PERKINS
+ WILL

THE PRESIDIO TRUST

Presidio Officers' Club, Building 50
HISTORIC STRUCTURE REPORT

November 2010

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INTRODUCTION

Officers who served in the Korean War in front of the Officers' Club, 1954.
(Golden Gate National Recreation Area Park Archives and Records Center, PAM Negative Collection #3526.1116)

- Background
- Present Use and Condition
- Character-Defining Features
- Treatment Recommendations
- Methodology
- Terminology
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Golden Gate National Recreation Area Park Archives and Records Center

1. Introduction

In 2010, the Presidio Trust commissioned Perkins + Will to prepare this Historic Structure Report for the Presidio Officers' Club (Building 50). The purpose of the report is to provide documentary and physical information about the building's history and condition and to serve as an important guide for any changes to be made to the building as part of its rehabilitation. The information provided in this report will provide a framework to guide planning, rehabilitation, management, maintenance, and actions. The report includes:

- A summary of the building's historical context. (Chapter 2)
- A detailed chronology of building development including alterations and additions through time. (Chapter 3)
- An evaluation of the building's significance and integrity. (Chapter 4)
- A description of the site, exterior and interior listing character-defining features and any alterations that have occurred since the period of significance. (Chapter 5)
- A conditions assessment of the site, building exterior, and building interior. (Chapter 6)
- Treatment recommendations for the preservation of exterior and interior areas. (Chapter 7)
- An assessment of existing fire protection, life-safety, accessibility, structural, mechanical, electrical, and plumbing conditions with treatment recommendations. (Appendix D)

Background

The Presidio Officers' Club is listed as a contributing resource to the Presidio National Historic Landmark District. The building is located on the Main Post of the Presidio of San Francisco and has a long and complex history. The building currently includes adobe, concrete, wood-frame, and steel-frame structures, and was constructed over a period of approximately 200 years. Adobe walls (likely dating to circa 1812) that were constructed as part of the Spanish commanding officer's quarters support the front, or northern, rooms of the building, and are currently covered with cement plaster. A 1934 remodel gave the building the Mission Revival character it possesses today. The significance of the building stems from the role it played on the Presidio as the headquarters and the social center for Spanish, Mexican, and American officers, from its Mission Revival architecture, and from its potential to yield archaeological information about the Spanish and Mexican periods.

Together with a number of other buildings, what we now call the Officers' Club was originally part of one of the first permanent stockades constructed in northern California by Spanish explorers and settlers. The Spanish and Mexican settlers used the building as both a headquarters for their military command as well as living quarters. In 1847 the U.S. Army took control of the Presidio and continued the building's use as a headquarters. In the 1880s the building was transformed into a Dining and Assembly Hall for officers.

The building has been continuously modified and enlarged throughout its history. The additions undertaken in the 1880s were made in the Victorian style, with wood clapboard siding and decorative wood window surrounds. The north elevation and front rooms of the building today primarily reflect the 1934 New Deal-era remodel in the Mission Revival style, while the southern portion of the building reflects an extensive series of post-1945 additions, the largest of which is a two-story addition constructed in 1972. The 1934 remodel removed the Victorian elements and returned the building to what was believed at the time to be its original appearance, although current documentation shows that the remodel can be more accurately classified as a revivalist interpretation.

In 1994, the Presidio was transferred to the National Park Service and became a national park. Because of the Presidio's city-like infrastructure, its nearly 800 buildings, and its expansive cultivated forest and natural areas, funding the Presidio's operation and long-term care was much more costly than in traditional parks. In 1996, Congress devised a management and funding model unique among national parks, and created the Presidio Trust to preserve the Presidio's resources. The Presidio Trust manages the 1,168 acres of the Presidio's interior lands. The Presidio differs from most parks in two important ways: it includes six million square feet of built space, and Congress has required it to become financially self-sufficient by 2013. These conditions mean that the new park includes an unusually broad range of uses; in addition to protecting the site's resources and serving visitors, the Presidio Trust leases space to commercial, institutional, and residential tenants. These conditions require the rehabilitation of existing buildings and landscapes and may require the construction of new ones. In August 2002, the Presidio Trust Board of Directors adopted the Presidio Trust Management Plan: Land Use Policies for Area B of the Presidio of San Francisco (PTMP). The PTMP provides the framework for achieving the Trust's mission to preserve and enhance the Presidio as a financially self-sustaining unit of a national park.

Present Use and Condition

Presently the ground floor of the Officers' Club houses spaces for events, classrooms for the Archaeology Education program, a National Park Service Visitor Center, an exhibition space for temporary exhibits, and extensive kitchens and storage rooms. The mezzanine and second floor are not used. The building is generally in fair to good condition but requires extensive upgrades to correct serious seismic and structural deficiencies and to address significant code, life safety, and accessibility deficiencies.

Character-Defining Features

The building is prominently located at the highest and central point of the Presidio's Main Post, with discovered archaeological features located directly to the east as well as potential archaeological features in the surrounding site. The landscape facing the Parade Ground has an open feeling, with lawn and sparse planting and Cordyline trees located along the north elevation and Spanish cannons flanking the main entrance. The north yard is very significant and has a high level of integrity, while little or no integrity remains on the east, west, and south yards.

The building exterior is defined by classical massing with low-slung horizontal wings flanking a central pavilion. The massive exterior walls have deeply recessed door and window openings and are clad with painted stucco. The gabled roofs are covered with red clay tiles. The heavy paneled rough-hewn doors and windows have decorative wrought-iron hardware. The north elevation and a section of the east elevation, along with the tile roofs covering the northern portions of the building, are very significant and have a high level of integrity.

The building interior is marked by simple rectangular spaces with painted plaster walls, rough-hewn doors with wrought-iron hardware, and heavy non-structural wood ceiling beams with painted plaster infill between the beams. Three rooms have fireplaces and deeply recessed window seats. Flooring includes wood flooring and quarry tile. The Mesa Room has been selectively restored to four periods of the building's history and is a very significant space. While there have been minor and cosmetic alterations to the Moraga Room and De Anza Room, they are very significant spaces and have a high level of integrity.

Treatment Recommendations

The Officers' Club requires comprehensive rehabilitation to address structural, life-safety, and accessibility deficiencies; to repair and preserve many of the building's character-defining features; to restore missing or obscured features; and to correct maintenance and potential water intrusion deficiencies. Any alterations to the building should comply with the Secretary of the Interior's Standards for Rehabilitation. In areas where adequate documentation exists, missing historic features should be restored to their original appearance. Compatible new designs are necessary in areas to address new programmatic requirements or where there is not adequate documentary evidence to restore missing historic features. Treatment recommendations for the building's site include protecting archaeological resources, developing proper drainage, repairing deteriorated historic features, and re-establishing missing historic vegetation. Treatment recommendations for the building's exterior include repairing historic features and removing non-contributing elements such as the Portola Room in order to re-establish the space as an exterior courtyard. Treatment recommendations for the interior include repairing deteriorated features and removing non-contributing alterations that were added after the period of significance.

Methodology

This report is an expansion of a draft Historic Structure Report prepared for the Presidio Trust in 2002 by Architectural Resources Group (ARG). Portions of the draft ARG report are included and are shown in italicized text in this report. The draft ARG report served as the basis for the descriptions of the historical context, the building, and character-defining features.

In 2006, Anthony Crosby, Eric Blind and Roy Tolles produced a report—Officers' Club, Building 50, The Former Comandancia of the San Francisco Presidio Condition Assessment—with construction chronology, conditions assessment, and treatment recommendations for the adobe walls. The construction chronology from that report is referenced in Chapters 2 and 3. As the assessment and recommendations section of that report are provided in Appendix B, there is limited discussion on the adobe walls in the body of the HSR. Other invaluable resources included Erwin Thompson's Defender of the Gate, Barbara Voss's The Archaeology of Ethnogenesis, and SMWM's Cultural Landscape Assessment of the Main Post.

The methodology of this Historic Structure Report follows the recommendations of National Park Service Preservation Brief #43, The Preparation and Use of Historic Structure Reports, and the evaluation criteria

used by the National Register of Historic Places. Research for this report also included resources from the Golden Gate National Recreation Area (GGNRA) Park Archives and Records Center, the Presidio Trust Library, and extensive site visits with visual building inspections. No destructive testing was performed under the scope of this report.

Terminology

As history of the Officers' Club is a complex story of additions and remodels, clarification of terminology is necessary. The structure spans the occupations of Spain, Mexico, and the United States, and its functions changed periodically. As described in Chapter Three, this report references "New Construction" as portions of the building that added square footage to the existing structure, and "Renovations" as all other modifications of the existing structure.

According to Spanish colonial standards, San Francisco had a presidio or fortified garrison to protect Spanish settlers and land from competing western powers and the Native Americans. El Presidio de San Francisco—the name of San Francisco's original fortified garrison—was the initial Spanish quadrangle and incorporated the adobe portions of the Officers' Club. For the purposes of this report, El Presidio de San Francisco, or El Presidio for short, is used to refer to the historical Spanish quadrangle. During the American period, the growing "Main Post," which included El Presidio at its core, was the operational center for the growing United States Army base. The larger American base itself was known as "the Presidio." This report uses the terms El Presidio to reference the historical Spanish quadrangle, "the Main Post" to denote the growing American operational center, and "the Presidio" to reference the larger American post.

Within the Main Post, the United States Army created a parade ground during the Civil War period. The 1862 Civil War era parade ground, now called the "Old Parade Ground," sat immediately north of the Officers' Club between Graham Street and Funston Avenue. In the 1890s a new drill field was built west of the Old Parade Ground, and by the 1940s maps refer to this area as the "Main Parade Ground." This report uses "Old Parade Ground" to designate the Civil War-era parade immediately north of the Officers' Club, and "Main Parade Ground" to denote the large parade to the west of the Old Parade Ground, between Montgomery Street and Anza Street.

Over the history of the Officers' Club, occupants used several names to describe what in this report is called "the Officers' Club." Prior names include the Commandant's Quarters or Commandancia during the Spanish and Mexican Periods (1776-1847), the Officers' Quarters during the early U. S. Period (1847-1870), the Laundresses' Quarters (1870-1881), the Post Headquarters (1881-1934), the Officers' Mess by the mid-20th century, and the Presidio Officers' Club, or Building 50 today. Prior to Building 50, the Officers' Club was formerly Building 20 and Building 81. It is unknown when the structure first became known as the Officers' Club, though drawings for the 1934 remodel use the name. For clarity, this report consistently uses the term "the Officers' Club" to denote the building, followed by notes to clarify the period's use when needed.

Administrative Data

Historic Name

Commandancia, Commandant's House

Common Name

Officers' Club, Officers' Mess

Presidio Structure Number

Building 50
Formerly Building 20 and Building 81

Location

50 Moraga Avenue
San Francisco, CA 94129

Building 50 is located at the intersection of Moraga Avenue and Graham Street, in The Presidio of San Francisco.

Cultural Landscape

Building 50 was included in the 1992 Cultural Landscape Analysis (CLA) for the Presidio of San Francisco. The Officers' Club was included in the 22P sub area of significance in the CLA which states "this sub area includes several important Main Post buildings including Officers' Club (50), the Catholic Chapel (45) and Pershing Hall (42) as well as some small garages (44, 47, 48). Although the group is not cohesive vis-à-vis use, scale, materials, or style, the subgroup was assigned a highly sensitive rating because of the architectural significance of several of the buildings and because the siting of these buildings gives a strong edge to Moraga Street."[1] The CLA also states that despite the fact that the Officers' Club and other buildings had been significantly altered over time the grouping of buildings was "highly sensitive" to change.

Historic Resource Status

Building 50 is a contributing structure to the Presidio of San Francisco National Historic Landmark District, created in 1962 and updated in 1993.

The Presidio of San Francisco is a designated California Historical Landmark, No. 79.

Owner

The Presidio Trust

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Eric Blind – Principal Archaeologist

Randolph Delehanty, Ph.D. – Historian

1. Land and Community Associates with Architectural Resources Group, Presidio of San Francisco, Cultural Landscape Analysis, Golden Gate National Recreation Area, prepared for the National Park Service, April 1992, p. B-88.

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Acknowledgments

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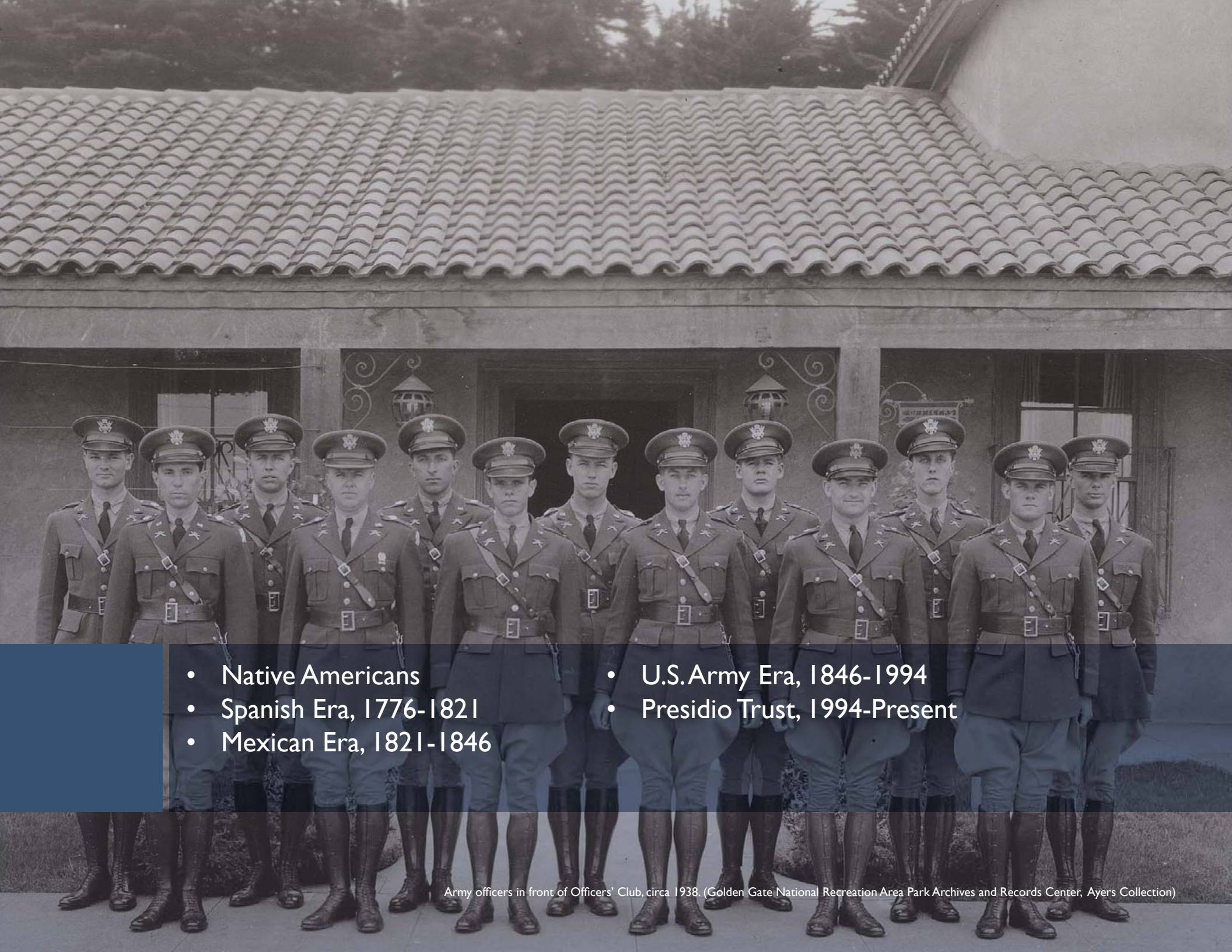
Katherine Petrin, Architectural Resources Group, Peer Review

PRESIDIO HISTORICAL CONTEXT

North Elevation, undated, (Golden Gate National Recreation Area Park Archives and Records Center)



- Native Americans
- Spanish Era, 1776-1821
- Mexican Era, 1821-1846
- U.S. Army Era, 1846-1994
- Presidio Trust, 1994-Present

Army officers in front of Officers' Club, circa 1938. (Golden Gate National Recreation Area Park Archives and Records Center, Ayers Collection)

2. Presidio Historical Context

Figure 2.1: Russian naval commander Georg Heinrich von Langsdorff's 1806 illustration looking southward toward El Presidio. (Bancroft Library, UC Berkeley.)

Native Americans

This chapter describes the history of the Presidio, providing context for the evolution of the Officers' Club. Before 1776, the San Francisco peninsula was occupied by the Ohlone people. They tended to live in fixed villages of around 200 and supported their diet by hunting game, fishing and gathering plants and shellfish. They lived in woven mat huts created from readily available material such as tule (bulrushes). Archaeologists have uncovered two Ohlone middens or heaps of domestic waste at Crissy Field, which date to between 1350 and 1700 C.E. The middens suggest that a group of the Ohlone known as the Yelamu occupied the area that became El Presidio de San Francisco.[1]

1. Barbara L. Voss, The Archaeology of Ethnogenesis: Race and Sexuality in Colonial San Francisco, (University of California Press: Berkeley, 2008), 48; Randolph Delehanty, A Timeline: The Presidio of San Francisco, (Presidio Trust, Unpublished, 2010), 3.

Spanish Era, 1776-1821

In the 1760s, Spain's Inspector General persuaded the Viceroy in Mexico to establish fortified settlements to secure New Spain's northern frontier. The following decade, Captain Juan Augustin Bautista de Anza set out north to scout locations for a presidio and mission. In March 1776, De Anza entered the Bay Area. Three months later De Anza's second in command, Lieutenant José Joaquin Moraga, established a permanent settlement after returning to the San Francisco peninsula.[2]

Moraga decided to locate El Presidio on a plateau about a mile east of present-day Fort Scott. A ridge of hills west of Moraga's chosen location offered some protection from the Pacific's cold winds.[3] (Figure 2.1)

As Moraga's nearly 200 settlers waited for a supply ship to provide building materials during their first winter, 1776–1777, settlers and soldiers labored to construct the first of three Spanish quadrangles. Settlers and soldiers built a small collection of ad-hoc wattle-and-daub structures forming a quadrangle, while Moraga's ship's crew worked on their quarters, a warehouse, the chapel, and the Commandant's Quarters. Like the Ohlone before them, the first Spanish settlers roofed their structures with straw (zacate) and tule (bulrushes). Originally measuring 92 by 92 varas (a colonial Spanish unit of measurement equaling roughly three feet), El Presidio de San Francisco encompassed the garrison's administrative and training functions.[4] (Figure 2.3)

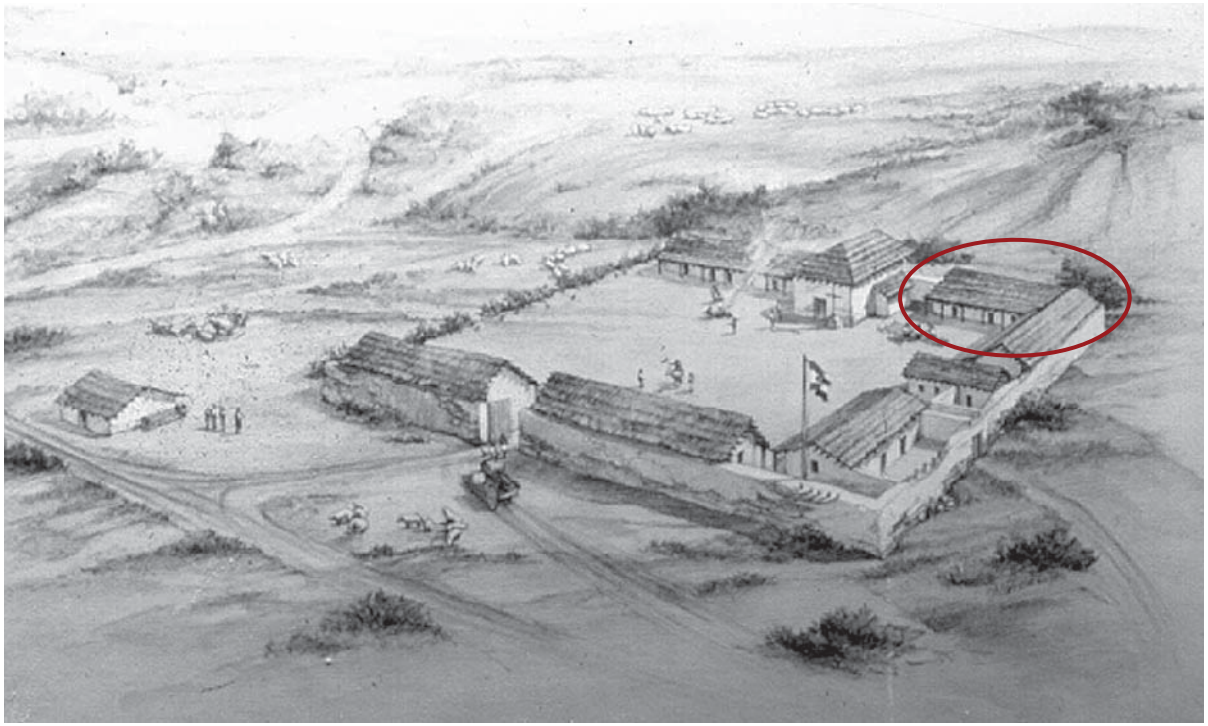


Figure 2.2: National Park Service interpreters' sketch of the 1792 Spanish *El Presidio* looking south with the unfinished quadrangle open toward the west. The Officers' Club, which served as the Commandant's Quarters, is marked with a circle. (Golden Gate National Recreation Area Park Archives and Records Center)

El Presidio de San Francisco held an important position as the Spanish Empire's northernmost outpost, which allowed Spain to compete with other western powers for dominance in the North Pacific. In addition, the newly formed Spanish garrison assumed the duty of guarding the nearby Mission San Francisco de Asis (commonly known as Mission Dolores) and maintaining control over the Native Americans. As was customary in Spanish settlements, friars at Mission Dolores intended to convert the Ohlone, while soldiers at El Presidio defended the presidial districts. Ultimately, during the Spanish period, El Presidio's district incorporated six missions, two civilian settlements, and several rancheros.[5]

Due to strong winds and rain, by 1780 no original structures remained at El Presidio. Rebuilding began in 1780, using a mix of material: adobe, stone, wood,

2. Voss, Archaeology, 57.
3. SMWM, Principles for the Future: A Cultural Landscape Assessment of the Main Post, (Unpublished, September 2002), 9-10.
4. Voss, Archaeology, 46, 176, 190, 195'; Erwin T. Thompson, Defender of the Gate - The Presidio of San Francisco, A History from 1846 to 1995. Historic Resource Study, Volume 1, (Golden Gate National Recreation Area, California: National Park Service, July 1997, 1-5; Architectural Resources Group (ARG), Building 50, Presidio Officers' Club, (Unpublished: Presidio Trust, December 2002), 8; Paul Alley, et al. Presidio of San Francisco, National Historic Landmark Recommendation, Western Regional Office, National Park Service, October 1993; Elaine Jackson-Retondo, "Presidio of San Francisco National Park Historic Landmark," (National Park Service, Pacific West Region, April 6, 2009).

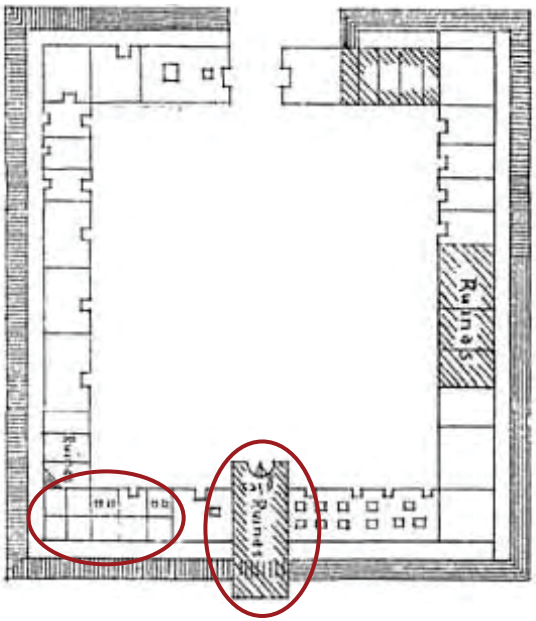


Figure 2.3: Sketch of *El Presidio* as it existed in 1820, drawn by E. Vischer and based on the recollection of General Vallejo. Hatched areas represent "ruins." The Officers' Club on the south side of the quadrangle is circled on the left, and the chapel is circled in the center. (Golden Gate National Recreation Area Park Archives and Records Center)

wattle-and-daub, and other organic materials. Most thatched roofs were replaced with tile. Despite their efforts, the garrison made little progress in creating durable structures due to the high winds, rain, and lack of labor and craftsmen.[6]

In 1795, Lieutenant José Arguello undertook several improvements to the garrison. He increased the 1776 quadrangle to 116 by 120 varas within a new perimeter wall. The buildings in good condition along the southern edge, namely the chapel and Officers' Club, remained attached to the adobe wall, while new freestanding structures were built with private lots. Also, a garden was planted outside the southwest corner of the perimeter wall. The north-side walls of the Officers' Club could date to this period.[7]

During the Napoleonic Wars (1799-1815), the Spanish crown did not adequately fund regular maintenance at the garrison. El Presidio structures deteriorated steadily after 1810. Out of necessity, Moraga ignored the Spanish ban on foreign trade and encouraged a thriving illegal fur trade with Russia. Due to desperate shortages, in 1816 the Spanish government lifted the foreign trading ban; consequently, El Presidio became a busy node of trade among the Russians, British, and Spanish.[8]

The third Spanish quadrangle, 1815-1821, marked the complete transformation from earlier building materials to adobe construction. The quadrangle grew to 172 by 172 varas. By this time labor for the garrison's construction came primarily from Native Californian prisoners of war. [9]

According to Spanish colonial standards, a perimeter adobe wall defined the edges of El Presidio. Throughout the Spanish era the quadrangle was enclosed sporadically, between 1776-1779, 1792- ca. 1800, and 1816-1823. Only during the 1816-1823 period was the quadrangle enclosed by adobe walls. In the third Spanish quadrangle, parallel adobe walls 6 varas apart defined the space. There is some evidence that the adobe Officers' Club was incorporated into the third quadrangle. Its perimeter fortification walls were constructed of adobe above stone foundations that extended above grade to protect the adobe from the rains.[10]

Based on an account by Commander Mariano Vallejo, a plan of El Presidio in 1820 depicted the quadrangle towards the end of Spanish occupation. Hatched buildings represent structures in "ruins." (Figure 2.3) One of these ruins, the chapel east of the Officers' Club, had been destroyed by an earthquake in 1812. However, soldier's houses and the Commandant's Quarters (Officers' Club) remained habitable in 1820, and all four perimeter fortification walls remained standing. The overlapping historical quadrangles are the only portion of the Main Post with Spanish and Mexican archaeological and architectural artifacts.[11] (Figure 2.3)

Mexican Era, 1821-1846

With Mexican Independence in 1821, El Presidio military authorities in Alta California recognized the newly established Mexican government. However, like the authority of the Spanish Crown, the Mexican govern-

5. Thompson, Defender, Volume 1, 1-5; ARG, Building 50, 8.
6. Voss, Archaeology, 178, 195.
7. SMWM, Principles, 10-13.
8. ARG, Building 50, 8; Thompson, Defender, Volume 1, 1.
9. Voss, Archaeology, 185-189, 192, 195.
10. Ibid., 131, 154.
11. SMWM, Principles, 10-13.

ment kept a loose hold on Alta California.

British Royal Navy Captain Don Ignacio Martinez visited San Francisco Bay in November 1826 and wrote that he found officers living in an "adobe in the corner of the Presidio." According to Martinez, the side opposite of the Officers' Club was "broken down, and little better than a heap of rubbish and bones, on which jackals, dogs, and vultures were constantly preying." He continued that "the neglect of the government to its establishments could not be more thoroughly evinced than in the dilapidated condition of the building in question."[12]

As a remote outpost, the trade operations of El Presidio grew steadily and became the dominant base of operation between 1820 and 1835. Mariano Vallejo took command in 1830. Following the Mexican government's new political directive in 1833 to closely monitor Russian, British, and American activities north of San Francisco Bay, in 1835 Vallejo moved his garrison to Sonoma, California. Following Vallejo's move to a better climate he left a small caretaking detachment at El Presidio de San Francisco, which dwindled to only three soldiers by 1839.[13]

Few primary Mexican sources exist that document the latter Mexican Period, though an 1848 letter from American Major James A. Hardie did describe a Mexican soldier named Piña found living in the old adobe Officers' Club upon U.S. occupation in 1847. According to Hardie's testimony, Piña had lived in the Officers' Club for several years as compensation for his otherwise unpaid military service, and felt that the U.S. Army had done a great injustice in evicting him to make way for the new occupying force.[14]

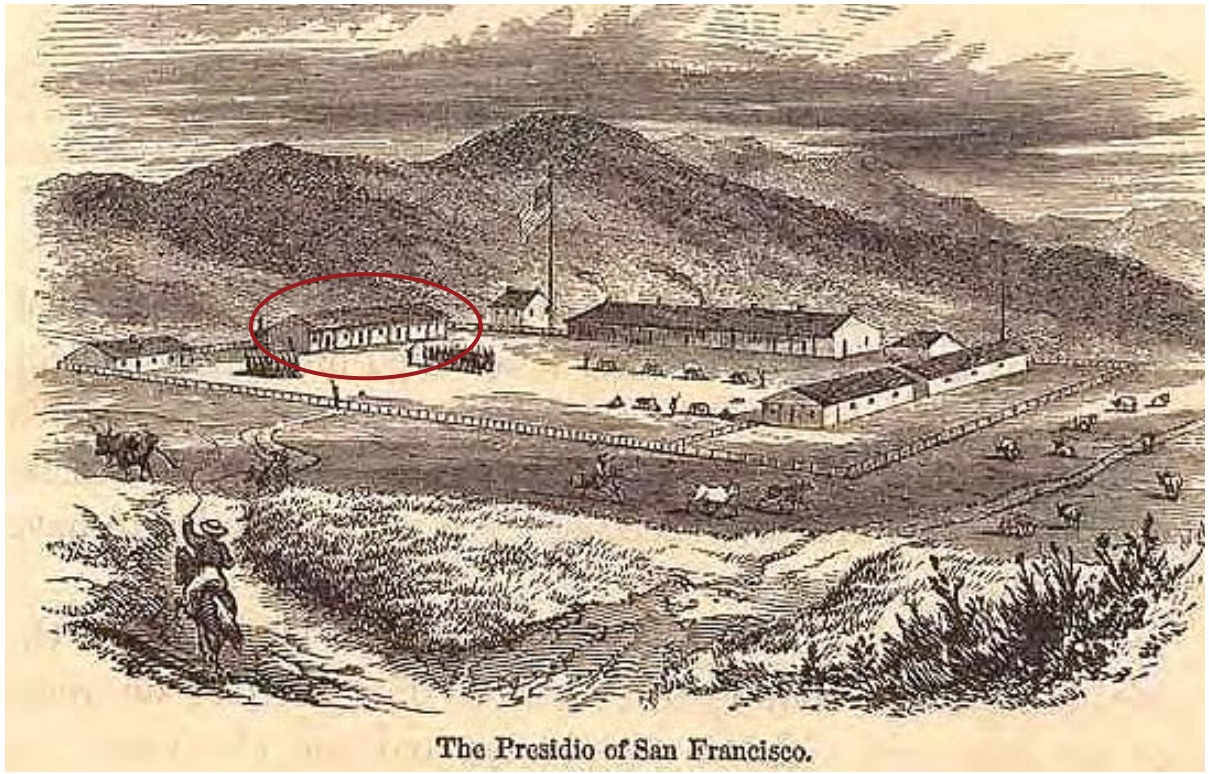


Figure 2.4: Illustration of *El Presidio* dated 1855, looking towards the southwest. The Officers' Club is circled. (Frank Soulé, *The Annals of San Francisco* (New York: D. Appleton & Company, 1855), 263.)

12. Beechey, "An Account of a Visit," 3-8, in John Philip Langellier and Daniel B. Rosen, El Presidio de San Francisco, A History Under Spain and Mexico, 1779-1848, (Denver: National Park Service, 1992).
13. Tony Crosby, Eric Blind, and Roy Tolles, Officers' Club, Building 50, The Former Commandancia of the San Francisco Presidio Condition Assessment, (Unpublished, 2006), 10; SMWM, Principles, 16; ARG, Building 50, 8.
14. Thompson, Defender, Volume 1, 1.

Figure 2.5: Map of The Presidio drawn in 1857, just prior to the construction campaigns brought about by the Civil War. The Officers' Club is circled. (The Bancroft Library, UC Berkeley, David Ramsey Collection, ID No. 18003.)

U. S. Army Era, 1846-1994

Early American Occupation, 1846-1860

In the mid-19th century, the popular American dogma of Manifest Destiny (the belief that the United States was destined to expand west across the North American continent) drove the American desire to conquer Mexican California. Twice the Mexican government refused the United States' offer to buy California—once in 1835 for $5 million, and again in 1845 for $25 million. In 1846 President James Polk, a Tennessee cotton planter who sought western territory for an expanded slave economy, declared that war existed between the US and Mexico following a border skirmish in Texas.[15]

In 1846, U.S. Lieutenant John C. Frémont led a military exploration party into California, entering from northern Oregon Country. By June of 1846, American settlers in Sonoma, with Frémont's encouragement, "captured" Commander Vallejo, who in fact had openly endorsed the inevitability of American annexation. The American settlers raised a handmade flag of the Bear Flag Republic. On July 9, 1846, Captain John B. Montgomery, U.S. Navy and his Marines occupied San Francisco. In 1847, the 1st New York Volunteer Infantry Regiment's 917 men occupied El Presidio's dilapidated adobe structures. On February 2, 1848, the Treaty of Guadelupe Hidalgo officially concluded the war and the annexation of roughly half of Mexican territories to the United States at a cost of $15 million.[16]

Soon after annexation, the discovery of gold at Sutter's Mill in Coloma in 1848, and the subsequent Gold Rush in 1849, spurred the sudden and dramatic growth of San Francisco. U.S. Army volunteers took up residence in El Presidio in 1847 and housed a small number of soldiers there. As the official presence in the Bay Area, the U.S. Army surveyed and made recommendations for future military reservations.[17]

Upon occupation of El Presidio, the U. S. Army found a badly deteriorated and neglected compound. They took steps to render it more habitable, repairing existing barracks and storerooms. New construction occurred within the historic quadrangle; redwood for structural framing was shipped from the Marin Headlands to the north. [17] (Figure 2.4) The U.S. Army altered the adobe Officers' Club in 1850 to make it "tolerably comfortable," before a strong earthquake the following year damaged the structure. In 1852

15. Crosby et al., Officers' Club, 12.
16. Voss, Archaeology, 68; Thompson, Defender, Volume 1, 5; ARG, Building 50, 8.
17. SMWM, Principles, 21; ARG, Building 50, 9.

Figure 2.6: 1870 view looking north. The Officers' Club can be seen in the foreground bordering the Old Parade Ground. (Golden Gate National Recreation Area Park Archives and Records Center)

repairs rendered the building habitable again.[18]

During the 1850s, several modifications to the garrison altered its dimensions and character. In 1853, the U.S. Army demolished the perimeter wall and rebuilt it with the old wall's salvaged materials. The compound remained largely open to the northeast. The Officers' Club remained largely untouched, and the arrangement of the structures along the north, south, and west of the historic quadrangle remained intact. The U.S. Army expanded the existing Mexican garden southwest of the Presidio wall.[19] (Figure 2.4)

The U.S. Army created a parade within the Spanish quadrangle, marking the parade's major entrance on the east side with a flagpole. Eventually new construction enlarged the original Spanish quadrangle, and outbuildings and kitchens were haphazardly arrayed behind original buildings. During this period of infrastructure development, the U.S. Army constructed new roads following the original paths and established routes to the shoreline for maritime deliveries.[20] (Figure 2.5)

A March 7, 1857 report described the Officers' Club as an "old adobe building, in tolerable state of preservation." However, the report recommended the "immediate abandonment" of the building as living quarters in light of the cost to maintain the structure: "The amount of money expended upon this building during the past ten years would have built fine quarters for all the officers of two companies of artillery." Furthermore, the report predictively stated, the building was better suited to be used as quarters for laundresses.[21]

American Civil War and Post-War Years, 1861-1870

At the outbreak of the Civil War in 1861, the federal government grew increasingly aware of San Francisco's gold wealth and the need to better secure its ports. Hence, the U.S. Army positioned additional troops at the Main Post to protect its material wealth from Confederate interests.

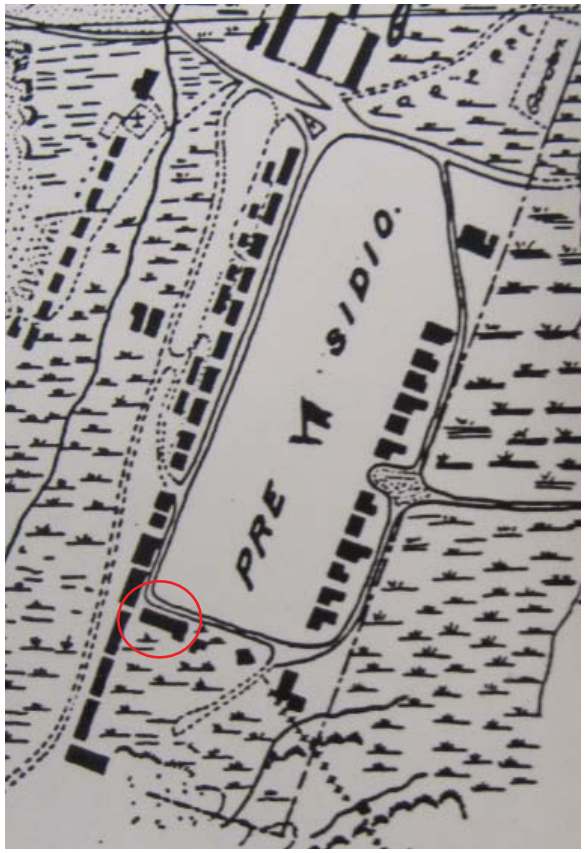


Figure 2.7: Map of the Main Post circa 1870 showing Civil War barracks extending to the west of the Officers' Club, which is marked with a circle. (Golden Gate National Recreation Area Park Archives and Records Center)

Consequently, the number of soldiers increased to over 1,500. They assisted in maintaining order in Northern California and manned the Bay Area's defenses. In doing so, the Civil War provided the impetus for the first major

18. Thompson, Defender, Volume 1, 2-4.
19. SMWM, Principles, 21-22.
20. Crosby et al., Officers' Club, 13-14; SMWM, Principles, 22.
21. SMWM Principles, 27.

U.S. expansion of the Main Post district.[22]

San Francisco's rapid growth in population and area through the 1850s created a Main Post seemingly less isolated than before. Officers increasingly brought their families to live with them at the growing military post. By the height of the Civil War period, the Main Post community housed women, children, and household servants. To encourage rapid development, the Army Quartermaster's Office in Washington D.C. distributed standardized building plans used at several military bases, including the Main Post. Patterned on the templates, the U.S. Army built several new structures to accommodate the growing population.[23] (Figures 2.6 and 2.7)

Along the eastern edge of the Old Parade Ground, which had remained clear of construction up to this point, the Army's Department of the Pacific created Officers' Row to provide new officers' quarters. The two-story, wood-framed houses accommodated officers and their families–a vast improvement over the confined muddy quarters previously occupied. (Figure 2.8) Along the western edge of the Main Post several wood-frame structures were built, including guardrooms, a temporary hospital, a chapel, kitchens, and a part-time school house.[24]

In 1862 the Spanish quadrangle was subsumed into a whole new post when the U. S. Army constructed a parade—today called the "Old Parade Ground"—by extending the quadrangle northward, down-slope toward the bay. The southern third—the original Spanish quadrangle—served in this period as a dirt and gravel assembly ground. The entrance to the Main Post was relocated to the east and the road was later extended, which divided the parade into an upper and lower section—the upper section being the original El Presidio.

Figure 2.8: View of Officers' Row looking north down Funston Avenue, after the facades had been reoriented to face San Francisco. The houses were built in 1862. This photo dates to the 1880s. (Golden Gate National Recreation Area Park Archives and Records Center)

The rectilinear geometry expressed in the Old Parade Ground was mirrored in the developing road system. Officers' quarters were built along Funston Avenue, and troop barracks were built along Graham Street. Beyond the Old Parade Ground, roads such as Arguello Boulevard conformed to the topography.[25]

Following a moderate earthquake in the Santa Cruz Mountains in 1865, the adobe Officers' Club required a new floor, foundation, and roof. One officer recommended that, instead of paying for repairs, the Army should demolish the structure. However, in 1870 the Officers' Club, which was used as an officers' quarters, was transformed into the laundresses' quarters, and its six rooms were divided into 18 smaller rooms.[26]

Figure 2.9: The Alameda eastern entrance to the Main Post, 1869. (Golden Gate National Recreation Area Park Archives and Records Center)

22. SMWM, Principles, 22.
23. Crosby, et al., Officers' Club, 14-15, ARG, Building 50, 9.
24. ARG, Building 50, 9.
25. SMWM, Principles, 28.
26. Ibid.

