

Final

HISTORIC RESOURCE EVALUATION PART 1

Balboa Reservoir Project
San Francisco, California

Prepared for
Reservoir Community Partners, LLC

October 2018



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HISTORIC RESOURCE EVALUATION

1. Introduction

Reservoir Community Partners, LLC, has engaged ESA to prepare an abbreviated historic resource evaluation for a proposed project at the Balboa Reservoir site (APN 3180/190). The approximately 17-acre project site is located northwest of the intersection of Ocean Avenue and Frida Kahlo Way in the West of Twin Peaks neighborhood of San Francisco.¹ The project site is within a P (Public) Use District and located in 40-X and 65-A Height and Bulk Districts.

The reservoir site is owned by the San Francisco Public Utilities Commission (SFPUC). Current land use is associated with the City College of San Francisco (City College) Ocean Campus and public parking. The reservoir site was constructed ca. 1956-58, though it never actually functioned as a reservoir, and the site has historically been used as a graded parking lot.

This report includes a summary of the reservoir site's current historic status; an architectural description of existing buildings and structures; a site history focused on the SFPUC's use and ownership of the site (1930-present); historic context of the West of Twin Peaks neighborhood; and an evaluation of the individual historic significance of the reservoir site per the California Register of Historical Resources (California Register) criteria. The Balboa Reservoir site is not a San Francisco City Landmark, and it is not located within a designated historic district (Article 10) or within a conservation district (Article 11). Appendix A contains the California Department of Parks and Recreation (DPR) 523 forms for the reservoir site, and Appendix B contains the preparers' qualifications.

Research conducted for this report included reviews of a series of articles about the history of the Balboa Reservoir site written by Amy O'Hair for the *Sunnyside History* website, historical aerial photographs, Sanborn Fire Insurance Co. maps, historical photographs on file at the San Francisco Historical Photograph Collection at the Main Branch of the San Francisco Public Library,² and historical newspaper articles from the *San Francisco Chronicle*. ESA conducted a site visit in August 2018 to review the existing conditions of the reservoir site. A docket for the Balboa Park Station Plan Area was also reviewed and is on file at the San Francisco Planning Department (Case No. 2004.1059E).

-
- 1 On June 19, 2018, the Board of Supervisors adopted Resolution No. 189-18 renaming Phelan Avenue, between Flood and Ocean avenues to "Frida Kahlo Way." "Phelan Avenue" is used in this report if it is part of excerpted text or if it is in the context of describing previous use of the site.
 - 2 Per the scope that was approved by San Francisco Planning staff, copies of all available San Francisco Assessor photographs of the property are to be included as an appendix to this evaluation. ESA confirmed that the Assessor's Office Negative Collection on file at the San Francisco Historical Photograph Collection does not contain photos of the Balboa Reservoir property.

Johanna Kahn, M.Ar.H., an architectural historian, is the author of this report. Amber Grady, M.A., a senior architectural historian, provided senior review. The author and reviewer of this report meet the Secretary of the Interior's Professional Qualification Standards for architectural history.

Current Historic Status

This section examines the current historic status of previously evaluated resources within the project area. The following summary of the current historic status of the Balboa Reservoir site is based on previous studies, surveys, and evaluations. There are no other age-eligible buildings or structures located within the project area.

California Historical Resource Status Code (CHRSC)

The California Register is an authoritative guide to significant architectural, archaeological, and historic resources in the State of California. Resources can be listed in the California Register through a number of methods. California Historical Landmarks and/or National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historic resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by a city or county ordinance. A building or structure identified in the California Office of Historic Preservation's (OHP) Historic Resources Inventory Directory with a California Historical Resource Status Code (CHRSC) rating of 1 or 2 (on or determined eligible for the National Register) is also considered to be listed on the California Register. Properties of local significance that have been designated under a local preservation ordinance (i.e., local landmarks), or that have been identified in a local historical resources survey, may also be eligible for listing in the California Register.

The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must demonstrate significance under one or more of the following criteria:

- **Criterion 1 (Event):** 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 2 (People):** Resources that are associated with the lives of persons important to local, California, or national history.
- **Criterion 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 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.

The Balboa Reservoir site has not been assigned a CHRSC rating.

Previous Architectural Surveys

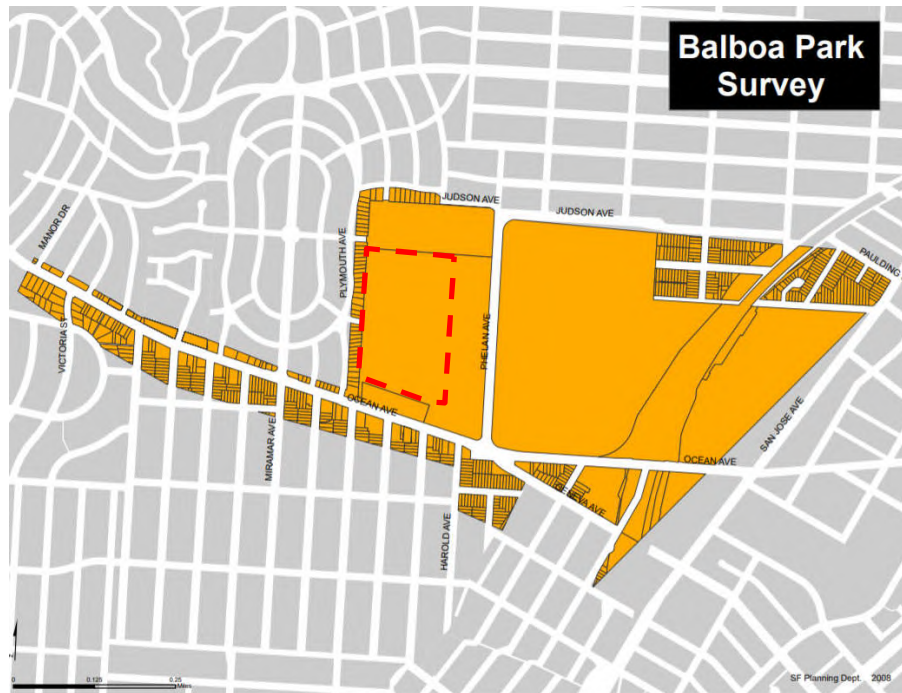
The San Francisco Property Information Map (PIM), which is maintained by the San Francisco Planning Department, contains a wide variety of information about every property in the City. According to the PIM, the Balboa Reservoir site is currently identified as a “Category B” property, meaning that it requires further consultation and review in order to be determined an historical resource for the purposes of CEQA. The reservoir site was not identified in any of the older San Francisco listings or surveys, including the 1968 Junior League of San Francisco Architectural Survey titled *Here Today*, the 1976 San Francisco Department of City Planning (DCP) Architectural Survey, or the 1979 San Francisco Architectural Heritage Survey titled *Splendid Survivors*.

In 2005, a Potential Historic Resources Report for the Balboa Park Station Area Plan was prepared by Carey & Co. The Balboa Reservoir site was included within the survey area boundary, and the parcel information (at that time it was APN 3180/001) describes a wood-frame commercial/retail “reservoir and building” that were not of historic age at the time the survey was completed, and the property was therefore not evaluated. It is unknown to which building this note referred.³

In 2008, a draft Historic Context Statement for the Balboa Park Area Plan and Historic Resource Survey was prepared by TWA West, Inc. The Balboa Reservoir site was included within the Balboa Park Station Area Plan and addressed briefly in the context statement, but it was explicitly excluded from the survey (**Figure 1**).⁴

³ Carey & Co. Inc. *Potential Historic Resources Report for the Balboa Park Station Area*, 2005, n.p.

⁴ TWA West, Inc. *Draft Historic Context Statement: Balboa Park Area Plan & Historic Resource Survey*, 2008, 5. <http://sf-planning.org/sites/default/files/FileCenter/Documents/557-balboa-pk-context%20w%20photos%203Aug08.pdf>, accessed August 13, 2018.



The Balboa Reservoir is located near the center of the map. The subject property is shown in red.

SOURCE: San Francisco Planning Department, 2008;
edited by author.

Balboa Reservoir Project HRE

Figure 1
Map of the 2008 Balboa Park Station
Area Plan Survey Area

2. Building and Property Descriptions

The following provides an architectural description of the Balboa Reservoir site and a brief site history. The architectural description is based on a pedestrian site survey that occurred on August 7, 2018.

