,7	--	2	Over-mature	Poor	Codominant trunks @ 1'; leans NE.
43	Hayes	S.	Monterey cypress	88	--	2	Over-mature	Poor	Codominant trunks @ 6' with included bark; 2 large stems x'd on W.; high crown; flat-topped; decay in buttress roots on S. E. & N.
44	Hayes	S.	Blackwood acacia	21	--	3	Over-mature	Poor	Leans SE.; trunk wounds; codominant trunks @ 7'.
45	Hayes	S.	Mayten	8,8,7,7,7,7	--	3	Mature	Poor	Multiple attachments @ base. bowed flat to SW.; suppressed.
46	Interior	Bathroo m/tennis	Monterey cypress	46	--	4	Mature	Moderate	High crown; history of branch failure; flat-topped.
47	Interior	Bathroo m/tennis	Monterey cypress	31	--	3	Mature	Poor	Slight lean NE.; very high crown; one-sided to NE.
48	Interior	Bathroo m/tennis	Agonis	11	--	3	Mature	Poor	Codominant trunks @ 5'; poor form; bowed E.
49	Interior	Bathroo m/tennis	Agonis	7	--	2	Semi-mature	Poor	Trunk cavity; small asymmetric crown.
50	Interior	Bathroo m/tennis	Monterey cypress	48	--	3	Over-mature	Poor	Heavy lateral limb @ 35' to W.; very high crown; bowed E.; poor form.
51	Interior	Bathroo m/tennis	Windmill palm	9	--	3	Semi-mature	Moderate	18' clear trunk.

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52	Interior	Bathroo m/tennis	8	--	3	Semi-mature	Moderate	22' clear trunk.	
53	Interior	Bathroo m/tennis	8	--	3	Semi-mature	Moderate	28' clear trunk.	
54	Interior	Bathroo m/tennis	14	--	3	Semi-mature	Poor	Poor form & structure; history of branch failure; bowed S.	
55	Hayes	S.	Monterey cypress	53	--	4	Mature	Moderate	High crown; upper crown seems thin; flat-topped.
56	Hayes	S.	Agonis	16,12,9	--	3	Mature	Poor	Multiple attachments @ 1'; bowed SE.
57	Hayes	S.	Monterey cypress	58	--	4	Mature	Moderate	Good form; flat-topped.
58	Hayes	S.	Monterey cypress	37	--	2	Mature	Poor	Leans SW.; base outside of dripline; lots of bark action on tension side of trunk; thin canopy.
59	Hayes	S.	Windmill palm	8	--	3	Semi-mature	Moderate	16' clear trunk.
60	Interior	Bathroo m/tennis	Windmill palm	9	--	3	Semi-mature	Moderate	24' clear trunk.
61	Interior	Bathroo m/tennis	Windmill palm	8	--	3	Semi-mature	Moderate	18' clear trunk.
62	Interior	Bathroo m/tennis	Windmill palm	9	--	3	Semi-mature	Moderate	24' clear trunk.
63	Interior	Bathroo m/tennis	Hawthorn	18,14,13	--	3	Mature	Moderate	Codominant trunks @ 2' & 3'; 2' with included bark; 2 small stems suppressed.
64	Interior	Bathroo m/tennis	Canary Island date palm	33	--	4	Mature	Moderate	30' clear trunk; trunk pencils near crown.

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65	Interior	Bathroo m/tennis	Monterey cypress	70	--	4	Mature	Moderate	Good form; flat-topped; lifted; thinning canopy?
66	Interior	Bathroo m/tennis	Eugenia	9	--	3	Mature	Poor	Leans NE.; small crown.
67	Interior	Bathroo m/tennis	Monterey cypress	55	--	4	Mature	Moderate	Multiple attachments @ 14'; upright but thin canopy.
68	Interior	Bathroo m/tennis	Monterey cypress	51	--	3	Mature	Poor	Codominant trunks @ 28'; poor form; high crown.
69	Interior	Bathroo m/tennis	Monterey cypress	41	--	3	Mature	Poor	Small high crown.
70	Interior	Bathroo m/tennis	Monterey cypress	35	--	2	Mature	Poor	Codominant trunks @ 6'; small high crown.
71	Interior	Bathroo m/tennis	Monterey cypress	54	--	4	Mature	Moderate	High crown; flat-topped; heavy lateral limbs.
72	Interior	Bathroo m/tennis	Monterey cypress	9	--	5	Young	Good	Good tree.
73	Interior	Bathroo m/tennis	Monterey cypress	11	--	4	Young	Moderate	Flat-topped; lost central leader; otherwise okay.
74	Interior	Bathroo m/tennis	Monterey cypress	8	--	3	Young	Moderate	Okay form; thin canopy.
75	Interior	Bathroo m/tennis	Monterey cypress	69	--	4	Mature	Moderate	One-sided to W.; flat-topped; thinning?
76	Interior	Bathroo m/tennis	Monterey cypress	65	--	4	Mature	Moderate	High crown; good form; thinning.