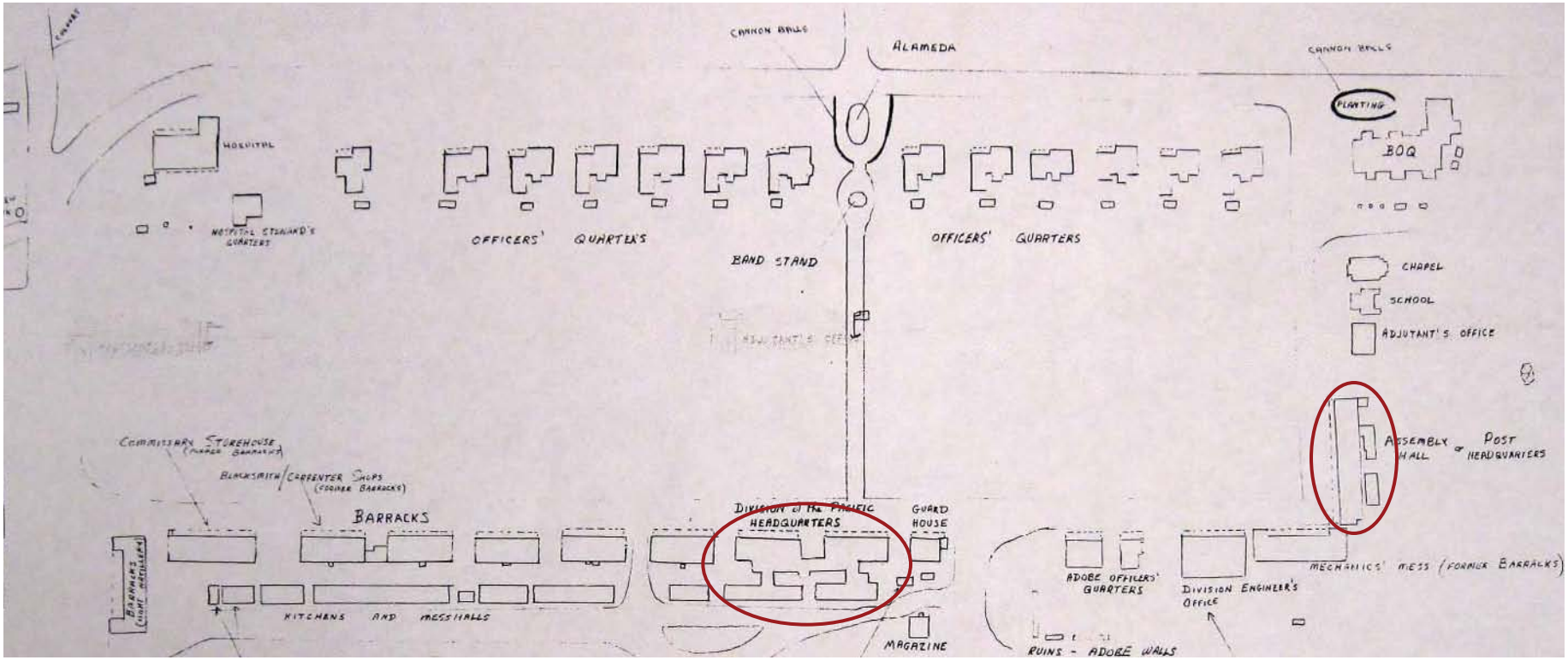


Figure 2.10: Copy of an 1880 map of the Main Post. (Original by Captain William Jones) Notice the two circled headquarters buildings: the Division of the Pacific Headquarters across the parade from the Alameda, and the Officers' Club, labeled as Assembly Hall and Post Headquarters. (Golden Gate National Recreation Area Park Archives and Records Center)

Period of Active Use and Expansion, 1870-1920

The decades following the Civil War witnessed significant growth at the Main Post. The U.S. Army elaborated the entrance with a more elegant ceremonial gate at the Alameda (Figure 2.9) and built four large Eastlake style houses to announce formally the entrance to the Main Post. Cannon balls and garden decorations lined a walkway to the Presidio headquarters. Officers' Row, originally built facing inward toward the Old Parade Ground, was reoriented to face outward toward visitors from San Francisco and to turn its back to the west winds.[27] (Figure 2.8)

In addition to the improvements to the Main Post's built environment, the Army aimed to transform the Presidio's landscape as well. In 1883, under the direction of Major William A. Jones, the Presidio initiated a major forestation project to "beautify" the land, minimize soil erosion, serve as a windbreak, and project the idea of the governmental authority. Toward these ends, in the 1890s and early 1900s Jones oversaw the planting of tens of thousands of Monterey cypresses, Monterey pines, acacia, Australian eucalyptus trees, and cedar trees.[28]

The Officers' Club, which served as the laundresses' quarters—the remaining structure at the south end of the Spanish quadrangle—underwent a major Victorian-style refurbishment and addition in the 1880s. Prior to the late-1870s, the joint headquarters for both the Military Division of the Pacific, which had command over much of the Pacific Coast, and the Department of California was located in rented quarters at the Phelan Building in downtown San Francisco. Following a 1878 act of Congress, headquarters for both moved to the Main Post. During the move, however, the Military Division of the Pacific was separated from Presidio

27. SMWM, Principles, 33.
28. Crosby et al., Officers' Club, 20.

command, and for 9 years it existed at the Presidio as a distinct authority until returning downtown in 1887. The Post Headquarters—the former laundresses' quarters—housed the Presidio command, but the Military headquarters of the Division of the Pacific resided in the Division of the Pacific Headquarters across the Parade from the Alameda.[29] (Figure 2.10)

As the new Post Headquarters, the Victorian Officers' Club reestablished the southern edge of El Presidio as the location of base command. In 1881 the Army modified the Officers' Club by segmenting the historical structure into three areas. The central or grand court-martial room made use of an adjutant's office to the east and a library to the west. In 1884 the Army cement-plastered the exterior of the adobe for waterproofing, and in 1885 demolished the center section of the long adobe and inserted a wood-frame assembly hall that extended south of the historic structure.[30] (Figure 2.11)

As the Army closed small posts across the West, troops were redeployed to major rail centers including San Francisco. The Main Post underwent major expansions in 1895-97. The Presidio's Pacific location provided a key embarkation point for thousands of soldiers. During this period the Main Post's open area nearly doubled in size, expanding 500 feet to the west. The"Old Parade Ground" sat to the east of a new drill field today known as the "Main Parade Ground," which was lined on the west by the new Montgomery Street Barracks. Presidio construction changed from wood-framed to brick structures both due to concerns over fire resistance and because better-than-wood masonry reflected the Army's permanence and power. The Presidio became an increasingly important military base after the Spanish-American War broke out in 1898 and the Army occupied the Philippine Islands in the Pacific.[31]

On April 18, 1906, a major earthquake struck the Bay Area, and a subsequent conflagration burned 4.7 square miles of San Francisco's downtown. General Frederick Funston and Presidio troops aided San Francisco during the firestorm. Only hours after the earthquake, Funston marched troops down Market Street in an effort to prevent looting and preserve civil order. The Army also helped by leveling structures with dynamite to create fire breaks and erecting tents in four Presidio refugee camps for displaced residents.[32]

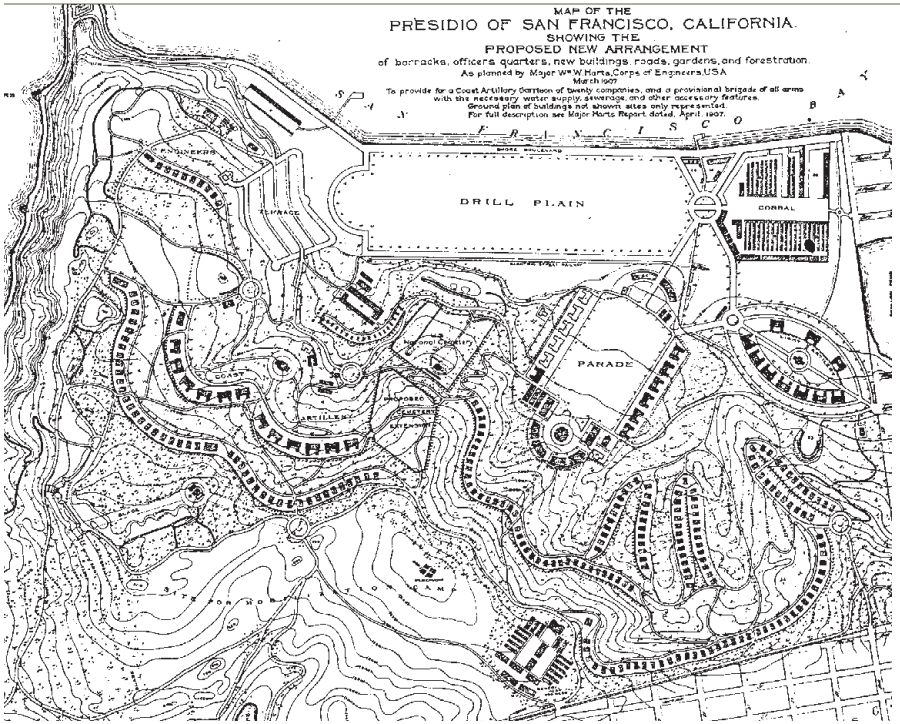
In 1907, the year following the earthquake, Major William Harts drew the Presidio's first comprehensive master plan, including new coastal defense and housing clusters. Bearing similarities to Chicago architect Daniel Burnham's 1905 City Beautiful Plan for San Francisco, Harts' Plan reorganized the Presidio around a single Grand Parade, combining the 1862 parade ground (Old Parade Ground) and the 1895 drill field (Main Parade Ground). While the Presidio's development did not fully follow Harts' master plan, the plan did influence the Presidio's evolution for a half-century.[33] (Figure 2.12)

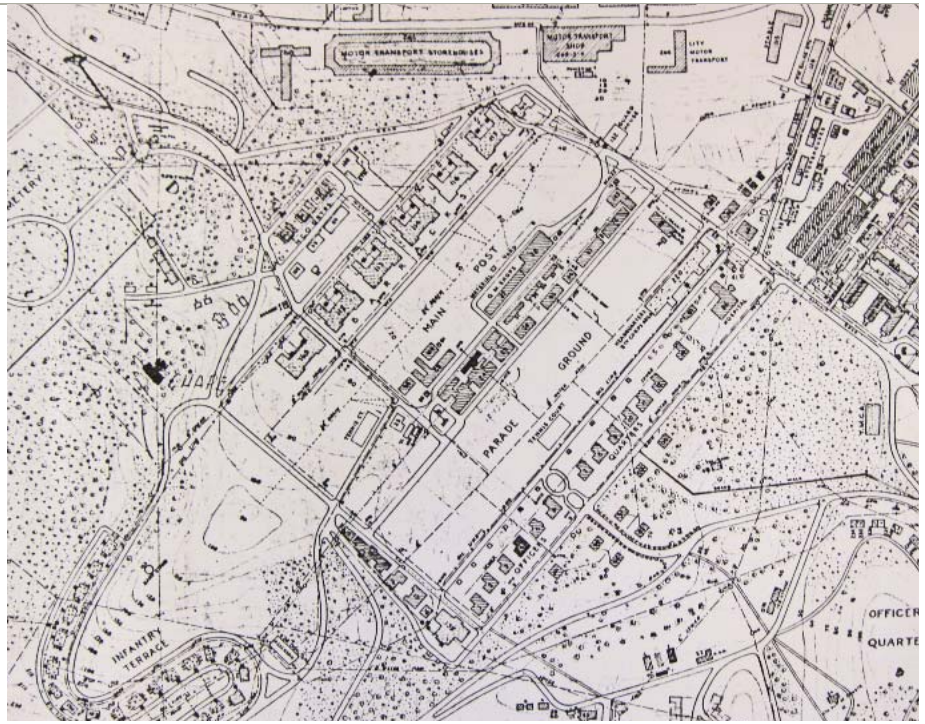
The early 20th century witnessed several "revival" forms of architecture. With their Spanish origins, the Mission style came to dominate architectural expression at the Presidio. The style first appeared in 1911 at Infantry Terrace, which was built in the hills above the Officers' Club. A more complex expression of the Mission Revival style appeared a year later in 1912 with construction of Fort Winfield Scott, San Francisco's first Coastal Artillery headquarters. Not all early 20th-century construction was Mission style; the Army built a three-story Italianate cavalry barracks in the northeast corner of the Old Parade Ground.[34]

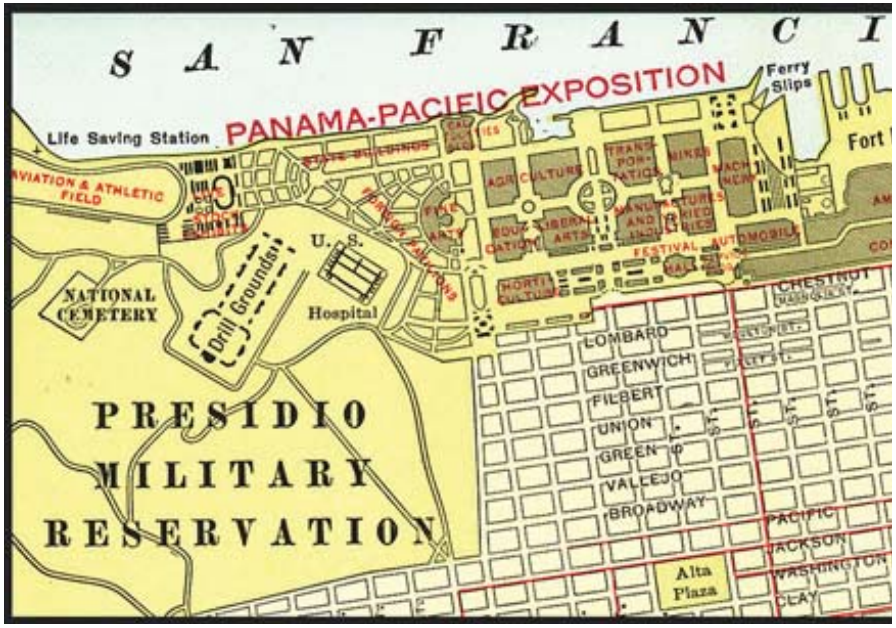
As early as 1913, Congressman Joseph R. Knowland, then president of the California Historic Landmarks League, provided an early example of preservation efforts for the Officers' Club. At the time the Army planned to demolish the structure. On November 24, 1914, Knowland highlighted the historical signifi-

Figure 2.11: View of the Main Post looking north, taken in the 1880s. The back of the Officers' Club, with multiple chimneys, can be seen at the center. (Golden Gate National Recreation Area Park Archives and Records Center)

29. Thompson, Defender, Volume 1, 161.
30. SMWM, Principles, 34-35.
31. Ibid., 34.
32. Thompson, Defender, Volume 1, Chapter 14.
33. SMWM, Principles, 34.
34. Ibid., 39-40.







Top Left
Figure 2.12: Major Harts' plan for the Presidio, 1907. The large, singular "Grand Parade Ground" was inspired by Chicago architect Daniel Burnham. The Harts Plan introduced suburban-like contour streets to the Presidio. (National Archives, Record Group 92. NPS drawing no. 641-20496.)

Bottom Left
Figure 2.13: 1915 postcard of the Panama-Pacific International Exhibition (PPIE). Visitors to the PPIE also entered the Presidio and enjoyed military drills and maneuvers at the Main Post. (Golden Gate National Recreation Area Park Archives and Records Center)

Top Right
Figure 2.14: 1917 map of the Main Post. Note the use of the term "Main Post" at what today is called the Main Parade Ground. (Golden Gate National Recreation Area Park Archives and Records Center)

cance of the structure by presenting a bronze tablet and installing it on the building on behalf of the league.[35]

In August 1915, a fire broke out in General Pershing's residence along the upper Old Parade Ground, killing Pershing's wife and three daughters. In doing so, the tragic fire destroyed the last remaining building along the western edge of the historic El Presidio. With the western edge dissolved, the Army extended Moraga Avenue west past Arguello Boulevard, permanently altering the once enclosed southwest corner of the historic Spanish quadrangle. Later, the open area at the south end of the Main Post was named Pershing Square to commemorate the 1915 fire.[36] (Figure 2.16)

The Panama-Pacific International Exposition (PPIE) opened in 1915. Stretching from Fort Mason to the northern bay edge of the Presidio, in name the PPIE celebrated the United States' completion of the Panama Canal. To San Franciscans, the PPIE proved their strong recovery following the 1906 earthquake and fire. Exposition organizers built the temporary structures in an eclectic mix of monumental Beaux-Arts styles. The Exposition Company paid for the filling of the Presidio's bayside wetlands. The Main Post, opening onto the fair grounds to the north and east, showcased U.S. Army, Navy, and Marine parades and military drills for many of the PPIE's 18 million visitors, and the Coast Artillery dazzled crowds by firing big guns.[37] (Figure 2.13)

With war in Europe, the PPIE ended amid increased U.S. military preparedness. In 1916, the National Defense Act authorized the Reserve Officers' Training Corps (ROTC). The Presidio became a training center for officers. By the time the U.S. entered World War I in 1917, the need for more residential and training facilities became urgent. The military constructed temporary structures to house the Presidio's over 7,000 personnel preparing for possible conflict at the North Contonment at what is now Crissy Field.[38] (Figure 2.14 and 2.15)

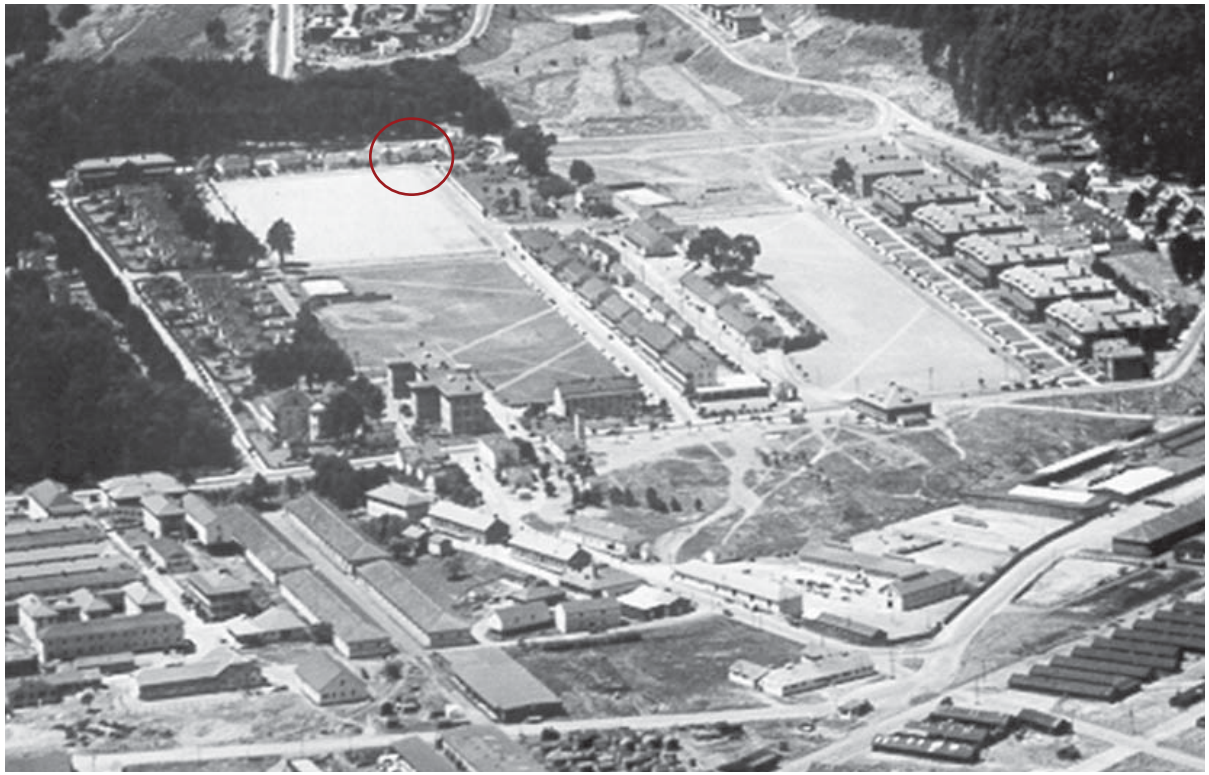


Figure 2.15: 1925 aerial showing the Officers' Club facing the Old Parade Ground. The Officers' Club is circled. (Golden Gate National Recreation Area Park Archives and Records Center)

35. SMWM, Principles, 46.
36. SMWM, Principles, 46; Thompson, Defender, Volume 2, 513-514.
37. Thompson, Defender, Volume 2, 510, 524.
38. SMWM, Principles, 45.

Peacetime Activities and WPA, 1920-1940

Over the course of the interwar years, the Presidio experienced slow growth as it remained an active U.S. Army training base and provided coastal defense. In the North Cantonment the Army demolished buildings such as the temporary World War I military quarters. Franklin Roosevelt's work stimulus programs, intended to ameliorate the effects of the Great Depression, provided the impetus for much new construction. The Works Progress Administration (WPA) in the 1930s offered Army bases across the nation funding for new buildings.[39]

Like several structures built before World War I, most new construction followed the Mission Revival style. Several buildings, such as the concrete barracks on the Main Post (Buildings 38 and 39), were constructed by civilian WPA architects in the Mission Revival style. The addition of Buildings 38 and 39 dramatically affected the Main Post. The addition of these barracks, built in the Old Parade Ground's open space, disrupted the Main Post's historic formal entry from the east. With funding from the Civil Works Administration (CWA) and State Emergency Relief Administration (SERA)—both New Deal-era government programs—a major 1934 renovation of the Officers' Club transformed the structure from a Victorian into a Mission Revival style.[40] (Figure 2.16 and 2.17)

Construction of the Golden Gate Bridge strongly affected the Presidio. The bridge's San Francisco approaches, Doyle Drive and Park Presidio Boulevard, separated Fort Scott and the developments to the north along the bay from the Main Post. Doyle Drive included a viaduct that visually separated the Main Post from San Francisco Bay to the north, though access to the bay remained under the highway.[41] (Figure 2.19)

39. SMWM, Principles, 51.
40. ARG, Building 50, 10; SMWM, Principles, 51-52.
41. Ibid.

Figure 2.16: 1947 map of Main Post showing changes that occurred during the World War II period. The small circle shows the Officers' Club. The large circle shows Building 39 and the cut-off Alameda entrance. The Old Parade Ground is no longer labeled. Pershing Square can be seen to the immediate northwest of the Officers' Club. (Golden Gate National Recreation Area Park Archives and Records Center)

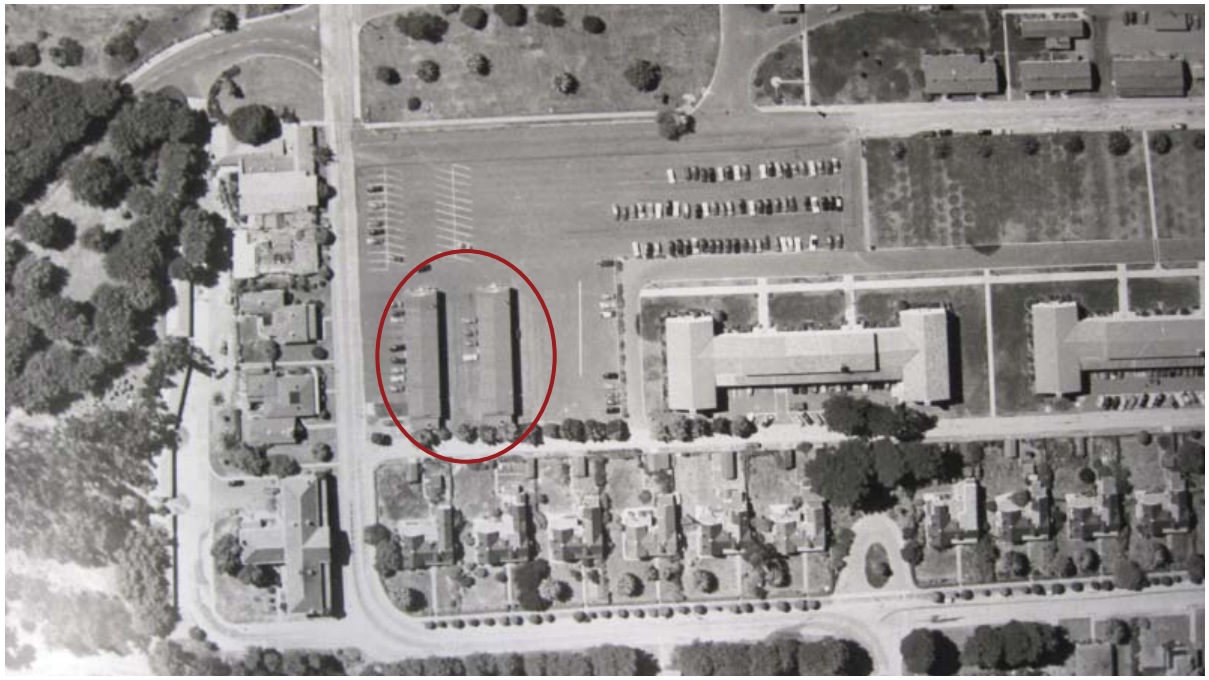


Figure 2.17: 1948 aerial of the Main Post. Buildings 38 and 39 in the Old Parade Ground appear on the right. Buildings T40 and T41 are circled. While the site north of the Officers' Club remained open, Buildings 38, 40, and 41 filled in much of the Old Parade Ground. Presidio Trust. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 2.18: 1999 photograph of Buildings T40 and T41. (Golden Gate National Recreation Area Park Archives and Record Center)

World War II Period, 1941-1945

Although the United States did not officially enter World War II until 1941, prior to the conflict the U.S. Army mobilized and expanded its bases. The Presidio's proximity to the Pacific Theatre (the area of military activity in the Pacific Ocean and its adjacent countries) rendered it a hub of Army activity during World War II. The Main Post took a commanding role as headquarters of the Ninth Corps Area, the Fourth Army, and the Western Defense Command. Following the Japanese attacks on Pearl Harbor in 1941, Americans feared that the Presidio's strategic location on the Pacific Ocean would lead the Japanese to target San Francisco.[42]

The Main Post's spatial layout changed again as a result of war, this time due to World War II building projects and wartime maneuvers. The Army built several wood-framed cantonments at Letterman Hospital and Crissy Field. As during past wars, the Army distributed standardized plans to quickly construct temporary structures used as day rooms, recreation halls, offices, and barracks. In addition, two Bachelor Officer Quarter (BOQ) buildings—40 and 41—further compromised the original arrangement of the El Presidio quadrangle in the upper Old Parade Ground.[43] (Figures 2.17 and 2.18)

Cold War, Korean War and Vietnam War Period, 1946-1975

The Presidio National Historic Landmark (NHL) period of significance as defined in the NHL nomination is 1776-1945 and 1951. Nonetheless, developments at the Presidio continued to reflect changes in both American society and global politics. Between 1946 and 1994, the

42. SMWM, Principles, 57, 58; Thompson, Defender, Volume 1, 5.
43. SMWM, Principles, 58.

Figure 2.19: Aerial photo taken in the 1950s. Doyle Drive separates the Main Post from buildings to the north along the bay. The Old Parade Ground and the Main Parade Ground are visually connected after six Civil War Barracks were removed. Automobile parking is prominent at the Main Post. The Officers' Club is circled. (Golden Gate National Recreation Area Park Archives and Records Center)

Presidio was the home of the Sixth U.S. Army, created in 1943 under General Douglas MacArthur in the South Pacific. Also, the Presidio served as a combat-ready army installation for the U.S. Army Forces Command. Between 1954 and 1974, the Presidio served as headquarters for the Nike missile defense located near the Golden Gate. The Korean War between 1950 and 1953 increased the number of personnel at the Army base as it continued to train and support troops.[44]

In the 1950s, as envisioned in Harts' 1907 master plan, six of the eight Civil War-era wooden Graham Street barracks were demolished, removing the line of buildings that had separated the Old Parade Ground from the Main Parade Ground. As the car culture came to dominate, however, the Army paved the Main Parade Ground as a central parking lot to accommodate automobiles. (Figure 2.19) In the 1960s, the Presidio served a military base to prepare Vietnam War troops for combat and Letterman Army Medical Center received the wounded returning home.[45] (Figure 2.20)

The diversified base population and improving standards of living led the Army to provide newer and bigger services. The Army built structures with more up-to-date amenities such as a bowling alley (Building 93), a library (Building 386), a child care center (Building 387), and a Post Exchange (Building 385).

During the Vietnam War in 1972, the Officers' Club was significantly expanded with the American Institute of Architects (AIA) award-winning construction of a two-story reinforced concrete building designed by architect Robert Wong. Wong graduated from UC Berkeley in 1950 and opened his own practice nine years later. He was selected for the addition due his completed work for the Army Corps of Engineers in Sacramento.[46]

44. SMWM, Principles, 63-64.
45. Ibid.
46. Robert B. Wong, Phone Interview by Andrew Wolfram, 2010.

Prior to Wong, the Army had worked with another architect who proposed a large addition on the west side of the Officers' Club, which Wong considered inappropriate. Rather, Wong placed the addition at the back of the existing building. According to Wong, the Army requested an elevator not be included because the second-floor lounge would be used by junior officers, while the first floor served the senior officers. Wong designed an exterior covered porch, referred to as the "lanai" in the as-built drawings, which did not count as square footage, to stay under the Army's 14,000-square-foot limit.[47]

The addition included a banquet-ballroom on the first floor, and a larger restaurant/lounge with a lanai on the second floor. Located at the Old Parade Ground's highest elevation, the addition's second floor offers stunning views of the bay to the north. The addition's stucco walls and clay tile roof drew from the existing Officers' Club construction; the massing, expressed structural elements, and clean lines were characteristics of contemporary Mission Style design. (Figures 3.45, 3.46 and 3.47)

During this period the Presidio was first listed as a historic site, preserving it for the future. The Department of the Interior designated the Presidio as a National Historic Landmark District in 1962.[48]

Waning Military Use, 1973-1994

Following the Vietnam War, the Presidio declined in significance as a military base. In 1972, U. S. Representative Philip Burton authored legislation stipulating that the Presidio of San Francisco, if deemed surplus by the Department of Defense, would be incorporated into the

Figur
background,
Archives and Records Center)

Figure 2.22: Mid-twentieth century photograph of the Officers' Club (Open Mess). (Golden Gate National Recreation Area Park Archives and Records Center)

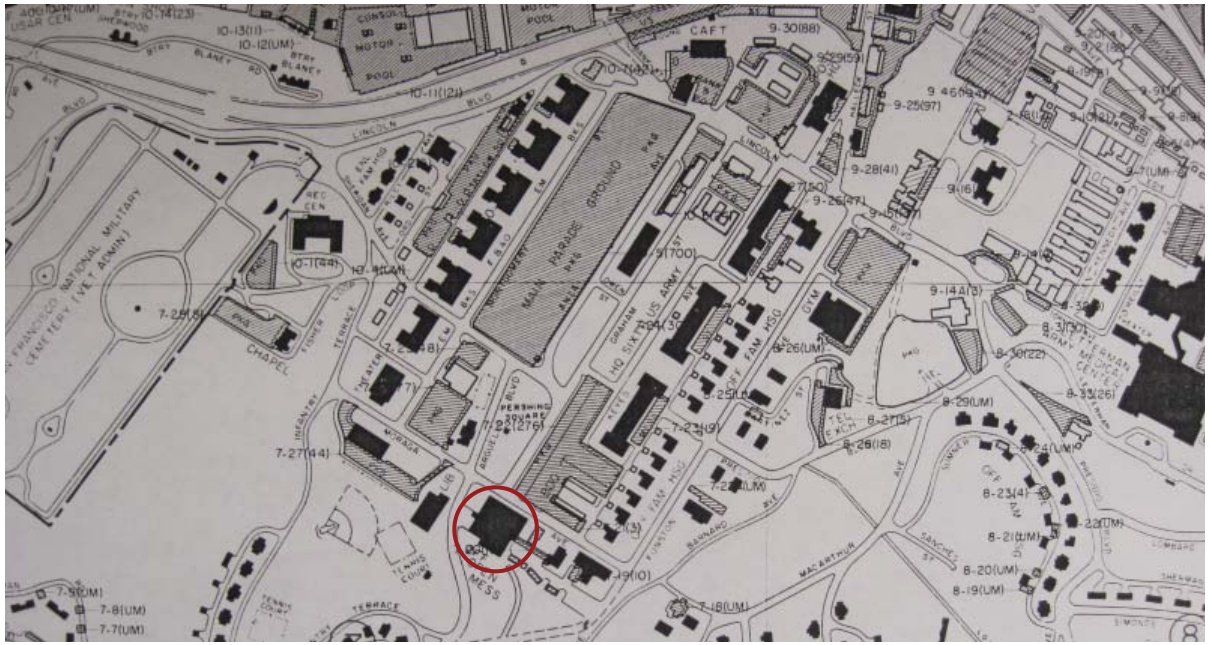


Figure 2.21: 1978 map of the Main Post. Note the Officers' Club circled, with the 1972 addition that interrupts Hardie Road. (Golden Gate National Recreation Area Park Archives and Records Center)

47. Ibid.
48. SMWM, Principles, 63-64; ARG, Building 50, 11.

GGNRA (Golden Gate National Recreation Area) under the National Park Service. The same year, President Richard Nixon signed an act to establish the Golden Gate National Recreation Area. The Base Realignment and Closure Act of 1989 destined the Presidio for closure. Five years later, in 1994, the U.S. Army conducted a military inactivation and retreat ceremony at Pershing Square, marking the end of the Presidio's 147-year tenure as a U.S. military base.[49]

Presidio Trust, 1994 - Present

The Base Realignment and Closure Act of 1989 transferred jurisdiction of the Presidio to the National Park Service. Due to its extensive cultural, architectural, and natural resources, the Presidio's operations were much more costly than traditional national park properties. Hence, the U.S. Congress created the Presidio Trust in 1996 to preserve and enhance the Presidio in partnership with the National Park Service.[50] The Presidio Trust is a federal agency that identifies uses for the Presidio's 469 designated historic buildings, including Building 50, the Officers' Club, and preserves and rehabilitates them.

In 2002, the Trust adopted the Presidio Trust Management Plan (PTMP), which provides a framework for decision-making at the park. In addition to the PTMP, the Trust adopted a 5-year Strategic Plan in 2005.[51] Together, these two documents outlined strategies and guidelines for the Trust to follow in pursuance of financial sustainability for the stewardship of Area B of the Presidio. (Figure 2.23)

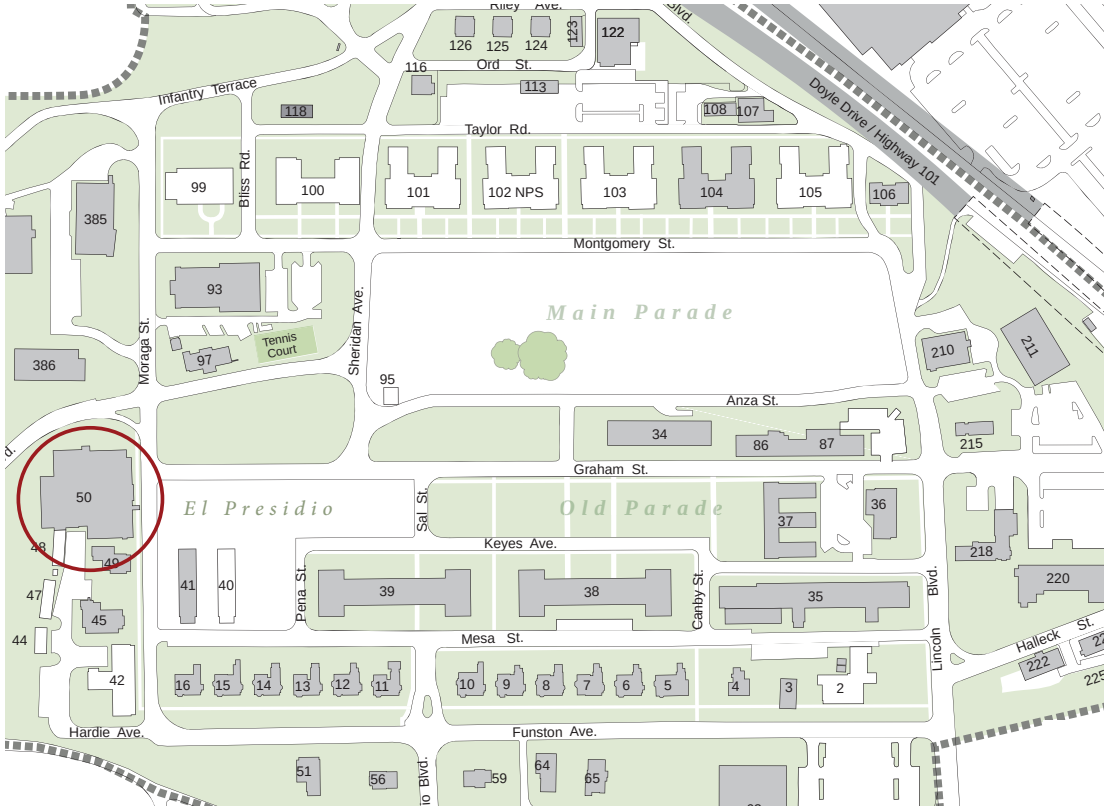
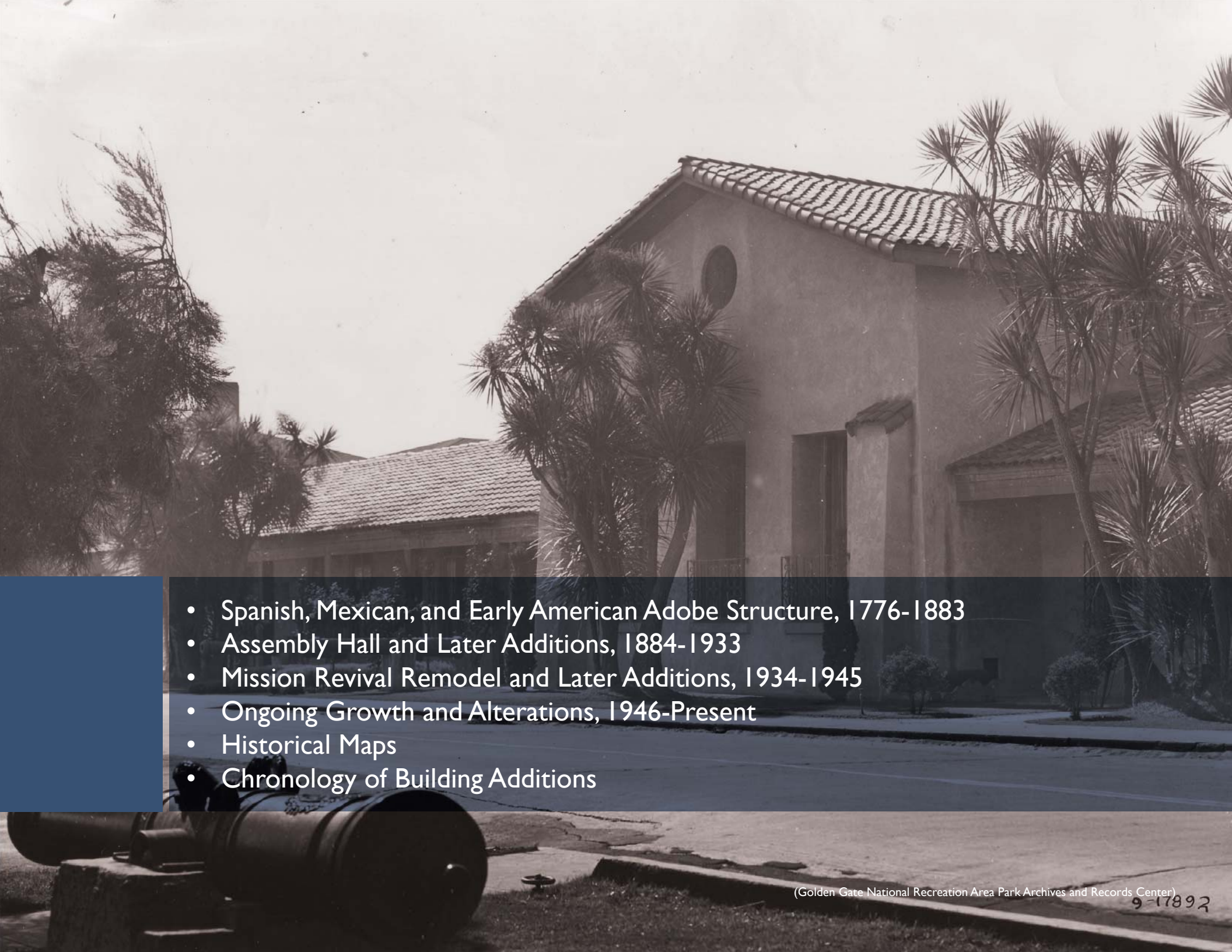


Figure 2.23: Plan of the existing Main Post. North is to the right. The location of the former Spanish quadrangles can be seen just north of the Officers' Club, west of Building 39. A remnant of the Civil War-era Old Parade Ground can be seen between Graham Street and Keyes Avenue north of the Spanish quadrangle. The Main Parade Ground is east of Montgomery Street. The Presidio Officers' Club is circled. (Presidio Trust)

49. Presidio Trust, "The Presidio Trust: A New Model for Park Management," The Presidio Trust, http://www.presidio.gov/trust/.
50. Presidio Trust, "Presidio Trust Management Plan," http://www.presidio.gov/trust/plans.htm.
51. Ibid.