Architectural Description

The approximately 17-acre project site is located northwest of the intersection of Ocean Avenue and Frida Kahlo Way in the West of Twin Peaks neighborhood of San Francisco. The reservoir site is situated between the Westwood Park residential development to the west, Archbishop Riordan High school to the north, the City College Ocean Campus to the east, and the Ocean Avenue Neighborhood Commercial District to the south. The utilitarian reservoir site, which is devoid of architectural detailing, contains a large paved parking lot used by City College students, faculty, and staff. Vehicular access to the parking lot is from a two-lane road on the north side that was constructed ca. 2008, and pedestrian access is from three staircases and ramps on the east side that were constructed ca. 2008-09.

The reservoir site is bordered on three sides by sloping earthen embankments (**Figure 2**). The north and west embankments date from the 1950s and are mostly paved with asphalt. The asphalt is

severely eroded, and large weeds and shrubs grow from between the cracks in the asphalt (**Figure 3**). Near the center of the west embankment are two inlet/outlet structures for water control; these are not functional as the reservoir was never filled with water. The east embankment dates from ca. 2008-09 when the eastern half of the original reservoir site was filled to street level. The embankment is graded and landscaped and provides ADA access to the parking lot below.



SOURCE: ESA, 2018

Balboa Reservoir Project HRE

Figure 2
Balboa Reservoir Site, Looking Southwest from
Northeast Corner



Erosion of the north and west embankments is visible, and weeds and shrubs are abundant. One of the inlet/outlet structures at the base of the embankment is visible at the far left.

SOURCE: ESA, 2018

Balboa Reservoir Project HRE

Figure 3
1950s-Era Embankments, Looking Southwest

Site History

The early history of the Balboa Reservoir site dates to 1881, when the land was purchased as part of the Rancho San Miguel land holdings. For the purposes of this evaluation, the Planning Department requested a focused site history pertaining to the SFPUC's use and ownership beginning in 1930 to the present (2018). The following site history is adapted from a series of articles about the history of the Balboa Reservoir written by Amy O'Hair for the *Sunnyside History* website.⁵ For a detailed history of the site prior to 1930, see O'Hair's article "Greyhounds, Aeroplanes, and Wheelbarrows: The History of the Balboa Reservoir 1894-1944."⁶

In March 1930, the City of San Francisco purchased all of the land holdings of the Spring Valley Water Company, including the present-day Balboa Reservoir site. This purchase was funded by a \$41 million bond issue authorized by voters in 1928, and control of the lands, infrastructure, riparian water rights, and other assets fell to the San Francisco Water Department of the Board of Public Works.⁷ This landmark purchase was part of the Hetch Hetchy Regional Water System, which supplied drinking water from several reservoirs in the Sierra Nevada to communities across the San Francisco Bay Area via a gravity system (**Figure 4**).⁸ In 1931, the City announced its plans for a new reservoir at Balboa Park:

Balboa Park reservoir will occupy at [sic] 42-acre site lying north of Ocean Avenue and west of Phelan Avenue. A reservoir of 280 [million gallon] capacity at [elevation] 320 ft. may be constructed here. This site, acquired originally by the [Spring Valley] water company in 1893 for this purpose, is now owned by the City and held for reservoir uses...The construction of [the Balboa, Amazon, and Glen Park reservoirs] within the City is absolutely necessary to safeguard the water supply in case of a disaster similar to that of April 18, 1906 [i.e., the earthquake and fires].⁹

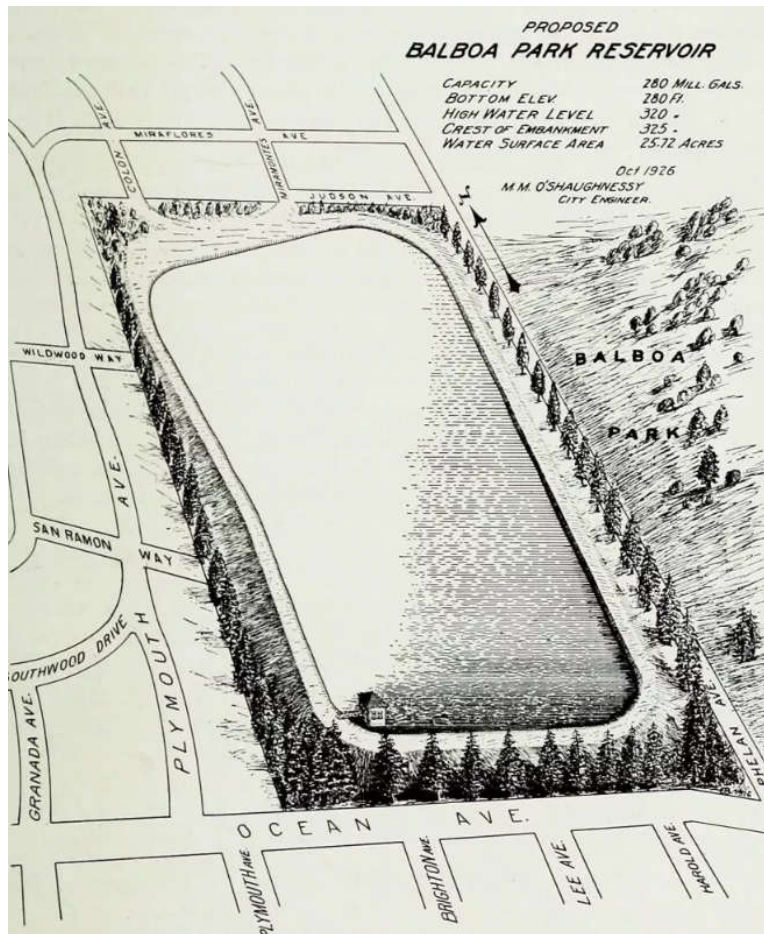
5 O'Hair, Amy. "The History of the Balboa Reservoir." *Sunnyside History*. Accessed July 31, 2018, at <https://sunnysidehistory.org/the-history-of-the-balboa-reservoir/>.

6 O'Hair, Amy. "Greyhounds, Aeroplanes, and Wheelbarrows: The History of the Balboa Reservoir 1894-1944." *Sunnyside History*. Accessed July 31, 2018, at <https://sunnysidehistory.org/2018/01/28/greyhounds-aeroplanes-and-wheelbarrows-the-history-of-the-balboa-reservoir-1894-1944/>.

7 O'Shaughnessy, M. M. *The Hetch-Hetchy Water Supply and Power Project of San Francisco*, November 1931, p. 8. Accessed July 31, 2018, at https://archive.org/stream/hetchhetchywater00osha_0#page/8/mode/2up/.

8 San Francisco Public Utilities Commission. *A History of the Municipal Water Department and Hetch Hetchy System*, 2005, preface. Accessed July 31, 2018, at <https://sfwater.org/Modules/ShowDocument.aspx?documentID=5224>.

9 O'Shaughnessy, M. M. *The Hetch-Hetchy Water Supply and Power Project of San Francisco*, November 1931, p. 46. Accessed July 31, 2018, at https://archive.org/stream/hetchhetchywater00osha_0#page/8/mode/2up/.



SOURCE: M.M. O'Shaughnessy, *The Hetch-Hetchy Water Supply and Power Project of San Francisco*, November 1931, p. 47.

Balboa Reservoir Project HRE

Figure 4
Drawing of the Proposed
Balboa Reservoir, 1931

Since the 1880s, the project site had been used for crop production, and this continued until 1933.¹⁰ At that time, in the middle of the Great Depression, the northerly 300 feet of the site was sold to the Roman Catholic Archdiocese of San Francisco. The remainder of the site was identified as a project under the Civil Works Administration that would staff about 1,500 unemployed men to excavate the reservoir.¹¹ After only a few months, construction was abruptly put on hold in early 1934. The SFPUC reported, "Comparatively small progress was made on the actual construction of the reservoir. The surface soil was stripped and wasted from the area (about 30 acres) of the reservoir site; the division wall embankment and the earth embankment on two

10 O'Hair, Amy. "Greyhounds, Aeroplanes, and Wheelbarrows: The History of the Balboa Reservoir 1894-1944." *Sunnyside History*. Accessed July 31, 2018, at <https://sunnysidehistory.org/2018/01/28/greyhounds-aeroplanes-and-wheelbarrows-the-history-of-the-balboa-reservoir-1894-1944/>.

11 "New Reservoir Will Replace Truck Garden," *San Francisco Chronicle*, December 3, 1933, p. 16.

sides were well started, when the work was discontinued.”¹² Although grading had begun, the site was not excavated, and the reservoir was not constructed at that time (**Figure 5**).



SOURCE: FrameFinder, 2018. Flight C_6660, Frame 24.