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77	Interior	Bathroo m/tennis	Monterey cypress	11	--	5	Young	Good	Good tree.
78	Interior	Bathroo m/tennis	Monterey cypress	48	--	3	Mature	Poor	Poor form & structure; high crown; top bowed N.; one-sided NW.
79	Interior	Bathroo m/tennis	Monterey cypress	94	--	3	Mature	Poor	Multiple attachments @ 4'; generally upright; stem to tennis a tall big stub; 2nd stem bowed N.
80	Interior	Bathroo m/tennis	Monterey cypress	9	--	4	Young	Good	Losing central leader; otherwise good.
81	Interior	Bathroo m/tennis	Monterey cypress	36	--	1	Mature	Poor	High crown; trunk wound with crack on W.
82	Interior	Bathroo m/tennis	Monterey cypress	28	--	3	Mature	Poor	High crown.
83	Interior	Bathroo m/tennis	Monterey cypress	43	--	3	Mature	Poor	High crown; multiple attachments @ 40'; history of branch failure; 1 stem with crook over tennis.
84	Interior	Bathroo m/tennis	Myoporum	14	--	2	Over-mature	Poor	Crook @ 6' where stem was x'd; codominant trunks @ 7'.
85	Interior	Bathroo m/tennis	Monterey cypress	41	--	3	Mature	Poor	Multiple attachments @ 6' with included bark; vertical; high crown; one-sided & leaning to S.
86	Interior	Bathroo m/tennis	Monterey cypress	23,17,8	--	3	Semi-mature	Poor	Multiple attachments @ base; 17" with strong bow.
87	Interior	Bathroo m/tennis	Monterey cypress	15	--	3	Semi-mature	Poor	Slender.

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88	Interior	Bathroo m/tennis	24	--	4	Semi-mature	Moderate	Slender.
89	Interior	Bathroo m/tennis	22,12,10	--	2	Mature	Poor	Failing @ base to E.; uplifted roots; one-sided crown.
90	Interior	Bathroo m/tennis	14,13	--	3	Semi-mature	Poor	Codominant trunks @ 3'; poor attachment; small crown.
91	Interior	Bathroo m/tennis	51	--	3	Mature	Poor	Multiple attachments @ 12'; vertical; one-sided NE.
92	Interior	Bathroo m/tennis	17	--	4	Semi-mature	Moderate	Lost central leader; partly suppressed.
93	Interior	Bathroo m/tennis	15	--	5	Young	Good	Good tree.
94	Interior	Bathroo m/tennis	50	--	3	Over-mature	Poor	Small high crown; very dense; engulfed in ivy.
95	Interior	Bathroo m/tennis	79	--	3	Mature	Poor	Good form; thinning crown.
96	Fulton	N.	57	--	3	Mature	Poor	High crown; history of branch failure; flat-topped; codominant trunks high in crown.
97	Interior	Bathroo m/tennis	45	--	2	Mature	Poor	Small high crown; poor form.
98	Interior	Bathroo m/tennis	39	--	2	Mature	Poor	Small high crown; ext. decay @ base on W.
99	Interior	Bathroo m/tennis	42	--	2	Mature	Poor	Small high crown; bow in trunk; history of branch failure.