BUILDING CHRONOLOGY AND GRAPHIC HISTORY

North elevation, Officers' Club, 1919. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Negatives Collection #35256.0706)



- Spanish, Mexican, and Early American Adobe Structure, 1776-1883
- Assembly Hall and Later Additions, 1884-1933
- Mission Revival Remodel and Later Additions, 1934-1945
- Ongoing Growth and Alterations, 1946-Present
- Historical Maps
- Chronology of Building Additions

(Golden Gate National Recreation Area Park Archives and Records Center)

3. Building Chronology and Graphic History

Spanish, Mexican, and Early American Adobe Structure, 1776-1883

This chapter describes the architectural history of the Officers' Club, which can be separated into four main periods according to construction and style. The first period in the Officers' Club's architectural history spanned the Spanish (1776-1821) and Mexican (1821-1846) periods, as well as the first 35 years of American occupation. During this time, the Officers' Club was characterized by a long adobe structure. The exact age of the Officers' Club's existing adobe walls is uncertain. A current effort using dendrochronology might shed light on the question. Records indicate that the first Spanish structures built in the quadrangle were wattle-and-daub, and that the use of adobe began in the late 1770s. The existing adobe walls in the Officers' Club are likely not the site's original adobe walls. The Officers' Club adobe walls correspond with the second Spanish Quadrangle and could date from 1815 to 1824.[1]

The Officers' Club, known at the time as the Commandancia, was used by Spanish and Mexican commandants as living quarters. The Commandant's Quarters possessed two wings, known as the East and West wings. Records and historical notes indicate that the Comandante or Commanding Officer occupied the East wing, the center of the building served as an office, and the West wing housed the non-commissioned officers' room.[2]

When the U.S. Army took possession of El Presidio in 1847, they found it in virtual ruins. The 200-square-foot courtyard was enclosed by 14-feet-high adobe walls, five feet thick. A reporter from the Illustrated California News described the Officers' Club as a small one-story building, likely the quarters used by the American officers. Similarly, an image from 1852 depicts a one-story structure with a porch across the front. Accompanying an 1885 narrative by Quartermaster Captain Robert Allen was a plan of the Officers' Club showing six room divisions.[3] (Figure 3.1)

Style

The term "adobe" is used throughout the southwestern United States and in Spanish-speaking countries, though the term "mud brick" is used in Middle East and Asian countries. Adobe is not an architectural style. Technically, adobe is a building material that uses bricks made of sand, silt, clay, water, and organic material such as straw. Construction methods and the composition of adobe vary according to climate and local customs, and examples of adobe building methods exist in most warm and arid climates around the world. Adobe structures typically use local materials, are often coated with lime plaster and are lime-washed to protect them from deterioration from rainfall, and require constant replastering and repair. Due to adobe structures' thermal massing, such buildings stay warmer longer during cold nights and keep cooler longer during hot days. However, they are particularly susceptible to collapse during earthquakes.

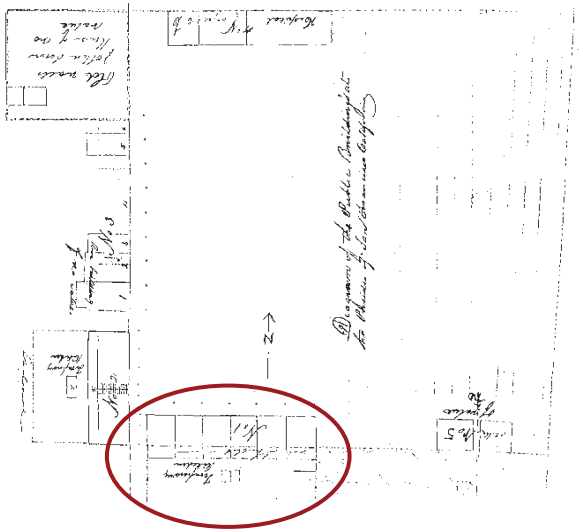


Figure 3.1: Plan of *El Presidio* included in Captain Allen's 1855 written observations. The circled Officers' Club is located on the southwest corner. (Golden Gate National Recreation Area Park Archives and Records Center)

1. Barbara L. Voss, The Archaeology of Ethnogenesis: Race and Sexuality in Colonial San Francisco, (University of California Press: Berkeley, 2008), 181. See also Paul Alley et al., Presidio of San Francisco, National Historic Landmark Recommendations, (Western Regional Office, National Park Service, October 1993), 7-130; Leo Barker, "The Presidio Within the Presidio: Historical Archaeology in a NHL." (Cultural Resources Management, 20:9, 1997); Mark Brack and James P. Delgado, National Architectural and Engineering Record Inventory Presidio of San Francisco Building 50, (U.S. Department of the Interior Heritage Conservation and Recreation Service, 1981).
2. Architectural Resources Group (ARG), Building 50, Presidio Officer's Club, (Unpublished: Presidio Trust, December 2002), 12.
3. Ibid., 15.

Chronology

1776 Spanish soldiers and settlers built tule huts, including soldiers' houses, quarters for the commandant, and a chapel. Once supplies arrived from Monterey in September, a warehouse, the Commandant's Quarters, and a chapel were constructed by soldiers and their families. Two carpenters led the construction effort. Palisados (walls made of wooden stakes driven into the ground) were built for the chapel, guardhouse, barracks, and 21 houses.[4]

1777 Governor Felipe de Neve in April found the Officers' Club and warehouse largely dilapidated, while the other structures were "mere huts."[5]

1778 An adobe house was built for the commandant.[6]

1779 Excessive rains in January destroyed the Commandant's Quarters and much of its foundation, which was at the site of the current Officers' Club.

1780 Due to the excessive rains of 1779, none of the structures built in 1778 remained standing. The construction of a stone house to replace the Commandant's Quarters is recorded. Records of this era are not clear if "adobe" was categorized as "stone"; it remains unclear if any of the Officers' Club's adobe walls date to this construction.[7]

1792 Commandante Hermenegildo Sal visited the Presidio to inspect the state of the construction. In a letter to Governor Romero dated March 4, Sal commented on the condition of the post:

"Three sides of the square of 120 yards were occupied by adobe walls and houses, both of adobes and rough stones laid in mud; and the fourth side was protected by a primitive palisade fence. All the structures were roofed with straw and tule, exposed to fire and at the mercy of the winds. All, except the Commandant's house lately completed and two or three of the soldiers' houses, were, through the poor quality of materials and want of knowledge and care liable to fall at any moment . . . None of the structures were those originally built; each year some of them had fallen and had been restored in the same faulty manner with the same perishable material."[8]

A second 1792 visitor to El Presidio de San Francisco, Captain George Vancouver, corroborated Sal's observations and described the site:

"A square area, whose sides are about two hundred yards in length, enclosed by a mud wall, and resembling a pound for cattle. Above this wall the thatched roofs of their houses just make their appearance. One side is very indifferently fenced in by a few bushes here and there, fastened to stakes in the ground. The walls are about fifteen feet high and five feet in breadth, and are formed by uprights and horizontal rafters of large timbers, between which dried sods and moistened earth form a kind of mud plaster, which gives to the whole an appearance of durability. The church has been whitewashed and is neat in comparison to the rest. The Commandant's house, consisting of two rooms and closet only, which are divided by massy walls, similar to that which encloses the square, and communicating to each other by very small doors; between the roof and ceilings of the rooms was a kind of lumber garret. The apartment of the Commandant's house… was about thirty feet long, fourteen feet broad, and twelve feet high; and the other room or chamber, I judged to be of the same dimensions, excepting in its length, which appeared to be somewhat less. The floor was of the native soil raised about three feet from its original level, without being boarded, paved or even reduced to an even surface; the roof was covered in flags and rushes, the walls on the inside had once been whitewashed."[9]

1794 Six bronze 17th-century cannons arrived at the Castillo de San Juaquin, a new Spanish battery at the future side of Fort Point. Today

4. Voss, Archaeology, 167-178.
5. Ibid.
6. Crosby, et al.'s well-organized and detailed chronology of the Presidio is the primary source used in this adobe chronology unless otherwise noted. Crosby et al., Officers' Club, Building 50, The Former Comandancia of the San Francisco Presidio Condition Assessment, (Unpublished, 2006).
7. Voss, Archaeology, 176-178.
8. Commandante Sal in 1792 as found in H.H. Bancroft, The Presidio of California, quoted in Presidio Physical History Report Building Inventory, Building Number 50.
9. Barney L. Meeden, "Army's Finest Club Building - Restoration of the Officers' Club at the Presidio of San Francisco," The Quartermaster Review (November-December, 1934, October 28, 1937).

two of the six cannons flank the entrance to the Officers' Club.

1800 A "hurricane" was reported in January, ripping off several roofs. In October a series of strong earthquakes occurred, after which every structure threatened to fail due to damage "from roof to base."[10]

1801 Repairs were made to fix the previous year's earthquake damage.[11]

1808 Earthquakes in June caused damage to the early adobe Officers' Club, including cracks in the walls and the collapse of one room.

1812 A major earthquake occurred in December. The adobe Officers' Club withstood the earthquake, though most of the remainder of the fortification was damaged.

1815-16 In light of the poor state of the buildings of El Presidio, a major building campaign began in 1815. When the new Governor Señor Sola learned of the construction, he ordered the effort to cease and for Lieutenant José Arguello to appear before him in Monterey. Regardless, construction continued into 1816. A lithograph produced by artist Louis Choris in 1816 depicted the buildings of El Presidio as completed. (Figure 3.2) His shipmate Albert von Chamisso noted that the garrison was newly built and roofed in tiles; the chapel remained in ruin. It is unclear how much of the Officers' Club was rebuilt or remained from the previous construction.[12]

Figure 3.2: 1816 watercolor by artist Louis Choris, who visited *El Presidio* while on the Russian Kotzebue expedition. Notice that all four quadrangle sides are enclosed with a wall. (The Bancroft Library, UC Berkeley.)

10. Crosby et al., Officers' Club, 6.
11. Ibid.
12. Ibid., 8.

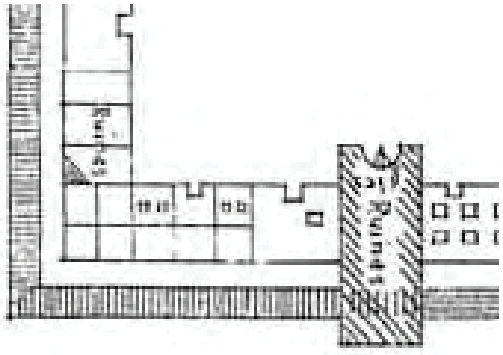


Figure 3.3: Plan of El Presidio as it existed in 1820. North is at the top of the image. (Golden Gate National Recreation Area Park Archives and Records Center)

1820 A plan of the Presidio drawn later by E. Vischer based on Vallejo's memory revealed all four of the perimeter walls constructed while the chapel and several houses remain in ruin. (Figure 3.3)

1821 Mexico achieved independence, and officials in Alta California, including those at El Presidio, pledged allegiance to the newly established Mexican government. The same year, the chapel of the Commandant's Quarters collapsed during an earthquake.[13]

1822 Governor Pablo Vincent de Sola sent boat loads of timber and laborers to El Presidio for repairs. The northernmost adobe walls were upgraded around this period.

1824 An account by Russian Dmitri Zavalishin, who stayed in the adobe Officers' Club, described the garrison structures as having floors made of dirt or stone and lacking stoves and fireplaces. Zavalishin reported that there was no glass in the windows, though some contained grating. The entrances to some of the apartments, including the Commandant's room, were so large that one could pass through the wall on horseback. While staying there, Zavalishin reportedly refurbished his room in a "European" style, which included wooden floorboards, windows, and furniture.[14]

1826 An account given by a visiting Captain Beechey reported that the governor's adobe was in a corner of El Presidio and formed one end of a row. At the other end of the row was the chapel. Both the governor's adobe Officers' Club and chapel were distinguished from other buildings of the post with whitewash. El Presidio's east wall no longer stands.[15]

1834-35 General Vallejo moved part of the garrison to Sonoma following a strong earthquake, damage from which required additional rebuilding. This coincided with political directives given by the newly independent Mexican government, placing an emphasis on monitoring Russian, British, and American activities in the region concentrated to the north. Vallejo recommended that the government sell off what it could of the remaining garrison to earn some money in order to pay the troops. The governor agreed on the condition that part of the garrison remained as barracks to house troops. By 1835 Vallejo had relocated the entire garrison to Sonoma, leaving a group of six artillerymen at El Presidio.[16]

1836-46 Severe earthquakes occurred in 1836 and 1838. The detachment of soldiers dwindled to only three soldiers by way of desertion by 1839. When the American troops seized El Presidio in 1847, one elderly soldier lived in the Officers' Club, which still served as the Commandant's Quarters.[17]

1847 U.S. Army troops reportedly rebuilt what remained of the walls of the Spanish Colonial-era structure. Redwood timber for the construction was obtained from Marin County where a sawmill was built. Troops added glass windows, shake roofs, and fireplaces to the Presidio adobe structures.[18]

1850-52 The Officers' Club was slightly remodeled in 1850.[19]

1852 The U.S. Army's first formal inspection of El Presidio occurred in May. The inspector noted that the structures had been:

13. SMWM, Principles, 16; Meeden, Army, 1.
14. Crosby et al., Officers' Club, 10.
15. Beechey, "An Account of a Visit," 3-8, in John Philip Langellier and Daniel B. Rosen, El Presidio de San Francisco, A History Under Spain and Mexico, 1779-1848, (Denver: National Park Service, 1992).
16. Crosby et al., Officers' Club, 10-11.
17. Ibid., 12.
18. Randolph Delehanty, A Timeline: The Presidio of San Francisco, (Presidio Trust, Unpublished, 2010), 8.
19. Ibid.

"erected by the Mexican government…of adobe or sun dried brick. They afford three Barrack rooms, together with a mess-room & kitchen sufficiently commodious for one Company of Artillery - not more. Of these old buildings there is one now that was designed for officers' quarters - these rooms are on the ground floor; & with some repairs that have been made by the troops have been rendered tolerably comfortable - that is to say habitable; but they do not afford the complements of quarters, offices, etc. for the number of officers belonging to the Garrison."[20]

1853 The old perimeter walls of El Presidio were removed, but the Officers' Club remained untouched.

1854 California historian E.S. Capron described the Presidio:

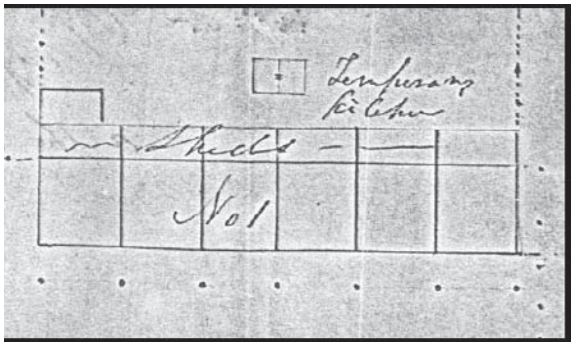


Figure 3.4: Plan of the Officers' Club included in Captain Allen's 1855 written observations of the base. The "Temporary kitchen" shows the location of the outbuilding used for food preparation. (Golden Gate National Recreation Area Park Archives and Records Center)

"The castle of the Mexican commandant and the fort are now occupied by American troops; and neat, whitewashed, picket fences supply the place of a large part of the old walls. The Presidio is quadrangular, each side of the being in length about one hundred yards...The buildings within the enclosure are situated on three sides, extending the whole length of one side [west] and about half the length of the other two [north and south], are of equal height with the walls, and are covered with earthen [terra cotta] tile."[21]

1855 In March, Post Quartermaster Captain Robert Allen compiled a building report for El Presidio. Overall, Allen found it in poor condition, and the buildings worth little or no value. He remarked:

"I consider all these buildings [at the Presidio] of no value and the Post would be improved by their removal. They consist of old Adoba (sic) walls dilapidated and moldering down from age with ponderous leaky roofs. In fact they are nothing now but unsightly mud enclosures."[22]

As part of his report (Figure 3.4) Allen also described the Officers' Quarters as:

"an adobe building, one-story high, having a porch in front. It contained six rooms, each measuring 18 feet by 22 feet. At that time one room serves as a kitchen, one as a mess room, and two two-room sets were quarters for Captain Keyes and Lt. Michael R. Morgan, a Canadian-born graduate of West Point."[23] (Figure 3.4 and 3.5)

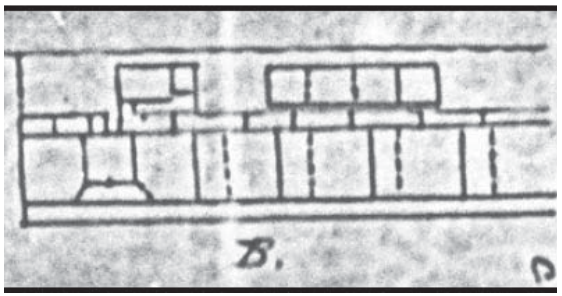


Figure 3.5: 1859 plan of the Officers' Club showing room divisions. (Golden Gate National Recreation Area Park Archives and Records Center)

1861 In a report dated June 30, the Officers' Club was described as consisting of six rooms and three kitchens in tolerable condition in the rear. The quarters provided lodging for one captain and four subordinates, without kitchens for two officers. Work was done to repair doors, windows, and the roof. Repapering of one of the quarters was also performed. Alterations and repairs were projected for the following year, including reroofing with shingles and zinc, wall papering, repainting, and repairs to floors, doors, windows, and fences.

1864 After a strong seismic shock on March 5, some plaster and glass windows cracked.

20. Inspector General George A. McCall, "May 25, 1852, Report of Inspection," Records of the Adjutant General's Office, 1780-1917, RG 94, NA.
21. E.S. Capron, an extract from his History of California, from its discovery to the present time (Boston, 1854), in "The Presidio of San Francisco 1776-1976, A Collection of Historical Source Materials," (San Francisco, National Park service, 1976), 74.
22. R.W. Allen, March 15, 1855, to Maj. O. Cross, CCF, OQMG, RG 92, NA.
23. Allen, May 15, 1855, OQMG, RG 92, NA.

Figure 3.6: 1879 illustration of the "South Adobe Quarters" (Officers' Club). (The Bancroft Library, UC Berkeley)

Figure 3.7: View of the south face of the Officers' Club when it was the laundresses' quarters, showing the outbuildings at the rear yard. (Golden Gate National Recreation Area Park Archives and Records Center)

1865 An earthquake caused damage to the Officers' Club. A report on June 30 described the building as requiring a new floor, foundation, and roof. The cost of repair was nearly as much as building a new structure. The adobe Officers' Club was effectively abandoned during the flurry of Civil War construction campaigns.

1870 The adobe Officers' Club was redesignated as the laundresses' quarters and subdivided into 18 rooms.

Assembly Hall and Later Additions, 1884-1933

In 1884-1885, the appearance of what had been the laundresses' quarters was greatly altered when a central pavilion-like assembly room of wood-frame construction was added to the Officers' Club. A photo from above the hill looking north toward the Old

Parade Ground depicts the building circa 1880s prior to the Assembly Hall addition. (Figure 3.10) The north side of the Assembly Hall addition had flat-fronted Italianate details. According to photographs taken between the 1890s and 1920s, the west and east wings of the structure were stuccoed with shingled roofs. The Assembly Hall addition was sheathed in horizontal wood siding. Also during this period, a boxed bay window was added to the east side of the Officers' Club. With construction of the assembly hall addition in 1885, the building functioned as a gathering place and became know as the Post Headquarters.[24]

Style

The Victorian era (mid-to-late 19th century) witnessed several architectural styles that are often lumped into the broad "Victorian style" of architecture. However, several specific styles coexisted during the Victorian Period, and the Officers' Club renovation and addition are best categorized as Italianate. While the Officers' Club's gabled central roof was not typical of the style, the renovated structure had many characteristics of the Italianate style: evenly spaced decorative brackets under overhanging eaves, tall double-paned windows with hood moldings, and balanced symmetry and orthogonal lines. The Italianate style ranged from the more exuberant forms common throughout the City of San Francisco to their more subdued counterparts in the Presidio.

Chronology

1881 The Army remodeled the adobe Officers' Club into a substantial Post Headquarters, reestablishing a military role in the southwest

Figure 3.8: A group of artillery and infantry officers in front of the Officers' Club when it was the Post Headquarters, circa 1885-1892. (U.S. Military History Institute)

24. ARG, Building 50, 16.

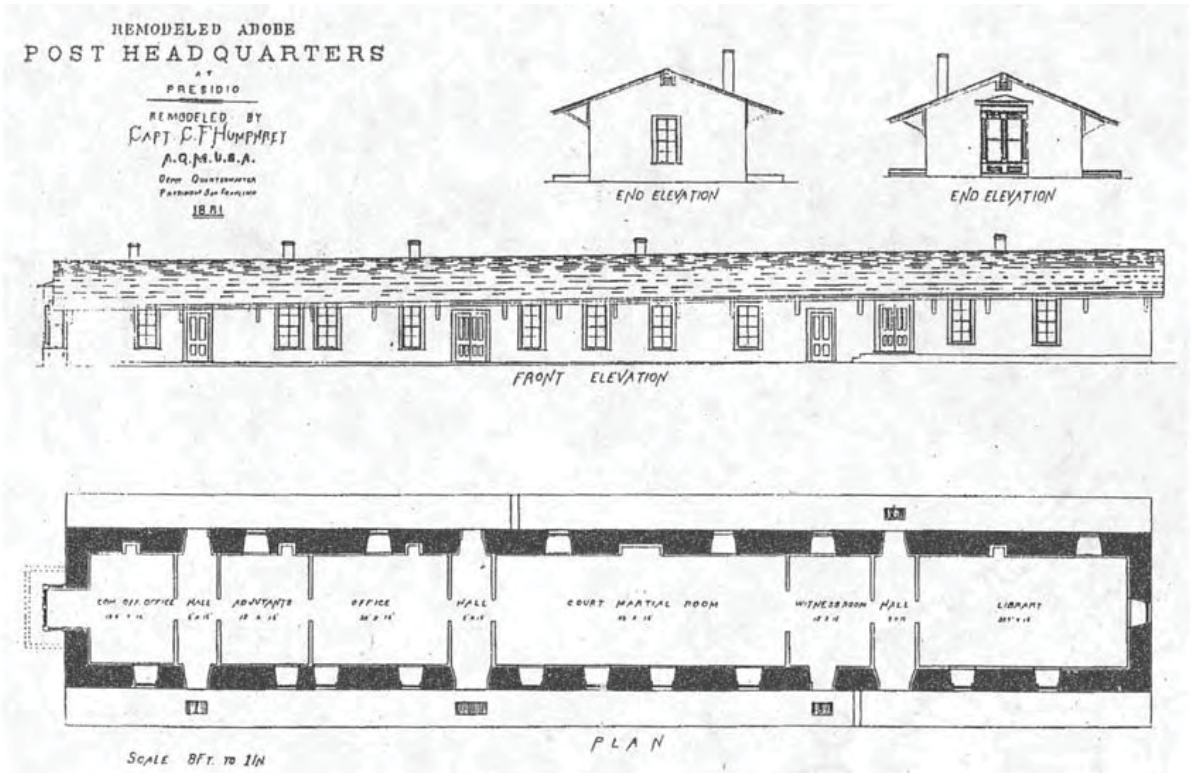


Figure 3.9: 1881 drawings of the Officers' Club renovation. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 3.10: View of the south façade of the Officers' Club after its renovation in 1881. Note that the outbuildings have been removed and the elevation made visually uniform. (Golden Gate National Recreation Area Park Archives and Records Center)

corner of El Presidio. Three large halls divided the interiors: offices for the commanding officer and adjuncts to the east, a central court-martial room, and a library to the west.[25]

An electric bell system--predecessor to the telephone--was installed. In plan and elevation drawings, a projecting bay window is shown on the east end of the Officers' Club, a Victorian addition to the building. (Figure 3.14)

1884 The Annual Report of Buildings at the Presidio of San Francisco recommended that the Post Headquarters be water-proofed with cement plaster on its exterior, as well as new window casing, painting, and roof repairs. The report recommended a 30-foot by 50-foot wood-frame Assembly Room addition.

1885 Construction plans from 1884 showed a balloon-frame Assembly Room off the south façade of the adobe structure. These drawings do not correspond to later photos of the building and were not carried out as drawn. The addition required the demolition of some adobe walls. (Figure 3.12)

A projecting central pavilion of frame construction with a gable roof and squeezed pediments over long windows was added to the structure. It served as an Assembly Hall. (Figure 3.11)

25. Crosby et al.'s well-organized and detailed chronology of the Presidio is the primary source used in this Victorian Period chronology unless otherwise noted. Crosby, et al., Officers' Club, Building 50, The Former Comandancia of the San Francisco Presidio Condition Assessment, (Unpublished, 2006).

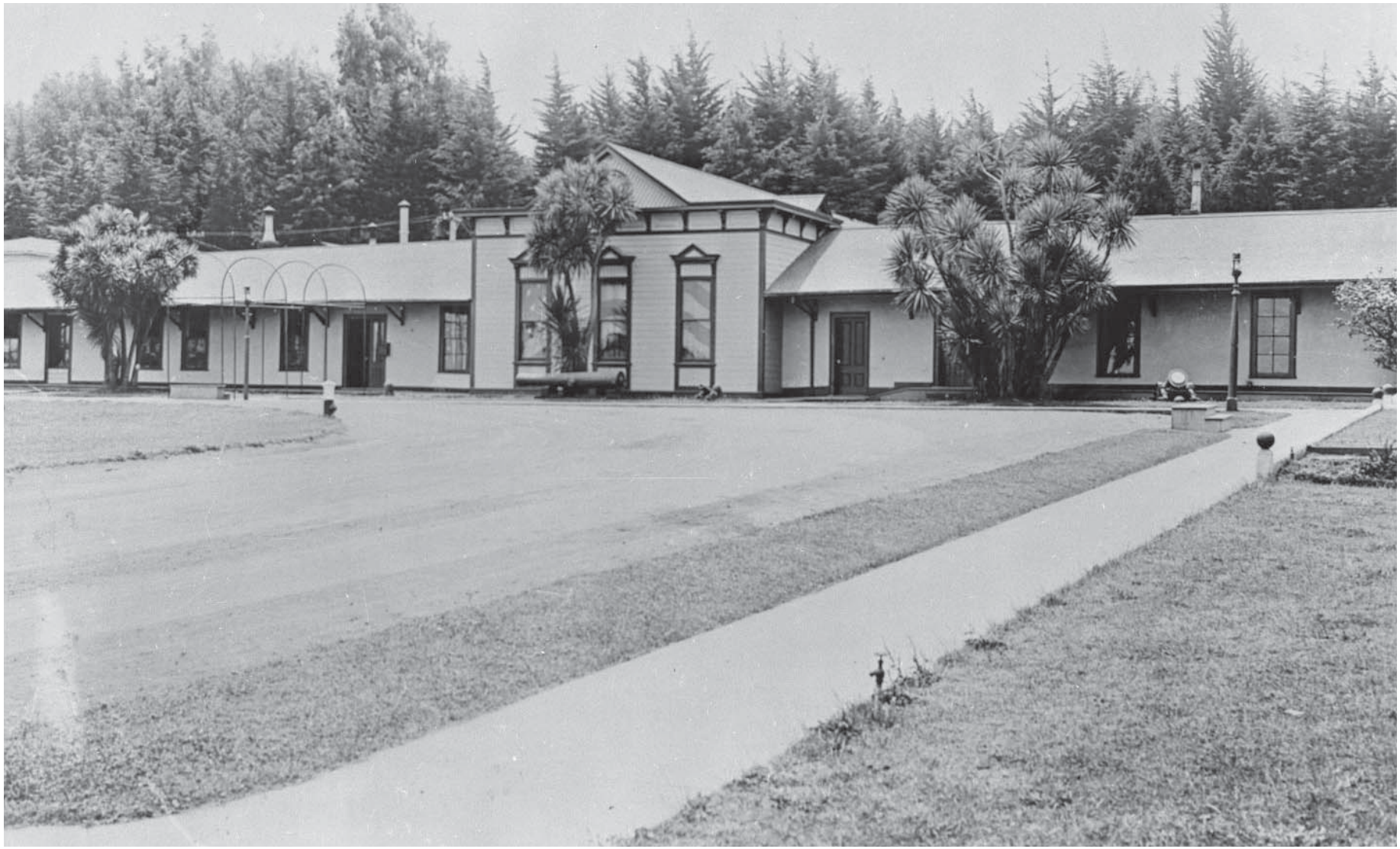


Figure 3.11: View of the north façade of the Officers' Club after 1885 showing the insertion of the Italianate style Assembly Hall. (Golden Gate National Recreation Area Park Archives and Records Center)

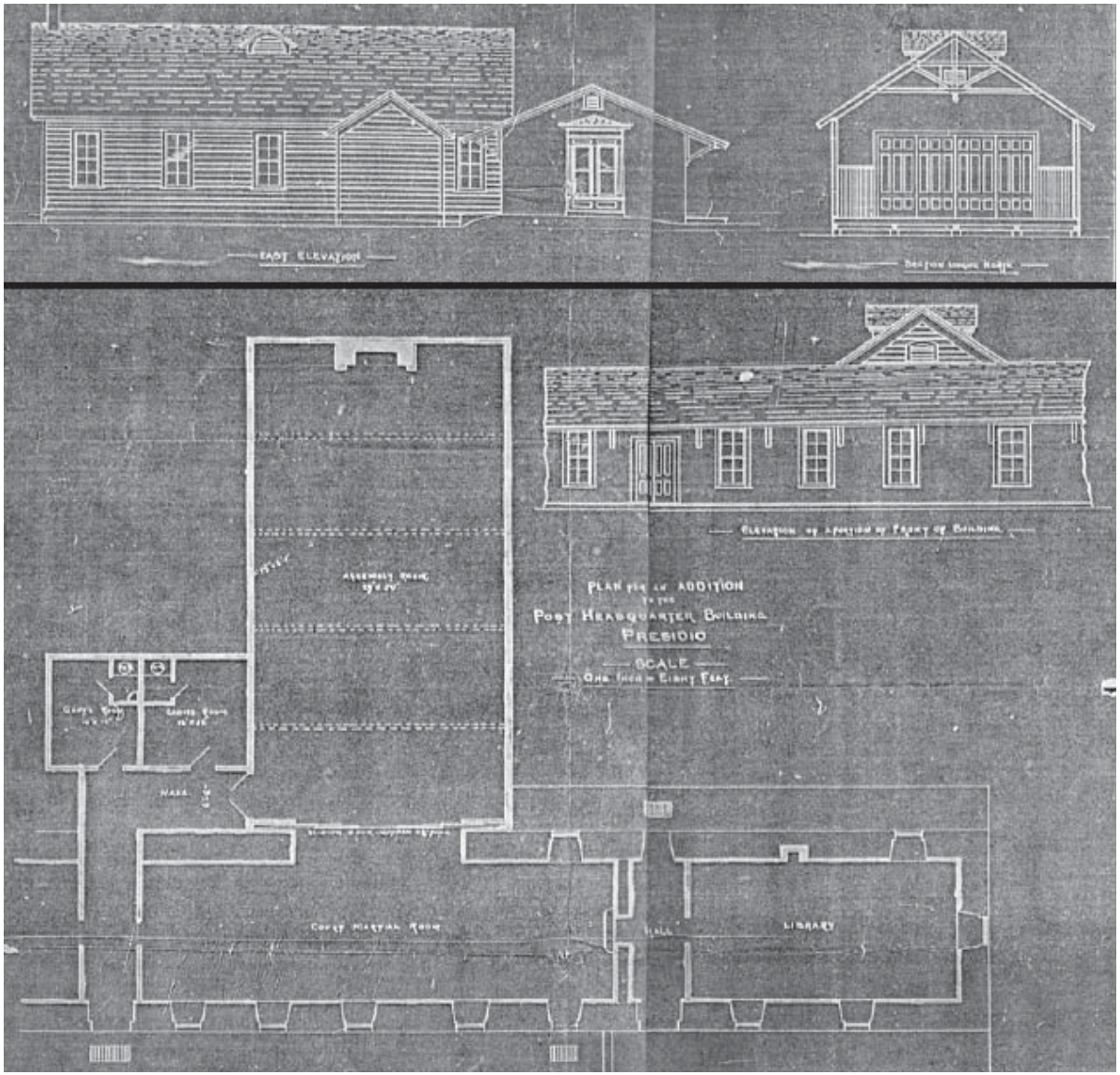


Figure 3.12: Plan, elevation, and section drawings of the proposed Officers' Club renovation dating to 1885. The plans do not show the Moraga Room protruding north of the original adobe structure. This 1885 design of the Assembly Hall was not built. (Golden Gate National Recreation Area Park Archives and Records Center)

A Women's Restroom and Powder Room were added.

1888 A 19-foot by 20-foot addition is proposed that would extend from the middle section of the southern wall of the Mesa Room and connect through a doorway east of the central fireplace.

1906 The Officers' Club survived the earthquake of 1906 with little damage.

1912 An electric light system was added to the structure.

1913 The Officers' Club, then used as the Post Headquarters, came to public attention when the Army planned to demolish the building. Congressman Joseph R. Knowland, then president of the California Historic Landmarks League, expressed his concern.

1914 On November 24, Knowland highlighted the historical significance of the structure by installing a bronze tablet on the building on behalf of the league.[26]

1915 Ceiling fixtures and chandeliers were installed and the ceiling was lowered. A small fire damaged the roof of the building.

1926 Gas steam radiators were installed, though their locations were unspecified.

1927 Additional gas steam radiators were installed, as well as six chandeliers and one electrical meter.

26. Erwin T. Thompson, Defender of the Gate: The Presidio of San Francisco, A History from 1846 to 1995. Historic Resource Study, Volume 1, (Golden Gate National Recreation Area, California: National Park Service, July 1997).

Figure 3.13: Photo of the Officers' Club taken between 1898 and 1900. Notice the modified fencing, landscaping, and decorative lamp posts. (San Francisco Chronicle.)

Figure 3.14: 1915 photo showing the east end of the Officers' Club and Italianate bay window. (Robert W. Bowen Family Collection at the Golden Gate National Recreation Area Park Archives and Records Center)

Figure 3.15: 1925 photo of the north façade showing a trellis entry. Note the 17th-century cannons on the lawn. Only the cannons flanking the door remain today. (Library of Congress, HABS Collection Archives.)

Figure 3.16: Aerial photo of the Officers' Club. The rooflines of a kitchen addition west of the central Assembly Hall are visible. South additions are visible (from left to right): an expansion to the 1888 officers' lounge (date unknown), the officers' lounge addition (1888), and bathrooms (1885). (Golden Gate National Recreation Area Park Archives and Records Center)

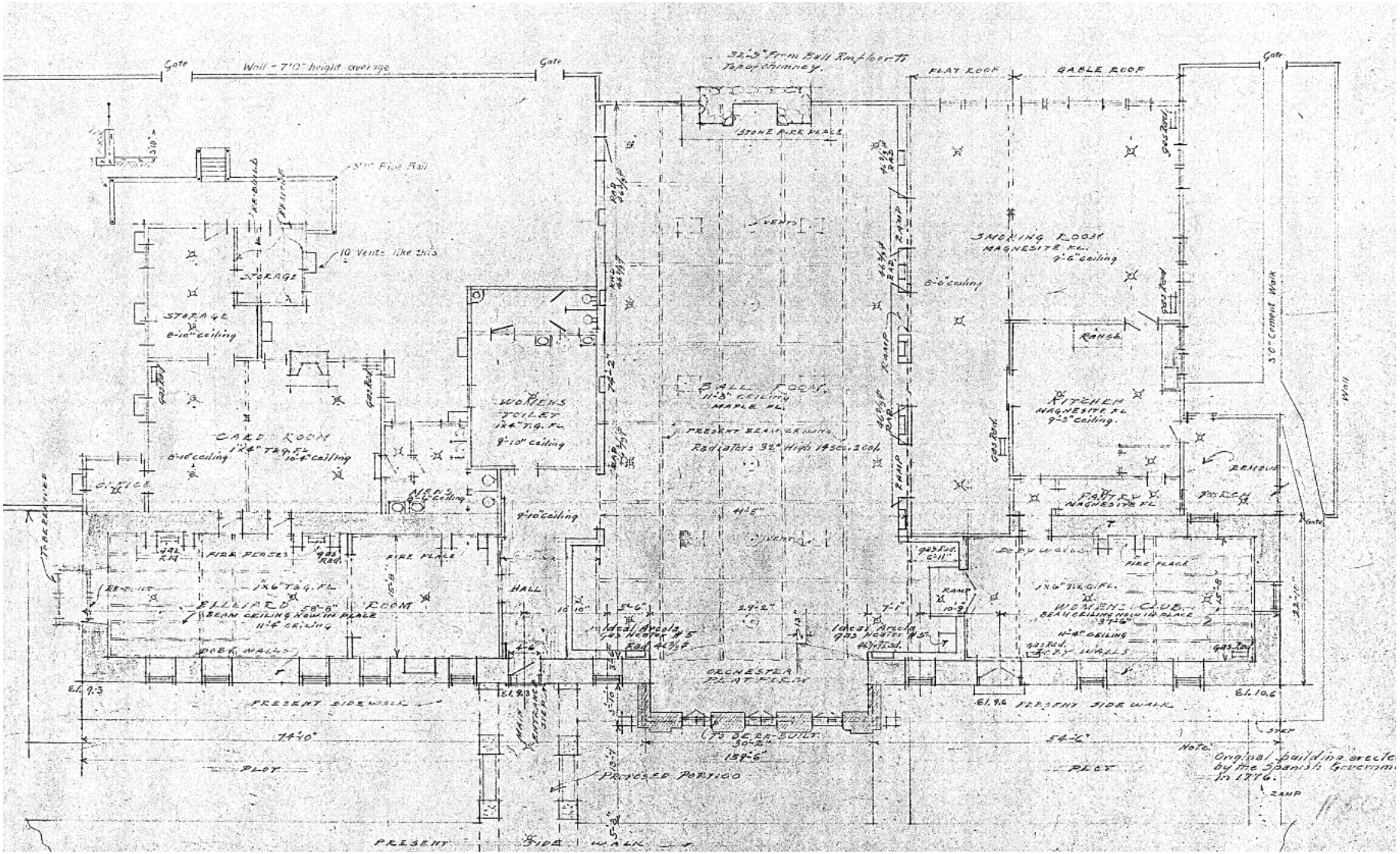


Figure 3.17: 1931 plan of existing conditions prior to the 1934 renovation. Note the various southern additions to the east and west of the central Assembly Hall. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 3.18: 1934 photo of the remodeled Officers' Club. ID No. AAC-1115. (San Francisco Public Library Historical Photograph Collection)

Mission Revival Remodel and Later Additions, 1934-1945

Spearheaded by Commanding Officer Colonel Potts, the next large-scale building effort occurred amid the Great Depression in response to several New Deal stimulus programs. Potts found inspiration in the base's Spanish heritage and pursued a Mission Revival style of architecture. While the building has been described as Spanish Colonial Revival, the Officers' Club does not have all the characteristics of that more ornate style. With its central gabled pavilion flanked by short intersecting wings with shallow-pitched gable roofs, thick stuccoed walls with false buttresses, shallow and simple-tiled portales supported by wood posts, Spanish red tile-clad roof, and simplicity of detailing with virtually no ornament, the Officers' Club 1934 remodel has much in common with the simple California mission. However, the Mission Revival style that he employed often found forms inspired more by a romanticized past than by the historic record.

President Roosevelt's New Deal created such agencies as the Works Progress Administration (WPA), the Civilian Conservation Corps (CCC), the Civil Works Administration (CWA), and the State Emergency Relief Administration (SERA) to dispense emergency and short-term governmental aid and to provide temporary jobs and employment on construction projects. Early in 1934, CWA and SERA funds became available for ... what had once been the Spanish Commandancia at the Presidio. Captain Barney L. Meeden, of the Quartermaster Corps, was placed in charge of the project, and worked under the supervision of Colonel Potts. Apparently, research in post and city records provided information that guided Meeden's project and when complete it was perceived as true to the original build-

ing... Some of the late nineteenth and early twentieth century additions were removed and the building was transformed into an essentially Spanish [Mission] Revival structure.[27] The approach taken by Captain Meeden, who planned and designed the entire project, was to convert what had become an essentially Victorian building back to its "Spanish" appearance.[28]

Style

It was logical for Meeden to take this approach as there were many Presidio building models that reflected the growing popularity of the Spanish Revival styles, including Mission Revival, Spanish Eclectic, Spanish Colonial, Monterey Revival, and Mediterranean Revival. As early as the 1900s, the Spanish Revival styles of architecture were gaining popularity throughout the Western and Southwestern United States. Influenced by A. Page Brown's California building at the 1893 Chicago Columbian Exposition, the Spanish-influenced styles developed from a desire to create an architecture based on the regional historical influences, namely the architecture of the Spanish missions and fortifications. This approach became preferred to adopting design influences from the East Coast or Europe. In general these revival styles sought to convey the feeling and association of the Spanish California Missions and commonly took a romanticized and nostalgic approach to the past. The buildings of this style frequently copied early Spanish and Mexican forms exactly.

These styles suited the warm California climate and became a favorite building idiom in the 1920s. Popularized by such Southern California architects as Wallace Neff and Reginald Johnson, the Spanish-influenced styles had two [early] primary centers in California: Pasadena and Santa Barbara. However, the use of these motifs ventured quite frequently into Northern California, including military installations. Innumerable houses and buildings were built in California that reflected the Spanish influence in the west and though the designs drew on non-American sources, the Spanish revival styles definitely reflected American ideas.

Indeed, a component of the development of Spanish-influenced architecture was an attempt by Californians to create a distinct historical architecture that reflected and highlighted California's important historical events and places. Early twentieth century publications such as George Wharton James' In and Out of the Old Missions of California and California Romantic and Beautiful highlighted California's important Spanish heritage and contributed to the maturation of a distinct California image.

Figure 3.19: Design elements applied in the Officers' Club Mission Revival remodel included the addition of verandas in front of the Mesa and DeAnza Rooms and modification to the central pavilion that make the wooden structure appear as if it was constructed of adobe. ID # AAC-1119. (San Francisco Public Library Historical Photograph Collection)

27. Captain Donovan P. Yeuell, 30th Infantry, "The Presidio Officers' Club-The Oldest Building in the Presidio," August 28, 1934, 3.
28. Much of the Mission Revival discussion is derived from Architectural Resources Group (ARG), Building 50, Presidio Officer's Club, (Unpublished: Presidio Trust, December 2002). Notation to the ARG source is provided following italicized quotations.