Balboa Reservoir Project HRE

Figure 5
Aerial Photograph Showing the Project Site, March 22, 1941

In 1944, the U.S. Navy leased the reservoir site and constructed a campus of buildings and structures used for the U.S. Naval Reserve Women’s Reserve, also known as Women Accepted for Volunteer Emergency Service (WAVES). The plans included barracks to house 1,000 WAVES and officers.¹³ The complex, which was known as USS Balboa, was commissioned in July 1945 and decommissioned in September 1946 (**Figure 6**).

12 San Francisco Public Utilities Commission. *Report of the San Francisco Public Utilities Commission, 1933-34*, p. 34. Accessed July 31, 2018 at <https://archive.org/stream/reportofsanfranc1933sanf#page/34/mode/2up/>.

13 San Francisco Public Utilities Commission. Minutes from June 5, 1944. Accessed July 31, 2018 at <https://archive.org/stream/sfpucresolutions1944sfpu#page/n313/mode/2up/>.

The decommissioned buildings were immediately leased by the SFPUC to the neighboring San Francisco Junior College (renamed City College of San Francisco in 1948). These facilities became known as the West Campus and were to be used for dormitories, classrooms, offices, an auditorium, a cafeteria, and other student services.¹⁴



The West Campus occupied the future reservoir site.

SOURCE: San Francisco Public Library, Photo ID #AAD-7777.

Balboa Reservoir Project HRE

Figure 6
San Francisco Junior College with West
Campus in Foreground, April 12, 1954

In 1947, more of the north end of the reservoir site was sold to the Roman Catholic Archdiocese of San Francisco, and the neighboring Archbishop Riordan High School (extant) was constructed in 1950. In the early 1950s, the southerly portion of the reservoir site along Ocean Avenue was sold to multiple buyers for commercial development.¹⁵

The college's lease ended in 1955, and the West Campus was demolished in 1956, after which time the SFPUC began construction on the Balboa Reservoir site. The design was for two enormous basins that were oriented east-west, forming north and south basins. Excavation of the

14 White, Austin. *From Dream to Reality: City College of San Francisco: A Short History*, 2005, p. 11. Accessed July 31, 2018, at https://www.ccsf.edu/en/about-city-college/marketing_publications/history_of_city_college/_jcr_content/contentparsys/documentlink/file.res/History%20of%20City%20College%20of%20San%20Francisco.pdf.

15 O'Hair, Amy. "WAVES, West Campus, and Waterless Basins: The History of the Balboa Reservoir 1945-1983." *Sunnyside History*. Accessed July 31, 2018, at <https://sunnysidehistory.org/2018/02/03/waves-west-campus-and-waterless-basins-the-history-of-the-balboa-reservoir-1945-1983/>.

basins and construction of the embankments was completed in July 1957 by Polumbo Construction Co. Grading, draining, and paving the reservoir site with asphalt was completed in November 1958 by Fay Construction Co. (**Figure 7**). The north basin was leased back to the City College and was used as a parking lot until the 2010s (**Figures 8 and 9**). According to O’Hair’s research, the basins, which were never used as water reservoirs, were used by the public for a variety of functions, including a practice area for new drivers, recreation, and automobile and motorcycle racing.¹⁶



SOURCE: San Francisco Public Library, Photo ID #AAD-7792.

Balboa Reservoir Project HRE

Figure 7
Balboa Reservoir Site, Looking West,
March 19, 1959

16 O’Hair, Amy. “WAVES, West Campus, and Waterless Basins: The History of the Balboa Reservoir 1945-1983.” *Sunnyside History*. Accessed July 31, 2018, at <https://sunnysidehistory.org/2018/02/03/waves-west-campus-and-waterless-basins-the-history-of-the-balboa-reservoir-1945-1983/>.



SOURCE: San Francisco Public Library, Photo ID #AAD-7757.

Balboa Reservoir Project HRE

Figure 8
Balboa Reservoir Site, Looking East
Toward City College, 1963



The reservoir remained essentially unchanged for 30 years after it was excavated and paved.

SOURCE: FrameFinder, 2018. Flight NAPP_3C, Frame 10535-15.

Balboa Reservoir Project HRE

Figure 9
Aerial Photograph Showing the Balboa Reservoir Site,
September 5, 1998

After repeatedly securing funding to complete the as-yet-not-finished Balboa Reservoir site, the SFPUC scrapped its plans indefinitely in July 1978, citing lower water consumption than had been previously projected and cancelled plans to lease the south basin to City College.¹⁷ In the 1980s, architects and developers pitched the idea of constructing housing developments on the Balboa Reservoir site. Former Mayor Dianne Feinstein was a proponent of this concept, and urged the sale of the south basin for redevelopment. The 1980s was a period of much contention surrounding the future of the reservoir site, and this is detailed in O’Hair’s article titled “Ballot Battles and Campus Claims: The History of the Balboa Reservoir 1983-1991.”¹⁸ The reservoir site was ultimately not redeveloped, and the south basin was opened as a parking lot in 1998.

A review of historical aerial photographs reveal that the reservoir site had two basins separated by an east-west embankment until 2004. Each basin was used for City College parking and had vehicular access from Frida Kahlo Way (formerly Phelan Avenue) (**Figure 10**).



SOURCE: Google Earth, 2018.

Balboa Reservoir Project HRE

Figure 10
Aerial Photograph Showing the
Project Site, February 2004

17 “Balboa Reservoir Work Shelved—It Isn’t Needed,” *San Francisco Chronicle*, July 26, 1978, p. 4.

18 O’Hair, Amy. “Ballot Battles and Campus Claims: The History of the Balboa Reservoir 1983-1991.” *Sunnyside History*. Accessed July 31, 2018, at <https://sunnysidehistory.org/2018/04/08/ballot-battles-and-campus-claims-the-history-of-the-balboa-reservoir-1983-1991/>.

By late 2004 or early 2005, the east-west embankment was removed. By November 2005, there was one large basin that continued to be used for parking (**Figure 11**).

In mid-2008, the eastern half of the site was filled and raised to the Friday Kahlo Way (formerly Phelan Avenue) grade, reconfiguring the site into western and eastern portions. In early 2009, construction began on the City College Multi-Purpose Building on the southeast portion of the site. Construction of the Multi-Purpose Building was finished by late 2010, at which point only the western portion of the site remained depressed below street grade (**Figure 12**).

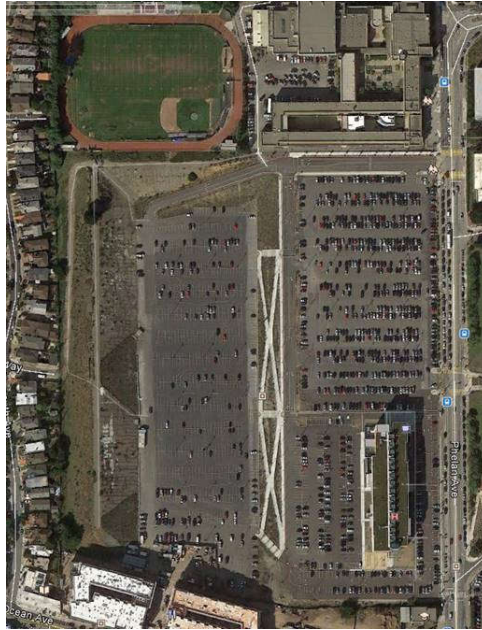


The center embankment was mostly removed by this time.

SOURCE: Google Earth.

Balboa Reservoir Project HRE

Figure 11
Aerial Photograph Showing the Project Site, November 2005



The center embankment was completely removed, and the eastern half of the site had been filled.

SOURCE: Google Earth.

Balboa Reservoir Project HRE

Figure 12

Aerial Photograph Showing the Project Site, October 2011

3. Focused Neighborhood Context

West of Twin Peaks Neighborhood

The Balboa Reservoir site is located in West of Twin Peaks neighborhood. The reservoir site is situated between the Westwood Park residential development to the west, Archbishop Riordan High school to the north, the City College Ocean Campus to the east, and the Ocean Avenue Neighborhood Commercial District to the south.

The following history of the West of Twin Peaks neighborhood is from the *Western Neighborhoods Project* website.

San Francisco's West of Twin Peaks neighborhoods include Balboa Terrace, Forest Hill, Forest Knolls, Midtown Terrace, Mount Davidson Manor, Sherwood Forest, St. Francis Wood, West Portal, Westwood Highlands, and Westwood Park [the last of which is adjacent to the Balboa Reservoir site on its west side].