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100	Interior	Bathroo m/tennis	Monterey cypress	76	--	3	Mature	Poor	High crown; slight lean S.; basal cavity on W.; flat-topped.
101	Fulton	N.	Monterey cypress	98	--	3	Over-mature	Poor	Multiple attachments @ 5'; low, wide squat; crown lifted; thinning.
102	Fulton	N.	Monterey pine	36	--	2	Over-mature	Poor	Codominant trunks @ 10'; long stub; rangy form.
103	Fulton	N.	Italian stone pine	10,9,8,7	--	3	Semi-mature	Poor	Branches from failed tree.
104	Fulton	N.	Italian stone pine	13	--	2	Semi-mature	Poor	Failing @ base to N.
105	Interior	NW.	Lombardy poplar	17	--	3	Mature	Poor	Long seam on W.
106	Interior	NW.	Lombardy poplar	14	--	3	Mature	Poor	Narrow.
107	Interior	NW.	Lombardy poplar	14	--	3	Mature	Poor	Narrow; small crown.
108	Interior	NW.	Lombardy poplar	11	--	3	Mature	Poor	Narrow small crown.
109	Interior	NW.	Lombardy poplar	19	--	4	Mature	Moderate	Basal & trunk wound.
110	Interior	NW.	Lombardy poplar	15	--	3	Mature	Poor	Small narrow crown.
111	Interior	NW.	Lombardy poplar	16	--	3	Mature	Poor	Multiple attachments @ 12'.
112	Interior	NW.	Lombardy poplar	12	--	3	Mature	Poor	Codominant trunks @ 12'.
113	Interior	NW.	Lombardy poplar	15	--	3	Mature	Poor	Codominant trunks @ 14'.
114	Interior	W.	Blue gum	57	--	3	Mature	Poor	Leans NE.; crown reduced; okay vigor.
115	Interior	W.	Blue gum	38	--	3	Mature	Poor	Suppressed; low squat form; multiple attachments @ 14'.
116	Interior	W.	Blue gum	42	--	3	Mature	Poor	Leans E.; base outside of dripline; codominant trunks @ 8'.
117	Interior	W.	Blue gum	85	--	3	Mature	Poor	Multiple attachments @ 8'; <i>Ganoderma</i> @ base on N. & SW.; huge tree.

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118	Interior	W.	Canary Island date palm	29	--	5	Young	Good	6' tall.
119	Interior	W.	Monterey pine	15	--	2	Mature	Poor	Failing @ base to N.; low & squat form.
120	Interior	W.	Monterey cypress	74	--	4	Mature	Moderate	Good form; history of branch failure.
121	Interior	W.	Monterey cypress	46	--	4	Mature	Moderate	Good form; long lateral high in crown.
122	Interior	W.	Cordyline	12,9	--	4	Mature	Moderate	Codominant trunks @ base.
123	Interior	W.	Canary Island date palm	37	--	5	Young	Good	8' clear trunk.
124	Interior	Center	Canary Island date palm	30	--	4	Mature	Good	24' clear trunk.
125	Interior	Center	Windmill palm	17	--	3	Mature	Poor	22' clear trunk.
126	Interior	Center	Monterey cypress	16	--	4	Semi-mature	Moderate	Codominant trunks @ 12'.
127	Interior	Center	Monterey cypress	16	--	5	Semi-mature	Good	Good tree.
128	Interior	Center	Monterey cypress	64	--	4	Mature	Moderate	Multiple attachments high in crown; corrected lean S.
129	Interior	Center	Windmill palm	8	--	3	Mature	Poor	22' clear trunk.
130	Hayes	S.	Monterey cypress	72	--	4	Mature	Moderate	Corrected lean E.; good form; history of branch failure.
131	Hayes	S.	Monterey cypress	51	--	3	Mature	Poor	One-sided to W.; heavy lateral limb; upper crown bowed W.
132	Hayes	S.	Monterey cypress	62	--	2	Over-mature	Poor	Leans E.; very small high crown; decay @ base.
133	Hayes	S.	Monterey cypress	30	--	3	Mature	Poor	Leans NE.; high crown.
134	Hayes	S.	Monterey cypress	23	--	1	Mature	Poor	Leans NE.; decay @ base.