The 1903 book by Mrs. A. S. C. Forbes entitled California Missions and Landmarks offered guides to historical sites pertinent to Spanish California. These publications, as well as fiction such as Helen Hunt Jackson's Ramona of 1884, looked back to an idealized, pre-Gold Rush era California. This initial regard for the history of Spanish California coincides with the development of a distinctly Spanish architectural vocabulary used by California architects.

At the Presidio, the Army adopted the Spanish-influenced styles at the Fort Winfield Scott barracks of 1912 and the Post Chapel of 1930. Prominent features of these styles included red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted a light color, arched openings, colorful tile work, multi-paned windows, Mediterranean-inspired low relief ornamentation, and elaborate landscaping. In plan, many buildings of this idiom frequently had courtyards. While many designers took exact features from Spanish Colonial resources, others developed a subtle vocabulary reflecting the simple adobe-style buildings.[29]

Figure 3.20: 1934 photo of the south elevation taken from Hardie Road. (National Archives and Records Administration.)

Meeden strongly believed that the newly remodeled structure contained the "original charm of the Commandancia."[30] Meeden drew on his knowledge of Latin American structures in his work: "I have seen adobe buildings in Mexico that had stood up for over one hundred years even though exposed to the elements. While on duty about four years ago in Panama, it was my pleasure to visit the site of Old Panama about six miles from the present city."[31] Like other architects of the period, Meeded contended that he was re-creating the Spanish-era building. In scale, use, and building material, however, the 1934 project had more in common with its Victorian predecessor than it did with the original Spanish adobe structure.

When the 1934 project was carried out, it was chronicled by both Captain Donovan P. Yeuell, 30th Infantry, as well as Meeden himself. Accompanying the written description of the work performed is a series of photographs taken upon completion of the project.[32]

Meeden noted that there was no indication of any repairs or new adobe bricks introduced since the original construction. Further, he observed that no part of the original roof remained. During the project all the adobe walls were dry-brushed clean and a false wall extended out about four inches from the original wall. The new walls were covered with metal lathe and

29. ARG, Building 50, 16-18.
30. Yeuelle, "The Presidio," 3.
31. Ibid, 5.
32. ARG, Building 50, 18; Society of California Pioneers and Historic American Buildings Survey (HABS). Copies of the photographs are intermingled in a number of collections throughout the Bay Area. The entire scrapbook can be viewed at the Society of California Pioneers in San Francisco, 3.

plastered to protect the adobe walls and to conceal all modern appliances and wiring. The roof was reinforced in order to support the weight of the new tile roofing material.[33]

The Moraga Room's roof rafters were removed and replaced with wood trusses. The wood trusses had vertical steel truss rods that acted as tension bolts. In the process, the Moraga Room's ceiling was elevated by six feet, and decorative faux redwood ceiling beams were installed in the Arguello, Mesa, Moraga, and De Anza Rooms. A small opening remained in the Moraga Room's west wall. The opening allowed occupants to view the historical adobe wall.

The floors were replaced throughout the building and a brick patio was constructed at the rear. Plants and shrubbery were installed and Spanish ironwork lamps and grilles were introduced. A wall capped with tiles and intended to resemble Spanish adobe was constructed around the patio.[34]

After the remodeling of the Officers' Club was completed, the first reception . . . took place on August 24, 1934. Captain Donovan Yeuell described the remodel of the Officers' Club as "a faithful replica of the former building and hence a monument of historic delight and value, but it is, due to modern construction, a roomy, commodious and pleasant club, one of which the whole army may well be proud." [35]

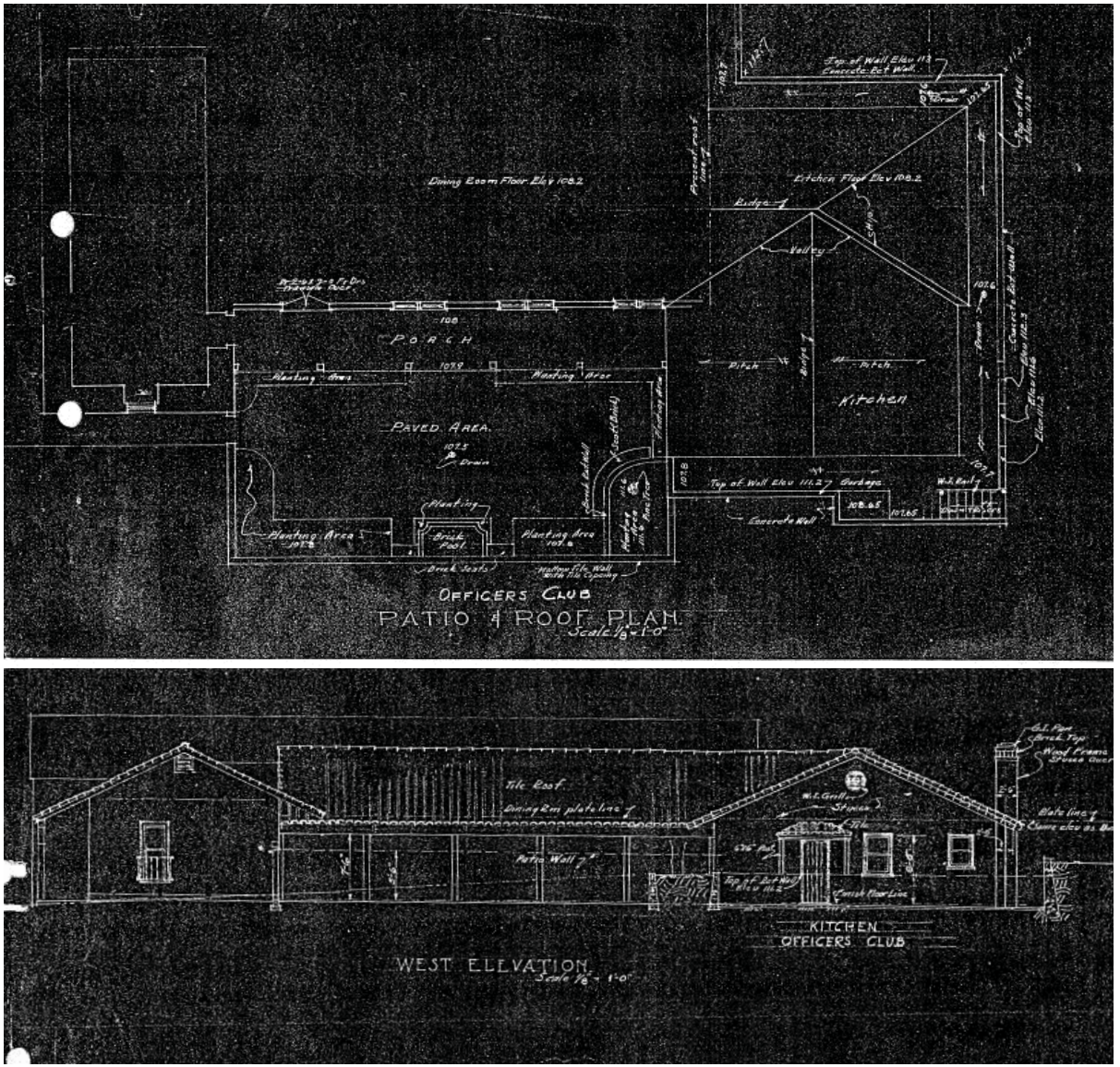


Figure 3.21: 1938 plan showing the 1939 kitchen addition and west patio expansion. Hardie Road to the south of the building was rerouted to accommodate the kitchen addition. (Golden Gate National Recreation Area Park Archives and Records Center, Drawer 11, Folder 1)

33. ARG, Building 50, 18.
34. ARG, Building 50, 18-19; Yeuell, "The Presidio," 3.
35. ARG, Building 50, 18-19; Yeuell, "The Presidio," 5.

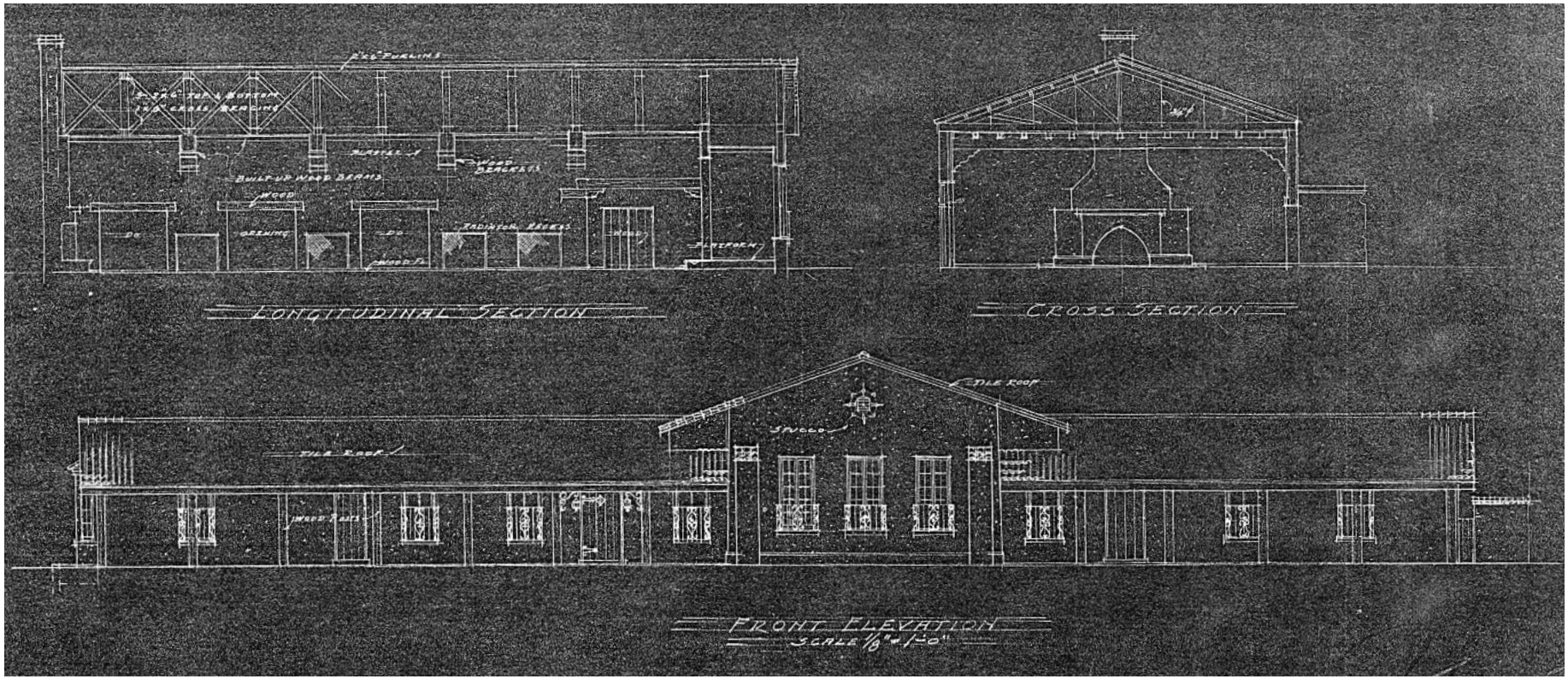


Figure 3.22: 1938 north elevation and section of the Officers' Club. (Golden Gate National Recreation Area Park Archives and Records Center, Drawer 11, Folder 1)

Chronology

1934 The 1885 addition and other parts of the building were remodeled in the Mission Revival style.

Quartermaster Captain Barney L. Meeden planned and supervised construction. Meeden believed he was "restoring" the building to its original adobe appearance. Work carried out using Civil Works Administration (CWA) and State Emergency Relief Administration (SERA) funds included:

- Foundations reinforced.
- Large [faux] wood beams installed in ceilings;
- Two adobe wings, one occupied by Ladies' Recreation Room and the other by the Officers' Billiard Room, were re-roofed, exterior walls were refaced in stucco.
- Large fireplace installed in dining room (replica Spanish coat of arms, 1700-1770 period, superimposed in plaster and stucco over the fireplace).
- Wrought iron grilles installed on windows; Tile and cement plaster fence constructed in rear.
- Adobe walls were covered with metal lath and stucco.

Figure 3.23: 1936 photo of Officers' Club north façade. A stucco-clad garden wall can be seen enclosing the east yard. (Society of California Pioneers)

- Some walls rebuilt.
- Trusses replaced with stronger ones to accommodate tile roof.
- Ceiling raised in Moraga Room and walls and ceiling plastered.
- New maple floor laid in ballroom; Interior painted.
- Wood doors installed.
- Modern heating and electric systems installed.
- New kitchen added, including storeroom, toilet, and pantry.
- Shelving and cabinets built in pantry and storerooms.
- 2-gas steam radiators installed.
- Hollow tile wall erected in dining room; Red quarry 6-inch-by-6-inch tile floor and white 6-inch-by-3-inch tile wall set in new rooms.

1937 Old storeroom and officers' latrine enlarged on northeast corner of building.

Patio was added west of the Arguello Room.

1938 Exterior painted, grille work scraped and painted; One small room, location unspecified, converted into an office; Kitchen "reconstructed".

1939 Addition constructed on southwest side of building to provide new kitchen, pantry preparation, and dining room enlarged.

1940 Eleven electric fixtures added to the building.

1942 Kitchen floor refinished.[36]

1944 The Garden Room was added to the east of the Moraga Room. The original function of the room was to serve as a bar. An exterior door on its east elevation provided access to the rear patio. The plans included reconfiguring the Women's Restroom and Powder Room. (Figure 3.30)

1945 End of NHL period of significance.

36. ARG, Building 50, 37-38.

Upper Left
Figure 3.24: The Moraga Room looking south, 1934. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Photo Prints Collection #35301.1320A)

Lower Left
Figure 3.25: The Moraga Room looking north, 1934. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Photo Prints Collection #35301.1288A)

Upper Right
Figure 3.26: Colonel Potts and Captain Meeden in front of the front door. Undated, although likely at or shortly after the completion of the 1934 renovation. (Golden Gate National Recreation Area Park Archives and Records Center, TASC Negative Collection #35301.1313A)

Upper Left
Figure 3.27: Photo of the 1934 remodel looking toward the exterior of the Mesa Room. (Golden Gate National Recreation Area Park Archives and Records Center)

Upper Right
Figure 3.28: Photo of the 1934 remodel at the Arguello Room. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Photo Prints Collection #35301.1316A)

Lower Right
Figure 3.29: Photo of the 1934 remodel at the De Anza Room looking toward the west. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Photo Prints Collection #35301.1317A)

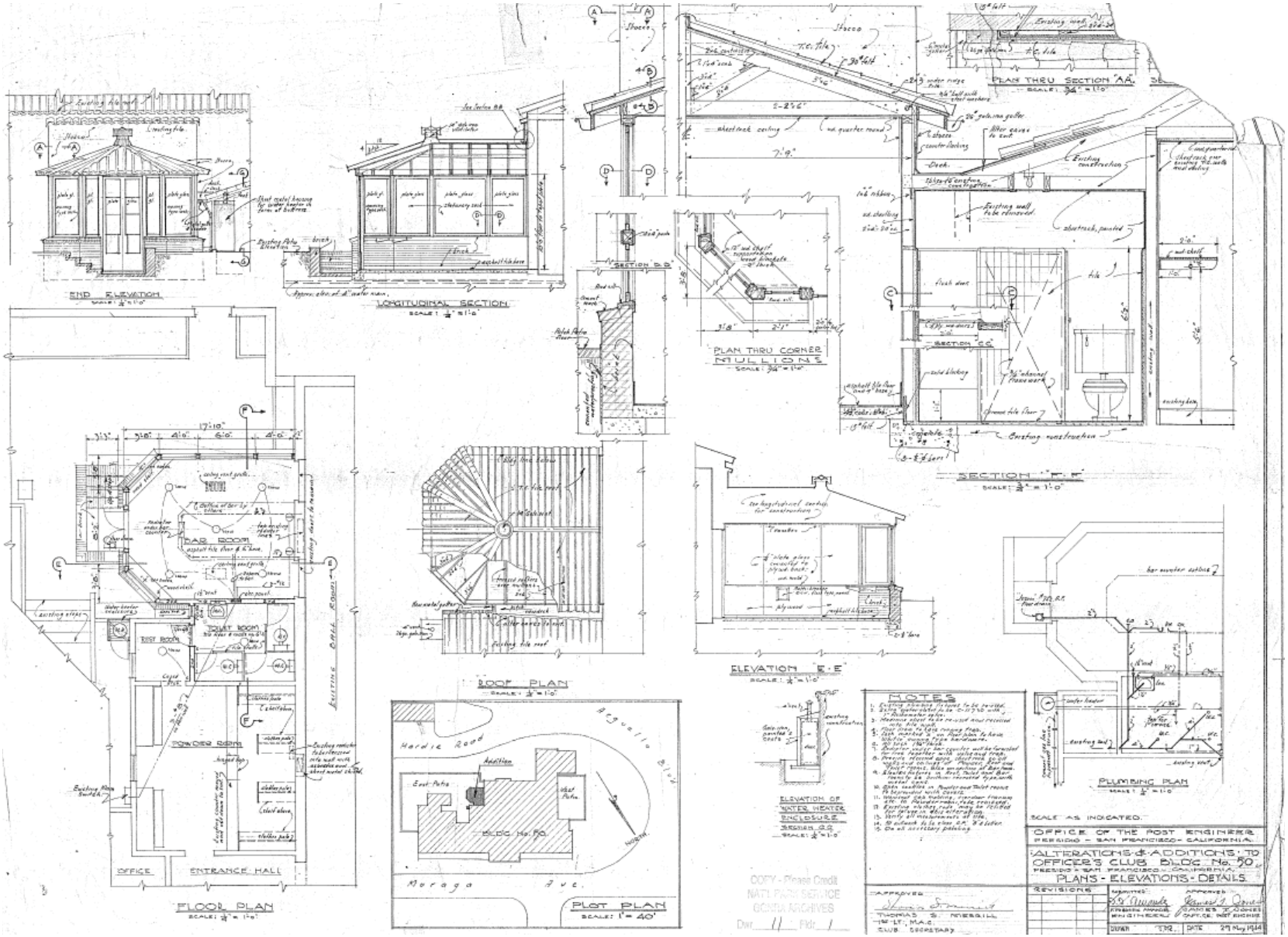


Figure 3.30: 1944 "Bar Room" (Garden Room) construction documents. (Golden Gate National Recreation Area Park Archives and Records Center, Drawer 11, Folder 1)

Ongoing Growth and Alterations, 1946-Present

The Officers' Club continued to be used until the base closure in 1994. During this time, in response to increased need, the building underwent a series of additions to both the program and kitchen spaces. As codes and constructions methods changed over time, the building adapted accordingly. Today, the building is a complex mixture of adobe, wood-framed, concrete, and steel-framed construction.[37]

Style

With the 1948 addition, the design methodology of additions to the building distinctively changed. Before 1948, additions to the building were designed as pavilions with simple massing and gable roofs. The 1948 addition was built in a manner that subsumed previous additions, with a large flat roof built on top of earlier roofs. It obscured the historic eastern and southern addition elevation of the building. Later additions continued this approach, and by 1972 the simple "T" shaped plan of the historic Officer's Club was obscured. The Mission Revival style continued to inspire future renovations and additions, including the use of gable Spanish-tile roofs, heavy rough timber lintels and beams, and decorative iron work.[38] The two largest additions in 1948 and 1972, while still expressing a Mission Revival style, show influence from the period in which they were built: the 1948 addition had a gable roof and large picture windows in a domestic style, and the 1972 addition used concrete in a massive scale, stucco, a hipped red tile roof, and a tower. The 1972 addition was a modernist's effort to create a contextual structure.

37. National Park Service U.S. Department of the Interior, "The Modern Day Officers' Club at the Presidio," http://www.nps.gov/prsf/historyculture/officers-club.htm.
38. Ibid.

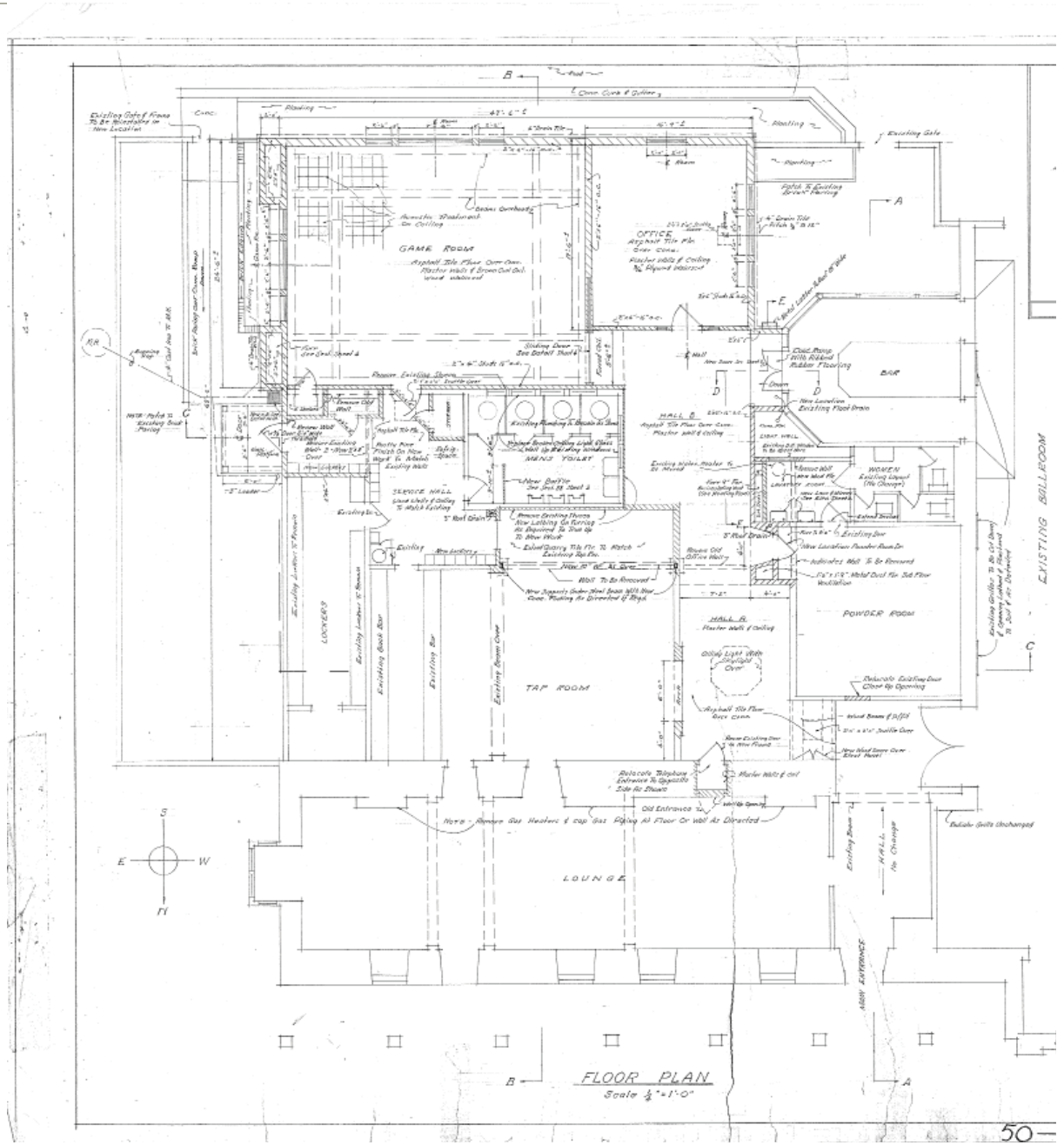


Figure 3.31: Plan of the 1948 addition and renovation. (National Archives and Records Administration.)

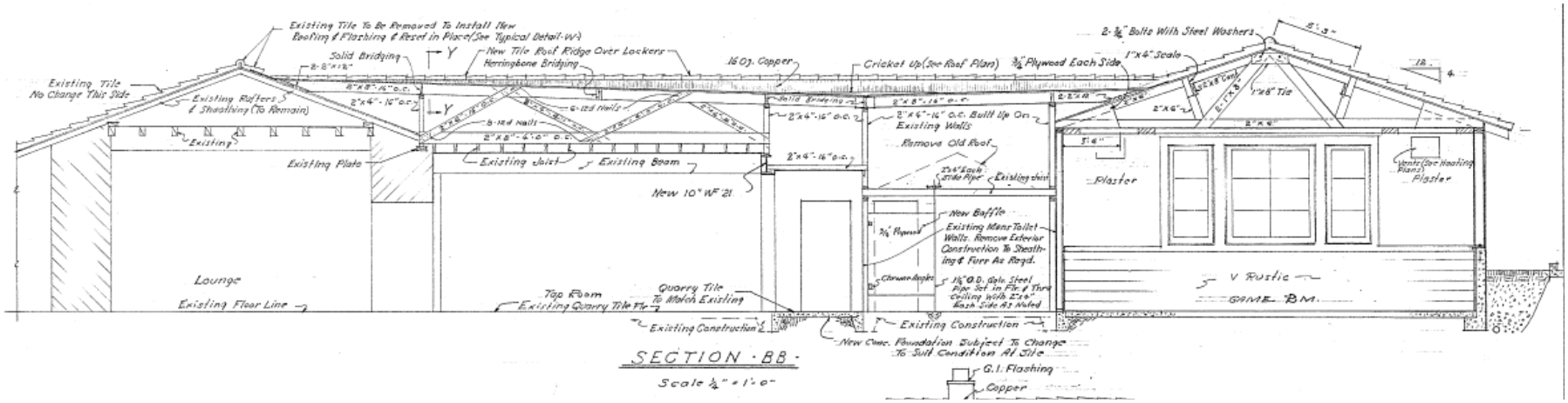


Figure 3.32: Section through the East Hall taken from the 1948 addition and renovation. (Golden Gate National Recreation Area Park Archives and Records Center, Drawer 11, Folder 1)

Chronology

1948 A large addition was added to southeast portion of the building. According to construction drawings dated May 14, 1948, updates included:

- East Hall added and central circulation reorganized.
- Women's Restroom and Powder Room reconfigured to have access from the East Hall.
- Light well created between the Garden Room and the Women's Restroom.
- Game Room (Visitor Center / Mural Room) added.
- Tap Room (Cocktail Lounge) added.
- Office added at the south end of the East Hall.
- Octagonal ceiling light and skylight added in the East Hall.
- Telephone closet in the Mesa Room relocated to the East Hall.
- Gas heater removed in the Mesa Room.
- New flat asphalt roof added over additions.
- Mechanical shed added to the roof.
- Asbestos firestop added in the attic.

1952 Murals were installed in the lounge (currently the archaeology classroom and the Visitor Center). Art work depicted four romanticized scenes of California history. Paintings were executed on canvas mounted to the wall by Edith and Bill Rayun. According to a signature near the door to the hall, the murals were completed in June 2, 1952.

Portions of kitchen (receiving, storage, toilet, and dishwashing) were enlarged per the 1952 construction document

1955 Manholes, sprinklers, water valves installed;

Alterations to bar carried out on east side of building.

1956 Hot water system upgraded.

Additions and alterations to checkroom and women's restroom carried out.[39]

Toilet rooms, storage rooms were added on the south side of the Officers' Club.

Refrigeration room was added at the northwest side of the kitchen.

1958 West patio enclosure (Portola Room) built.

38. Ibid.

1960	Large second-story addition proposed for west side of building (plans not realized); Kitchen floor repaired.
1961	Kitchen modified. Four inch water valve installed
1966	Sprinkler system installed.
	Kitchen renovated.
	Storm drain and sanitary sewer lines rerouted.
	Women's Restroom remodeled.
	New stove and hood in kitchen installed.
	Deteriorated sanitary sewer line repaired.
1972	Large two-story rear addition constructed (Robert Wong, architect). Office suite added to the south of the Garden Room. Interior courtyard between new addition and existing building. Ballroom and additional kitchen space added on the ground floor; Restaurant/ Bar and lanai added to second floor. Tower added.[40]
1974	Stained glass was added to Bar/Garden Room, executed by John Lukas.
1976	Trussed rafters were strengthened and roofing was repaired.
1979	Roof openings over the second floor lanai were converted into skylights.
1980-83	Roof tiles replaced.

Figure 3.33: Circa 1960 party in the cocktail lounge; the murals are visible at the upper left. (Golden Gate National Recreation Area Park Archives and Records Center, Frontiers Night Photographs Collection #4058)

40. ARG, Building 50, 39-40.

Figure 3.34: Mural Room and cocktail lounge, mid-20th century. (Golden Gate National Recreation Area Park Archives and Records Center, TASC Negative Collection #35301.1315)

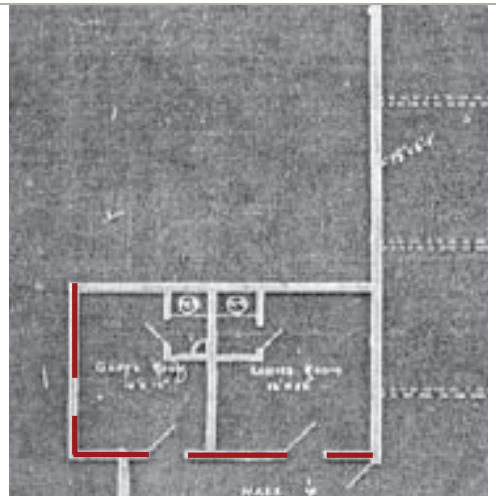


Figure 3.35: 1885 plan of Toilet Rooms. Two separate toilet rooms are shown. Walls that might have existed continuously between 1885 and 1972 are shown in red. (Golden Gate National Recreation Area Park Archives and Records Center)

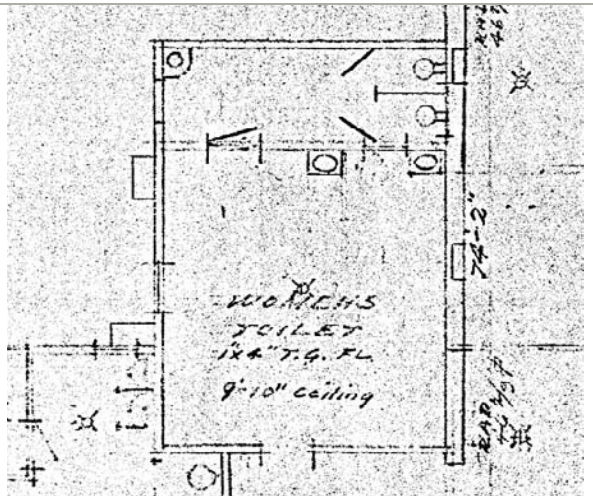


Figure 3.36: 1931 plan of Women's Toilet with large Powder Room. One wall to the northeast of the Women's Room was used as a plumbing wall for an adjacent toilet room. (Golden Gate National Recreation Area Park Archives and Records Center)

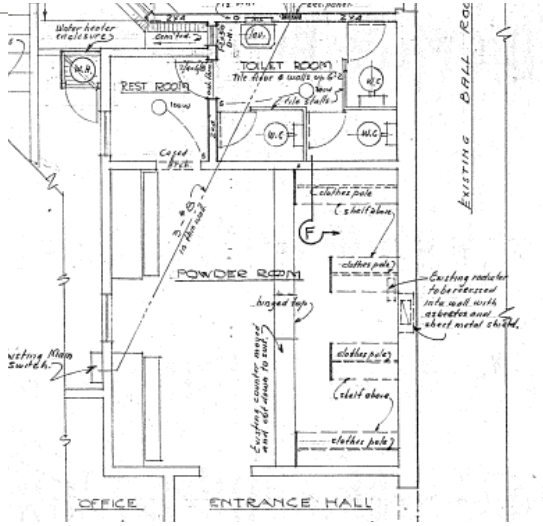


Figure 3.37: 1944 plan of Powder Room, Rest Room, and Toilet Room. A new space with shelves has reduced the size of the Powder Room. (Golden Gate National Recreation Area Park Archives and Records Center)

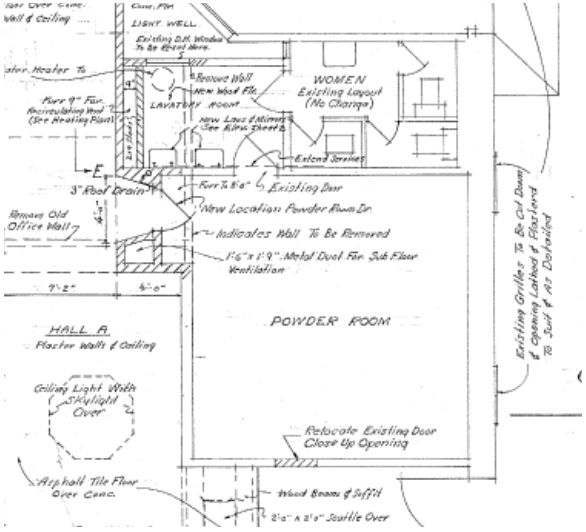


Figure 3.38: 1948 plan of Powder Room and Women's Room. A note called for relocation of an existing door in the Powder Room, though it remained in the 1957 plan. The Powder Room's main entrance was relocated to the new East Hall. (Golden Gate National Recreation Area Park Archives and Records Center)

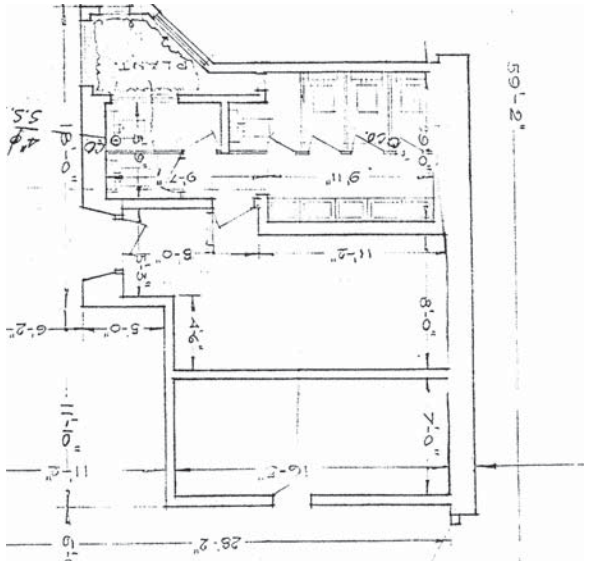


Figure 3.39: 1957 plan of Toilet Room. The toilets have been reconfigured and several walls added. (Golden Gate National Recreation Area Park Archives and Records Center)

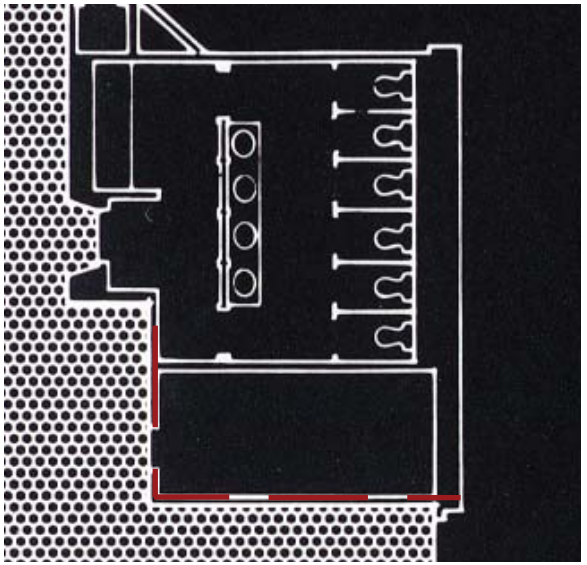


Figure 3.40: 1972 plan of Toilet Room. Coat Room door moved to the room's east side. The Toilet Room has been enlarged, and the separate Powder Room eliminated. Walls that might have existed continuously between 1885 and 1972 are shown in red. (Golden Gate National Recreation Area Park Archives and Records Center)

1985 Due to cold winds, wind blocks installed at second floor lanai. Interior partition installed to create the Game Room.

1990 Water meter installed.

Damage from 1989 Loma Prieta earthquake repaired: plaster ceilings repaired; skylights and flashing resealed.

1991 New watt-hour meter installed.

1993 Hot water coil replaced.

Emergency lighting installed.

Grease interceptor installed.

Carpet replaced.[41]

2000 Work on the building included conversion of the Ballroom into an Exhibition Hall.

2005 Mesa Room archaeological investigation and select removal of finishes was conducted to expose layers of construction.

2006 Modifications were made with Americans with Disabilities Act (ADA) upgrades.

The second floor of the 1972 addition was closed.

2009 Spotlights were added in the Moraga Room.

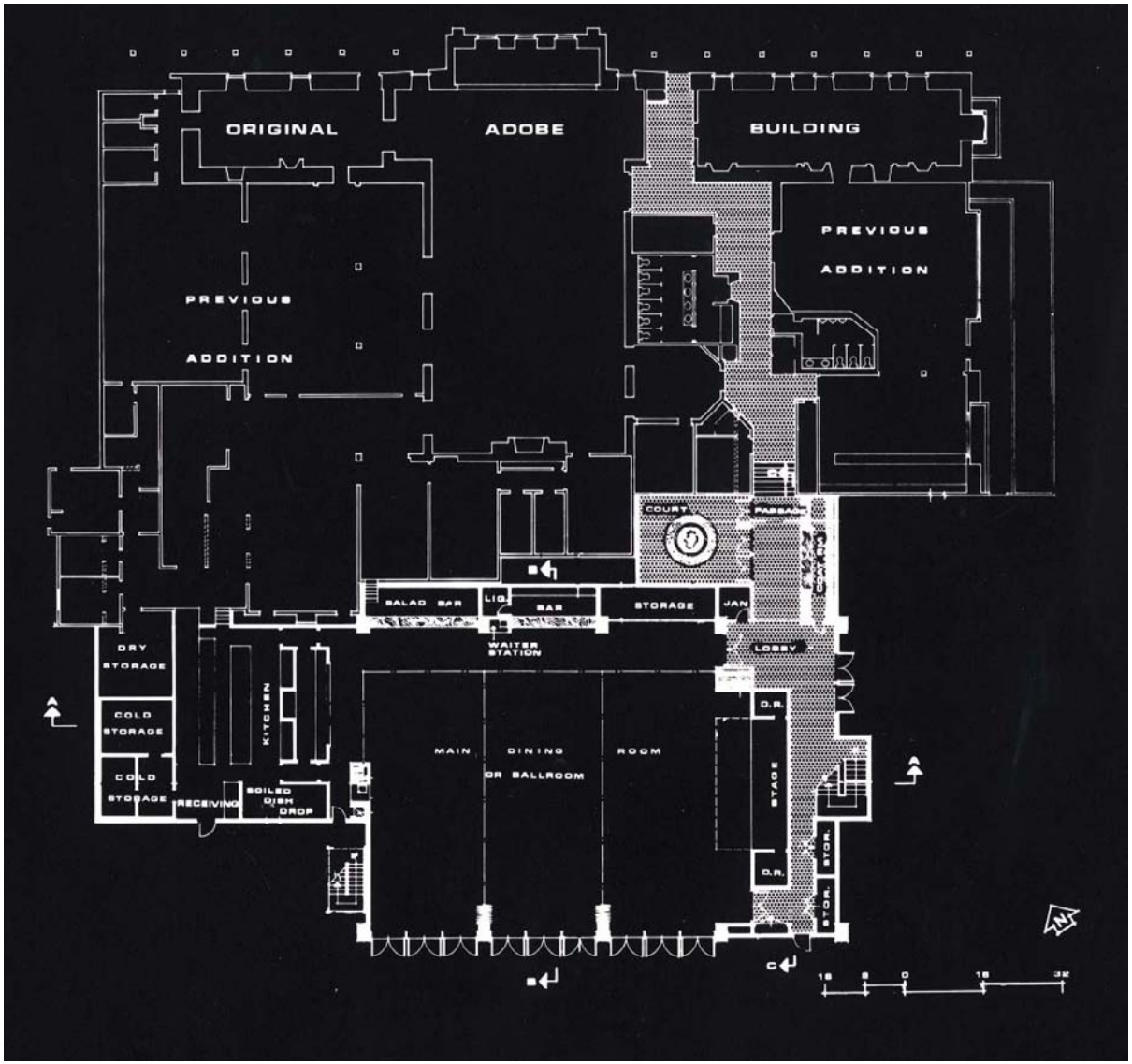


Figure 3.41: 1972 ground floor plan, highlighting the extension of the East Hall. (Golden Gate National Recreation Area Park Archives and Records Center)

41. ARG, Building 50, 40.

Upper Left
Figure 3.42: Photo of the 1972 addition, north-façade lanai before its later enclosure by aluminum framed windows. (Golden Gate National Recreation Area Park Archives and Records Center)

Lower Left
Figure 3.43: Photo of the 1972 addition, second floor exterior lanai. (Golden Gate National Recreation Area Park Archives and Records Center)

Upper Right
Figure 3.44: Rendering of the Officers' Club, with the 1972 addition visible beyond the existing structure. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 3.45: Photo of the 1972 addition, second floor restaurant/lounge. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 3.46: Photo of the 1972 addition, f_{rst} floor banquet/ballroom. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 3.47: Photo of the 1972 addition, entrance to f_{rst} floor banquet/ballroom. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 3.48: 1852 illustration of El Presidio. The Officers' Club is circled. (The Bancroft Library, UC Berkeley, David Ramsey Collection, ID No. 18003.)