In 1910, twelve years after the death of Adolph Sutro, his heirs hired the real estate firm of Baldwin & Howell to appraise his vast land holdings in San Francisco. Part of the estate was a section of the old Mexican land grant, Rancho San Miguel, in the geographic center of the city. Sutro bought this land ranging from the Inner Sunset south to beyond Mount Davidson in 1880, and proceeded to cover much of it with a forest of eucalyptus trees.

After completing the survey, A.S. Baldwin organized a company to purchase the rancho lands for the creation of master-planned housing developments. The city's Twin Peaks Tunnel

streetcar project coincided with the plans of Baldwin's new Residential Development Company. The Municipal Railway would open up the land "West of Twin Peaks" with streetcar lines, and the Residential Development Company would sell tracts of land to companies interested in creating high-end homes for new residents.

The Twin Peaks Tunnel promised a twenty-minute commute on the streetcar from the west portal of the tunnel to downtown. Based on that promise, companies such as Newell-Murdoch, Mason-McDuffie, and Fernando Nelson & Sons began cutting down the Sutro Forest and creating Forest Hill, St. Francis Wood, and West Portal Park. These new neighborhoods were based on the City Beautiful ideals of "residence parks," which featured curvilinear street plans, lush landscaping, and decorative street furniture, gateways, and staircases. Minimum construction costs and building line set-backs were proscribed, and banned by restrictive housing covenants were commercial structures and minority ownership or residency. (Supreme Court rulings invalidated these racial covenants decades later.)

The early developments struggled to find buyers while the Twin Peaks Tunnel was delayed and World War I put restrictions on building materials. Finally, the tunnel opened and streetcar service began on February 3, 1918. The economic prosperity of the 1920s spurred the growth of the West of Twin Peaks area and new residence parks—Balboa Terrace, Mount Davidson Manor, Westwood Park, Westwood Highlands, Monterey Heights, Sherwood Forest, and Miraloma Park—were established and prospered. By 1924 the assessed valuation of the West of Twin Peaks area had risen by \$4,000,000.

These neighborhoods have housed doctors, lawyers, and some of the city's wealthiest and most powerful citizens: mayors, baseball stars, and corporate leaders. Strong neighborhood associations maintained the beauty and architectural integrity of these residence parks, at the same time limiting ownership opportunities in the early years with racist housing covenants and profiling.

Later 1950s and 1960s developments around Twin Peaks and Mount Sutro—Midtown Terrace and Forest Knolls—marketed to more middle-class buyers, but [still] featured undulating street plans and terraced view lots.

Racial diversity (if not economic diversity) finally came to West of Twin Peaks, and these neighborhoods, these "garden communities," are still some of the most highly sought addresses in San Francisco.¹⁹

Balboa Park Station Area Plan

The following history of the Balboa Park Station Area Plan (**Figure 13**), which includes the reservoir site, is excerpted from the 2005 *Potential Historic Resources Report* prepared by Carey & Co.

The Balboa Park Station [Area Plan] straddles at least three neighborhoods, and the history of the site is therefore a blend of histories from all these areas. Sanborn maps from 1900 indicate that development began primarily south of Ocean Avenue. Though mostly open farmland, businesses began to appear along the south side of Ocean Avenue at first between Arlington

¹⁹ Western Neighborhoods Project. "A Short History of West of Twin Peaks." N.d. www.outsidelands.org/wotwp.php, accessed August 13, 2018.

Avenue (now Ashton Avenue) and Capitol Avenue and sparsely to the east. These businesses were largely of the disreputable variety – boxing camps, shooting ranges, bars, and roadhouses. The Ingleside Coursing Park north of Ocean Avenue, now [the Balboa Reservoir site], offered dog and horse racing. Furthermore, the large plot of land that is now used by City College of San Francisco [located immediately east of the reservoir site], previously supported the City Jail on the House of Refuge Lot.

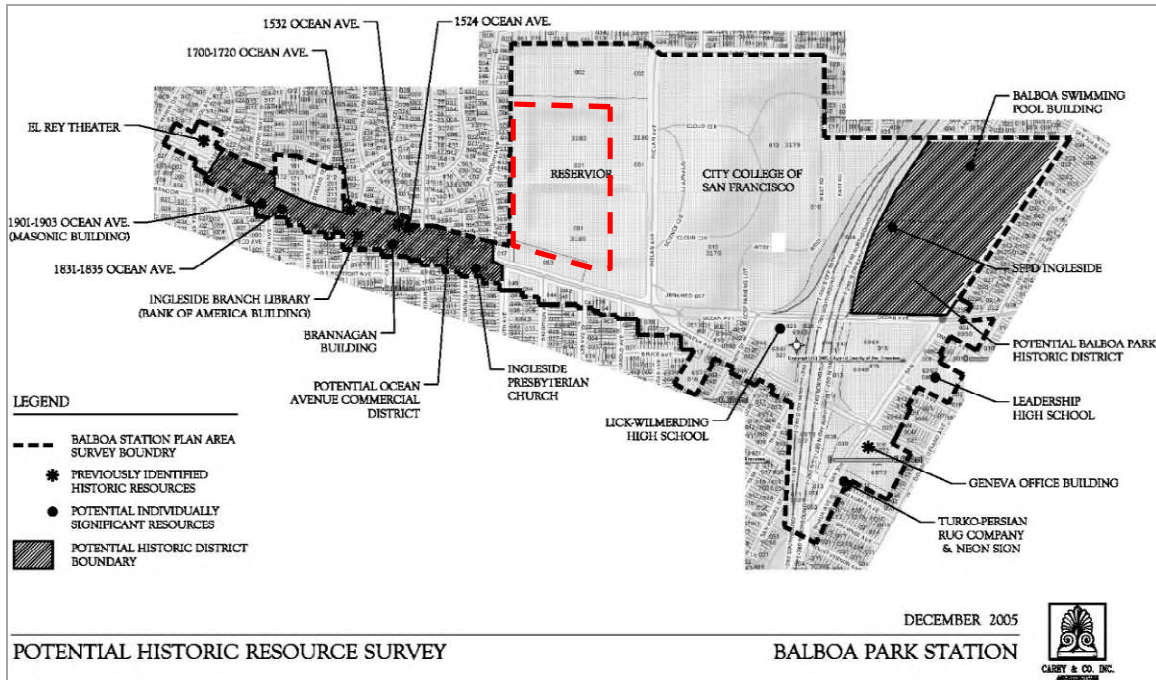
Residential development within and surrounding the Station plan area was, at first, spotted, however through the early 1900's saw much development, including several planned residence parks for citizens of average means. Balboa Park is identified on Sanborn maps as early as 1900. Residential growth was largely due to increasing transportation links and neighborhood improvement projects.

The Southern Pacific Railroad, Main Line, Coast Division crossed Ocean Avenue and ran along what is now Interstate 280. United Railroads of San Francisco developed directly off of the S.P. rail lines, utilizing the southeast corner lot of Geneva Avenue and San Jose Avenue for their Geneva Avenue Car Barns and Shops (this included the Geneva Office Building and powerhouse) and the southwest corner lot of Ocean Avenue and San Jose Avenue for the United Railroad Car Shops. United Railroad later merged with San Francisco Municipal Railway and these sites were converted over the years to house and repair MUNI electric rail cars.

By 1928 both the north and south sides of Ocean Avenue were largely developed, both commercially and residentially, and included the Pacific Hebrew Orphan Asylum. The unbecoming old businesses were replaced by services to support the growing residential neighborhoods of Ingleside Terraces, Westwood Park [located immediately west of the reservoir site], Ocean View, and the Outer Mission. Construction of [City College] began in 1937 on the 56-acre site of the City Jail to meet the growing public demand for higher academic and vocational education. 1950 Sanborn maps illustrate the Station plan area as near fully developed, including groceries, pharmacies, and the El Rey Theater.

Currently, the various residential neighborhoods remain largely intact, though Ocean Avenue's commercial district has declined resulting in some vacancy. The areas surrounding the intersections of San Jose Avenue, Ocean Avenue, and Geneva Avenue continue to function as transportation hubs. [City College] continues to thrive and Balboa Park remains a neighborhood and recreational park.²⁰

²⁰ Carey & Co. Inc. *Potential Historic Resources Report for the Balboa Park Station Area*, 2005, 5-6.



The Balboa Reservoir site is located near the center of the map. The subject property is shown in red.

SOURCE: Carey & Co., 2005; edited by author.