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135	Hayes	S.	Monterey cypress	48	--	3	Mature	Moderate	Irregular form; heavy lateral limb to S., then thinning high crown.
136	Hayes	S.	Monterey cypress	82	--	3	Mature	Poor	Multiple attachments @ 4'; 4 stems; 1 vertical; 3 bowed.
137	Scott	W.	Monterey pine	48	--	2	Over-mature	Poor	Dying; ext. red turpentine beetle; heavy lateral limb to N.
138	Scott	W.	Weeping willow	9	--	4	Semi-mature	Moderate	Codominant trunks @ 6'.
139	Scott	W.	Weeping willow	15	--	3	Mature	Poor	Partial failure to S.; seems stable.
140	Scott	W.	Weeping willow	14	--	3	Mature	Poor	Leans S.; poor form; scaffold to W. cracked.
141	Scott	W.	She oak	14	--	1	Mature	Poor	Failed @ 24' leaving small foliage.
142	Scott	W.	She oak	17,7	--	5	Semi-mature	Good	Typical growth & form.
143	Scott	W.	Weeping willow	9	--	5	Semi-mature	Good	Typical growth & form; planted too deep.
144	Scott	W.	Weeping willow	9	--	5	Semi-mature	Good	Typical growth & form.
145	Scott	W.	Monterey pine	31	--	2	Mature	Poor	Failing @ base to W.; base outside of dripline; codominant trunks @ 6'; girdling root.
146	Scott	W.	Monterey pine	22	--	1	Mature	Poor	On ground with upright branches off failed stem.
147	Scott	W.	Monterey pine	29	--	2	Mature	Poor	Failing @ base to W.; lifted roots; flat form.
148	Scott	W.	Monterey pine	24,22,16	--	2	Mature	Poor	Failing @ base @ E.; roots lifted; multiple attachments @ 2'; pine pitch canker.

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149	Scott	W.	Monterey pine	19,16	--	1	Mature	Poor	Failing @ base to N.; sparse canopy; pine pitch canker.
150	Scott	W.	Weeping willow	10	--	4	Semi-mature	Moderate	Multiple attachments @ 6'.
151	Scott	W.	Monterey pine	8	--	3	Semi-mature	Poor	Bowed flat to N.; looks like a shrub.
152	Scott	W.	Monterey cypress	52	--	3	Mature	Poor	Multiple attachments @ 6'; upright; high thinning crown; heavy lateral limb on NW.
153	Scott	W.	Monterey cypress	57	--	3	Mature	Poor	Codominant trunks @ 20'; one-sided to W.
154	Scott	W.	Monterey cypress	54	--	4	Mature	Moderate	One-sided to SE.; history of branch failure.
155	Fulton	NW.	Monterey pine	20	Significant?	2	Mature	Poor	Poor form & structure; bowed flat to S.
156	Fulton	NW.	Monterey cypress	61	Significant?	4	Mature	Moderate	High crown.
157	Fulton	N.	Monterey cypress	43	--	4	Mature	Moderate	One-sided to W.; good form.
158	Fulton	N.	Monterey cypress	54	--	4	Mature	Moderate	Codominant trunks @ 6'; 1 stem dominant; 1 suppressed to W.
159	Fulton	N.	Monterey cypress	31,23	--	2	Mature	Poor	Codominant trunks @ 4'; one-sided to NE; thin canopy.
160	Fulton	N.	Monterey cypress	71	--	4	Mature	Moderate	Codominant trunks @ 6'; 3rd stem x'd; codominant trunks @ 12'; leans SE.
161	Fulton	N.	Weeping willow	16	--	4	Mature	Moderate	Multiple attachments @ 7'; spreading apart.

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162	Fulton	N. Monterey cypress	51	--	4	Mature	Moderate	Flat-topped; good tree; several scaffolds @ sharp angles.
163	Fulton	N. Weeping willow	36	--	2	Over-mature	Poor	Just old; codominant trunks @ 5' with decay between; history of branch failure; twig dieback; heavy lateral limbs.
164	Fulton	N. Flowering cherry	9	--	3	Semi-mature	Moderate	Codominant trunks @ 5'; flat-topped.
165	Fulton	N. Flowering cherry	7	--	3	Mature	Poor	Bowed E.; codominant trunks @ 5'; flat-topped.
166	Fulton	N. Flowering cherry	16	--	4	Mature	Moderate	Multiple attachments @ 5'; dense canopy; <i>Ganoderma</i> @ base.