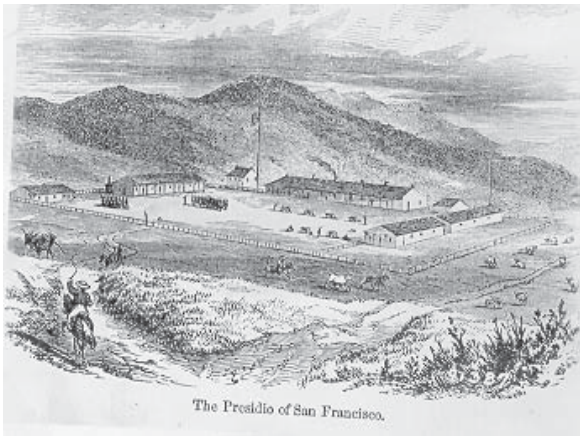


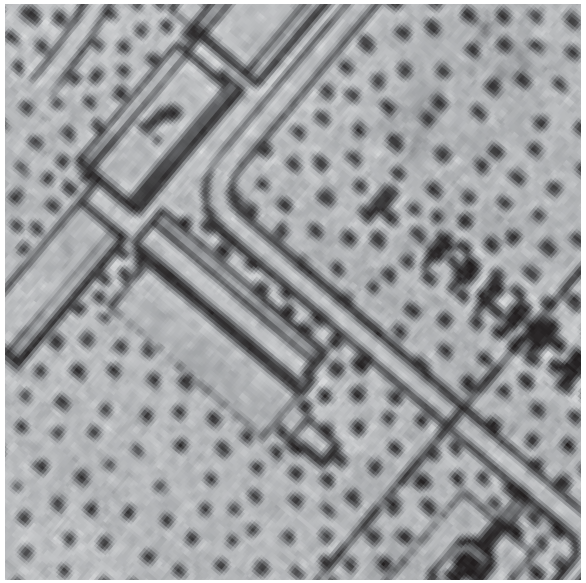
Figure 3.24: 1855 view of El Presidio, looking toward the southwest. Frank Soulé, *The Annals of San Francisco* (New York: D. Appleton & Company, 1855), 263.

Historical Maps

An analysis of existing maps provides an understanding of the evolution of the Officers' Club.

The oldest adobe walls of the Officers' Club exist at the southern edge of the southwest corner of the original 1776 Spanish El Presidio. The original Spanish quadrangle measured roughly 250 by 250 feet. Initially, buildings were aligned along and incorporated into the structure along the perimeter wall. It is not known exactly how far back the actual adobe material can be dated in the current-day Officers' Club, possible dates range from 1780 to 1824.[42]

42. Voss, Archaeology, 176-189.



Figur
Club es and
Records Center)

1871

- In 1862, El Presidio Spanish quadrangle was absorbed by the the Civil era Old Parade Ground.
- The Officers' Club was used as the laundresses' quarters.
- A yard existed to the south of the Officers' Club.
- A path around the Parade Ground can be seen north of the Officers' Club.

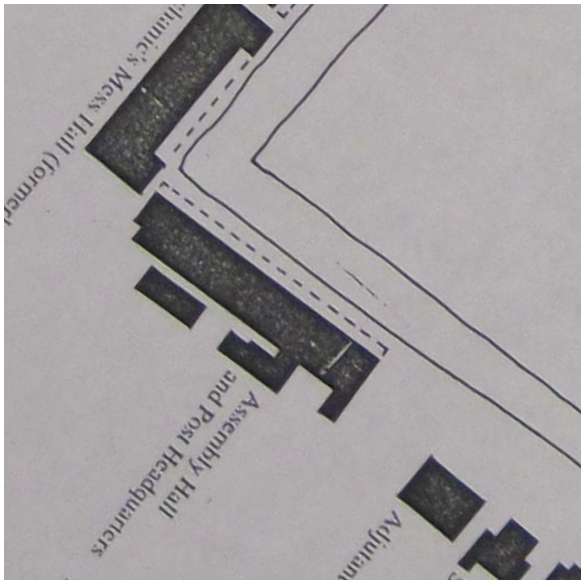


Figure 3.51: Excerpt from a contemporary interpretation of an 1880 map showing the Officers' Club. (Golden Gate National Recreation Area Park Archives and Records Center)

1880

- The addition of ser e buildings can be seen behind the Officers' Club
- By 1880 the Officers' Club was labeled the "Assembly Hall and Post Headquarters."
- A dashed line shows the extent of the building's roof overhang.
- To the northwest of the Officers' Club was a "Mechanic's Mess Hall (formerly Barracks)."
- A service building can be seen south of the building.

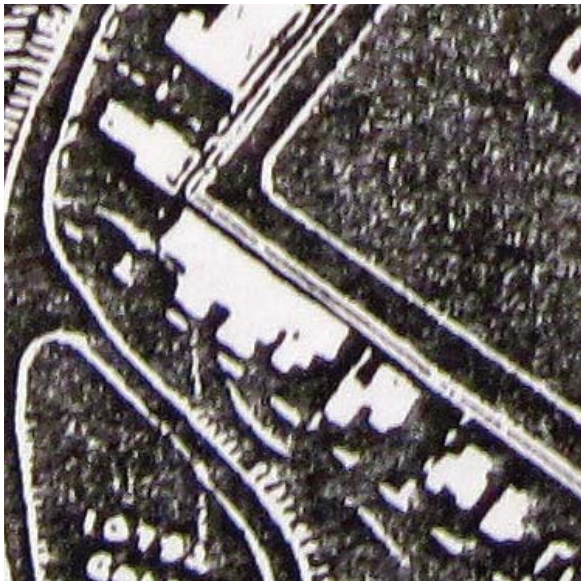


Figure 3.52: Excerpt from an 1895 map showing various additions to the Officers' Club. (Golden Gate National Recreation Area Park Archives and Records Center)

1895

- Formerly a path, Arguello Boulevard was improved and extended.
- Barnard Avenue was added to the south of the Officers' Club, breaking from the strict geometric road configuration to follow the sloped terrain.
- The Assembly Hall, kitchen, and club room additions are visible.

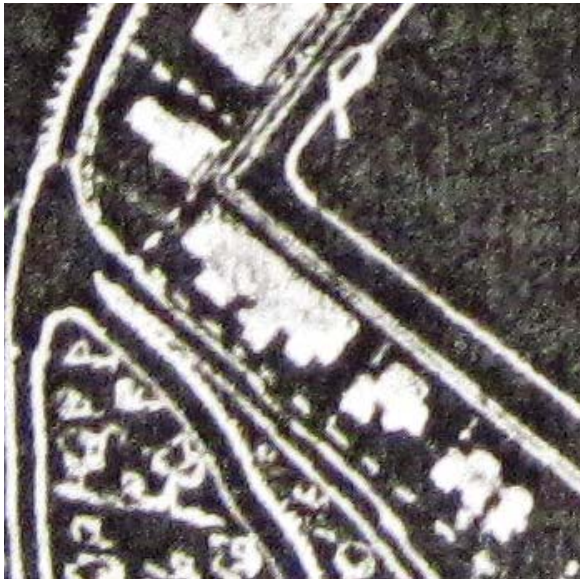


Figure 3.53: Excerpt from a 1900 map. (Golden Gate National Recreation Park Archives and Records Center)

1900

- By 1900 the Hardie Road service alley appears on site maps.
- Portions of the Presidio forest, which was planted as a campaign in the 1890s, appear on the southern slope.

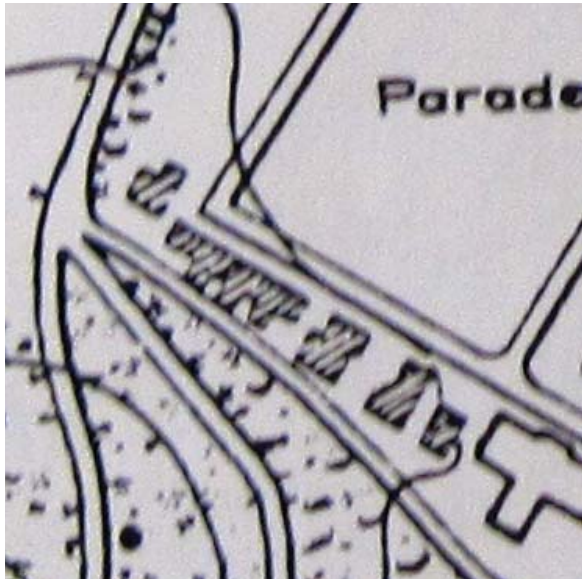


Figure 3.54: Excerpt from a 1907 map. (Golden Gate National Recreation Park Archives and Records Center)

1907

- Hardie Road is visible immediately to the south of the Officers' Club.
- The "Parade" (Old Parade Ground) north of the Officers' Club is clearly noted.
- The officer's residence to the northwest of the Officers' Club is still standing, causing Moraga Avenue to end abruptly and turn north.

Figure 3.55: Excerpt from a 1917 map. (Golden Gate National Recreation Area Park Archives and Records Center)

1917

- A fire in 1917 destroyed Post Commander Pershing's House to the northwest of the Officers' Club.
- Following the 1917 fire, Moraga Avenue was extended west beyond Graham Street and Arguello Boulevard.
- Pershing Square was inaugurated at General Pershing's former home site.

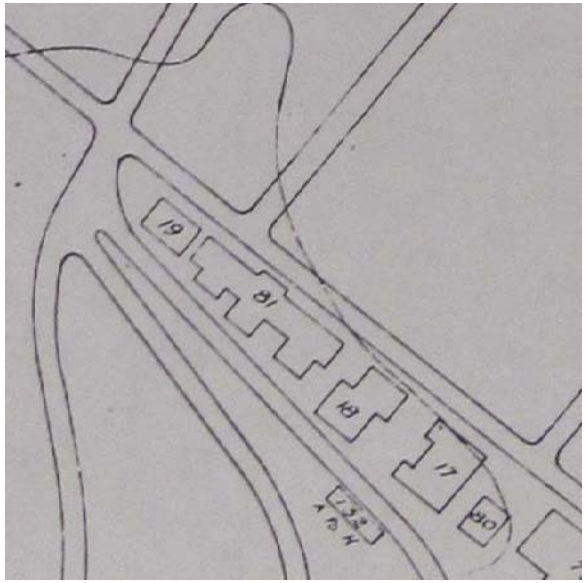


Figure 3.56: Enlarged 1935 map of the Officers' Club (No. 81 on the map). (Golden Gate National Recreation Area Park Archives and Records Center)

1935

- The 1935 map shows the Officers' Club after its major 1934 renovation, which did not have a major effect on the building's footprint.
- Road configurations and their relationships to other buildings appear largely unchanged.
- A new construction garage appears along Hardie Road to the east of the Officers' Club.

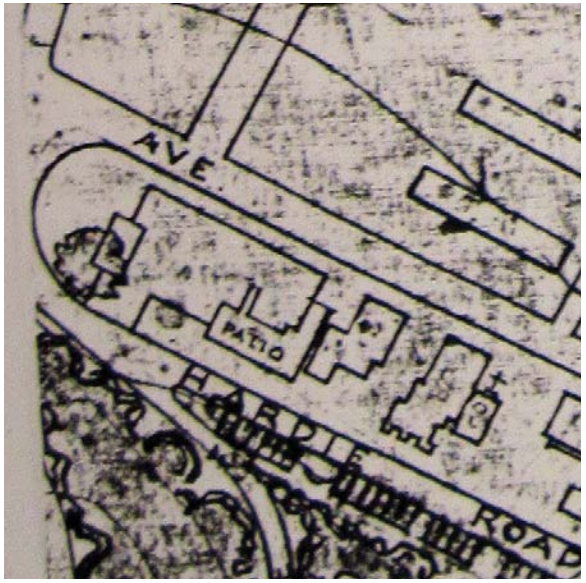


Figure 3.57: Enlarged 1938 map of the Officers' Club. (Golden Gate National Recreation Area Park Archives and Records Center)

1938

- The 1938 kitchen extension appears to the south of the Officers' Club.
- Hardie Road was pushed south to intersect the entrance to Barnard Avenue.
- Several garages were built on the south side of Hardie Road.
- A patio appears to the southeast of the Officers' Club.

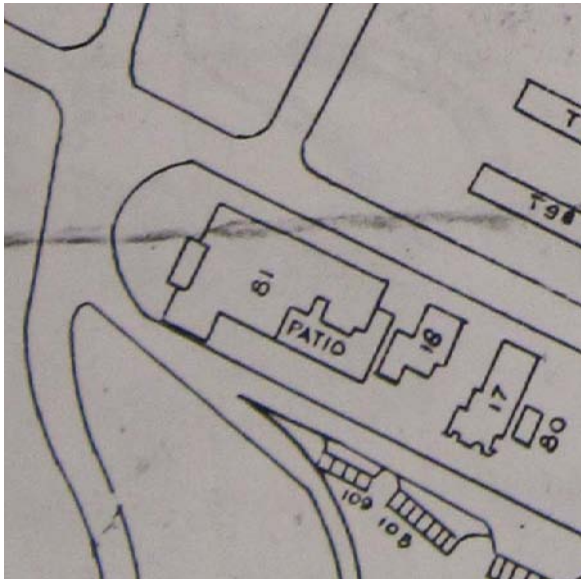


Figure 3.58: Enlarged 1941 map of the Officers' Club. The 1941 map is the final map in the period of significance. (Golden Gate National Recreation Area Park Archives and Records Center)

1941

- The patio at the south and west sides of the Officers' Club after the 1934 and 1938 renovation remains apparent.
- Garages more clearly show segmented parking.

Figure 3.59: Enlarged 1947 map of the Officers' Club. (Golden Gate National Recreation Park Archives and Records Center)

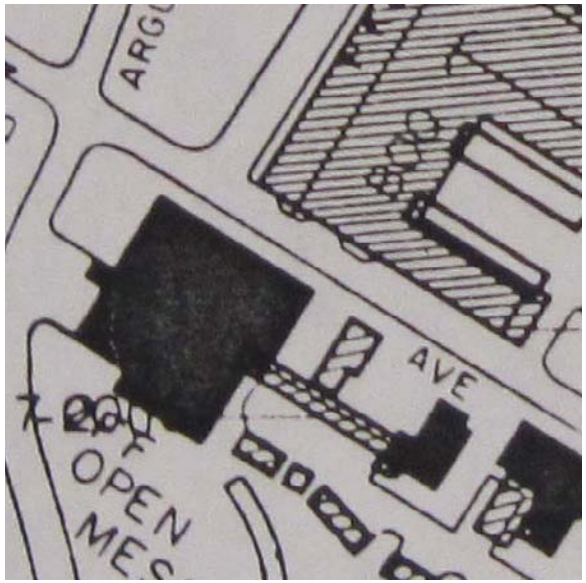


Figure 3.60: Enlarged 1978 map of the Officers' Club. (Golden Gate National Recreation Park Archives and Records Center)

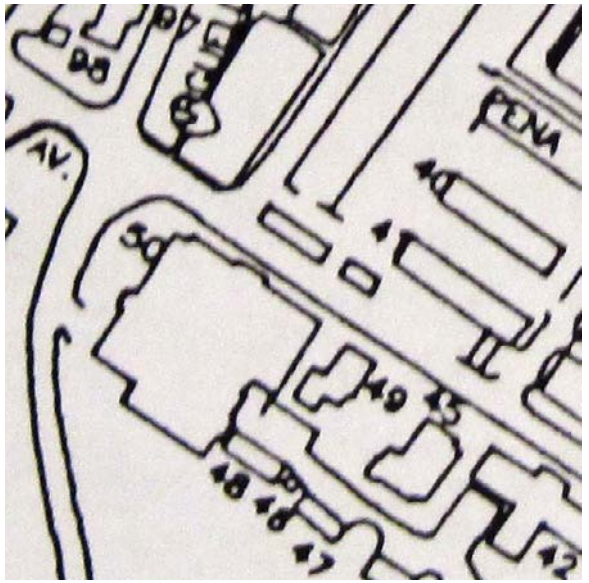


Figure 3.61: Enlarged 1995 map of the Officers' Club. (Golden Gate National Recreation Park Archives and Records Center)

1947

- A patio is still visible to the southeast of the Officers' Club.
- The Old Parade Ground is now shown as a large parking lot with Building T40 and T41 standing amid the pavement.

1978

- The 1972 addition to the Officers' Club is now visible, along with an enlarged dock and kitchen.
- The 1972 addition intersected both Hardie Road and Bernard Avenue, making Hardie Road a dead end.
- Barnard Avenue is detached from Arguello Boulevard.

1995

- The 1995 map provides a map following the 1994 base closure.
- The arrangement of the building and its context changed very little from the 1978 plan.

Chronology of Building Additions

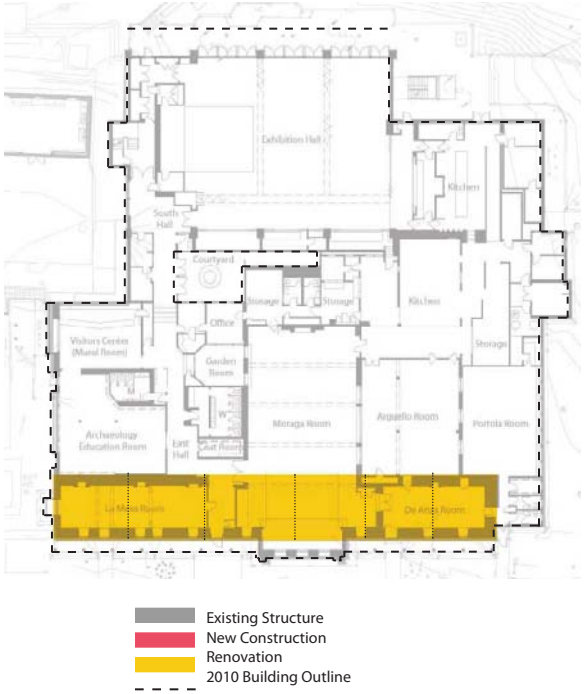
Diagrams by Perkins + Will, 2010

c.1815 to 1824

- A major new building campaign began in 1815.
- It is unclear how much of the Officers' Club was rebuilt or remained from previous construction.

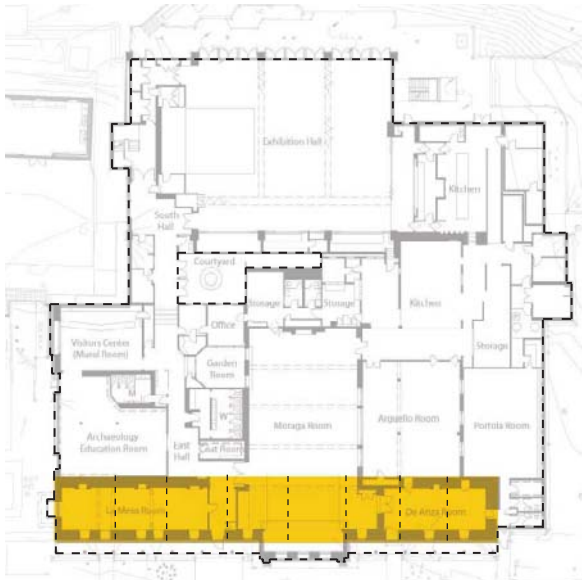
1847

- U.S. Army troops inhabited the Spanish-era structure and added wood shake roof, wood floor, new doors, and windows.



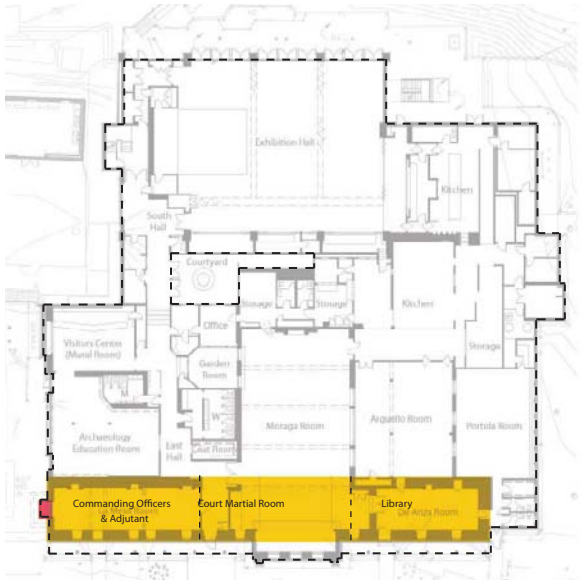
1861, 1862, 1865

- (1861) The Officers' Club, used as the officers' quarters, was described as having six rooms and three kitchens. (Dashed lines show the number of divisions, but the exact wall location is unknown.)
- (1861) Repairs were made on doors, windows, the roof, and one of the quarters.
- (1862) Renovations were performed including reroofing with shingles and zinc, wall papering, and repairs to floors, doors, and windows.
- (1865) Following an earthquake, renovations included a new roof, foundation, and floor.



1870

- The Officers' Club became the laundresses' quarters and was converted into eight rooms. (Dashed lines show the number of wall divisions, but the exact wall location is unknown.)

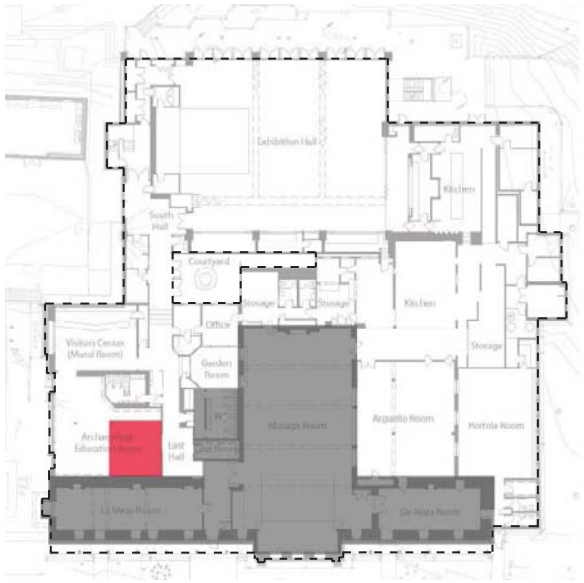


1881

- The U.S. Army renovated the Officers' Club.
- A bay window was added to the east end.
- The interior was divided into three large halls: a room for commanding officers and adjutant to the east, a central court-martial room in the center, and a library to the west. (The dashed lines show wall divisions, but the exact location of walls is unknown.)

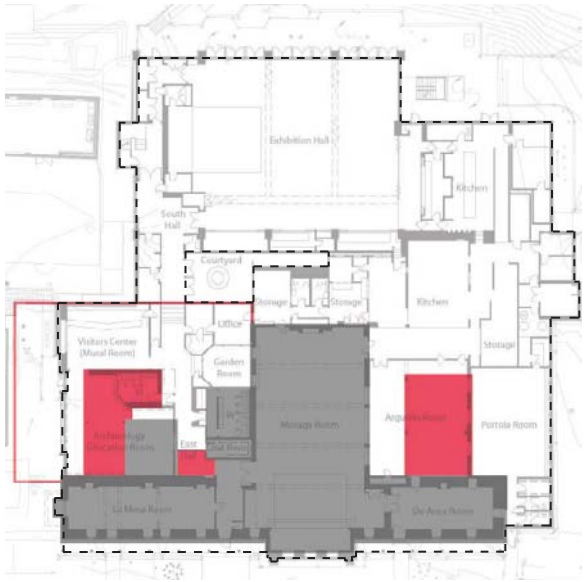
1885

- An Assembly Hall was added in the center of the Spanish era structure, extending south.
- The Assembly Hall was extended north of the former adobe wall. Portions of the existing adobe walls were demolished.
- In the 1884 plan, the central assembly room was drawn smaller than its current size. Light red denotes the location of the central assembly room found on a 1884 plan. The Assembly Hall was not built per the dimensions of the 1884 plan.
- The Women's Restroom and Powder Room were added.



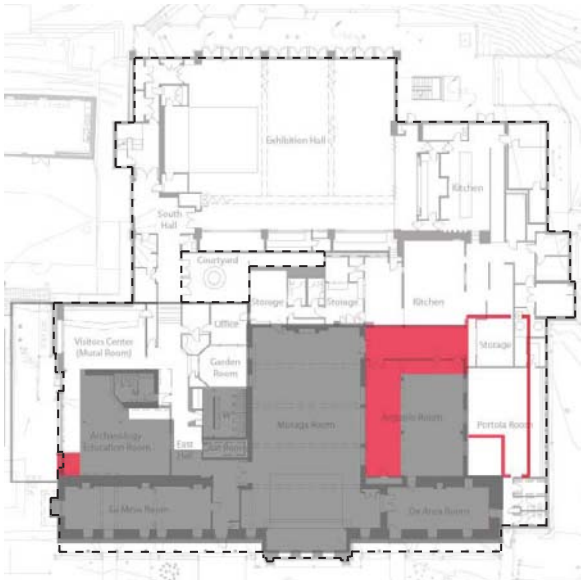
1888

- A 19-foot by 20-foot officers' lounge was added to the south of the Mesa Room.
- An opening made in the Mesa Room's south wall connected it to the new officers' lounge.



1888-1925

- As viewed in a 1925 aerial photo, undated additions appear in this period. The size and location of the additions are confirmed by construction drawings dated 1931 and 1938, as well as existing building conditions.
- A kitchen was added to the south of the De Anza Room.
- A small Men's Restroom was added to the officers' lounge.
- The officers' lounge extended farther to the south of the Mesa Room.
- A garden wall (seen as red lines) and exterior patio were added to the southeast of the building.

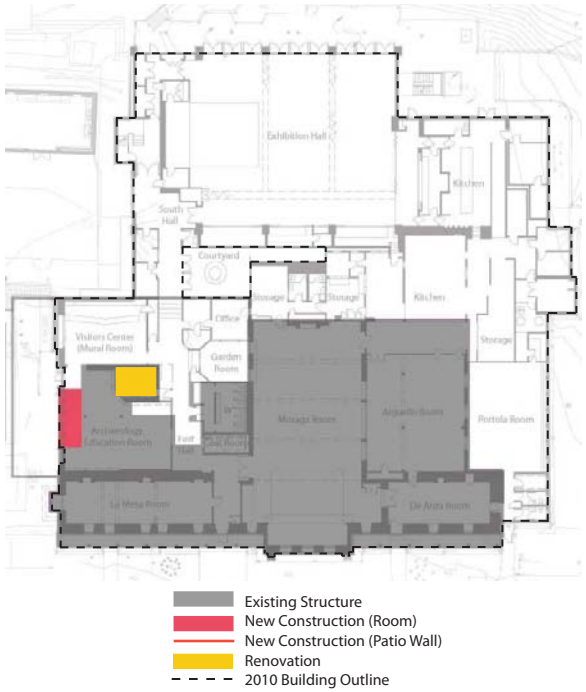


1925-1933

- As viewed in a 1928 aerial photo, undated additions occurred in this period. The size and location of additions are confirmed by construction drawings dated 1931 and 1938, as well as existing building conditions.
- The use of the addition between the Moraga and Arguello Rooms is unknown.
- Construction drawings from 1931 show an office built at the southeast corner of the Mesa Room and exterior walls (seen as red lines) west of the Arguello Room.

1934

- Captain Barney L. Meeden planned and supervised the "restoration."
- A wood veranda was added along the north elevation; exterior walls were resurfaced with stucco. The north wall of the Assembly Room was thickened and Mission Revival buttresses were added.
- Foundations were reinforced; the Moraga Room's trusses were strengthened to accommodate new tile roofs. Large faux beams were installed in ceilings; the ceiling in the Moraga Room was raised and plastered.
- A red quarry 6-inch-by-6-inch tile floor installed; a new maple floor was installed in the Moraga Room. Wood doors and wrought iron grilles were installed. A large fireplace was added in the Moraga dining room.

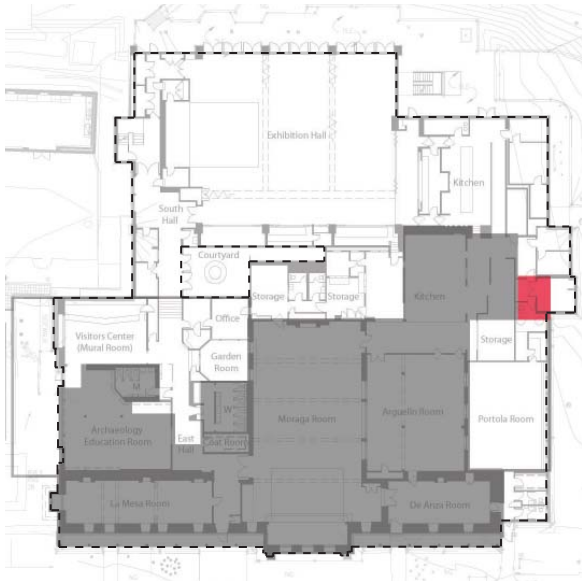


1937

- The old storeroom was renovated in the southeast corner of the Officers' Club.
- The officers' latrine (Men's Restroom) was renovated and enlarged.

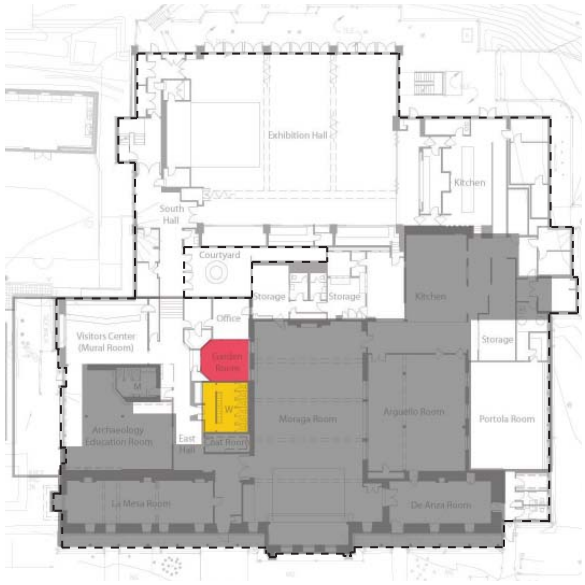
1938, 1942

- (1938) The kitchen was expanded to the south of the Arguello Room.
- (1938) A patio was added to the west of the Arguello Room.
- (1942) The kitchen floor was refinished.



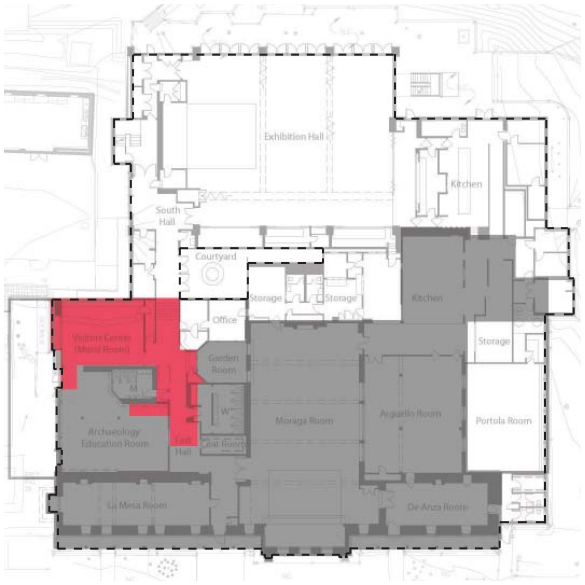
1939

- A new kitchen pantry and preparation space were added at the southwest side corner of the building.



1944

- The Bar (Garden Room) was added to the east of the Moraga Room.
- The Women's Restroom, Powder Room, and Coat Room were renovated.



1948

- The East Hall was added and the circulation space was reconfigured.
- The Powder Room was reconfigured to have access from the west side.
- The east exterior door of the Garden Room was connected to the new addition.
- The Game Room (Visitor Center/Mural Room) was added.
- An office was added at the south end of the East Hall.
- A skylight was added in the East Hall.

1952

- Murals by Edith and Bill Runyan were installed in the lounge.
- Per 1952 construction documents, portions of the kitchen (receiving, storage, toilet, and dishwashing) were enlarged.

1956

- Several rooms (toilet rooms, storage) were added on the south side of the Officers' Club.
- A refrigeration room was added at the northwest side of the kitchen.

1957

- The Powder Room was converted to a Women's Restroom and Coat Room.

1958

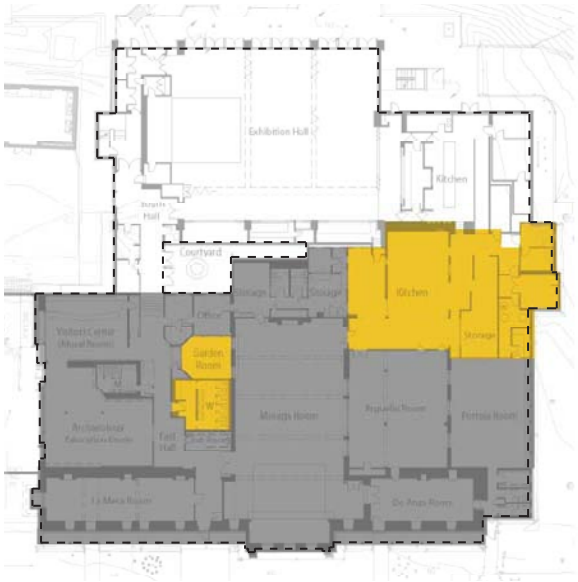
- The west patio was enclosed.

1961, 1966, 1970

- (1961) The kitchen was renovated.
- (1966) The kitchen was renovated.
- (1966) The Women's Restroom was renovated.
- (1970) The Garden Room was converted into a bar.

1972

- A two-story addition was added south of the existing Officers' Club (Robert Wong, architect).
- A dining room and kitchen space were included in the first floor of the addition.
- A restaurant/bar and lanai (covered exterior porch) were included in the second floor of the addition.
- A tower was included in the two-story addition.
- An office suite was included to the south of the existing Garden Room and east of a new courtyard.



1972 - Present

- (1974) Stained glass was installed in the Bar/ Garden Room, executed by John Lukas.
- (1976) Trussed rafters were strengthened and roofing was repaired.
- (1979) Large roof openings over the second floor lanai were converted into skylights.
- (1985) Second floor lanai was fully enclosed with aluminum-framed windows due to high winds. An interior partition installed at eastern bay to create the Game Room.
- (1995) The bar in the Visitor Center was removed. Bathroom and life safety upgrades occurred.
- (2000) The ballroom was converted into an exhibit space by Academy Studios of Novato. Existing doors were obscured and windows infilled with plywood.
- (2001) The Mural Room became a temporary visitor center and a wall was installed to divide the room. Some murals were covered.
- (2005) The Mesa Room was investigated and finishes were removed to create an exhibit of the room's archaeological layers.
- (2006) Food service was installed in north half of the Visitor Center.
- (2008) The north half of the Visitor Center was converted into a classroom.

STATEMENT OF SIGNIFICANCE

Moraga Room following the 1934 renovation. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Photo Prints Collection #35301.1320A)

Reception in the Moraga Room for visiting National Guard Command, 1954. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Negative Collection #35256.1250)

4. Statement of Significance

Background and Governmental Designations

The Presidio of San Francisco was designated a National Historic Landmark (NHL) on June 13, 1962. The designation recognized the Presidio as significant primarily for its role as an important Spanish colonial military settlement in Alta California, and secondarily for its long military occupation by the United States Army since 1847. The Officers' Club was identified as a historic resource because it was believed to be the Spanish Commandant's headquarters, and original adobe remained concealed within the walls of the 1934 "remodel."

In 1993 the National Park Service issued an update to the NHL designation. The period of significance for the Presidio was determined to span continuously from the 1776 Spanish El Presidio until the end of World War II in 1945, and up to 1951, the year the United States and Japan signed the Joint Security Pact and the United States, Australia, and New Zealand signed the ANZUS Pact, both in Building 135. The period of significance was based on the continuity and length of the military occupation of the site and the extent of remaining resources.

Before its closure in 1994, the Presidio had been the oldest Army installation operating in the American West and one of the longest-garrisoned posts in the country. More than 200 years of military occupation of the Presidio resulted in the development of a complex historic district of several overlaid historic landscapes, each composed of buildings, structures, objects, sites, and other features representing progression of historic periods and multiple phases of development.[1]

The Presidio was found to be significant under National Register Criterion A (property associated with events that have made a significant contribution to the broad patterns of history), criterion C (property that embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction) and criterion D (property has yielded, or is likely to yield, information important in prehistory and history). The Officers' Club (Building 50) was listed as one of 662 contributing resources to the Presidio NHL. The 1993 NHL update identifies the significance of the Officers' Club as two periods, the "Spanish American Settlement, 1776-1846" period and the "Military Affairs Between Wars, 1919-1940" period. The description of the Officers' Club in the contributing resources section of the "Spanish American Settlement, 1776-1846" chapter of the 1993 NHL update states:

> "Although no intact building remains that was constructed during this period, the front portion of the existing Officers' Club at the Main Post (MP.50), which was substantially remodeled in 1934, consists largely of the adobe walls of a much earlier building. Although these adobe walls have traditionally been thought to be the fabric of the original Spanish Commandancia, this cannot be substantiated by the record. Also, the exact date of these walls is difficult to determine. At the least, adobe walls date to the 1840s, and portions of the walls are likely much older, dating to as early as 1791."[2]

The description of the Officers' Club in the contributing resources section of the "Military Affairs Between Wars, 1919-1940" chapter of the 1993 NHL update states:

> "MP: No 50 Officers' Open Mess (Officers' Club)
>
> This building was extensively remodeled and expanded in 1933-1934 as a prototypical works relief type project, under the planning and supervision of Quartermaster Capt. Barney L. Meeden; substantial proposals to "restore" the building appear to have been formulated as early as 1931. Currently, the building houses the Post's officers' club. The form and significance of the existing building pertains most directly to this remodeling, and to the 1930s era development of the Post. Much earlier at this site in 1847, the United States troops rebuilt the roof of the Spanish-Mexican-era adobe (the popular belief that this adobe was the "Commandancia" or headquarters of the Spanish-Mexican Post has not been substantiated). In 1884-1885 a projecting central pavilion-like "assembly room" of wood construction was added to the building. In the 1933-1934 remodel, some later additions were removed, and the building was transformed into a 1930s-era "Spanish Colonial Revival" edifice. Works Progress Administration (WPA) funds became available for additional improvements for the building by 1936, and later, 1939, though none of these improvements seems to have involved directly the old adobe walls or new roof structures. The building stands today as a complex series of interconnected adobe, concrete, wood-frame, and steel-frame structures measuring 188' x 119' in plan. The appearance of the existing building, with its rustic Spanish-tile gable roofs, heavy rough timber lintels and beams, and decorative iron work,

1. Architectural Resources Group, Building 50, Presidio Officers' Club, (Unpublished: Presidio Trust, December 2002), 3, 41.
2. United States Department of the Interior, California Presidio National Register of Historic Places, 1993.

was determined by Captain Meeden's perceptions of the possible appearance of the Spanish-era adobe building; Meeden considered the project a restoration though he was most influenced by the "revivalist" tastes of his own century. In the course of the 1930s construction, substantial remnants of early adobe walls were enclosed in metal lath and plaster and still form much of the front portion of the building. The integrity of the whole has been compromised considerably by a massive 1970s rear addition that towers over the historic building. Nevertheless, the front wings of the building incorporate 14'-high adobe walls that may in part date as far back as 1791."[3]

Statement of Significance

The Presidio Officers' Club (Building 50) and its immediate site are significant historically, architecturally, and archaeologically.

The building contains remnants of one of the oldest Spanish adobe buildings in San Francisco. It is significant not only for its age, but also for its use of adobe, a rare building material in San Francisco. The site also has the ability to yield important archaeological information regarding Spanish, Mexican, and American settlement at the Presidio. Additionally, the building played a significant role as the headquarters and social center for military operations for three nations during the course of three centuries. Functioning as the headquarters for the base and later as the Officers' Club it served as a symbol of power and prestige.[4]

The building is an interesting example of 1930s Mission Revival architecture illustrating the Army's philosophy of restoration at that time. The interest in restoring the building to what was believed to be its original appearance reflects an early awareness of the Presidio's historic merit and its associations with the Spanish and Mexican periods of settlement in San Francisco and Northern California.

Period of Significance

The period of significance for the Presidio NHL is 1776-1945 and 1951, spanning between the original Spanish settlement in 1776 through World War II in 1945. Three specific areas of significance relate to the Officers' Club.[5]

Military Historical Associations, Circa 1776-1945

The Officers' Club is significant because it served as the headquarters and social center for the Spanish, Mexican, and American military personnel stationed there. The Officers' Club was used continuously from the late 18th century or early 19th century, when first constructed by the Spanish at the Presidio, through the close of the period of significance in 1945. During that time the building served as an assembly space and special social, political, and military events were held for important military personnel, dignitaries, and civilians. The building continues to function as an assembly space for various events.

Architecture, Circa 1776-1938

The Officers' Club includes architectural styles, materials, and construction techniques from various periods of construction, some of which are concealed. Hidden within the lath and cement plaster walls of the 1934 construction are remnants of adobe walls that may date back to the end of the early nineteenth century, as well as structural materials and wall, floor and ceiling finishes that date back to the building's Victorian period. These finishes have been exposed in the Mesa Room, where later layers of construction were selectively removed in 2007 to expose the construction of earlier periods. Most dominant historic features of the building date from 1933-1934, when the building was substantially remodeled in a Mission Revival style using WPA funds, and 1938, when additional remodels in the same style were carried out. The significant features of this period include smooth painted stucco exterior walls with deeply recessed window openings, overhanging S-shaped clay barrel tile clad gable roofs, windows and trim, verandas supported by posts, and interiors with painted plaster walls, heavy decorative beams, rough hewn doors and trim, wood strip flooring and Craftsman style light fixtures.

Archaeology, 1776-1917

The site and building have the potential to yield archaeological information about the Spanish and Mexican periods that began in 1776 when the first structures of El Presidio were constructed under the Spanish. Archaeological features were excavated in 1999 immediately to the east of the building. Expected archaeological resources located within the building and surrounding site include foundations, isolated artifacts, privy pits, and other elements associated with the historical development of El Presidio. Archaeological features can provide important contributions to the record of the Presidio's social, economic, and physical history and extensive information about the Spanish Colonial, Mexican, and United States military culture and frontier adaptations.