Balboa Reservoir Project HRE

Figure 13
Map of the Balboa Park Station Plan Area

City College of San Francisco Ocean Campus

Founded in 1935 as part of the San Francisco Unified School District (SFUSD), the San Francisco Junior College offered academic and vocational classes at 22 locations throughout the city. In 1937, the junior college constructed its first permanent campus, known as the Ocean Campus, immediately east of the subject property. The Ocean Campus expanded in the following decades, including the West Campus that temporarily occupied former naval facilities on the subject property, and the institution changed its name to City College of San Francisco in 1948. In 1970, the college separated from the SFUSD and came under the jurisdiction of the San Francisco Community College District (SFCCD). Since it was constructed in the 1950s, the Balboa Reservoir site has been used for City College student parking.

4. Evaluation of Individual Historic Status

No previous determinations have been made about the eligibility of the Balboa Reservoir site for listing in the California Register.

In order to be eligible for listing in the California Register a property must demonstrate significance under one or more of the following criteria:

- **Criterion 1 (Event):** 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 2 (People):** Resources that are associated with the lives of persons important to local, California, or national history.
- **Criterion 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 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.

The following section provides the individual evaluation of historic significance and assessment of integrity for the Balboa Reservoir site based on the site survey and research provided above, following California Register Criteria 1 through 4.

Criterion 1 (Events)

Research does not indicate that the Balboa Reservoir site has ever played an important role in the operations of the Hetch Hetchy regional water system. Based on a review of the SFPUC Water System Improvement Program EIR, there does not appear to be any regional water system historic districts to which the Balboa Reservoir site would contribute.²¹ The Balboa Reservoir site never functioned as a reservoir; rather, it has historically functioned as a reservoir-shaped parking lot. Today, San Francisco's drinking water is supplied by 13 reservoirs and seven tanks that store 440 million gallons, and the Balboa Reservoir site does not contribute in any way to water supply or storage, as it is not and never was a functioning reservoir as was originally intended and planned for the site.²² For these reasons, the Balboa Reservoir site does not appear to be individually eligible for listing under California Register Criterion 1.

Criterion 2 (Persons)

The Balboa Reservoir site was a project of the SFPUC, and it was finally constructed in the 1950s after decades of false starts. At the time it was constructed, the general manager of the SFPUC was T. N. Bland, and the general manager of the City water department was James H. Turner.²³ Research does not indicate that Bland or Turner were closely associated with the design or construction of the Balboa Reservoir site, and it was not found to be associated with the lives of

²¹ City and County of San Francisco Planning Department. *San Francisco Public Utilities Commission Water System Improvement Program Final Program Environmental Impact Report*. October 30, 2008. Accessed September 25, 2018 at <http://sf-planning.org/sfpuc-negative-declarations-eirs>.

²² San Francisco Public Utilities Commission. "Hetch Hetchy: The Story of San Francisco's Water." Accessed July 31, 2018, at <https://sfwater.org/modules/showdocument.aspx?documentid=84>.

²³ San Francisco Public Utilities Commission. *A History of the Municipal Water Department and Hetch Hetchy System*, 2005, p. 55. Accessed July 31, 2018, at <https://sfwater.org/Modules/ShowDocument.aspx?documentID=5224>.

any person important to local, California, or national history. For this reason, the Balboa Reservoir site does not appear to be individually eligible for listing under California Register Criterion 2.

Criterion 3 (Architecture)

Research did not identify the designer and/or engineer of the Balboa Reservoir site, and it is not apparent that the reservoir site is the work of a master or that it is representative of a particular phase or idea in the career of a master. The reservoir site was designed as a utilitarian structure without architectural ornamentation or structural innovation, and research also does not indicate that the design expresses an aesthetic ideal or possesses high artistic values. Due to the significant alterations to the reservoir site in recent years, it does not embody the distinctive characteristics of a dual-basin municipal reservoir constructed during the 1950s. Furthermore, it is not and never was a functioning reservoir as was originally intended and planned for the site. For these reasons, the Balboa Reservoir site does not appear to be individually eligible for listing under California Register Criterion 3.

Criterion 4 (Information Potential)

The Balboa Reservoir site has little to no potential to reveal information important to the prehistory or history of the local area, California, or the nation. Review for archeological sensitivity is outside of the scope of this review and evaluation. Therefore, it is not recommended individually eligible for listing under California Register Criterion 4.

Integrity

In addition to being eligible for listing under one or more of the California Register significance criteria listed above, a property must retain sufficient integrity to convey its historical significance in order to be considered a historical resource. The California Register defines integrity as the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Because the Balboa Reservoir site does not appear to be individually significant under any California Register criteria, a discussion of integrity is inapplicable.

5. Conclusion

The Balboa Reservoir site does not appear to be individually eligible for listing under any of the California Register criteria. As such, the subject property is not considered to be a historical resource for the purposes of CEQA.

6. Bibliography

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Appendix A

DPR Forms for the Balboa Reservoir Site

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Balboa Reservoir Site

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County San Francisco and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address N/A City San Francisco Zip 94112

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 3180/190

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The approximately 17-acre site is located northwest of the intersection of Ocean Avenue and Frida Kahlo Way in the West of Twin Peaks neighborhood of San Francisco. The reservoir site is situated between the Westwood Park residential development to the west, Archbishop Riordan High school to the north, the City College of San Francisco's Ocean Campus to the east, and the Ocean Avenue Neighborhood Commercial District to the south. The utilitarian reservoir site, which is devoid of architectural detailing, contains a large paved parking lot used by City College students, faculty, and staff. Vehicular access to the parking lot is from a two-lane road on the north side that was constructed ca. 2008, and pedestrian access is from three staircases and ramps on the east side that were constructed ca. 2008-09. The reservoir site is bordered on three sides by sloping earthen embankments. The north and west embankments date from the 1950s and are mostly paved with asphalt. The asphalt is severely eroded, and large weeds and shrubs grow from between the cracks in the asphalt. Near the center of the west embankment are two inlet/outlet structures for water control; these are not functional as the reservoir was never filled with water. The east embankment dates from ca. 2008-09 when the eastern half of the original reservoir site was filled to street level. The embankment is graded and landscaped and provides ADA access to the parking lot below.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes) HP22.

Lake/river/reservoir

*P4. Resources Present:

☐ Building ☒ Structure ☐ Object ☐ Site
☐ District ☐ Element of District
☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Balboa Reservoir site, looking southwest from northeast corner.

*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both
Ca. 1956-58

*P7. Owner and Address:

City and County of San Francisco
455 Golden Gate Avenue
San Francisco, CA 94102

*P8. Recorded by: (Name, affiliation, and address) Johanna Kahn/ESA

550 Kearny Street, Suite 800
San Francisco, CA 94108

*P9. Date Recorded: August 7, 2018

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

ESA. Draft Historic Resource Evaluation Part 1 for the Balboa Reservoir Project, San Francisco, California. September 2018.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Balboa Reservoir Site *NRHP Status Code 6Z

Page 2 of 6

B1. Historic Name: Balboa Reservoir
B2. Common Name: Balboa Reservoir
B3. Original Use: City College of San Francisco parking lot B4. Present Use: City College of San Francisco parking lot

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)

Construction began in 1956. Excavation of the basins and construction of the embankments was completed in July 1957 by Polumbo Construction Co. Grading, draining, and paving the reservoir site with asphalt was completed in November 1958 by Fay Construction Co. The reservoir had two basins separated by an east-west embankment until 2004. Each basin was used for City College parking and had vehicular access from Frida Kahlo Way (formerly Phelan Avenue). By late 2004 or early 2005, the embankment was removed. By November 2005, there was one large basin that continued to be used for parking. In mid-2008, the eastern half of the site was filled and raised to the Frida Kahlo Way grade, reconfiguring the site into western and eastern portions.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: N/A b. Builder: SFPUC

*B10. Significance: Theme N/A Area San Francisco
Period of Significance N/A Property Type Reservoir Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History Since 1930

In March 1930, the City of San Francisco purchased all of the land holdings of the Spring Valley Water Company, including the present-day Balboa Reservoir site. This purchase was funded by a \$41 million bond issue authorized by voters in 1928, and control of the lands, infrastructure, riparian water rights, and other assets fell to the San Francisco Water Department of the Board of Public Works. This landmark purchase was part of the Hetch Hetchy Regional Water System, which supplied drinking water from several reservoirs in the Sierra Nevada to communities across the San Francisco Bay Area via a gravity system. In 1931, the City announced its plans for a new reservoir at Balboa Park:

Balboa Park reservoir will occupy at [sic] 42-acre site lying north of Ocean Avenue and west of Phelan Avenue. A reservoir of 280 [million gallon] capacity at [elevation] 320 ft. may be constructed here. This site, acquired originally by the [Spring Valley] water company in 1893 for this purpose, is now owned by the City and held for reservoir uses...The construction of [the Balboa, Amazon, and Glen Park reservoirs] within the City is absolutely necessary to safeguard the water supply in case of a disaster similar to that of April 18, 1906 [i.e., the earthquake and fires].

Since the 1880s, the future reservoir site had been used for crop production, and this continued until 1933. At that time, in the middle of the Great Depression, the northerly 300 feet of the site was sold to the Roman Catholic Archdiocese of San Francisco. The remainder of the site was identified as a project under the Civil Works Administration that would staff about 1,500 unemployed men to excavate the reservoir. After only a few months, construction was abruptly put on hold in early 1934. The SFPUC reported, "Comparatively small progress was made on the actual construction of the reservoir. The surface soil was stripped and wasted from the area (about 30 acres) of the reservoir site; the division wall embankment and the earth embankment on two sides were well started, when the work was discontinued." Although grading had begun, the site was not excavated, and the reservoir was not constructed at that time.
(Continued on page 3)

B11. Additional Resource Attributes: N/A

*B12. References: See page 6

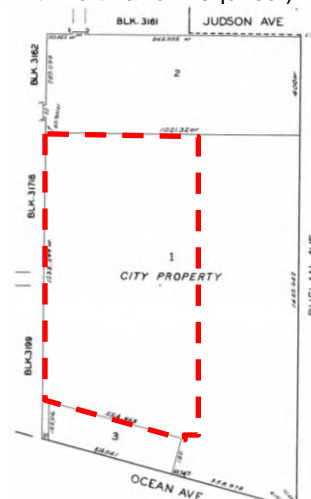
B13. Remarks: None

*B14. Evaluator: Johanna Kahn/ESA

*Date of Evaluation: September 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Source: San Francisco City and County Assessor; edited by author.

CONTINUATION SHEET

Property Name:

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B10. Significance (continued): In 1944, the U.S. Navy leased the reservoir site and constructed a campus of buildings and structures used for the U.S. Naval Reserve Women's Reserve, also known as Women Accepted for Volunteer Emergency Service (WAVES). The plans included barracks to house 1,000 WAVES and officers. The complex, which was known as USS Balboa, was commissioned in July 1945 and decommissioned in September 1946.

The decommissioned buildings were immediately leased by the PUC to the neighboring San Francisco Junior College (renamed City College of San Francisco in 1948). These facilities became known as the West Campus and were to be used for dormitories, classrooms, offices, an auditorium, a cafeteria, and other student services.

In 1947, more of the north end of the reservoir site was sold to the Roman Catholic Archdiocese of San Francisco, and the neighboring Archbishop Riordan High School (extant) was constructed in 1950. In the early 1950s, the southerly portion of the reservoir site along Ocean Avenue was sold to multiple buyers for commercial development.

The college's lease ended in 1955, and the West Campus was demolished in 1956, after which time the SFPUC began construction on the Balboa Reservoir site. The design was for two enormous basins that were oriented east-west, forming north and south basins. Excavation of the basins and construction of the embankments was completed in July 1957 by Polumbo Construction Co. Grading, draining, and paving the reservoir site with asphalt was completed in November 1958 by Fay Construction Co. The north basin was leased back to City College and was used as a parking lot until the 2010s. According to O'Hair's research, the basins, which were never used as water reservoirs, were used by the public for a variety of functions including a practice area for new drivers, recreation, and automobile and motorcycle racing.

After repeatedly securing funding to complete the as-yet-not-finished Balboa Reservoir site, the SFPUC scrapped its plans indefinitely in July 1978, citing lower water consumption than had been previously projected and cancelled plans to lease the south basin to City College. In the 1980s, architects and developers pitched the idea of constructing housing developments on the Balboa Reservoir site. Former Mayor Dianne Feinstein was a proponent of this concept, and urged the sale of the south basin for redevelopment. The 1980s was a period of much contention surrounding the future of the reservoir site, and this is detailed in the article titled "Ballot Battles and Campus Claims: The History of the Balboa Reservoir 1983-1991." The reservoir site was ultimately not redeveloped, and the south basin was opened as a parking lot in 1998.

A review of historical aerial photographs reveal that the reservoir site had two basins separated by an east-west embankment until 2004. Each basin was used for City College parking and had vehicular access from Frida Kahlo Way (formerly Phelan Avenue). By late 2004 or early 2005, the embankment was being removed. By November 2005, there was one large basin that continued to be used for parking. In mid-2008, the eastern half of the reservoir site was filled and raised to the Frida Kahlo Way grade. In early 2009, construction began on the City College's Multi-Purpose Building on the southeast portion of the site. Construction of the Multi-Purpose Building was finished by late 2010, at which point only the western portion of the site remained depressed below street grade.

West of Twin Peaks Neighborhood

The following history of the West of Twin Peaks neighborhood is from the *Western Neighborhoods Project* website.

San Francisco's West of Twin Peaks neighborhoods include Balboa Terrace, Forest Hill, Forest Knolls, Midtown Terrace, Mount Davidson Manor, Sherwood Forest, St. Francis Wood, West Portal, Westwood Highlands, and Westwood Park [the last of which is adjacent to the Balboa Reservoir site on its west side].

In 1910, twelve years after the death of Adolph Sutro, his heirs hired the real estate firm of Baldwin & Howell to appraise his vast land holdings in San Francisco. Part of the estate was a section of the old Mexican land grant, Rancho San Miguel, in the geographic center of the city. Sutro bought this land ranging from the Inner Sunset south to beyond Mount Davidson in 1880, and proceeded to cover much of it with a forest of eucalyptus trees.

After completing the survey, A.S. Baldwin organized a company to purchase the rancho lands for the creation of master-planned housing developments. The city's Twin Peaks Tunnel streetcar project coincided with the plans of Baldwin's new Residential Development Company. The Municipal Railway would open up the land "West of Twin Peaks" with streetcar lines, and the Residential Development Company would sell tracts of land to companies interested in creating high-end homes for new residents.

CONTINUATION SHEET

Property Name:

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The Twin Peaks Tunnel promised a twenty-minute commute on the streetcar from the west portal of the tunnel to downtown. Based on that promise, companies such as Newell-Murdoch, Mason-McDuffie, and Fernando Nelson & Sons began cutting down the Sutro Forest and creating Forest Hill, St. Francis Wood, and West Portal Park. These new neighborhoods were based on the City Beautiful ideals of "residence parks," which featured curvilinear street plans, lush landscaping, and decorative street furniture, gateways, and staircases. Minimum construction costs and building line set-backs were proscribed, and banned by restrictive housing covenants were commercial structures and minority ownership or residency. (Supreme Court rulings invalidated these racial covenants decades later.)

The early developments struggled to find buyers while the Twin Peaks Tunnel was delayed and World War I put restrictions on building materials. Finally, the tunnel opened and streetcar service began on February 3, 1918. The economic prosperity of the 1920s spurred the growth of the West of Twin Peaks area and new residence parks—Balboa Terrace, Mount Davidson Manor, Westwood Park, Westwood Highlands, Monterey Heights, Sherwood Forest, and Miraloma Park—were established and prospered. By 1924 the assessed valuation of the West of Twin Peaks area had risen by \$4,000,000.

These neighborhoods have housed doctors, lawyers, and some of the city's wealthiest and most powerful citizens: mayors, baseball stars, and corporate leaders. Strong neighborhood associations maintained the beauty and architectural integrity of these residence parks, at the same time limiting ownership opportunities in the early years with racist housing covenants and profiling.

Later 1950s and 1960s developments around Twin Peaks and Mount Sutro—Midtown Terrace and Forest Knolls—marketed to more middle-class buyers, but [still] featured undulating street plans and terraced view lots.

Racial diversity (if not economic diversity) finally came to West of Twin Peaks, and these neighborhoods, these "garden communities," are still some of the most highly sought addresses in San Francisco.

Balboa Park Station Area Plan

The following history of the Balboa Park Station Area Plan, which includes the reservoir site, is from the 2005 *Potential Historic Resources Report* prepared by Carey & Co.

The Balboa Park Station [Area Plan] straddles at least three neighborhoods, and the history of the site is therefore a blend of histories from all these areas. Sanborn maps from 1900 indicate that development began primarily south of Ocean Avenue. Though mostly open farmland, businesses began to appear along the south side of Ocean Avenue at first between Arlington Avenue (now Ashton Avenue) and Capitol Avenue and sparsely to the east. These businesses were largely of the disreputable variety – boxing camps, shooting ranges, bars, and roadhouses. The Ingleside Coursing Park north of Ocean Avenue, now [the Balboa Reservoir site], offered dog and horse racing. Furthermore, the large plot of land that is now used by City College of San Francisco [located immediately east of the reservoir site], previously supported the City Jail on the House of Refuge Lot.