Evaluation of Significant Features

Individual features were evaluated for their contribution to the building's overall significance. Levels of significance have been identified for the first-floor plan (Figure 4.1) and the mezzanine

3. United States Department of the Interior, California Presidio National Register of Historic Places, 1993.
4. ARG, Building 50, 3, 41.
5. Ibid., 42.

and second-floor plan. (Figure 4.2) The levels of significance — very significant, significant, contributing, and non-contributing — are defined as follows.

Very Significant

Very significant features are the major components and character-defining features of the building's design, details, spaces, or elevations that strengthen the essence of the building. These features are considered the most historically or architecturally important elements in the building and should be retained to convey their original configuration.

Significant

Significant features are often ancillary to or supportive of the very significant features that contribute to the understanding of the overall design. Alteration to or removal of these features for programmatic, building system, or life safety requirements should occur only when no other option is available.

Contributing

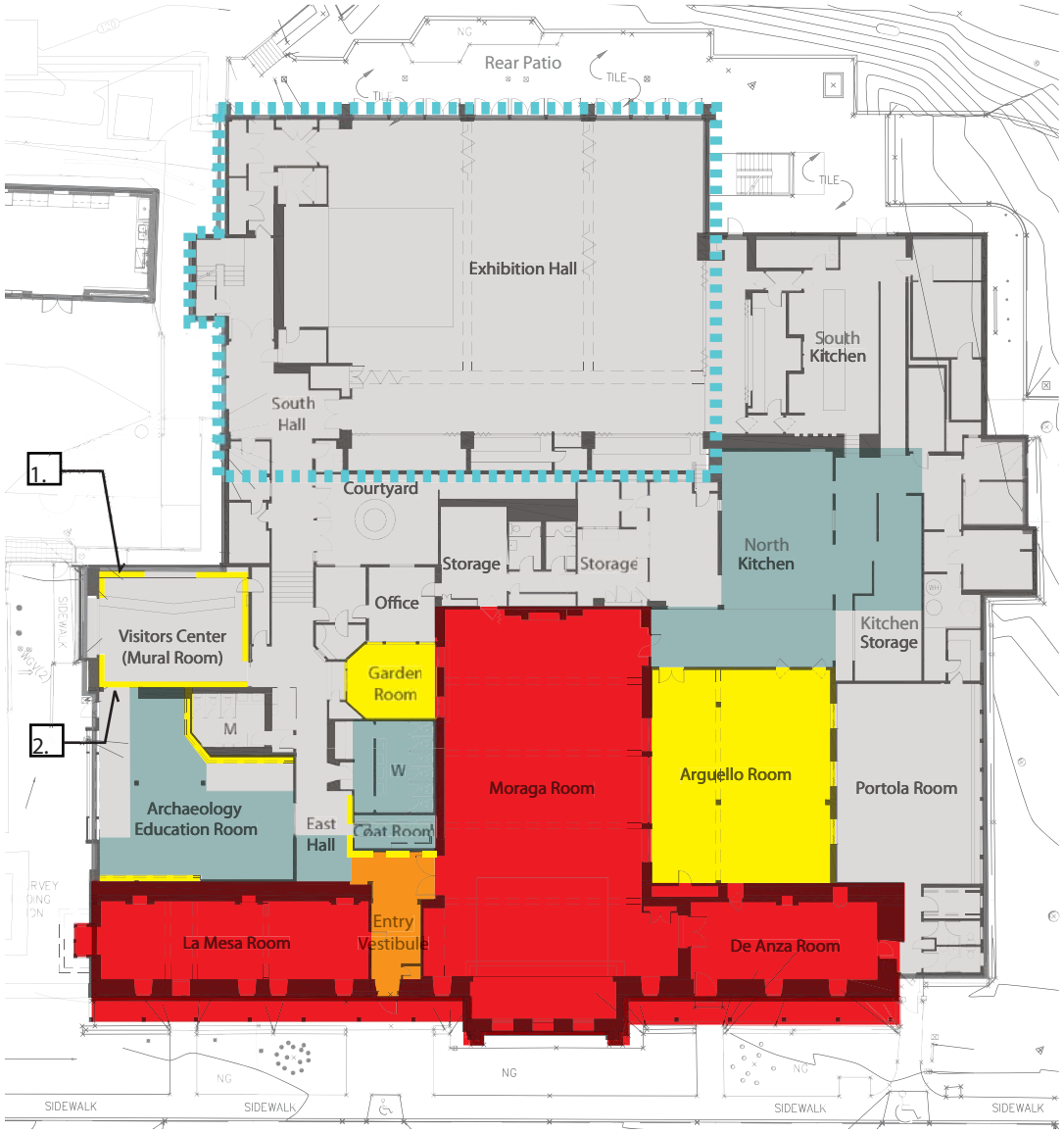
Contributing features are original elements of the building, or modifications during a building's period of significance, that are of lower importance relative to the understanding of the building's original design. Alteration or removal of these features, if necessary, would have a limited effect on the integrity of the building; however, alteration or removal should be minimized or mitigated wherever possible and cumulative impacts should be carefully considered.

Non-Contributing

Non-contributing features are elements of the building that are not of historic significance, and their removal or alteration would not have an effect on the original integrity of the building. In some cases, removal of non-contributing features has a positive effect on the building's character-defining features.

Integrity

The National Register of Historic Places Bulletin 15 criteria were used to evaluate the integrity of historic materials and features of the Officers' Club. (Figure 4.3) Bulletin 15 defines integrity as the ability of a



First Floor Plan

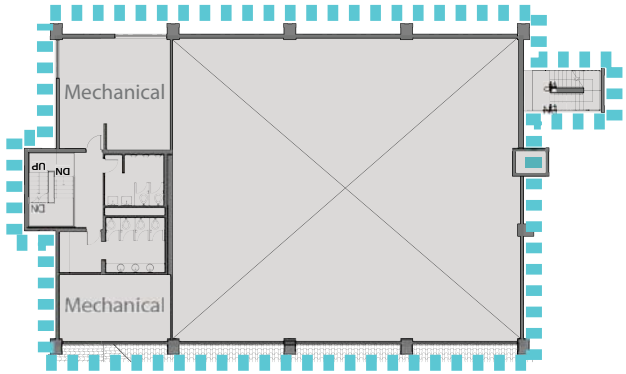
Figure 4.1: Significance Levels, First-Floor Plan
(Perkins + Will, 2010)

- Very Significant
- Significant
- Review the 1972 addition for eligibility in 2017. Although the 1972 addition can not be determined eligible for contributing status until it reaches 50 years of age in 2017, best practice suggests beginning the process to determine eligibility five years ahead of that date.
- Contributing
- Non-Contributing (built after period of significance)
- Non-Contributing (due to loss of integrity and/or extent of alterations)

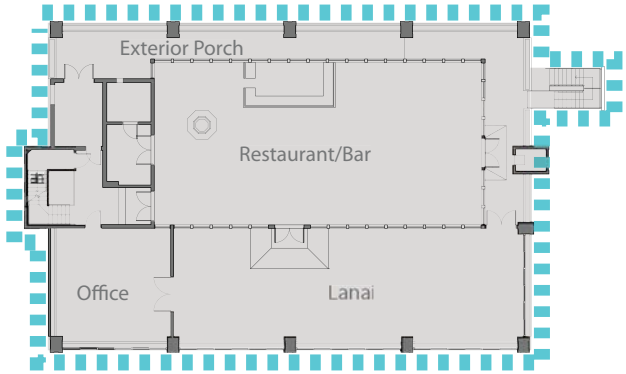
Key Notes:

1. 1952 murals located in Visitor Center and Archaeology Education Room. Murals in the Archaeology Education Room are concealed behind other finishes, and their condition and integrity are unknown.

2. Murals in this location are only above this door opening.



Second Floor Plan



Mezzanine Plan

Figure 4.2: Significance Levels, Mezzanine and Second-Floor Plan
(Perkins + Will, 2010)

- Very Significant
- Significant
- Review the 1972 addition for eligibility in 2017. Although the 1972 addition can not be determined eligible for contributing status until it reaches 50 years of age in 2017, best practice suggests beginning the process to determine eligibility five years ahead of that date.
- Contributing
- Non-Contributing (built after period of significance)
- Non-Contributing (due to loss of integrity and/or extent of alterations)

property to convey its significance. Since the physical identity of a building is translated through surviving characteristics that date from the period of significance, the building's significance must be understood thoroughly in order to evaluate the integrity of existing building elements.

National Register of Historic Places Bulletin 15 identifies seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. A historic property will generally possess several if not most of these aspects when essential physical features are still present. The strength of historic characteristics and the nature, extent, and impact of changes since the period of significance are important factors to consider in making the final decision about integrity in order to avoid subjective judgment.[6]

Location

Location is the place where the historic property was constructed or the place where the historic events occurred. Integrity of location refers to whether the property has been moved or relocated since its construction. The Officers' Club is in its original location. There have been substantial changes to the building's footprint by extensive additions that have been added to the south of the building, but the core of the historic building remains in its original location.

Design

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. The historic design of the Officers' Club is mostly intact. There have been numerous minor and major uncoordinated alterations and additions that have diminished the clarity of the design on both the exterior and the interior. On the exterior, the principal changes are the interconnected additions that have been added to the south of the building and that obscure portions of the historic east, west, and south elevations, and the removal of many landscape and site features. The interior alterations include the impact of the many additions on the character of interior spaces, including the loss of exterior windows, the addition of large door openings, the replacement of historic light fixtures, and the painting over of naturally finished woodwork and trim. Nonetheless, the building's visual expression – its proportion, massing, layout, architectural vocabulary, and decorative architectural elements – still hold integrity of design, especially when viewed from the north.

Setting

Setting is the physical environment of a historic property, constituting topographic features, vegetation, man-made features, and relationship between buildings or open space. The Officers' Club is still a significant historic structure and a visual landmark at the Presidio, and occupies a prominent location at the head of the Main Post, which is the historic heart of the Presidio National Historic Landmark. The Main Post has a rich concentration of historic, architectural, landscape, and archaeological resources, and the Officers' Club maintains a strong relationship and visual and physical connection with these resources. However, the building's setting has also been altered in numerous ways. Hardie Street has been removed due to the additions that were added at the building's south, and the building's relationship to the adjacent historic forest has been altered. The parade ground on El Presidio has been paved over and converted into an asphalt parking lot, which has had a negative impact on views toward the building's principal elevation. Patios and garden walls that surrounded the building on the east, south, and west elevations and that screened service areas have been removed. At present, the impressive nature of the building in a setting surrounded by garden patios adjacent to a wooded area is somewhat less legible than it once was.

Materials

Materials are the physical elements generated during a particular period of time and in a particular pattern or configuration to form a historic property. The dominant materials of the Officers' Club are the materials of the Mission Revival renovation, which include painted cement plaster, red clay barrel tiles, rough hewn wood, glass, and decorative wrought iron work. Adobe from earlier periods of the building's construction is also present behind the cement plaster. Most of the materials that were in place at the end of the period of significance are still in place and performing fairly well.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or artisan during any given period of history. The Officers' Club reflects the workmanship of the Mission Revival period, with an emphasis on materials that appear hand-crafted or express a rough handmade appearance. The workmanship of the Officers' Club's expressive materials — rough hewn woodwork, wrought iron metalwork, and textured stucco — still remains evident despite the alteration of some materials such as the painting over of all naturally finished woodwork with high gloss paint.

Feeling

Feeling is the quality that a historic property possesses in evoking the aesthetic or historic sense of a particular period of time. The integrity of feeling is diminished at the Officers' Club by the incremental additions that have been

6. National Park Service. National Register of Historic Places Bulletin, 15.

added to the building. These additions visually dominate the building from the exterior, particularly from the south. They have also resulted in a confusing and maze-like internal circulation pattern and have blocked views from the interior to the exterior toward the south, east, and west. While the Officers' Club still hosts public events and uses that are similar to its historic function as a social club, the integrity of feeling is somewhat diminished by the fact that the building no longer serves as an Officers' Club and no longer is a social center continuously serving alcohol and food.

Association

Association is the direct link between important historic events and a historic property. The Officers' Club is significant for its association with important military activities and for the special social, political, and military events that were held there for important military personnel, dignitaries, and civilians. Integrity of association is largely intact because most of the spaces where these events took place are still intact.

The Officers' Club as a whole has a high level of integrity. Despite the alterations that have been made to the exterior and interior of the building that have obscured some of its character-defining features, it still maintains integrity of location, design, setting, materials, workmanship, feeling, and association.

Integrity of Individual Spaces

The integrity of individual spaces was also evaluated. A space with a high level of integrity still possesses a majority of the seven aspects of integrity. A space with a medium level of integrity still possesses several of the aspects of integrity in a manner that allows the space to continue to convey significance. A space with a low level of integrity possesses only a few aspects of integrity, and has undergone extensive changes that have had an adverse impact on the space's character and materials since the close of the period of significance.

The Mesa Room has a high level of integrity. The recent selective removal of finishes from the 1930s-era remodel has exposed finishes from the Victorian period and, beneath them, the original adobe construction of the room. Finishes from four periods of the room's construction are now visible. The removal of these finishes has exposed elements of older construction periods of the building that would otherwise be hidden. During the room's period of significance, there was no time in which the design and materials of four different periods were visible at the same time.

The Moraga Room has a high level of integrity from the 1930s era. The large door opening into the Arguello Room, the added door openings into the kitchens to the south and the installation of extremely prominent and ornate pre-1945 chandeliers have somewhat diminished the integrity of design and feeling.

The De Anza Room has a high level of integrity. The stained glass, wainscot, wood cabinets, and light fixtures were installed after the period of significance and slightly affect the room's integrity of design, materials, and feeling.

The Arguello Room has a low level of integrity from the 1930s era. The addition of the Portola Room to the west changed the room from an exterior space with windows to a windowless interior space. Other changes include the construction of large door openings into the Moraga Room, the relocation of the south wall to the kitchen, and the replacement of ceiling light fixtures. These changes have diminished the room's integrity of design, materials, setting, and feeling.

The Garden Room has a low level of integrity. Additions to the west and south have changed the room from an exterior pavilion that provided access directly to the exterior to an interior room. Stained glass panels were installed in 1974 when natural light coming through the south-facing windows were blocked by the 1972 addition. The room was originally designed as a cocktail bar, but the bar has since been removed and the floor has been replaced. These changes have had a negative impact on the room's integrity of design, setting, materials, workmanship, feeling, and association.

The Entry Vestibule has a medium level of integrity from the 1930s era. The north portion of the room retains integrity while the south does not, due to the addition of the East Hall, which now opens onto the east wall of the Entry Vestibule. Due to this change, the room is now just a small part of a longer winding circulation passage, and no longer has the contained feeling of an entrance vestibule. Ornate ceiling light fixtures and the removal of the door that served the Women's Powder Room have also had a negative impact on the room's integrity of design.

The interior of the Coat Room has no remaining integrity. The north wall and a portion of the east wall of the Coat Room are in the original location of the Women's Powder Room walls. The east wall was an exterior wall during the period of significance. The design configuration of the Powder Room has been completely altered and all features have been removed.

The Women's Restroom has no remaining integrity. A small section of the south wall of the room is in the location of the walls of the original Women's Powder Room. This wall was an exterior wall during the period of significance. The design configuration of the Women's Restroom has been completely altered and all features removed.

The Men's Restroom has no remaining integrity. It is possible that portions of the north and south walls of the room are in the original location of the walls of the Men's Restroom that existed during the period of significance. These walls were exterior walls during the period of significance. The design configuration of the Men's Restroom has been altered and all features removed.

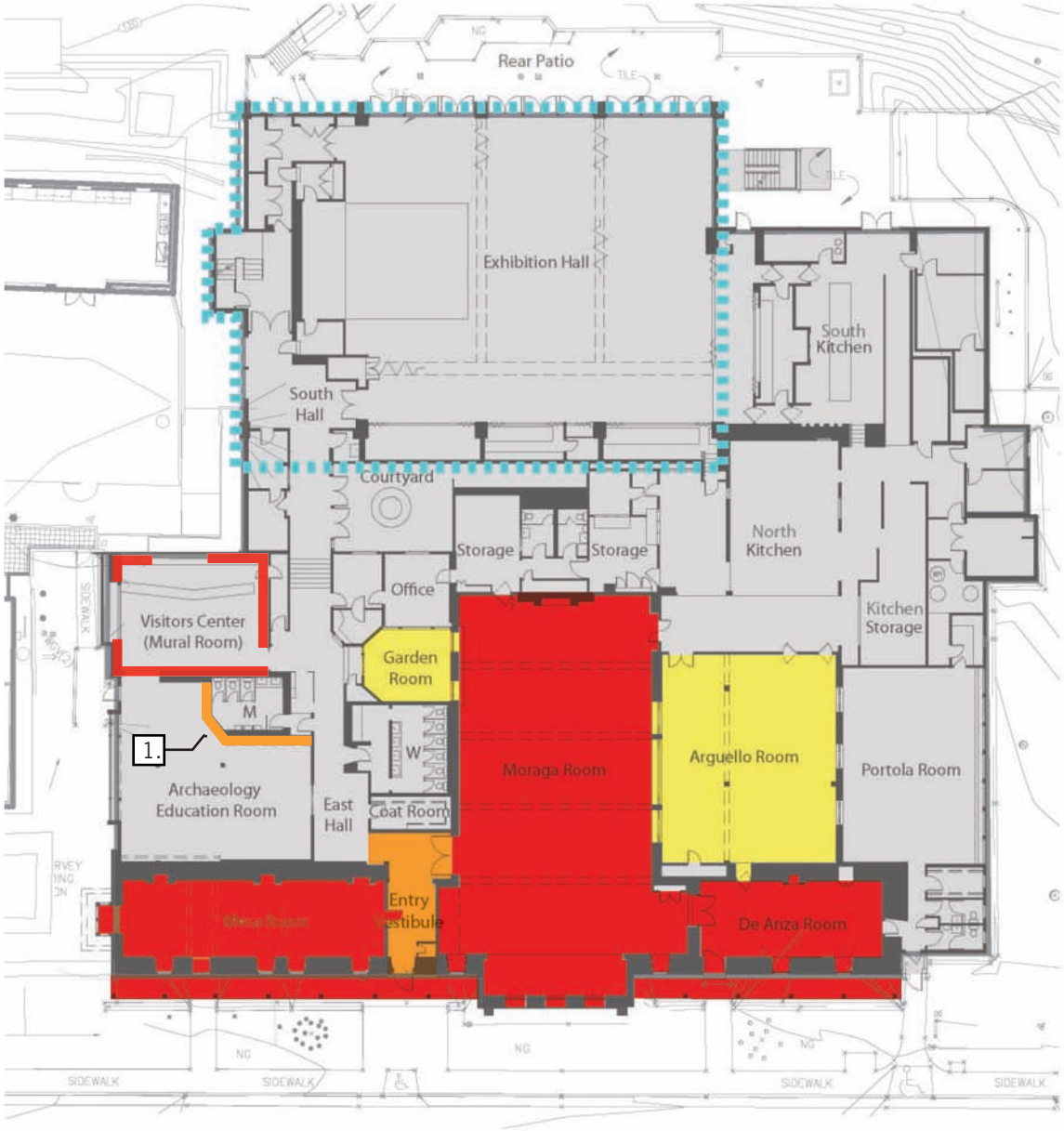


Figure 4.3: Integrity Levels, First-Floor Plan

(Perkins + Will, 2010)

(The mezzanine and second floor do not include significant or contributing spaces.)

- High
- Medium
- Low
- None
- Review 1972 addition for eligibility in 2017

Key Notes:

1. Murals in the Archaeology Education Room are concealed behind other finishes, and their condition and integrity are unknown.

While the National Park Service Visitor Center (originally the bar) was built after the end of the period of significance, it has a high level of integrity to its period of construction. The 1952 murals in this room are intact and in good condition.

While the 1972 addition was built after the period of significance, it has a medium level of integrity to its period of construction. Major alterations, most of which are reversible, have diminished the building's integrity on the exterior; these include the enclosure of the second floor lanai with aluminum-framed windows, infill of roof openings over the lanai with skylights, and installation of a solid wall along the south-facing wood-framed glass doors and transoms. The changes to the interior include the adaptation of the ballroom on the first floor to an exhibit hall, which entailed the removal of most finishes, light fixtures and decorative elements and the addition of a new lighting grid and security systems.

DESCRIPTION AND CHARACTER-DEFINING FEATURES

Main Entry. (Golden Gate National Recreation Area Park Archives and Records Center)

- Site
- Landscape
- Building Exterior
- Building Interior

North facade of Moraga Room (Golden Gate National Recreation Area Park Archives and Records Center)

5. Description and Character-Defining Features

This chapter includes description of the site and building, and lists character-defining features of the Presidio Officers' Club. A character-defining feature is an aspect of a building that is representative of the building's historic programming, architectural style, and design intent – usually original to the building's period of significance.

For a historic resource to retain its significance, its character-defining features must be retained to the greatest extent possible. Subsequently, understanding a building's character-defining features is a crucial step in developing a realistic and effective preservation plan.

Listed following the character-defining features for each area of the building or individual space are any alterations that have occurred since the end of the period of significance, many of which have had a negative impact on the character-defining features.

Site

General Description

The Officers' Club is located at the southern perimeter of the Presidio of San Francisco's Main Post. It overlooks the Old Parade Ground, which is currently paved. The Officers' Club faces north and is located at the foot of a hill across from Pershing Square, next to the intersection of Moraga Avenue and Arguello Boulevard. (Figure 5.1) Located at the base of a large hill across from Pershing Square and at the junction of Moraga Avenue and Arguello Boulevard, the Officers' Club faces north toward Moraga Avenue. Buildings 49 and 45 are to the east of the building along Moraga Avenue. These structures served as officers' housing and a chapel, respectively. The building's second floor offers sweeping views of the San Francisco Bay, Presidio, and Golden Gate Bridge. The site slopes northward toward the bay. The Officers' Club front facade sits near Moraga Avenue, with a landscaped area consisting of mulch, grass, cordyline, and other trees and shrubs. Flanked by two bronze cannons, the building's main entrance is situated in the east wing. The Spanish cast the cannons, called the Poder and the San Pedro, in 1673. Buildings 44, 47, 48, and T46 adjoin the building's east side along Hardie Avenue. There is a concrete retaining wall south of the building. Along the hillside at the south side of the Officers' Club stand a number of mature Monterey cypress and eucalyptus trees.[1]

At the front of the building, Moraga Avenue adjoins paved parking. While landscaping exists immediately north of the Officers' Club, the front of the building

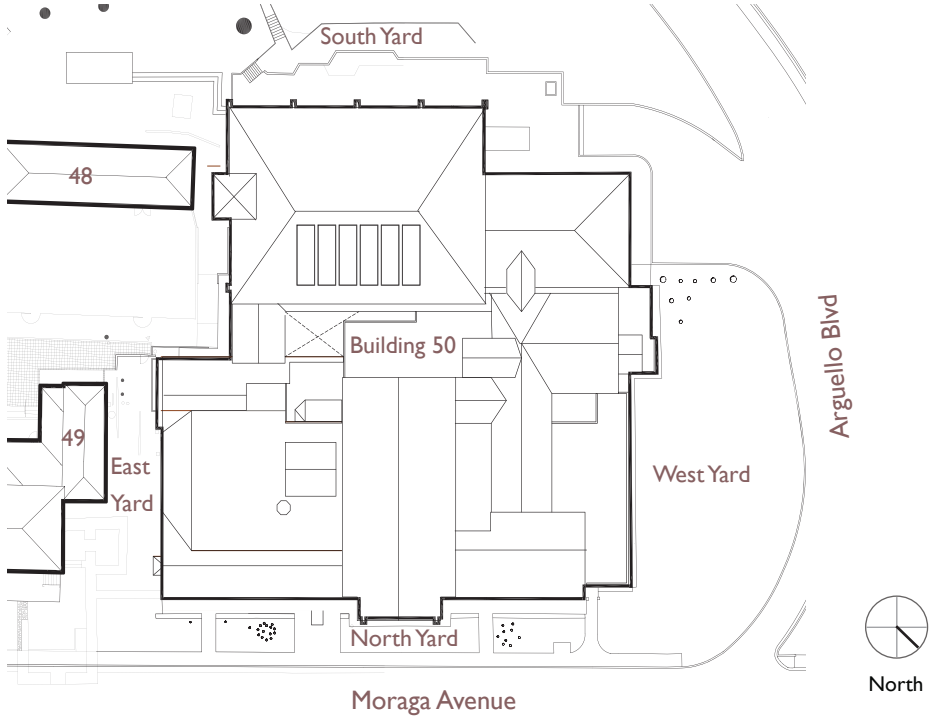


Figure 5.1: Site plan. (Perkins+Will, 2010)

1. Architectural Resources Group (ARG), Building 50, Presidio Officers' Club, (Unpublished: Presidio Trust, December 2002), 22.

is dominated by asphalt pavement and parking. An interpretive landscape design has been installed in the area to the northeast of the building between Building 50 and Building 49. The landscape is primarily covered in decomposed granite (DG) with a pattern of interpretive stones over the location of existing El Presidio footings discovered as part of an archaeological field school in 2007. The exposed stones form the outline of what is believed to be the perimeter walls of the Spanish-era chapel, and pavers have been placed within the stones to differentiate what was historically interior space from exterior space. There is a small area surrounded by a steel frame showing the original foundation walls below. These archaeological findings have provided information relating to both the chapel and the Officers' Club.[2]

General Character-Defining Features

- Orientation and prominent location at the highest and central point of the Presidio's Old Parade Ground.
- Relationship of the Officers' Club to Building 49 located to the east.
- Archaeological site at the northeast corner, and other potential archaeological features.

Landscape

The Officers' Club is surrounded by landscaped areas on all sides. The description of the landscape is divided into north, west, south, and east yards as shown in plan. (Figure 5.1) A plant inventory performed by the Presidio Trust in 2000 (Figure 5.2) indicates planting that was extant at that time. Significant changes

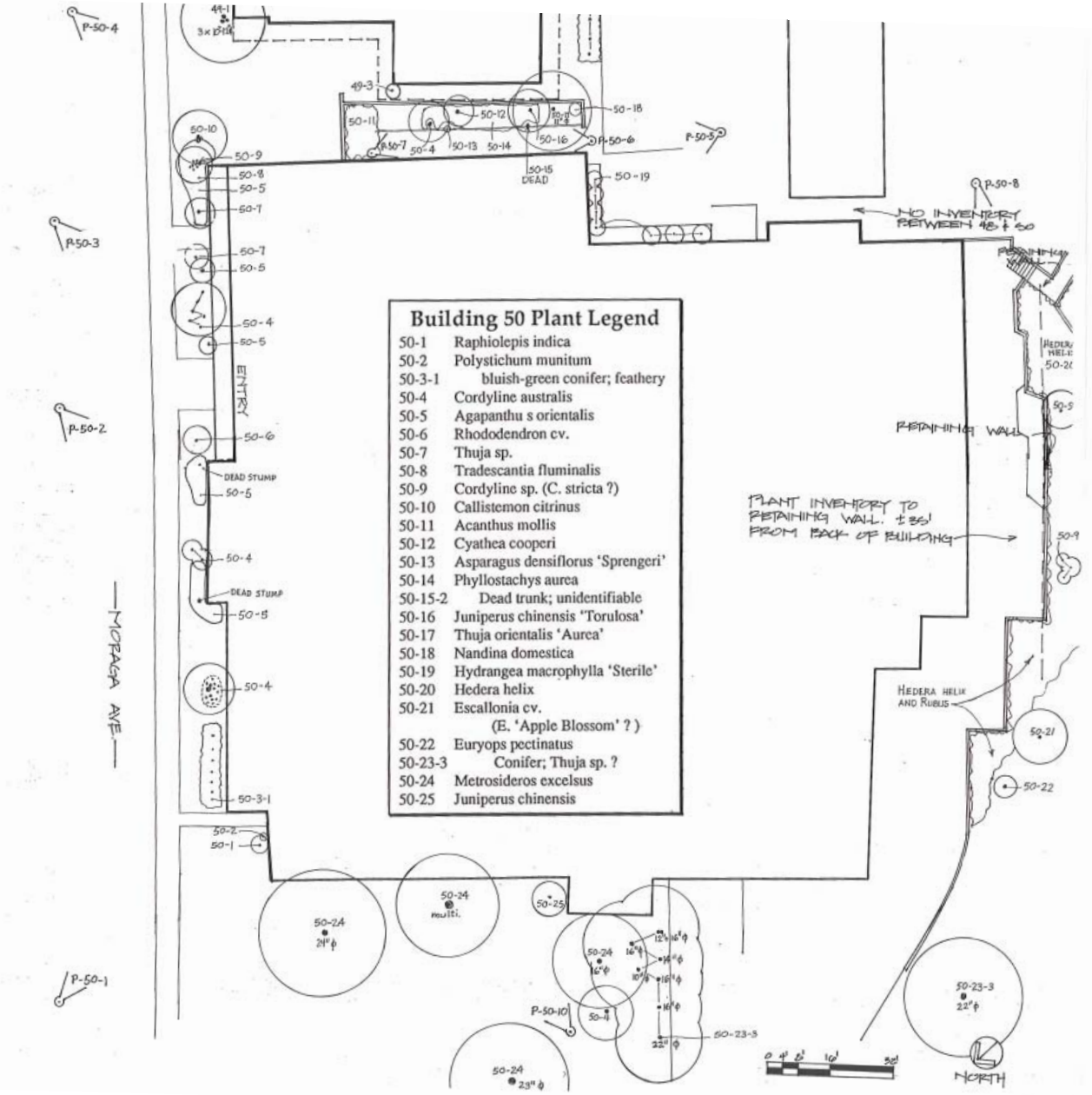


Figure 5.2: Map of the Officers' Club created during the plant inventory performed in 2000 showing the catalog of plant locations. (Presidio Trust)

2. ARG, Building 50, 22.

Top
Figure 5.3: Photo of north elevation in March 1934 just prior to renovation. (National Archives and Records Administration)

Center
Figure 5.4: Photo of north elevation following 1934 renovation. (San Francisco Public Library Historical Photograph Collection)

Bottom
Figure 5.5: Photo of north elevation. (Perkins+Will, 2009)

that have occurred to the planting since that time are noted below.

North Yard

Description

Spatial Organization

The front landscape is characterized by a relatively open feeling between the building and the sidewalk, marked by an outcropping of cordyline trees in front of the Mesa Room and another in front of the De Anza Room. (Figures 5.6 and 5.7) Bushy conifers in front of the Mesa Room and De Anza Room interrupt the open space and obscure the veranda portal. The entrance canopy located at the main entrance interrupts the space in front of the building, however provides a covered area for visitors.

Topography

The grade slopes down away from the building toward Moraga Avenue and also slopes down from west to east. The mounds at the base of each grouping of cordyline trees are about 2 feet higher than the adjacent grade. In front of the De Anza Room the grade slopes toward the projecting west wall of the Moraga Room.

Vegetation

Some areas of the ground are covered with grass and others with mulch. There is a grouping of large cordyline trees in front of the Mesa Room and in front of the De Anza Room. While it is unlikely that these trees are the same as the originals, they are likely outgrowth from trees planted originally. The cordyline tree noted in the 2000 plant inventory at the center of the Moraga Room has been removed. Conifer bushes are located in front of the veranda of the Mesa Room and De Anza Room. Other vegetation includes agapanthus, a rhododendron bush at the left of the main entry, and a fern at the entrance to the Portola Room.

Circulation

A concrete sidewalk and curb runs continuously east-west along Moraga Street. A curb cut is directly in front of the main entry. At the main entry, an additional concrete landing ramp was installed over the original concrete sidewalk. The ramp does not meet current codes. The edge of the ramp is exposed, revealing a rough finish with air pockets and aggregate. A concrete sidewalk connects to the elevation of the veranda portal floor along the east end of the Mesa Room. There is a concrete sidewalk leading to the entry to the Portola Room.

Small-scale objects

There are numerous features located in the immediate vicinity of the main entry:

- Two historic bronze cannons pointing north, mounted on concrete bases. The cannons, named the Poder and the San Pedro, were cast in Peru by the Spanish and date from 1673.
- Fire department connection.
- Exposed conduit running over the ground.
- Floodlights to uplight the facade.
- Building identification sign.
- Bench located on the south side of the sidewalk in front of the De Anza Room. (Figure 5.6)
- Garbage can near the northwest corner of the building.
- Backflow preventer located near the entrance to the Portola Room.

Top
Figure 5.6: North yard. (Perkins+Will, 2010)

Bottom
Figure 5.7 North yard. (Perkins+Will, 2010)

Water Features

Concrete runnels adjacent to the veranda provide drainage for rainwater and are integral to the veranda portal floor slab. There is also a concrete runnel in front of the Portola Room.

Character-Defining Features

- Open feeling of the landscape, with lawn and sparse planting.
- Cordyline trees located at the center of the building and in front of the Mesa and De Anza Rooms.
- Concrete sidewalk along Moraga Street, and concrete sidewalks connecting to building entries at the Mesa and De Anza Rooms.
- Concrete runnels running along the veranda.
- Spanish cannons flanking the front entrance.
- Historic road alignment along Moraga Avenue.

Figure 5.8: West yard outside the Portola Room. (Perkins+Will, 2010)

Alterations

- Sidewalk ramp at main entry.
- Concrete runnel in front of the Portola Room.
- Concrete bases at cannons.
- All vegetation with the exception of cordyline trees.
- Fire department connection.
- Exposed conduit.
- Floodlights.
- Building identification sign.
- Bench.
- Garbage can.
- Backflow preventer.

West Yard

Description

Spatial Organization

The west yard consists primarily of an open space with a few scattered trees and a service drive for loading and unloading.

Topography

The grade slopes up from the building toward Arguello Boulevard. The service drive is flatter and interrupts the slope. (Figure 5.8)

Vegetation

The west yard is primarily covered with grass and is not irrigated. North of the service drive are groupings of large evergreen trees and a smaller metrosiderus planted very close to the edge of the building. There are also juniper bushes tucked into a corner near the kitchen building. The Presidio Historic Forest begins to the south of the service drive. This forest is composed of Monterey cypress and eucalyptus.

Circulation

The curb line of Arguello Boulevard defines the edge of the yard. There is no sidewalk. The service drive leads from Arguello Boulevard to the 1972 addition.

Small Scale Objects

A set of bollards is located at the end of the eastern end of the service drive. Gas and electrical meters and large-scale mechanical equipment are located at the edge of the building near the end of the service drive. Two large dumpsters are located in the service drive.

Character-Defining Features

- Open feeling of the landscape, with lawn and sparse planting along the west facade, and the mature Historic Forest to the south.

Alterations

- Service drive.
- All vegetation with the exception of the Historic Forest.

South Yard

Description

The south yard is adjacent to the Historic Forest. (Figure 5.9) Except for the forest, there are no remaining historic character-defining features in this area. The rear South Patio is addressed in relation to the the 1972 addition in the assessment of the building interior below.

Spatial Organization

The south yard is a narrow space defined by the high walls of the 1972 addition to the north and a set of staggered concrete retaining walls to the south.

Topography

The south yard is flat and at the same elevation as the first floor of the 1972 addition. Retaining walls hold up a steep hillside leading to the Historic Forest.

Vegetation

The Historic Forest, composed of mature Monterey cypress and eucalyptus trees, are planted in rows extending south from the retaining walls. The retaining wall and planters adjacent to the south patio are overgrown with ivy and invasive vines such as blackberry and rubus. (Figure 2.9)

Circulation

Steps lead up from the south patio to the forest. They do not currently connect to any paths.

Character Defining Features

- Mature Historic Forest to the south of the building.

Figure 5.9: Historic Presidio forest on the south hill behind the building. (Perkins+Will, 2010)

Figure 5.10: Photo of the south yard following the 1934 renovation. None of these features are extant today. (Library of Congress, Prints and Photographs Division, Historic American Building Survey, Historic American Engineering Records.)

East Yard

Description

Spatial Organization

The east yard is composed of three distinct areas. To the north is an open space between Building 49 and the Mesa Room, with a recessed well located along the edge of the Mesa Room. The central area is a narrow space defined by the wall of the Officers' Club on the west, with planters along the building, and the wall of Building 49 on the east, with remnants of the garden wall along the west wall of Building 49. The area to the south adjoins the 1972 addition and is an open service area defined by garages along its south edge.

Topography

The east yard slopes up from north to south and is flat along the service drive adjoining the side entry to the 1972 addition. At the south end of the 1972 addition the ground slopes up steeply to the north.

Vegetation

The central area between Building 49 and the Officers' Club is densely planted with a large cordyline tree, large juniper shrub, and other plantings. The acanthus and thuja shown in the 2000 plant inventory have been removed. The Historic Forest composed of Monterey cypress and eucalyptus comes to the edge of the southern area.

Circulation

Part of the patio adjacent to the archaeology classroom is paved in brick and forms an informal path leading to a gate in the back.

Small Scale Objects

As part of an interpretation program following an archaeological investigation, portions of the east yard have been covered in decomposed granite, with a pattern of kryptonite stones marking the location of existing El Presidio building foundations. Pavers have been installed to mark what was once interior space. In one area, a frame made of untreated steel plate lines the edge of a recessed well in which the remnants of exposed foundations are visible. Other features include:

- A low composite deck.
- Remnants of the stucco clad L-shaped garden wall constructed of hollow clay tile and capped with red clay barrel tiles. There are two openings in the wall framed by wood portals; one faces east-west, and the other is in the perpendicular section of wall that faces north-south. A wood gate remains in the wall facing east-west. This wood gate does not function, as the grade on the Building 49 side is several feet higher and is banked up against the wall and gate. The gate in the north-south facing wall is non-historic and the top section of the gate portal is missing.
- The concrete foundation of a portion of a garden wall that was removed.
- A concrete ramp and landing along the 1972 addition.
- Remnants of a stone fountain.

Character-Defining Features

- Archaeological site at the northeast corner.
- Remnants of the garden wall.

Alterations

- Modifications to grade rendering the west-facing gate non-functional.

Figure 5.11: Photo of the east yard looking south. (Perkins+Will, 2010)

- Planters along the building façade.
- Wood deck.
- All vegetation.
- Stone paving pattern located above discovered foundations.

Building Exterior

General Description

The Officers' Club is a series of interconnected adobe, wood-frame, concrete, and steel structures. The building has an irregular plan shape and includes a small courtyard. The adobe portions of the building have stone foundations. Additions constructed from 1934 onward have concrete foundations. The building is primarily clad in painted stucco, with painted wood trim. The building includes a variety of pitched and flat roofs, with pitched roofs sheathed in a variety of red clay tile types and flat built-up roofs covered in built-up roofing and aggregate.

General Character-Defining Features

- Smooth texture stucco finish painted white.
- Gabled roofs covered with S-shaped red clay tiles with a flat bottom.
- Rough-hewn, heavy paneled doors with exposed wrought-iron nailheads, strap-hinges and door hardware.
- Massive walls and deeply recessed door and window openings.
- Fenestration pattern and observed symmetry (fenestration and openings correspond to Victorian era photographs of the building).[3]
- Horizontal wings flanking a central pavilion; classical massing.
- Rough-hewn window and door surrounds.

Figure 5.12: North elevation. (Perkins+Will, 2010)

North Elevation

Description

The north elevation (Figures 5.12 through 5.16) is a long one-story façade with a centered, tall one-story front gable flanked by two low one-story wings. Located under the central gable are three large multi-light casement windows with decorative iron grilles surmounted by a small circular window covered by an iron grille. Two decorative tile-capped buttresses are present below at the front gable.[4]

Multi-light wood-framed double-hung windows with decorative iron grilles are on both sides of the gable. Oversized doors, each with a small diamond-shaped door light, are composed of rough-hewn wood with metal strap hinges. The doors' metal hardware has been painted over with the same brown paint also painted into the wood. The building's main entrance is situated east of the Moraga Room and is covered by a non-historic canopy flanked by the two bronze Spanish cannons. Square, rough-hewn wood beams and posts create verandas (or portales). Five asymmetrically placed windows and two doors are at the east wing. The western door opening is not functional and infilled at the interior. To the right of the main entrance door is a small enclosed bulletin board. The west wing has four openings, three windows, and one door to the De Anza Room. Smooth stucco finishes the exterior walls. Two bronze-clad square light fixtures are mounted on posts flanking the entry, four bronze ceil-

3. Ibid., 23-24.
4. Ibid., 24.

ing lights are mounted in the ceiling of the Mesa Room veranda, and three bronze ceiling lights are mounted in the ceiling of the De Anza Room veranda. The light fixtures at the entry are not original to the 1934 renovation.[5]

At the west end of the west wing is a small addition with a rectilinear elevation with a metal door. Brick piers capped with concrete and topped with lanterns flank the entrance. There is a painted metal gate hung between the piers.

The second story of the 1972 addition can be seen from the north over the older portion of the Officers' Club. It contains a row of large aluminum-framed windows divided by concrete piers. The hipped roof of the 1972 addition has six skylights. A three-story bell tower with a hipped roof is located at the east end of the addition. The bell tower has two arched openings with decorative metal grills on all four elevations.[6]

Two bronze plaques are located on the building facade near the main entry. The plaques read as follows:

Presidio of San Francisco Comandantes Headquarters
AD 1776 Officers Quarters under Spanish Mexican & American Rule
Oldest adobe building In San Francisco

Here on July 27, 1776
Comandante José Joaquín Moraga
began construction of the
Presidio of San Francisco
California State Society
Daughters of the American Revolution
March 31, 1958.
Mrs. O. George Cook State Regent

Note correction: Mission Dolores is the oldest adobe in San Francisco.