Residential development within and surrounding the Station plan area was, at first, spotted, however through the early 1900's saw much development, including several planned residence parks for citizens of average means. Balboa Park is identified on Sanborn maps as early as 1900. Residential growth was largely due to increasing transportation links and neighborhood improvement projects.

The Southern Pacific Railroad, Main Line, Coast Division crossed Ocean Avenue and ran along what is now Interstate 280. United Railroads of San Francisco developed directly off of the S.P. rail lines, utilizing the southeast corner lot of Geneva Avenue and San Jose Avenue for their Geneva Avenue Car Barns and Shops (this included the Geneva Office Building and powerhouse) and the southwest corner lot of Ocean Avenue and San Jose Avenue for the United Railroad Car Shops. United Railroad later merged with San Francisco Municipal Railway and these sites were converted over the years to house and repair MUNI electric rail cars.

By 1928 both the north and south sides of Ocean Avenue were largely developed, both commercially and residentially, and included the Pacific Hebrew Orphan Asylum. The unbecoming old businesses were replaced by services to support the growing residential neighborhoods of Ingleside Terraces, Westwood Park [located immediately west of the reservoir site], Ocean View, and the Outer Mission. Construction of

CONTINUATION SHEET

Property Name:

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[City College] began in 1937 on the 56-acre site of the City Jail to meet the growing public demand for higher academic and vocational education. 1950 Sanborn maps illustrate the Station plan area as near fully developed, including groceries, pharmacies, and the El Rey Theater.

Currently, the various residential neighborhoods remain largely intact, though Ocean Avenue's commercial district has declined resulting in some vacancy. The areas surrounding the intersections of San Jose Avenue, Ocean Avenue, and Geneva Avenue continue to function as transportation hubs. [City College] continues to thrive and Balboa Park remains a neighborhood and recreational park.

City College of San Francisco Ocean Campus

Founded in 1935 as part of the San Francisco Unified School District (SFUSD), the San Francisco Junior College offered academic and vocational classes at 22 locations throughout the city. In 1937, the junior college constructed its first permanent campus, known as the Ocean Campus, immediately east of the subject property. The Ocean Campus expanded in the following decades, including the West Campus that temporarily occupied former naval facilities on the subject property, and the institution changed its name to the City College of San Francisco in 1948. In 1970, the college separated from the SFUSD and came under the jurisdiction of the San Francisco Community College District (SFCCD). Since it was constructed in the 1950s, the Balboa Reservoir site has been used for City College parking.

Evaluation

Research does not indicate that the Balboa Reservoir site has ever played an important role in the operations of the Hetch Hetchy regional water system. Based on a review of the SFPUC Water System Improvement Program EIR, there does not appear to be any regional water system historic districts to which the Balboa Reservoir site would contribute. The Balboa Reservoir site never functioned as a reservoir; rather, it has historically functioned as a reservoir-shaped parking lot. Today, San Francisco's drinking water is supplied by 13 reservoirs and seven tanks that store 440 million gallons, and the Balboa Reservoir site does not contribute in any way to water supply or storage, as it is not and never was a functioning reservoir as was originally intended and planned for the site. For these reasons, the Balboa Reservoir site does not appear to be individually eligible for listing under California Register Criterion 1.

The Balboa Reservoir site was a project of the SFPUC, and it was finally constructed in the 1950s after decades of false starts. At the time it was constructed, the general manager of the SFPUC was T. N. Bland, and the general manager of the City water department was James H. Turner. Research does not indicate that Bland or Turner were closely associated with the design or construction of the Balboa Reservoir site, and it was not found to be associated with the lives of any person important to local, California, or national history. For this reason, the Balboa Reservoir site does not appear to be individually eligible for listing under California Register Criterion 2.

Research did not identify the designer and/or engineer of the Balboa Reservoir site, and it is not apparent that the reservoir site is the work of a master or that it is representative of a particular phase or idea in the career of a master. The reservoir site was designed as a utilitarian structure without architectural ornamentation or structural innovation, and research also does not indicate that the design expresses an aesthetic ideal or possesses high artistic values. Due to the significant alterations to the reservoir site in recent years, it does not embody the distinctive characteristics of a dual-basin municipal reservoir constructed during the 1950s. Furthermore, it is not and never was a functioning reservoir as was originally intended and planned for the site. For these reasons, the Balboa Reservoir site does not appear to be individually eligible for listing under California Register Criterion 3.

The Balboa Reservoir site has little to no potential to reveal information important to the prehistory or history of the local area, California, or the nation. Review for archaeological sensitivity is outside the scope of this review and evaluation. Therefore, it is not recommended individually eligible for listing under California Register Criterion 4.

In addition to being significant under one or more of the criteria listed above, a property must retain sufficient historical integrity to be considered eligible for listing in the California Register. Because the Balboa Reservoir site does not appear to be individually historically significant under any California Register criteria, a discussion of integrity is inapplicable.

Conclusion

The Balboa Reservoir site does not appear to be individually historically significant under any California Register criteria. As such, it is not considered to be a historical resource for the purposes of CEQA.

CONTINUATION SHEET

Property Name:

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B12. References (continued):

"Balboa Reservoir Work Shelved—It Isn't Needed," *San Francisco Chronicle*, July 26, 1978, p. 4.

Carey & Co. Inc. *Potential Historic Resources Report for the Balboa Park Station Area*, 2005.

City and County of San Francisco Planning Department. *San Francisco Public Utilities Commission Water System Improvement Program Final Program Environmental Impact Report*. October 30, 2008. Accessed September 25, 2018 at <http://sf-planning.org/sfpuc-negative-declarations-eirs>.

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Appendix B

Preparers' Qualifications



Johanna Kahn

Architectural Historian

EDUCATION

Master of Architectural History + Certificate in Historic Preservation, University of Virginia

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo

International Program in Florence, Italy, Art & Architectural History, California State University

9 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

San Francisco Heritage

Preservation Sacramento

Johanna is an architectural historian in ESA's Cultural Resources Group. Her role entails conducting field surveys and archival research at local repositories in order to document and evaluate historic resources for eligibility for the National and California Registers. Additionally, she writes technical reports that meet federal, state, and local requirements and has completed evaluations for historic buildings, structures, and districts across the San Francisco Bay Area and Central California. Johanna meets the Secretary of the Interior's Professional Qualification Standards for architectural history, architecture, and historic architecture. She is also experienced in museum operations, grant writing, and fundraising for non-profits.

Relevant Experience

San Francisco International Airport (SFO), Recommended Airport Development Plan EIR, San Francisco, CA. Architectural Historian. Johanna prepared the Historic Resource Evaluation in support of the EIR for SFO's next long-term master plan—the Recommended Airport Development Plan—that will support the strategic development of the airport over the next two decades. Johanna surveyed, researched, and evaluated historic-age buildings located on the airport campus, developing an in-depth context of the airport's history and development since the beginning of the Jet Age.

Kilroy Realty, Interim Flower Mart Project, San Francisco, CA. Architectural Historian. While a new permanent location for the San Francisco Flower Mart is being constructed in the South of Market neighborhood, the operation would temporarily relocate to Piers 19, 19 ½, and 23 on The Embarcadero. In support of the EIR addendum, Johanna analyzed the proposed project for consistency with the Secretary of the Interior's Standards for Rehabilitation. Piers 19 and 23 are contributors to the Port of San Francisco Embarcadero Historic District, which is listed on the National Register of Historic Places. A Part 2 Historic Resource Evaluation was prepared.

San Francisco Mayor's Office of Housing and Community Development, Section 106 Studies, San Francisco, CA. Architectural Historian. Johanna has surveyed, researched, and evaluated buildings identified as proposed sites for federally funded, high-density residential development in the City and County of San Francisco as well as buildings within the areas of potential effect.

Ellis Partners, LLC, 1100 Broadway, Oakland, CA. Architectural Historian. As part of an addendum to the CEQA analysis for a proposed project located at 1100 Broadway in Downtown Oakland, Johanna evaluated the design for the rehabilitation of the historic Key System Building and adjacent high-rise commercial tower for consistency with the Secretary of the Interior's Standards for Rehabilitation. The Key System Building is individually listed in the National Register of Historic Places and the City of Oakland Local Register. The proposed project was analyzed for potential effects on the significance of the Key System Building as well as the locally designated Downtown Oakland Historic District, to which the historic building is a contributor.