5. Ibid., 23-24.
6. Ibid., 24.

Figure 5.13: North elevation. (Perkins+Will, 2010)

Figure 5.14: North elevations. (Perkins+Will, 2010)

Figure 5.15: North elevation. (Perkins+Will, 2010)

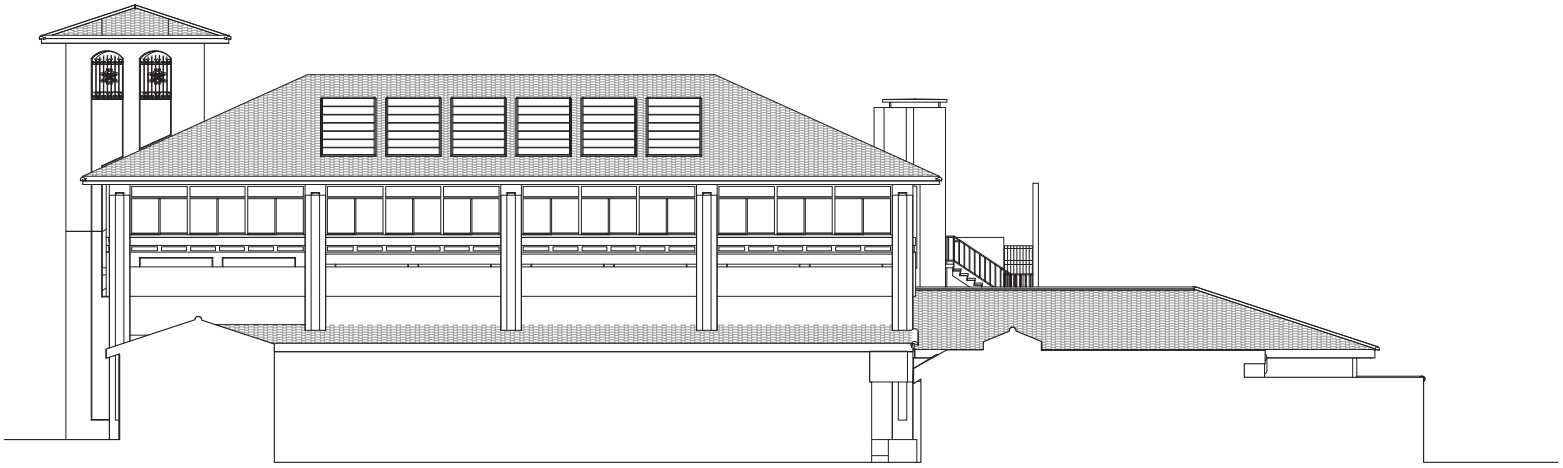


Figure 5.16: North elevation of the 1972 addition. (Perkins+Will, 2010)

Character-Defining Features

- Smooth texture stucco finish painted white.
- Gabled roofs covered with S-shaped red clay tiles with a flat bottom.
- Wrought-iron window grilles.
- Rough hewn wood posts of portico.
- Circular window with grille at centered gable end.
- Wood lintels over door and window openings.
- Rough hewn wood and door surrounds.
- Rough hewn, heavy paneled doors with exposed wrought-iron nailheads, strap-hinges and door hardware.
- Decorative buttresses with tile cap at center pavilion.
- Corridor or open porch with squared posts and eave (overhang).[7]
- Light fixtures at the De Anza Room veranda.
- Concrete front entrance steps and veranda floor.
- Deeply recessed wood casement and double-hung windows.
- Cast aluminum light fixtures.
- Cast aluminum ceiling lights at verandas.

Alterations

- Addition located at the west end of the De Anza Room, with brick piers and cast aluminum lanterns.
- Light fixtures at the entrance and the ceiling of the Mesa Room veranda.
- Plaques.
- Entrance canopy.

7. Ibid., 25.

West Elevation

Description

The west elevation (Figures 5.17 through 5.19) consists of building components dating from 1958, 1961 and 1972. Similar to the north elevation, the exterior wall surfaces are stuccoed. The west facade contains a number of gabled and hipped roofs primarily covered with red clay tile; however, portions of the kitchen wing have flat roofs with tar and gravel roofing material. The 1958 Portola Room addition forms the northern part of the west facade. Seven large, square, single-paned windows are present along the west wall of the Portola Room. Three smaller square windows, covered with iron grilles, are located at the northwest corner of the building. Centered at the west facade are the exterior walls of the kitchen and storage rooms. The 1972 addition, at the southern end of this elevation, is two stories and has a hipped tile roof. A series of metal-framed large window openings are present at the second story of the 1972 addition. There is also an exterior stair at this end of the facade servicing the 1972 addition.[8]

Character-Defining Features

The west facade is composed primarily of additions constructed after the building's period of significance. If the 1972 addition is determined to be eligible for the National Register when it is 45 years old in 2017, character-defining features will be determined at that time.

Figure 5.17: West elevation. (Perkins+Will, 2010)

Figure 5.18: West elevation. (Perkins+Will, 2010).

8. Ibid.

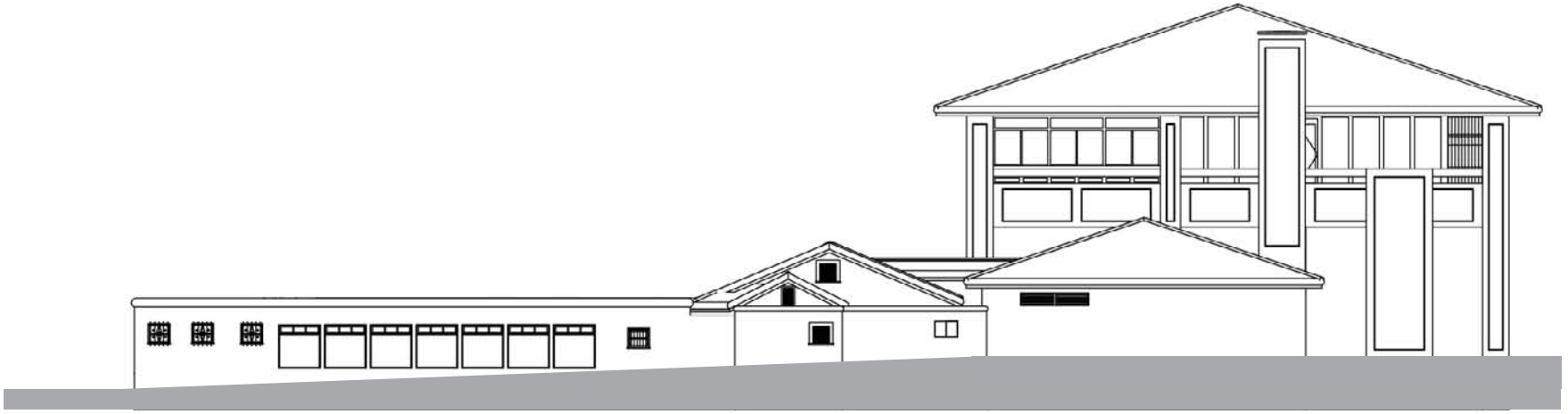


Figure 5.19: West elevation. (Perkins+Will, 2010)

South Elevation

Description

Glazed openings and stuccoed surfaces dominate the south elevation of one-story structures and the two-story 1972 addition. (Figures 5.20 through 5.22) Four bays divide the elevation. A series of metal windows are present at the second-story addition. The first story is defined by a set of wood-framed glass doors with infilled plywood clerestory panels above the doors, preventing doors from opening. There is a gypsum board wall located immediately inside behind the doors. A stuccoed, horizontal band of structural concrete separate the lower and upper stories, and a stuccoed railing exists at the balcony. A deeply over-hanging red clay tile, hipped roof protects the exterior balcony spaces. The tower is located at the end of this elevation. The west end is articulated with an exterior concrete exit stair and a dumbwaiter that projects over the eave. The east corner contains a blank wall and mechanical vents.[9]

Character-Defining Features

The south elevation is primarily composed of the 1972 addition and does not have character-defining features as it falls outside the period of significance for the Officers' Club. If the 1972 addition is determined to be elegible for the National Register when it is 45 years old in 2017, character-defining features will be determined at that time.

Figure 5.20: Service loading area. (Perkins+Will, 2010)

Figure 5.21: South patio. (Perkins+Will, 2010)

9. Ibid., 26-27

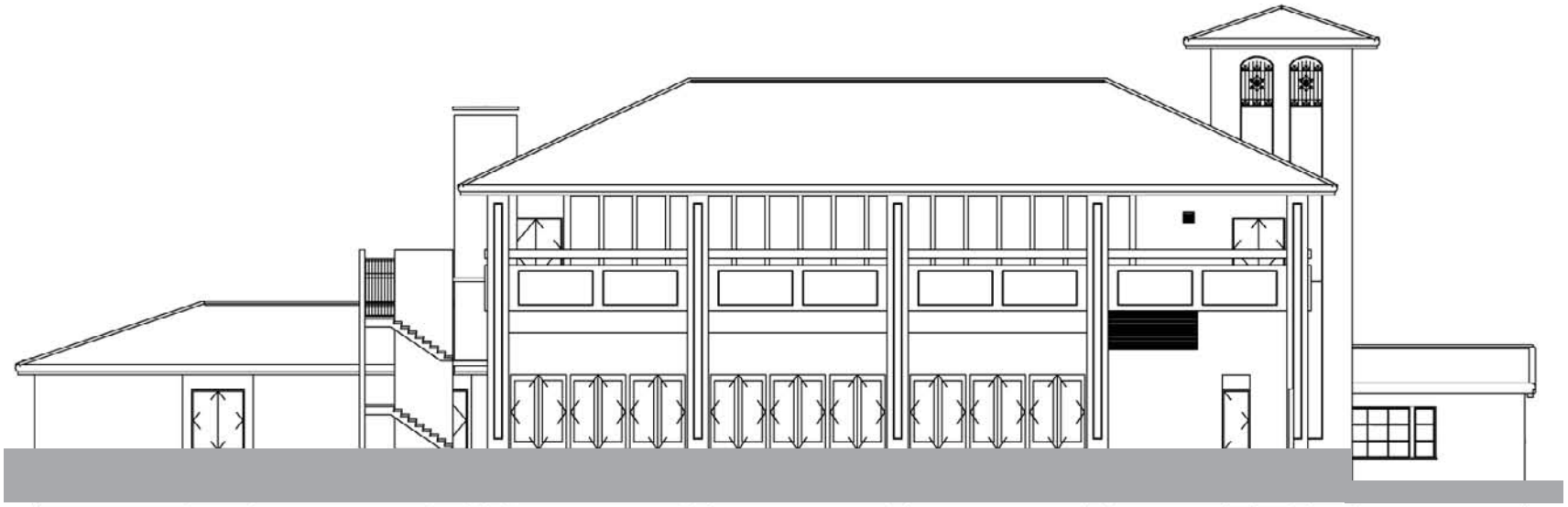


Figure 5.22: South elevation. (Perkins+Will, 2010)

East Elevation

Description

The east elevation (Figures 5.23 through 5.26) is composed of four distinct parts.

The end of the Mesa Room is a smooth stucco-clad wall with a gable end, prominent roof tiles, and a projecting boxed bay with two double-hung wood windows and a red clay tile roof. Adjacent to the Mesa Room is the location of recent archaeological excavations noted in the site description. A plywood panel is attached to the north corner of this elevation. Flood lights and exposed conduit are mounted to the façade.

Immediately to the south of the Mesa Room is a 1948 addition that by 1957 had been renovated to its current appearance. The stucco-faced wall is capped with a small red-tiled roof that slopes back to a flat roof. There is a hollow metal door and a large single-pane wood-framed projecting window with a metal roof.

The 1948 addition has a stucco wall, gabled roof, and large centered wood-framed window. Below the window is a red brick planter containing plants that cover the window. The planter seems to date to the construction of this portion of the building. Above the window, painted wood clapboard fascia has decoratively cut ends. The central projecting eave canopy aligns with the outer portions of the facade and is finished with painted wood boards. Over the window is a metal awning with a scalloped valance.

The east elevation of the 1972 addition is a two-story building dominated by a tall tower with a hipped tile roof and two arched openings covered by grilles. The second floor on the northern side of the building was once part of the lanai; however, this area has been made into an office, and the openings were filled in with a solid wall

Figure 5.23: View of the east elevation looking south toward the archaeology classroom exterior. (Perkins+Will, 2010)

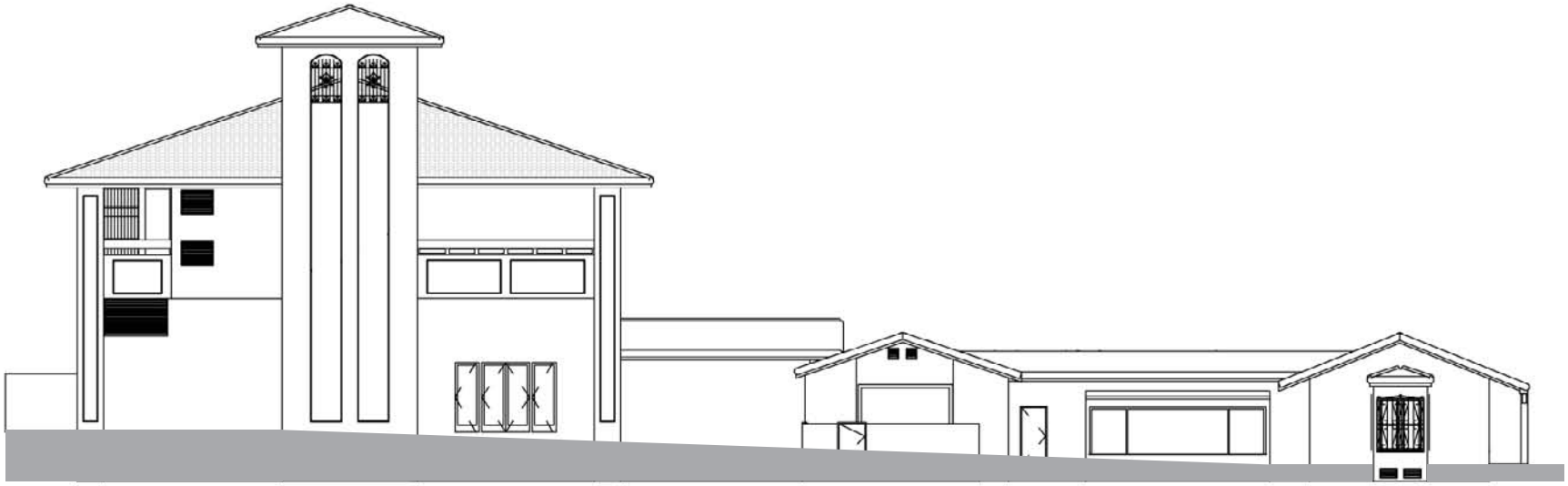


Figure 5.24: East elevation. (Perkins+Will, 2010)

articulated with mechanical vents. Below this are four glazed aluminum-framed doors that open to a concrete landing and ramp. The visible distinction between the Mesa Room and subsequent additions can be seen in the east elevation. (Figure 5.25)

Character-Defining Features

- Smooth stucco finish.
- Boxed bay window dating to the early-1880s and remodeled in 1934.
- Archaeological remains at this side of the building.[10]

Alterations

- Flood lights and exposed conduit mounted to the façade of the Mesa Room.
- Plywood panels mounted to the façade of the Mesa Room.
- Additions to the south of the Mesa Room.

Figure 5.25: View of the east elevation, showing the bay window at the end of the Mesa Room. Notice the mounted plywood panels on either side of the bay window and the visible distinction between the adobe Mesa Room and subsequent additions. (Perkins+Will, 2010)

10. Ibid., 26.

Figure 5.26: View of the east elevation with one of the rear garages (Building 48) in the foreground. (Perkins+Will, 2010)

Roof

Description

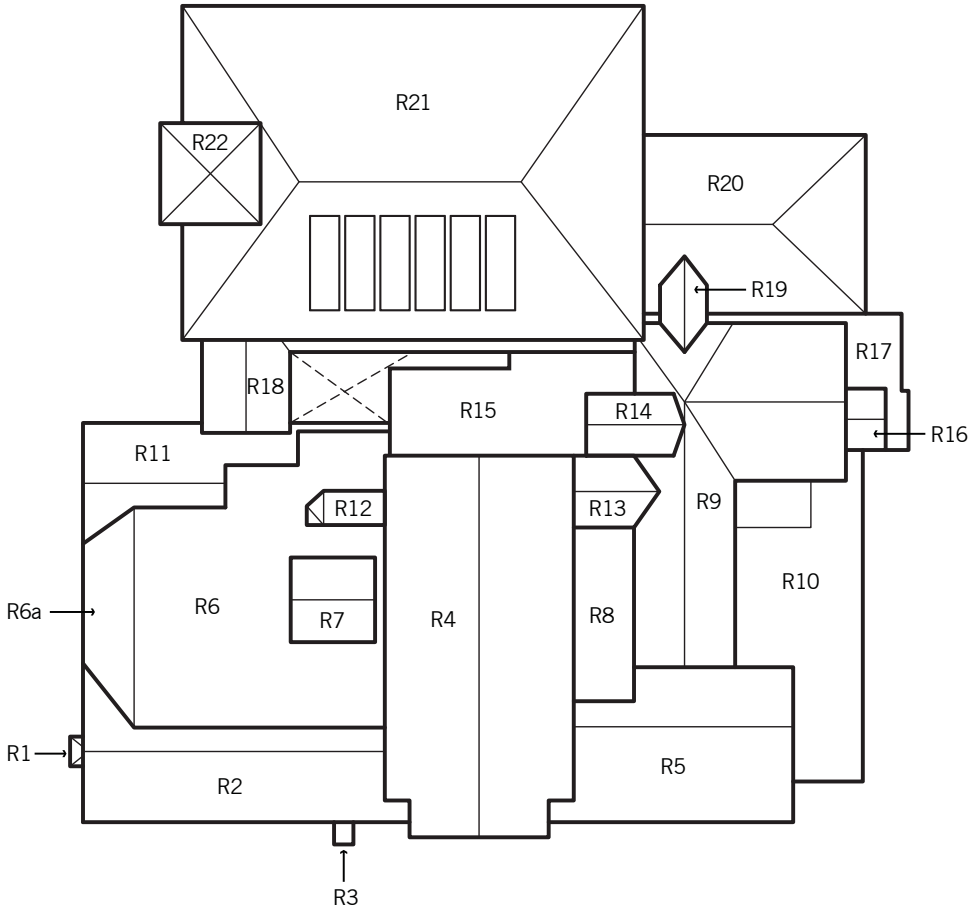
The Officers' Club has a complex series of roof forms (figures 5.27 through 5.29), demonstrating the building's chronology of additions and alterations. There are 22 distinct roofs. The majority of the roofs are wood-framed sloped roofs, with a wood diaphragm covered in red clay tiles. There are also areas of flat built-up roofing with a combination of roll roofing, tar and gravel, and asphalt singles. S-shaped clay tiles with a flat bottom cover the northern portion of the structure and the cross gable above the Moraga Room. The 1948 addition was primarily a flat roof with a small penthouse that has a sloped roof. C-shaped tiles cover the 1972 hipped roof of the addition. A portion of the hipped tile roof of the Garden Room is still visible. The structure's southern portion has several areas with both C-shaped and S-shaped clay tiles. Many of the roof forms have overhanging eaves. For a detailed assessment of each roof area, please see Chapter 6, Existing Conditions Assessment.[11]

Character-Defining Features

- S-shaped clay tiles with a flat bottom.
- Gabled roofs.
- Chimney at the south end of the Moraga Room.
- Overhanging eaves.[12]

Figure 5.27: The roofs of the kitchen, Arguello Room, and De Anza Room viewed from the 1972 addition. (Perkins+Will, 2010)

11. Ibid., 27.
12. Ibid.



Right
Figure 5.28: Roof plan diagram showing distinct roofs. Chapter 6 details the conditions of specific roofs. (Perkins+Will, 2010)

Above
Figure 5.29: Views of the roofs of the 1948 addition, Mesa Room, and Moraga Room. (Perkins+Will, 2010)

Building Interior

General Description

The historic interior rooms (Figures 5.30 through 5.33) are characterized by white-plastered walls, heavy rough-hewn faux ceiling beams, joists and wood trim, rough-hewn heavy wooden doors, and wrought-iron light fixtures. Generally, the interior character-defining features reflect the 1934 building campaign. Non-contributing spaces generally do not reflect the Mission Revival characteristics of the historic rooms, and many are strictly utilitarian in design.

General Character-Defining Features

- Adobe walls in the Mesa, Moraga, and De Anza Rooms.
- Rough-hewn wood doors with metal hardware.
- Rough-hewn wood trim.
- Heavy rough-hewn faux wood ceiling beams and joists with infilled plaster.
- Painted plaster walls (light stucco type of finish).
- Double-hung wood windows, bi-fold shutters.
- Fireplaces, plaster finished mantles, decorative tiles.
- Deeply recessed window seats.
- Finished flooring.
- Stenciling on walls.
- Quarry tiles.

Alterations

- Stained or painted woodwork.
- Extensive additions and alterations to individual spaces.

Figure 5.30: 1934 view of the Moraga Room. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 5.31: First floor plan. (Perkins+Will, 2010)

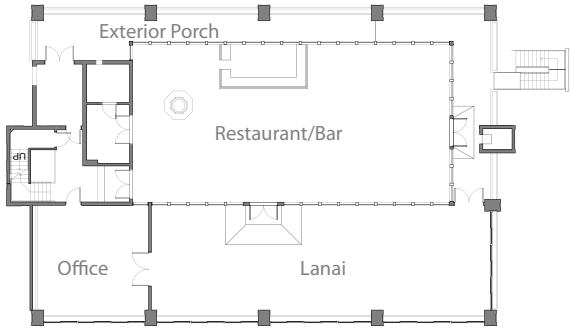


Figure 5.32: Second floor plan. (Perkins+Will, 2010)

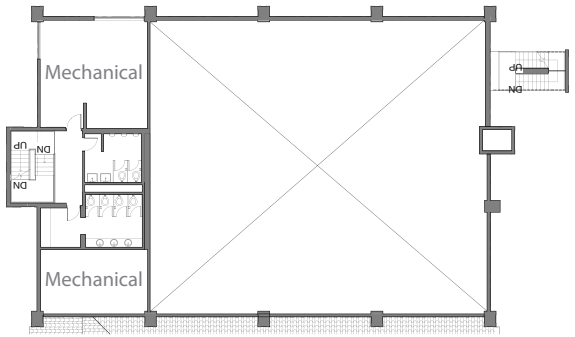


Figure 5.33: Mezzanine floor plan. (Perkins+Will, 2010)

Mesa Room

Description

The Mesa Room (Figures 5.34 through 5.40) is immediately east of the entry hall, which likely incorporates a portion of the original El Presidio adobe walls. The room's entry has a heavy rough-hewn wood lintel with a door similar in design to the building's front entrance door. Three rough-hewn pilasters on the north and south walls divide the room into four uneven bays. The location of these pilasters relates to the locations of original interior partitions when the building functioned as an officers' quarters. In 2007, interior finishes at the eastern half of the room were removed to expose finishes from earlier periods of the room's construction. Portions of the adobe walls, serpentine and sandstone foundations, packed earth floor below the wood floor structure, and redwood wall framing are exposed on the east elevation. A projection screen conceals the 1881 bay window on the east elevation. A ceiling mounted projector plays video footage of the archaeologists working to expose the historic interior elements that are now on display. The room currently functions as an exhibit and meeting space.[13]

A report documenting the history of the interior finishes was compiled by the Presidio Trust in 2007.[14] Four periods of interior finishes were identified in the room. See Appendix C for diagrams showing the location of finishes from each period. The periods were identified as:

- Comandancia Period, c.1820s
- Late Victorian Period, c. 1880s
- Craftsman Period, c. 1912
- Mission Revival Period, 1934

Walls

North Wall

The north wall is an exterior wall punctuated by four deep-set rough-hewn double-hung wood windows with window seats and one door that has been concealed behind an interior wall. Three unevenly spaced rough-hewn vertical wood pilasters subdivide the wall, with finishes from different periods located between each pilaster, starting with the earliest at the east side.

There is an area of exposed adobe at the east end of the wall. Redwood framing is built around the adobe. Portions of the foundations and roof rafters are exposed.

There is one window opening with "Victorian" period finishes with 1-inch-by-3-½-inch redwood bead board siding over the adobe wall. The siding is painted red and green below the picture rail, and yellow above.

The in-filled door recess has "Victorian" period finishes with redwood bead board siding painted red with a green and yellow stencil of flowers in a vase.

There is one window recess with "Craftsman" period finishes. A painted burlap wall covering is installed over the redwood bead board siding with painted stencils. There is a ghost of a sconce that is no longer extant. The electric box has been covered with a plywood panel.

The two western window recesses and the western portion of the wall have "Mission Revival" finishes with painted plaster walls, rough-hewn painted trim, and painted wood window shutters.

West Wall

The west wall contains a smooth painted plaster wall from the Mission Revival period, with a painted rough-hewn door with forged iron hardware, painted rough-hewn door trim, and painted rough-hewn baseboard.

South Wall

The south wall, now an interior wall, was originally an exterior wall and is punctuated by two recessed in-filled door openings and three fireplaces. Three unevenly spaced rough-hewn vertical wood pilasters subdivide the wall, with finishes from different periods located between each pilaster, starting with the earliest at the east side.

There is an area of exposed adobe at the east end of the wall. Redwood framing is built around the adobe. Portions of the foundations and roof rafters are exposed.

The eastern fireplace has buff-colored brick laid in a simple stacked pattern. Anchoring for the plaster wall set in the brick is exposed. The wall behind the fireplace has "Victorian" period finishes with 1-inch-by-3-½-inch beaded board siding installed over the adobe wall. Siding is painted red and green below the picture rail, and yellow above.

The two doorway recesses have "Craftsman" period finishes with painted burlap wall-covering and painted stencils.

The two western fireplaces have brick hearths and plaster mantels.

The western portion of the wall has "Mission Re-

13. Ibid., 28-29.
14. Acosta, Javier and Christina Wallace, Analysis of Interior Finishes in the Mesa Room (Unpublished, August 2007).

vival" finishes with painted plaster walls and rough-hewn painted trim.

There are two non-historic mechanical vents located high along the wall.

East Wall

The east wall has exposed adobe and exposed redwood framing. The stone foundations and wood roof rafters are exposed.

There is a bay window dating to 1881 in the center of the wall. This bay window was modified in the 1934 remodel and is now detailed in the Mission Revival style with painted rough-hewn trim. A projection screen installed obscures the historic features of the window.

Floor

The room has three different types of floor finishes, corresponding to the different periods of the room's construction. The eastern portion of the floor is excavated to expose the adobe foundations and packed earthen floor from the Comandancia period. The central section of floor has clear finished Douglas fir strip flooring. The western portion of the floor has non-historic carpet over Douglas fir strip flooring.

Ceiling

The ceiling has rough-hewn decorative faux beams with joists running between them. Three different ceiling finishes correspond to distinct periods of the room's construction. The eastern portion of the ceiling is removed to expose the redwood roof rafters and gable roof.

The ceiling in the central portion of the room is finished with 1-inch-by-3-½-inch redwood ceiling boards. The ceiling boards are painted the same green color as the lower portion of the Victorian bead board. The ceiling in the Craftsman and Mission Revival portions of the room is finished with an off-white painted canvas.

Light Fixtures

There are two metal pendant light fixtures. It is likely that the lights are post-1934, and the eastern fixture matches non-historic fixtures in other rooms. Non-historic track lighting is used at exhibits.

Character-Defining Features

- Painted plaster or gypsum board walls (light stucco type of finish).
- Original adobe structure along the east wall.
- Potential original adobe walls along the north and south walls.
- Rough-hewn doors with heavy metal hardware.
- Rough-hewn wood trim.
- Heavy faux ceiling beams and joists with canvas ceilings in between.
- Boxed bay window at the east end.
- Double-hung windows with shutters.
- Stenciling and beaded board wood work on the north and south walls.
- Burlap wall finishes with stencil patterns on the north and south walls.
- Fireplaces with brick or plaster mantels.
- Deeply recessed window seats.
- Location of false doors (in-filled) at the north wall.
- Wood flooring.

Figure 5.34: The Mesa Room looking east. (Perkins+Will, 2010)

Figure 5.35: Mesa Room eastern window recess. (Perkins+Will, 2010).

Figure 5.36: Mesa Room central window recess. (Perkins+Will, 2010).

Figure 5.37: Mesa Room western window recess. (Perkins+Will, 2010).

Figure 5.38: Mesa Room, east fireplace interpreted in original exposed brick finish as constructed in 1881. (Perkins+Will, 2010)

Figure 5.39: Mesa Room, west fireplace also originally constructed in 1881 but coated with a cement plaster finish during the 1934 remodel. (Perkins+Will, 2010)

Figure 5.40: Mesa Room, door opening on south elevation of room infilled with an interpretive panel. (Perkins+Will, 2010)

Alterations

- Light fixtures and track lighting.
- In-fill of doors on the south elevation.
- Projection screen in the bay window.
- Ceiling mounted projector.
- Temporary shoring.

Moraga Room

Description

The Moraga Room (Figures 5.41 and 5.42) was originally constructed in 1885 as an Assembly Hall, and substantially renovated in 1934. Situated to the west of the main entrance, the Moraga Room is reached through a pair of heavy wooden carved doors. A lofty room with heavy wood decorative ceiling beams, rough-hewn door and window trim, large wrought-iron chandeliers, and a large plastered fireplace, the Moraga Room generally reflects the 1934 Mission Revival renovation.[15]

The room has high walls and is decorated with large wrought-iron chandeliers hanging from heavy, rough-hewn, wooden ceiling beams. The room and stage have maple strip flooring. The stage area has three wood-framed multi-light casement windows surmounted by a velvet valance. (Figure 5.41) On the west wall of the stage area, a small piece of the original adobe wall is visible through a view port in the wall. Heating, ventilation, and air conditioning vents have been placed along the east wall.[16]

Walls

The plaster walls are a painted white with a smooth texture and a rough-hewn wood baseboard. Door and window openings have decorative rough-hewn wood headers flush to the wall surface.

North Wall

The north wall contains a stage raised 14 inches above the elevation of the floor with two steps along the stage's entire width. The stage area has three wood-framed multi-light casement windows surmounted by a velvet curtains. Two alcoves with lower ceiling heights flank the room at this end. Recessed four-over-four, double-hung sash wood windows are present on either side of the stage area. The west window is smaller than the east window and contains folding wooden interior shutters.[17]

West Wall

At the north end of the west wall is a door to the De Anza Room. The door is a rough-hewn wood door with decorative metal detailing painted dark brown and dates to the 1934 remodel. Two painted steps lead to the De Anza Room. There are two sconces in the alcove adjacent to the door. A panel to the south of the door houses the audio-visual and lighting controls for the room.

This wall was originally an exterior wall with three windows. When the Arguello Room was added, the windows were changed to doors, and at some point after 1945 the door openings were enlarged and a door to the kitchen was added. The large openings into the Arguello Room lack the wood headers that are shown in interior elevation drawings dated 1938.

South Wall

The southern wall elevation is a symmetrical design centered on a large plastered fireplace with a redwood mantel, an arched firebox opening, and a projecting decorative flue profile. Centered above the mantel is a representation of the royal arms of Spain. On either side of the fireplace are door openings to the kitchen.[18]

East Wall

The east wall elevation comprises an alcove to the north, a double entry door to the Entry Vestibule, and two narrow doors leading to the Garden Room elevated on two small steps. The alcove has a large false beam and there are two sconces spaced equally. The entry door openings have decorative headers flush to the wall surface. Mechanical grilles are located in the upper and lower portions of the wall. The three vents near the floor appear to have been locations of the removed steam radiators, but have since been upgraded to a forced air mechanical system. There are five upper vents spaced evenly along the wall. The baseboard is interrupted by the steps to the Garden Room to the south. There is trim at the ceiling in the alcove.

Floor

The floor of the Moraga Room and stage is light stained 2-¼-inch wide strips maple floor laid in a north-south orientation with nailed fasteners. A new maple floor was shown in a 1934 report and there was a note in a 1938 drawing to keep the maple flooring that existed at that time. There is orange/red glazed tile installed as a fireplace hearth flush to the wood floor. Short sections of carpeted ramps are located in the doorways leading to the Arguello Room.

Ceiling

Between massive non-structural decorative wood

15. ARG, Building 50., 30.
16. Ibid.
17. Ibid., 31.
18. Ibid.

Figure 5.41: Moraga Room stage. (Perkins+Will, 2010)

beams running east-west are wood joists running perpendicularly. The ceiling between the beams and joists is plaster over lath.

Light Fixtures

There are ten wrought-iron Mission Revival-style sconces mounted on walls: three on the east elevation, two on the south elevation, one on the west elevation, two in the alcove by the De Anza Room entrance, and two on the east and west walls of the stage.

There are five chandeliers hanging directly from beams. Four are two-tiered fixtures with an approximately 4-foot diameter located in the four corners of the room. In the center of the room, a large four-tiered approximately 8-foot diameter chandelier is hung. All fixtures are a dark metal material with exposed wires, white plastic faux candle lamps, chain detailing, and decorative metal. The smaller fixtures contain three down lights in their center. The chandeliers were installed after the 1934 remodel, although the exact date is unknown.

Figure 5.42: Moraga Room looking south. (Perkins+Will, 2010)

Character-Defining Features

- Painted cement walls (stucco texture).
- Rough-hewn doors with metal hardware.
- Rough-hewn wood trim.
- Fireplace, fireplace location, arched opening, and plaster mantel.[19]
- Coat of arms relief over the fireplace.
- View portal to the potential original adobe wall along the north wall installed during the 1934 renovation.
- Rough-hewn massive wood ceiling beams and intermediate joists.
- Multi-light casement wood windows.
- Maple flooring.
- Deeply recessed window seats.
- Elevated stage at the north wall
- Wall sconces

19. Ibid., 31.

Alterations

- Chandeliers.
- Door openings on the south elevation leading to the kitchen and office area.
- Curtains on the windows.
- Mechanical vents.
- Painted fireplace crest (originally was white with relief).
- Door openings on the west elevation into the Arguello Room.

De Anza Room

Description

The De Anza Room (Figures 5.43 and 5.44) is situated to the west of the Moraga Room. This room was a portion of the original adobe Officers' Club. Substantially remodeled in 1934, it reflects the Mission Revival style. The wainscoting and fireplace surround were installed at some point after the 1934 remodel. The room has rough-hewn painted wood doors with lights. Decorative features include dark wood wainscoting, painted plaster walls, plastered fireplace with decorative ceramic tiles, heavy wood ceiling beams, stained glass windows, and Mission Revival style metal and ceramic chandeliers. The light fixtures and wall sconces present immediately after the 1934 renovation are no longer extant. The wainscoting and fireplace surround were installed after 1934.[20]

Walls

The walls are lined with wood wainscoting painted with the same dark glossy paint as the rest of the trim with painted plaster above the wainscot.

North Wall

The two deepset windows have window seats and stained glass panels depicting military crests. The stained glass was installed after 1945. The seats and the windows are lower in the De Anza Room than in the Mesa or Moraga Rooms. There is a rough-hewn wood door to the exterior.[21]

West Wall

A door into the hall leading to the Portola Room dates to the 1934 remodel and was originally an exterior door.

South Wall

There is a rough-hewn wood door into the Arguello Room. Centrally located in the wall is a plastered fireplace with three decorative multi-colored glazed tiles, a heavy wood mantel finished with a dark glossy paint and rough-hewn marks, and a raised tile fireplace surround with a wood threshold. A built-in wood cabinet with a pair of doors is at the southwest corner. Along the wall there are a series of mechanical grilles.[22]

East Wall

The east wall contains a double entry door into the Moraga Room and two 6-inch-high steps that descend into the Moraga Room.

Floor

The floor is light maple hardwood 2-¼-inch plank floor laid in an east-west orientation with nailed fasteners. The 1934 photographs show wall-to-wall carpet. There is 6-inch-by-6-inch quarry tile, reddish-brown in color with dark grout installed as a fireplace hearth raised slightly above the adjacent wood floor.

Ceiling

Decorative non-structural beams and running north-south, and joists running east-west, are covered with a textured plaster and painted over with a dark glossy paint. In-fill between the beams and joists is plaster over lath.

Light Fixtures

The 1934 sconces and chandeliers shown in historic photographs have been removed.

Character-Defining Features

- Rough-hewn doors with heavy metal hardware.
- Rough-hewn wood trim.
- Double-hung wood windows with shutters.
- Deeply recessed window seats. [23]
- Painted plaster walls (stucco texture).
- Original adobe walls at the north, west, and south walls.
- Heavy ceiling beams and joists with in-filled plaster.
- Fireplace locations with plastered mantels and decorative tiles.
- Built-in wood and glass cabinet casework.
- Wood flooring.
- Exterior door at the north wall.

20. Ibid, 29-30.
21. Ibid., 30.
22. Ibid., 29-30.
23. Ibid., 30.

Figure 5.43: De Anza Room looking west. (Perkins+Will, 2010)

Figure 5.44: De Anza Room looking east. (Perkins+Will, 2010)

Alterations

- Stained glass panels
- Wood wainscot
- Light fixtures
- Wall cabinet
- Fireplace hearth

Arguello Room

Description

The Arguello Room (Figures 5.45 through 5.47) is situated west of the Moraga Room and south of the De Anza Room. The room was expanded prior to 1928 to supplement dining space in the Moraga Room, and was substantially remodeled in 1934. Following the 1934 remodel, the Arguello Room had a banquet room and kitchen. It is dark room characterized by low ceilings supported by two freestanding wood columns. Due to the addition of the Portola Room in 1958, the Arguello Room currently has no windows to the exterior.[24]

The room is separated from the Moraga Room by a row of folding wood doors and a small ramp. The Arguello Room contains heavy wooden ceiling beams. A door from the De Anza Room is cut through the north wall. . . Along the north wall, the wall surface is slightly canted. A small storage area has been cut into the north wall.[25]

Walls

The walls are a painted plaster finish with a slightly rough texture. A 6-inch-high painted wood base board runs the perimeter of the room.

North Wall

The north wall contains portions of the original El Presidio adobe wall. The door to the east leads into a closet that was placed in the original adobe wall. A door located near the center of the wall slopes up about 6 inches to the De Anza Room.

West Wall

This was an exterior wall that became an interior wall when the Portola Room was added. There are three door openings in this wall, each containing six bi-fold two-panel doors that stack three panels on each side of the opening. These doors are non-contributing features and are painted to match the dark color of the other doors in the room. Above each door opening is a small plaster patch braced with a surface mounted header where the doors were reduced in height when the Portola Room was constructed.

South Wall

The south wall was moved north approximately 10 feet by 1958. On the west side of the elevation, two double-hinged laminate doors with an integrated light lead into the kitchen. On the east end of the south elevation, a painted double door leads into the kitchen.

East Wall

There are 28 bi-fold two-panels separating the Moraga and Arguello Rooms; these panels are non-contributing features. The central opening contains 14 panels (seven at each side of opening) Panels are painted the same dark brown interior trim color.

Floor

The flooring is wall-to-wall carpet with generous padding. According to historical photographs, the flooring material during the period of significance appears to have been a light-colored hard surface material. (Figure 5.47)

Ceiling

The ceiling has heavy wood beams supported on decorative brackets with plaster infill. The ceiling on the eastern half of the room was raised at some point after the 1934 renovation. A 1938 report refers to the "raising of the dining room ceiling," which could have resulted in the current ceiling height.

The rounded brackets at the free-standing columns were added at an unknown date after 1934.

Light Fixtures

There are ten non-historic sconces in the room: one on the east elevation, two on the south elevation, four on the west elevation, and three on the north elevation. There are six non-contributing chandeliers.

Character-Defining Features

- Painted plaster walls (stucco texture).
- Rough hewn wood trim.
- Heavy ceiling beams with infilled plaster.[26]
- Original adobe wall at the north elevation (slightly canted).

24. Ibid., 31.
25. Ibid.
26. Ibid., 30.

Figure 5.45: Arguello Room looking southwest. (Perkins+Will, 2010)

Figure 5.46: Arguello Room looking east. (Perkins+Will, 2010)

Figure 5.47: 1934 photo of Arguello Room. (Golden Gate National Recreation Area Park Archives and Records Center)

Alterations

- Enlargement of door openings into the Moraga Room on the east wall.
- Relocation of the south wall.
- Modification of windows and French doors on the west elevation. Plans and elevations of this portion of the building from 1938 show the original elevation; the north opening was a French door that opened onto a covered porch leading to a paved exterior patio, and the two south openings were windows.
- Light fixtures.
- Carpeting.
- Modification of ceiling.

Entry Vestibule

Description

The Entry Vestibule (Figures 5.48 and 5.49) has access through a rough-hewn front door with a small diamond-shaped light. A glass door and sidelight have been installed to the south of the wood door. Covering the floor is decorative polychrome quarry floor tiles in a modified diamond or floral pattern. The tiles terminate at the entry to the Moraga and Mesa Rooms and at the entrant to the East Hall.[27]

A small opening in the northwest corner, covered by an operable grill, accesses outdated mechanical equipment. A similar opening is present at the upper portion of the north wall in the entry hall. A wrought iron chandelier assists in lighting the entry hall. The ceiling has the same heavy wood ceiling beams with infilled plaster as the Mesa and De Anza Rooms. Upon completion of the 1934 remodel the Entry hall terminated at the Woman's Toilet Room. The hall was reconfigured to its current non-axial configuration when the small office was removed.[28]

Walls

Walls are painted plaster with a textured finish.

North Wall

The north wall consists of the main building entrance with a wood door dating to the 1934 remodel. The frameless glass door is the functional front entry door since the wood door is typically kept open.

A decorative mechanical access door near the floor in the vestibule contains a non-functioning radiator. The dark painted wood door and trim has a decoratively punched metal grill inset. The wood inside offers a sample of the wood throughout the building as it probably appeared without the glossy dark paint that was added later.

A large header is set flush to the wall. The dark frame along the top of the glass door visually obscures the overhead lintel.

A decorative mechanical grill located in the upper left portion of the wall has dark painted wood trim and metal grill with punched geometric patterning.