Metro Parks Tacoma, National Register of Historic Places Nomination for Titlow Lodge, Tacoma, WA. *Architectural Historian.* Johanna prepared documentation to nominate Titlow Lodge for listing in the National Register of Historic Places. Originally known as Hotel Hesperides and constructed in 1911 as a 3-½-story building near the shore of Puget Sound, the lodge was reduced to 1 ½ stories in 1937 as a project of the Works Progress Administration. ESA provided a detailed architectural description of the building's exterior as well as interior spaces, a construction chronology, and a statement of significance under Criterion C (Design/Construction).

City of Union City, Masonic Homes Skilled Nursing Facility, Union City, CA. *Architectural Historian.* Johanna surveyed the Masonic Home at Union City campus to confirm the continued existence of contributing features. She prepared an Updated Historic Resources Evaluation Memo that in turn informed the Initial Study.

LeLand Properties, LLC, 2200 Stockton Boulevard, Sacramento CA. *Architectural Historian.* In support of a historic resource evaluation previously prepared by ESA of the 1930s Coca Cola bottling factory at 2200 Stockton Boulevard, Johanna surveyed, researched, and evaluated adjacent properties for potential historic significance.

City of Sacramento, Central City Specific Plan, Sacramento, CA. For the City of Sacramento, ESA is preparing a Specific Plan, associated technical reports, an environmental impact report, and an update to an existing historic district. Cultural resources staff prepared a technical background report, updated the R Street Historic District evaluation, and prepared the Cultural Resources section of the EIR. The historic resources survey for the technical background report and historic district report included surveying and documenting hundreds of parcels as well as archival research and evaluation of resources. The project is ongoing and expected to extend through 2017.

Brown & Caldwell, North Bay Water Reuse Program, San Francisco Bay Area, CA. *Architectural Historian.* As part of a feasibility study comprising a dozen sanitary districts, cities, and counties in the North San Pablo Bay region, Johanna surveyed, researched, and evaluated two wastewater treatment plants in Novato and Napa for potential historic significance.

City of Fremont, Niles Gateway Mixed-Use Project, Fremont, CA. *Architectural Historian.* Johanna analyzed the proposed project, which is located within the Niles Historic Overlay District, for conformance with the Niles Design Guidelines and Regulations. A Design Review Report was prepared in support of the EIR.

City of Burlingame, SFO@Technology Center, Burlingame, CA. *Architectural Historian.* As part of the Initial Study/Mitigated Negative Declaration for the proposed SFO@Technology Center located at 1300 Bayshore Highway, Johanna surveyed, researched, and evaluated a collection of mid-20th-century buildings for potential historic significance.

Soquel Creek Water District, Advanced Purified Groundwater Replenishment Project, Soquel and Santa Cruz, CA. *Architectural Historian.* The proposed advanced purified groundwater replenishment project – Pure Water Soquel – is intended to supplement natural recharge of the Santa Cruz Mid-County Groundwater Basin with purified water. Johanna researched and evaluated residential properties and a wastewater treatment plant for potential historic significance. A cultural resources report was prepared in support of the EIR.



Amber L. Grady

Senior Architectural Historian

EDUCATION

M.A., Historic Preservation, Savannah College of Art & Design, Savannah, GA

B.A., Interior Design with a minor in Art History, California State University, Chico

16 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

Amber Grady is an expert in NEPA, CEQA, and Section 106 of the NHPA compliance with over 16 years of experience in cultural resources management. Amber has extensive experience in California architectural history. Her cultural resources management experience includes archival research, historic building and structure surveys and evaluations, and cultural resources documentation for NEPA and CEQA projects ranging from single building evaluations to district-wide surveys. Previously, Amber served as the Cultural Resources Manager for the State of California for the California Army National Guard (CA ARNG). At the CA ARNG Amber managed the cultural resources program, which included the management of over 100 archaeological sites as well as the State's historic armories and supervising three full time archaeologists. Prior to joining the CA ARNG Amber worked for the California Energy Commission as an Architectural Historian where she worked on a variety of energy project including one of the largest solar projects in California as the Cultural Resources lead. Prior to that Amber worked as an Architectural Historian and Project Manager for another employer on a variety of projects throughout California and Nevada completing project for City's, school districts, and private sector clients. Amber began her career in the public sector working as a planner for both the County of Santa Clara and the City and County of San Francisco. Amber's expertise includes all phases of environmental compliance from documentation to compliance during construction.

Relevant Experience

Central City Specific Plan (CCSP), Sacramento, CA. For the City of Sacramento, ESA is preparing a Specific Plan, associated technical reports, an environmental impact report, and an update to an existing historic district. Amber and her staff prepared a cultural resources technical background report, updated the R Street Historic District evaluation, and prepared the Cultural Resources section of the EIR. The historic resources survey for the technical background report and historic district report included surveying and documenting hundreds of parcels as well as archival research and evaluation of resources. The project is ongoing and expected to extend through 2017.

Oroville Spillway Emergency Repair Project, Oroville Dam, CA. Senior Architectural Historian. Amber and her staff have been assisting the Department of Water Resources (DWR) with Section 106 compliance for built environment resources for the emergency spillway repair project. She routinely advises DWR staff on portions of the project that affect contributing elements of the National Register eligible Oroville Division Historic District, and preparing Finding of Effect documents to ensure construction is not delayed. The project is ongoing.

Los Angeles Unified School District (LAUSD) President Elementary School Historic Resources Evaluation, Harbor City, CA. Senior Architectural Historian. As Senior Architectural Historian, Amber has led ESA staff in several historic resource evaluations for the LAUSD, all of which occurred prior to modernization efforts. This includes a campus in Harbor City, the 6th Avenue

Elementary School, and the Thomas Jefferson High School. Part of this work involves consulting with LAUSD and their architectural/construction team to design their project to avoid impacts to the character-defining features of important resources. Amber also translates her technical documents into support text for Environmental Compliance documents.

City of Long Beach, Local Landmark Evaluations, Long Beach, CA. For the City of Long Beach, ESA evaluated properties at 260 E San Antonio Road, the VIP Records Sign, and Fly DC Jets Sign for Local Landmark status. As Senior Architectural Historian, Amber was responsible for the research, survey, evaluation, and report completion.

1100 Broadway, Oakland, CA. As part of an addendum to the CEQA analysis for a proposed project located at 1100 Broadway in Downtown Oakland, ESA staff evaluated the design for the rehabilitation of the historic Key System Building and adjacent high-rise commercial tower for consistency with the Secretary of the Interior's Standards for Rehabilitation. The Key System Building, which was constructed in 1911 and has stood vacant since 1989, is individually listed in the National Register of Historic Places and the City of Oakland Local Register. The proposed project was analyzed for potential effects on the significance of the Key System Building as well as the locally designated Downtown Oakland Historic District, to which the historic building is a contributor. As part of this evaluation, character-defining features of the Key System Building were also identified.

National Register of Historic Places Nomination for Titlow Lodge, Tacoma, WA. ESA assisted in the preparation of documentation to nominate Titlow Lodge for listing in the National Register of Historic Places. Titlow Lodge is a Swiss Chalet-style building that was constructed in 1911 near the shore of Puget Sound. ESA provided a detailed architectural description of the building's exterior as well as interior spaces, a construction chronology, and a statement of significance under Criterion C (Design/Construction). As a senior architectural historian Amber provided QA/QC for this effort.

City of Sacramento, Central City Specific Plan, Sacramento, CA. For the City of Sacramento, ESA is preparing a Specific Plan, associated technical reports, an environmental impact report, and an update to an existing historic district. Amber and her staff prepared a cultural resources technical background report, updated the R Street Historic District evaluation, and prepared the Cultural Resources section of the EIR. The historic resources survey for the technical background report and historic district report included surveying and documenting hundreds of parcels as well as archival research and evaluation of resources.

730 Stanyan, San Francisco, CA. Senior Architectural Historian. ESA is currently assisting the MOHCD with Section 106 compliance for their 730 Stanyan project. Amber is the Lead Architectural Historian on the project and was responsible for research, survey, and evaluation of the historic-age properties within the APE. This project is in progress and ESA will also be preparing the HRE.

Twin Rivers EIR, Sacramento Housing and Redevelopment Agency (SHRA). Senior Architectural Historian. ESA assisted the SHRA with the environmental review of the Twin Rivers project including compliance with CEQA, NEPA, and NHPA. Amber was responsible for research, survey, and evaluation of the historic-age properties within the APE, which included the existing Twin Rivers Housing Complex and the Loaves and Fishes Building.