West Wall

At the southern end of the west wall is the entrance to the Moraga Room. The entrance is through a pair of wood doors dating to 1934 and painted the same glossy dark paint as other doors. The door has gold "Moraga Room" lettering mounted to the lintel.

South Wall

The location of the south wall dates to the 1885 addition. The wall has been altered numerous times, however, changing both the location of openings and original configuration of the Women's Restroom (Coat Room). Originally this wall contained the door to the Powder Room and Women's Restroom. When the vestibule was reconfigured in the 1948 addition, the door opening was filled in. There is a rough patch in the plaster where this occurred. The wall has a 4-inch-high dark painted wood baseboard and a welcome sign and building directory.

East Wall

The east wall contains the entrance to the Mesa Room with a wood door dating to 1934, with gold "Mesa Room" lettering mounted at the top of the lintel. The wall also has an opening into the East Hall and a glass front bulletin board mounted adjacent to the Mesa Room opening.

Floor

The flooring consists of polychrome quarry floor tiles with geometric patters, earthen red and brown colors and a bluish-green glazed accent tile and dark grout. Perimeter tile has intricate blue-green detail, and there is a 2-inch intricately detailed decorative tile baseboard with blue-green cap tile.

Ceiling

The plaster ceiling has a smooth finish. There are decorative non-structural beams installed in ceilings. Beams run north-south.

The ceiling height changes along the location of the original adobe wall, with a taller height in the north-

27. Ibid., 28.
28. Ibid.

Figure 5.48: Entry Vestibule looking south. (Perkins+Will, 2010)

Figure 5.49: Entry vestibule looking toward entry to Moraga Room. (Perkins+Will, 2010)

ern portion of the vestibule, and a lower height in the southern portion of the vestibule signified with a large beam set flush to wall.

Light Fixtures
Two non-historic metal chandeliers hang in the space—one in the northern portion of the hall and one in the southern portion of the hall. The fixtures match those in the East Hall.

Character-Defining Features

- Painted plaster walls (light stucco type of finish).
- Potential original adobe walls near the doorway.
- Grilles covering mechanical openings.
- Rough-hewn doors with heavy metal hardware.
- Rough-hewn wood trim.
- Heavy ceiling beams with infilled plaster. [29]
- Quarry floor tiles.

Garden Room

Description

The Garden Room (Figures 5.50 and 5.51) is a small room with a raised floor adjacent to the Moraga Room. It was built in 1944 and originally used as a bar.

The room originally had windows to the exterior on three sides and a door to an exterior patio on the east. The north and south corners of the east elevation are chamfered 45 degrees. The south and east walls were originally exterior walls; currently five fixed windows sit on brick walls. The room is of a simple design with low brick walls and a painted plaster ceiling and lacks the ornamentation of other historic rooms.

29. Ibid.

Walls
The low 36-inch-high walls are painted cream-colored. The 6-inch-wide trim/chair rail is painted cream, the trim board is 6-inch wood trim painted cream, and upper wall surface is a light-yellow painted plaster.

North Wall

The north wall is entirely clad in large mirrors above the lower brick surface. Mirrors were installed at an unknown date.

The chamfered northeast corner is concealed, but visible from a closet built in 1948 when the East Hall was reconfigured.

West Wall

The west wall contains two tall doorways. Each doorway contains two-panel bi-fold doors, and the dark painted finish matches the bi-fold doors in the Moraga Room. The bar counter was originally located on the west wall between the two doors, and projected into the room. Two 6-inch steps lead from the west doors down into the Moraga Room.

South Wall

Three stained glass window panels with wood trim above a lower brick surface comprise the entire south elevation. The brick wall appears intact. Window frames appear to date from the 1944 construction but the stained glass was installed in 1974. The stained glass is modeled on the 1816 Louis Choris watercolor of the El Presidio quadrangle. The inscription reads:

"Executed by John Lukas, stained glass, San Francisco, 1974"

East Wall

The east wall is a tripartite design with chamfered north and south elevations.

The central portion of the wall contains a doorway with two-panel bi-fold doors; the dark painted finish matches other bi-fold doors in the Moraga Room. Two carpeted 7-inch steps lead down into the East Hall. When viewing the central portion from the East Hall, the brick sills appear intact and painted the same dark brown color as the door frame and bi-fold doors. The lower portions of the brick wall have been skim coated and painted to match the hall.

The south chamfered portion of the east wall contains a single sidelight with white vinyl letters identifying it as the "Garden Room." 1944 construction drawings indicate single-pane fixed sidelights flanking the centrally located door. The north sidelight has since been infilled. When viewing the north chamfered portion of the wall from the inside of the closet (original exterior view), the brick portions of the wall appear intact, including weep holes. The original fascia, eave boards, and gutters appear to be intact.

Floor
The flooring consists of 6-inch-by-6-inch quarry tiles. The original flooring material was an asphalt tile with 4-inch base. The Floor is carpeted in the same carpet as the East Hall.

Ceiling
The ceiling has a smooth plaster finish and is painted to match the trim.

Light Fixtures
The lighting is supplied by two non-historic wrought-iron metal pendants oriented along a central east-west axis.

Figure 5.50: Garden Room looking east. (Perkins+Will, 2010)

Figure 5.51: Garden Room looking south at the 1974 stained-glass panels. (Perkins+Will, 2010)

Character-Defining Features

- Chamfered room shape.
- Clear glazed window panels.
- Brick walls.

Portola Room

Description

The Portola Room (Figures 5.52 and 5.53) is situated west of the Arguello Room. According to 1938 drawings, this area was an exterior courtyard. In 1958 the room was enclosed to serve as an additional dining room. Toilet rooms were also added at that time at the north corner of the room adjacent to the De Anza Room. The Portola Room is divided from the Arguello Room by a series of wood, bi-folding doors. There is a series of fixed windows at the west wall with awning transom windows sitting on a concrete wall. A low brick wall runs parallel to the windows and also acts as a large planting box.[30]

Walls

North Wall

A hall at the north wall leads to the restrooms and a storage room. The wall is painted interior plaster with a textured finish.

West Wall

Seven large wood-framed windows span the length of this elevation. Above each single pane window is a 3-light transom window. Roman shades are installed above the windows. The top of wall is lined with a cove light.

An 18-inch retaining wall planter lines this elevation. A plaque installed on the low retaining wall reads:

PRESENTED BY THE SOCIETY OF COLONIAL WARS
IN THE STATE OF CALIFORNIA TO COMMEMORATE
THE BICENTENNIAL OF THE DISCOVERY OF SAN
FRANCISCO BAY BY CAPTAIN GASPAR DE PORTOLA
OF THE ROYAL ARMY OF SPAIN
1769 1969

South Wall

The south wall is painted interior plaster with a textured finish. There is a hollow metal door opening to the west in the same dark trim paint as the east door frames. An electrical box is located to the east of the hollow metal door.

East Wall

The east wall is painted interior plaster with a textured finish. This wall was an exterior wall until the Portola Room was added in 1958. There are three door openings in this wall, each containing bi-fold two-panel doors. Plans and an elevation of this portion of the building dated 1938 show the original elevation with a French door that led to a covered porch and exterior patio. The two southern openings were originally windows. The roof of the exterior porch was flat.

Figure 5.52: Portola Room looking south. (Perkins+Will, 2010)

30. Ibid., 33.

Floor
The floor consists of 6-inch-by-6-inch quarry tiles.

Ceiling
The roof slopes slightly down toward the Arguello Room, creating a higher ceiling adjacent to the exterior windows. The ceiling is flat painted gypsum board between east-west painted wood beams. There are gypsum board soffits at the east and west ends.

Light Fixtures
No fixtures are visible in the ceiling. Cove lighting may exist along the upper edges of the east and west walls. Two ceiling mounted globe fixtures are located in the hall along the De Anza Room.

Character-Defining Features

This room does not have any character-defining features.

Figure 5.53: Portola Room looking south. (Perkins+Will, 2010)

East Hall

Description

The East Hall (Figure 5.54) is located to the east of the Moraga Room and was constructed in 1948 to provide access to the newly added Cocktail Lounge (today, the Visitor Center). As part of the 1948 construction, the walls of the Men's Restroom and Women's Restroom were also reconfigured. The East Hall has painted gypsum board walls with a 4-inch dark painted wood baseboard, low flat painted ceilings, and a carpeted floor. The hall is of a simple design and lacks the Mission Revival character-defining features of other historic rooms. There is an octagonal laylight in the ceiling illuminated by a fluorescent light fixture; it was originally a skylight. The north wall contains portions of the south adobe wall of the Mesa Room, and a former window opening in the adobe has been turned into a utility closet. The west wall contains entrances to the Coat Room, Women's Restroom, Garden Room, a closet, and offices. The east wall contains entrances to what are now the Archaeology Education Center, Men's Restroom, and Visitor Center. A large sliding barn door is mounted along the east wall. Four metal chandeliers hang in the space—two in the northern portion of the hall and two in the southern portion of the hall.

Character-Defining Features

This room does not have character-defining features within the period of significance for the Officers' Club.

Figure 5.54: East Hall. (Perkins+Will, 2010)

Figure 5.55: Archaeology Education Room. (Perkins+Will, 2010)

Archaeology Education Room

Description

Immediately to the south of the Mesa Room is the Archaeology Education Room. (Figure 5.55) The room was built in 1948 and altered in 1970, when wood paneling and decorative light fixtures were installed. A series of large window panels look to the exterior patio area to the east. The north wall has an applied dark wood paneling on its western half. Openings to the Mesa Room are present behind the paneling. The north wall likely conceals portions of the original adobe walls and later single roof. The west wall also has dark wood paneling. The south wall is painted plaster with a smooth finish with a quarry tile wall base. Photographs of the space from the 1950s show this wall was painted with murals depicting Spanish soldiers and the Spanish crest. In the 1950s the eastern portion of the south elevation was open to what was then the Cocktail Lounge (now the Visitor Center). A square wood column divided the opening and contained a low wall. A planter also lined the perimeter of the south wall with the Spanish murals. This room's flooring is 6-inch-by-6-inch inch quarry tile. The ceiling is plaster with a smooth finish and painted to match the walls. The western half of the ceiling is raised about 12 inches and covered with a wood paneling oriented in a north-south direction. The ceiling is speckled and caps cover previous lighting locations, vents, and access panels. Light fixtures include a chandelier, three wall sconces mounted on the north wall, recessed down lighting, and track lighting.[31]

Character-Defining Features

This room does not have character-defining features within the period of significance for the Officers' Club.

31. Ibid., 32.

Visitor Center

Description

The Visitor Center (Figures 5.56 through 5.58) was built as a "Game Room" and "Tap Room" in 1948. The room is relatively square in plan, with a painted gypsum board ceiling and large windows facing east and south. The south window is currently covered by a display panel. The floor is 6-inch-by-6-inch red glazed tile on the north half of the room and painted concrete on the south half of the room. Murals by Edith and Bill Runyan on the four walls date to 1952 and illustrate scenes of California's early Spanish settlement, such as "The Surrender at Monterey," "Going to the Fiesta," "Building the Presidio," and "The Hat Dance." Bill Runyan was a serviceman stationed in the Presidio during the period the paintings were commissioned. Runyan is also credited with the 1957 murals at the Julia Morgan-designed Hacienda in Jolon, California, which were completed when the Army used that property to house visiting officers. In 2000, ARG researched the significance of the Runyans' murals. After consulting California artists, artists' files, and city directories at the San Francisco Pubic Library and UC Berkeley's Bancroft Library, however, ARG found no additional information regarding these artists.[32]

Character-Defining Features

Although the murals fall outside the period of significance, the early California subjects of the four murals help define the character of this room when the room was used as a cocktail lounge.

Figure 5.56: Visitor Center looking east. (Perkins+Will, 2010)

Figure 5.57: Visitor Center southeast corner. (Perkins+Will, 2010)

Figure 5.58: Visitor Center west wall. (Perkins+Will, 2010)

32. Ibid., 32.

Coat Room

Description

The Coat Room (Figure 5.59) is a small room located directly south of the Entry Vestibule. The Coat Room was created in 1959, but was originally part of a larger Women's Restroom (later the Powder Room). The spatial configuration, materials, and finishes of the Coat Room all date to the 1959 renovation or later. There is a wood Dutch door with rough-hewn wood trim that opens to the East Hall. Both door and trim are painted the same glossy dark paint as other doors. Gold "Coat Room" lettering is mounted to the header. The interiors are lined with dark 1960s-era imitation wood paneling and coat racks on the west and south walls. The floor is covered with wall-to-wall carpeting. The ceiling is plaster painted with a glossy white finish. There is one incandescent globe fixture mounted to the ceiling.

Character-Defining Features

This room does not have character-defining features.

Figure 5.59: Coat Room. (Perkins+Will, 2010)

Office

Description

An office suite is located south of the Garden Room. These rooms were built during the 1972 renovation. The addition of these rooms obscures the historic character of adjacent rooms. The southern exterior walls of the Garden Room are exposed in the office suite. The walls are gypsum and painted off-white. The carpeting is wall to wall. The south wall contains a set of windows.

Character-Defining Features

This room does not have character-defining features.

Courtyard

Description

The courtyard (Figure 5.60) was constructed as part of the 1972 addition. The space is accessible from the South Hall. The wider part of the courtyard looks out toward the rear of the Moraga Room. Views of the historic building elevation are compromised by the prominence of exposed rooftop mechanical equipment. The paving in the portion to the south of the office is a smooth hexagonal terra cotta tile. Originally used as a fountain, a large planter is located at the center of the courtyard and contains a palm. The planter is surrounded by a large circle of rounded grey stones set in grout. There are two drains located near the center of the space. A very narrow section to the south cannot be functionally used in its present arrangement. This portion of the courtyard has concrete paving and one drain.

Character-Defining Features

This room does not have character-defining features.

Storage

Description

There is a series of storage and other utility rooms attached to the Moraga Room. The date these were built could not be confirmed. They do not appear on 1948 plans of the east addition, but they appear on a 1957 drawing. The addition of these rooms obscures the historic character of the building. A door that originally did not exist was cut into the south elevation of the Moraga Room. The floors are 6-inch-by-6-inch reddish brown quarry tiles with dark grout.

Figure 5.60: Courtyard looking west. (Perkins+Will, 2010)

Character-Defining Features

This room does not have character-defining features.

North Kitchen

Description

Portions of the North Kitchen (Figures 5.61 and 5.62) were built during the 1938 kitchen expansion but were substantially remodeled in subsequent renovations in the 1950s and 1960s. The north portion of the space was once part of the Arguello Room. The date this portion became part of the kitchen is unknown. It appears as an existing condition in a 1952 plan. The North Kitchen has 6-inch-by-6-inch red glazed floor tile and painted ceilings.

Character-Defining Features

This room does not have character-defining features.

Kitchen Storage

Description

There is a series of storage rooms to the west of the North Kitchen that were added in the 1950s and 1960s. These rooms obscure the historic character of the building. These rooms also have 6-inch-by-6-inch red glazed floor tile and painted ceilings.

Character Defining Features

This room does not have character-defining features.

South Kitchen

Description

The rooms in the South Kitchen (Figure 5.63) were built during the 1972 renovation. There is a ramp that transitions the 4-foot grade change from the North

Figure 5.61: North Kitchen. (Perkins+Will, 2010)

Figure 5.62: North Kitchen. (Perkins+Will, 2010)

Figure 5.63: South Kitchen.(Perkins+Will, 2010)

Kitchen. This ramp does not comply with current code requirements. These rooms also have 6-inch-by-6-inch red glazed floor tile and painted ceilings.

Character-Defining Features

This room does not have character-defining features.

South Hall

Description

The South Hall (Figure 5.64 and 5.65) was added as part of the 1972 renovation that extended the East Hall to the new addition. The space is generally arranged with two circulation nodes, one across from the courtyard and one outside the Exhibition Hall. The floor material is a beige pattern wall-to-wall loop carpet. Walls are gypsum painted light yellow with a 4-inch white wood base.

The area across from the courtyard contains the following:

- A 4-foot grade change that is addressed with stairs and a wheelchair lift.
- Courtyard access through two pairs of wood framed glass doors; the wood frames are painted a dark brown on the exterior and off-white on the interior.
- A large free-standing display case with a plexi-glass top across from the courtyard access.
- A hollow metal door that provides access to an electrical closet along the east elevation.

Character-Defining Features

This room does not have character-defining features.

Figure 5.64: South Hall. (Perkins+Will, 2010)

Figure 5.65: South Hall. (Perkins+Will, 2010)

Exhibition Vestibule

Description

The Exhibition Vestibule contains two white hollow metal doors that provide access to the Exhibition Hall. According to a 1972 photo (Figure 3.47) this door opening has been widened and the appearance of the doors have changed. The floor material was originally the same smooth hexagonal terra cotta tile that is found in the courtyard and other areas of the 1972 addition. It is now carpeted. The loading dock to the east has access through four anodized aluminum framed glass doors. The frames are dark brown color to match other exterior building elements. There is track lighting along the perimeter of the ceiling cove. In the 1972 design, this ceiling was higher and contained a cast iron chandelier with globe lights.

Character-Defining Features

This room does not have character-defining features as it falls outside the period of significance for the Officers' Club. If the 1972 addition is determined to be elegible for the National Register when it is 45 years old in 2017, character-defining features will be determined at that time.

Exhibition Hall

Description

Built as part of the 1972 addition, the Exhibition Hall (Figures 5.66 and 5.67) was originally a grand ballroom with large ornamental chandeliers, dance floor, and bar, and had access to a rear exterior patio through tall wood-framed glass doors with transoms. The dance floor was parquet and the main dining area was a broadloom carpet with a large-scale pattern in a rich color palette. According to a 1972 photo of the

Figure 5.66: Exhibition Hall. (Perkins+Will, 2010)

Figure 5.67: 1972 view of Exhibition Hall. (Golden Gate National Recreation Area Park Archives and Records Center)

space (Figure 5.67), there may have been cove lighting in the coffers and the ability to subdivide the room using ceiling-mounted demountable walls.

In 2002, the space underwent a conversion into an exhibition hall. The rear doors were covered with gypsum board stud wall to provide security to the space and block-out light. The ceiling was sprayed for fire-proofing and painted a dark grey. The flooring is grey loop broadloom carpet tiles. Track lighting on a dropped grid frame is installed throughout. At the perimeter of the room, the ceilings are dropped several feet lower and surface-mounted track lights illuminate the spaces. The ceiling coffers are painted black. There are exhibit walls that create the gallery rooms.

Character-Defining Features

This room does not have character-defining features as it falls outside the period of significance for the Officers' Club. If the 1972 addition is determined to be elegible for the National Register when it is 45 years old in 2017, character-defining features will be determined at that time.

South Patio

Description

In the 1972 design, the South Patio (Figure 5.68) was accessible from the ballroom (Exhibition Hall) through a series of wood-framed glass doors along the south elevation. Since these doors are obstructed by the gypsum board stud wall, this space is only accessible from the loading dock.

The paving material is the same smooth hexagonal terra cotta tile that is found in the courtyard. The fountain installed in 1972 is no longer functional.

Character-Defining Features

The patio does not have character-defining features as it falls outside the period of significance for the Officers' Club. If the 1972 addition is determined to be elegible for the National Register when it is 45 years old in 2017, character-defining features will be determined at that time.

Porch

Description

The second floor of the 1972 addition is wrapped with an open-air porch on the south elevation. Views of the Historic Forest can be seen on the porch.

Character-Defining Features

This room does not have character-defining features as it falls outside the period of significance for the Officers' Club. If the 1972 addition is determined to be eligible for the National Register when it is 45 years old in 2017, character-defining features will be determined at that time.

Figure 5.68: South patio. (Perkins+Will, 2010)

Figure 5.69: Fireplace at second floor restaurant. (Perkins+Will, 2010)

Figure 5.70: Second floor restaurant. (Perkins+Will, 2010)

Second-Floor Restaurant and Bar

Description

The second-floor rooms are no longer used/occupied due to code deficiencies. The restaurant/bar on the second floor of the 1972 addition (Figures 5.69 and 5.70) offers views to the north, west, and south through floor-to-ceiling aluminum-framed windows. The gypsum board ceiling has deep coffers, with mechanical grilles.

There is a bar located at the south side of the room. The bar counter edge is wrapped with vinyl. Below the counter are wood-framed vinyl panels. The floor is covered with wall-to-wall broadloom cut pile carpet in a multi-colored pattern. There is a large octagonal fireplace northeast of the bar.

Character-Defining Features

This room does not have character-defining features as it falls outside the period of significance for the Officers' Club. If the 1972 addition is determined to be eligible for the National Register when it is 45 years old in 2017, character-defining features will be determined at that time.

Lanai and Office

Description

As-built drawings of the 1972 building indicates the open-air patio along the entire length of the north elevation as the "lanai" (Figure 5.71). The lanai offers sweeping views of the Main Post and San Francisco bay. In 1979, the five large rectangular openings in the roof, over the lanai, were converted into skylights and in 1985, the lanai was enclosed with aluminum-framed sliding windows due to cold winds. Concrete planters stretch between bays at the second floor, above spandrel panels, and hover between glass at the enclosed lanai.

The flooring is the same hexagonal quarry tile as installed in other areas of the 1972 addition. The floor level of the lanai is about a foot lower than the restaurant/bar room level. There is a steep-sloping three-sided ramp that leads from the restaurant/bar.

In 1985, a game room, which later served as an office, was created in the easternmost bay of the lanai. A solid wall with a pair of glass doors and a sidelight separate the office and the lanai. The east elevation of the office is infilled with a solid stud-framed wall.

Figure 5.71: Lanai. (Perkins+Will, 2010)

Character-Defining Features

This room does not have character-defining features as it falls outside the period of significance for the Officers' Club. If the 1972 addition is determined to be eligible for the National Register when it is 45 years old in 2017, character-defining features will be evaluated at that time.

EXISTING CONDITIONS ASSESSMENT

Main Entry, (Perkins + Will, 2010)

- Overview
- Site Conditions
- Building Exterior Conditions
- Building Interior Conditions
- Life Safety and Accessibility
- Structural Conditions
- Mechanical, Electrical, and Plumbing Conditions

North façade of Moraga Room (Golden Gate National Recreation Area Park Archives and Records Center)

6. Existing Conditions Assessment

Based on non-invasive, visual inspection, this conditions assessment of the Officers' Club's interior and exterior was conducted in June and July 2010. No materials were destroyed during inspections. With the exception of roof inspections, most exterior inspections were made at ground level. The building is in good to fair condition and is generally well maintained. Comments presented in this chapter relate either to cosmetic issues or to maintenance or drainage problems. This chapter includes review of the building envelope, including architectural features and roof; building system, including structural, mechanical, electrical, plumbing and fire protection systems; and code deficiencies concerning life-safety and accessibility. Code review sections are summarized in this chapter, with full descriptions provided in Appendix D.

Overview

Typical Materials

Adobe is one of the structure's most important building materials. Adobe walls have been uncovered in the Mesa Room, and investigation has been conducted by the Presidio Trust in other areas, including the De Anza and Moraga Rooms. An extensive report on the condition of the adobe was completed by the Presidio Trust in 2006. See Appendix B for an excerpt from this report.

The 1930s Mission Revival aesthetic used contemporary building materials to express age. The Officers' Club's primary building materials include poured-in-place concrete foundations, wood-frame structure, metal and lath over existing adobe walls with a smooth, white cement stucco finish, wood squared posts, and wood lintels, windows, doors, and door frames. Gabled roofs were created by laying red clay tile over sheathing.[1]

Areas of flat roofing were finished with tiled parapets to achieve a unified look, such as the 1948 addition on the east façade as well as the west façade adjacent to the Portola Room. Decorative materials include wrought-iron window grilles, heavy paneled doors with exposed wrought-iron nailheads, strap-hinges and door hardware.[2]

The 1972 addition is a cement plaster-clad concrete structure with a concrete foundation and clay tile over a steel-framed roof.

Typical Patterns of Deterioration

This section describes the patterns of deterioration and conservation issues observed. Refer to Appendix B for a conditions assessment of the adobe structures.

Water Runoff and Drainage

Gutters, flashing, and downspouts appear to be in fair condition. They appear to be working well to divert water off the structure. There are areas at the north and west façade where water drains toward the structure.

Drains are currently clear of debris, though the building's wooded location requires diligent maintenance to ensure continued good working condition of the drainage system.[3]

Exterior Stucco Finish

The 1934 portions of the building retain their smooth exterior stucco finish as applied in 1934. The stucco surfaces appear to have been recently painted and repaired. A small amount of soiling such as biological growth, mold, metallic staining, or leaching was noted. Generally, the exterior stucco surfaces appear to be in good condition. [4]

Rising Damp and Plaster Deterioration

The inspection did not produce evidence of rising damp on the interior; however, this is a condition that can be easily concealed by building improvements and will reappear. [5]

Presidio Trust maintenance staff report that water intrusion has occurred at the adobe walls at the west elevation of the De Anza Room. Historically, mildew has been found at the building interior because of water infiltration.

Settlement and Cracking

The building appears structurally sound with no evidence of settlement and only minor areas of cracking cement plaster. There is deterioration of wood stud walls at the Moraga Room.

Windows and Doors

The windows are generally in good to fair condition. On the north elevation, they are protected from weather by

1. Architectural Resources Group (ARG), Building 50, Presidio Officers' Club, (Unpublished: Presidio Trust, December 2002), 45.
2. Ibid.
3. Ibid, 46.
4. Ibid, 47.
5. Ibid.

their location under the veranda (where windows are located at the exterior side of the thick adobe walls), or by being recessed into thick walls (where windows are flush with the interior walls at the Moraga room). The sloped sills help to shed water from the building. Generally, the windows are painted shut and do not operate, and windows in several locations show evidence of wood rot and decay.

There is evidence of water infiltration from the skylights at the second-floor lanai. Like the windows, the doors are well-protected from the weather, and are in generally good condition. The two operable doors show signs of wear, and are in need of minor repair.

Connections at Multiple Roof Levels and Configurations

Connections at multiple roof levels and the resultant configurations are susceptible to water infiltration. The inherent nature of the varied roofing systems makes water infiltration a concern. In addition the roofs accommodate an unusually large number of openings for flues, heating and ventilation units which is problematic.[6]

Tile Roofing

Some loose, shattered, and missing tiles of varying kinds were noted throughout, as well as evidence of biological growth. The biological growth is most prevalent at the west sloping side of the Moraga Room gable roof. The tile roofs of the 1972 addition appear to be in good condition. The older tiles, likely dating to 1934 and having an S-shape with a flat bottom, are in fair condition.[7]

Figure 6.1: Hollow cordyline trunks. (Perkins+Will, 2010)

Figure 6.2: Overgrown conifer bushes in front of the De Anza Room. (Perkins+Will, 2010)

Figure 6.3: Historic concrete runnel along the north veranda. (Perkins+Will, 2010)

6. Ibid, 47-48.
7. Ibid, 46.

Site Conditions

North Yard

- The grade in front of the De Anza Room slopes toward the projecting north wall of the Moraga Room and causes drainage problems.
- Most of the vegetation is in fair condition, with the exception of the cordyline trees, which are in poor condition. The cordyline trees extensively hollowed-out trunks and large root mounds are affecting adjacent sidewalks. (Figure 6.1)
- The sidewalks are in good condition.
- The concrete runnels adjacent to the veranda are in fair to poor condition. Runnels tend to collect debris and obstruct water flow. Generally, the runnels are badly cracked and separating from the veranda. (Figure 6.3)

West Yard

- The ground cover at the west yard is grass and appears to be in fair condition. Holes caused by gopher activity are prevalent. The grade slopes towards the building, resulting in poor drainage. (Figure 6.4)
- The trees are in fair condition.
- The Historic Forest begins to the south of the service drive. This forest, composed of Monterey cypress and eucalyptus, is scheduled to be replanted in 2019.

South Yard

- The paving of the south patio is in poor condition, with missing and detached tiles.
- The benches are rotted and in poor condition.

Figure 6.4: West yard showing gopher holes and the grade sloping towards the building. (Perkins+Will, 2010)

- The retaining walls are in fair condition.
- The vegetation is in poor condition and is mostly overgrown by invasive species. (Figure 6.5)
- The Historic Forest begins to the south of the retaining wall. This forest, composed of Monterey cypress and eucalyptus, is scheduled for reforestation in 2019.

East Yard

- The remnant of the garden wall is in fair to poor condition. (Figure 6.7 and 6.8) The north-south-oriented leg of the wall appears to be structurally unsound and leaning heavily to the

Figure 6.5: South retaining wall and overgrown vegetation. (Perkins+Will, 2010)

east. The gates and portals in the wall are in poor condition, with non-functional hardware and missing or rotted wood elements.

- The grade is two feet higher on the west side of the garden wall, which may be contributing to the damage of wall and gates.
- The vegetation is in poor condition and suffers from a lack of maintenance. (Figure 6.9)
- The brick patio and path are in fair condition. (Figure 6.6)
- The planters attached to the building are in poor condition.

Top Left
Figure 6.6: Photo of the east yard looking south. (Perkins+Will, 2010)

Top and Bottom Right
Figure 6.7 and 6.8: Remnant garden wall. (Perkins + Will, 2010)

Bottom Left
Figure 6.9: Overgrown plants in east yard. (Perkins+Will, 2010)

Building Exterior Conditions

A field survey of both the building interior and exterior was conducted from the ground. The roofs were surveyed where ladder access was available. Some portions of the roof were walkable and thus were available for up-close observations. Other roofs such as the steep slope over the 1972 addition were viewed from adjacent areas. No destructive testing was performed; therefore, some building assemblies and substrate materials could not be confirmed.

North Elevation

Very Significant/Good Condition

The north elevation (Figures 6.10 through 6.13) includes the original walls of El Presidio. It is roughly 4 feet thick and made of adobe, which later received a cement stucco finish. The elevation is one story in height. The roofs are gabled and covered in terra cotta tiles in shades of orange and red. The roof overhangs create a veranda at the adobe wings. The veranda is further delineated with square columns. The east wing (Mesa Room) contains five windows and two doors along its length. In general, the north elevation is in good condition with the exception of some isolated areas of peeling paint, corrosion, and wood deterioration.

Façade Material

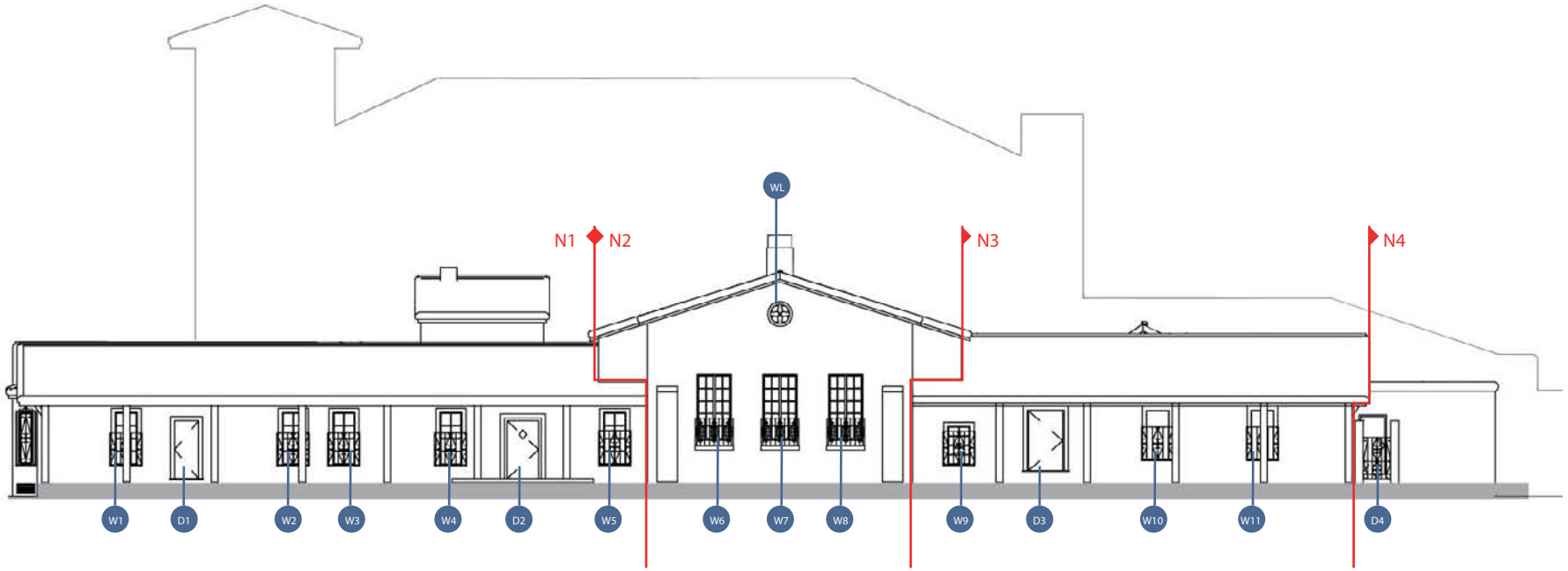
Cement Plaster Walls - Very Significant/Good or Fair Condition

The north exterior walls are adobe construction at the low wings and wood-framed construction at the taller central pavilion. All areas are clad with cement plaster and painted off-white. The northeast wall corner is covered by a 4 feet tall white-painted plywood panel.

Figure 6.10: North elevation. (Perkins+Will, 2010)

Figure 6.11: North elevation. (Perkins+Will, 2010)

North Elevation



W1 Window tag

D1 Door tag

N1 Elevation label

Section line

Figure 6.12: North elevation. (Perkins+Will, 2010)

North Elevation - 1972 addition

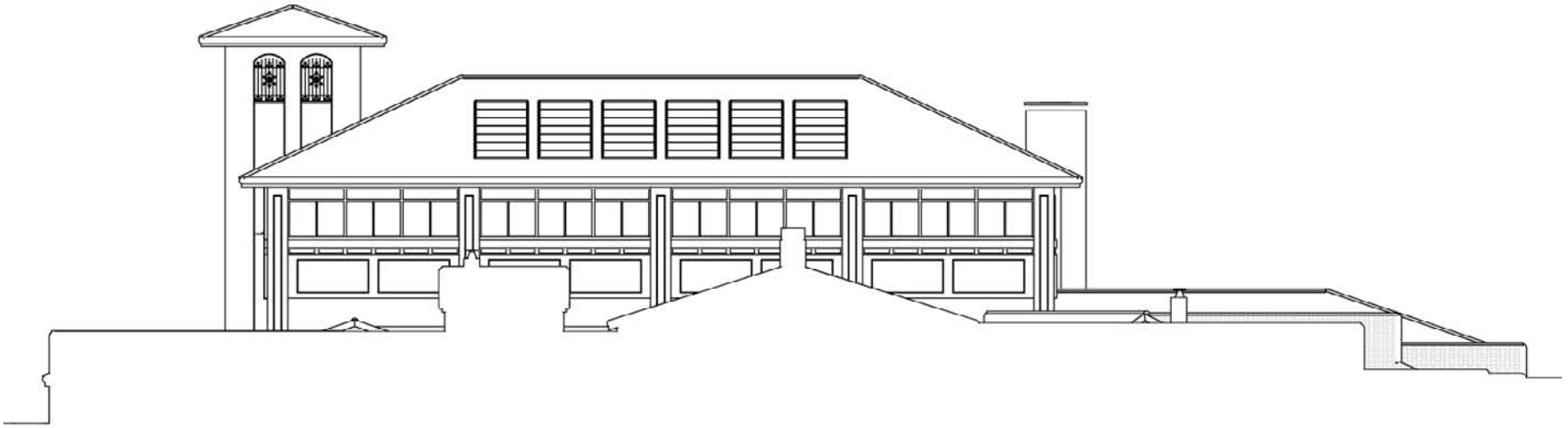


Figure 6.13 North elevation of the 1972 addition. (Perkins+Will, 2010)

Specific observations include the following:

- At several locations, there are holes in the walls of the east and west wings, in T- or L-shaped configurations. The holes are approximately 1 inch in diameter and several inches deep. These holes were the sample locations for the 2006 adobe wall investigations.
- There is peeling paint in a few locations, revealing at least two layers of white paint over a beige-colored plaster substrate. (Figure 6.14) Black biological growth was also found at one area of peeled paint.
- The plaster terminates at the concrete sidewalk, without contemporary weep provisions. The concrete sidewalk generally slopes away from the building.
- There are horizontal cracks at the return walls of the tall central portion of the building.
- There appears to be biological growth at the wall base at the corners of the tall central portion. (Figure 6.15)
- The plaster around windows is typically cracked diagonally at the corners. At two windows on the east veranda, there are wide (approximately 1/8-inch) vertical cracks between the window frame and plaster wall. (Figure 6.16)

Figure 6.14: Example of peeling paint on the north elevation. (SGH, 2010)

Figure 6.15: Green biological staining found at the central pavilion walls. (SGH, 2010)

Figure 6.16: Crack in plaster found at upper window corners. (SGH, 2010)

Figure 6.17: Door on Elevation N1 (Perkins+Will, 2010)

Figure 6.18: Door 2 on Elevation N2 (Perkins+Will, 2010)

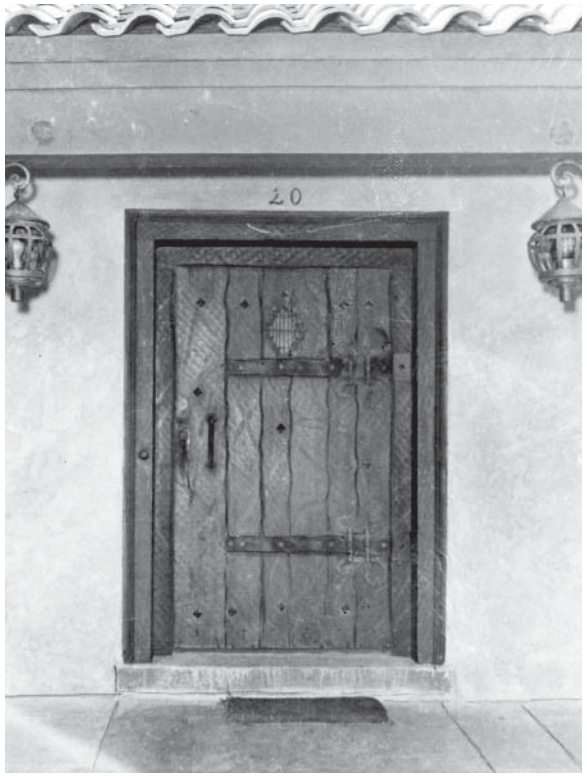


Figure 6.19: 1934 photo of Door 2. (San Francisco Public Library Historical Photograph Collection)

Doors

Door 1 - Very Significant/Good Condition

A heavy wood door with a small inset glass portal window has a wood threshold located approximately 5 inches above the concrete sidewalk. (Figure 6.17) The wall area below the threshold consists of exposed wood framing covered by a metal mesh. The wood frame has white paint stains and is soft. The plaster below the outer corners of the door threshold is cracked. There is a small area of peeling paint at the jamb, revealing a brown coating underneath. The door is not currently an accessible entry because of the step.

Door 2 – Very Significant/Good Condition

Door 2 is a heavy wood door with a small inset glass portal window. (Figure 6.18 and 6.19) The paint is chipped at the bottom edge and around the lock hardware. Historically and currently, the door functions as the building's main entrance. The tiled threshold immediately inside the main entry doors is cracked. There are two holes drilled in the tiles at either side of the threshold. A surface-applied black sheet product was applied over the tile threshold, but much of it is missing.

Figure 6.20: Door 3 on Elevation N3. (Perkins+Will, 2010)

Figure 6.21: Door 4 on Elevation N4. (Perkins+Will, 2010)

Door 3 - Very Significant/Good Condition

Door 3 is a heavy wood door with a small inset glass portal window. (Figure 6.20) A metal threshold has been installed over the wood threshold, as the wood threshold is worn, with peeling paint and exposed wood at the middle. There is a concrete step up to this door; between the concrete step and the wood threshold is exposed wood framing covered by a metal mesh, similar to the Door 1. There are small areas of peeling paint near the middle of the door and on the frame. The door is not currently an accessible entry because of the step.

Door 4 – Non-Contributing/Good Condition

Door 4 is a non-contributing feature. (Figure 6.21)

Windows

Generally, the wood windows are in good condition. The window frames are nearly flush with the adjacent plaster wall at the heads and jambs, and the sills protrude slightly from the plaster. The wood window sills also generally slope toward the exterior.

Windows 1 through 5 - Very Significant/Good Condition

Windows 1 through 5 are wood-framed 4-over-4 double hung windows with single-glazed panes. (Figures 6.22 and 6.23) The windows are of equal dimension, but all have a skewed frames. One area of decayed wood has been painted over on the easternmost window of the east wing. There is missing paint and exposed wood at the underside of the top rail of the bottom sash, and the paint is peeling at three windows. The window glazing at the east veranda has UV-filtering films installed at the interior, as stated on an interior sign.

Windows 6 through 8 - Very Significant/Good Condition

Windows 6 through 8 are wood-framed ten-pane casement windows with single-glazed panes. (Figure 6.24) The sills slope toward the exterior, and the wood frames are generally chipped at the meeting rails. Some locations where chipping occurs are exposed, while others are painted over. The hardware of the double casement windows is painted over, rendering them inoperable.

Oculus – Very Significant/ Good Condition

The oculus located at the roof peak is an open vent with a decorative grille.

Window 9 - Very Significant/Good Condition

Window 9 is a wood-framed 6-over-6 double-hung window with single-glazed panes. (Figure 6.25) The window is a smaller dimension than the other windows along the north façade but also appears not be square.

Figure 6.22: Window 3 (Perkins+Will, 2010)

Figure 6.23: 1934 photo of one of the windows along Elevation N1 (Golden Gate National Recreation Area Park Archives and Records Center)

Windows 10 and 11 - Unknown/Good Condition

Windows 10 and 11 are wood-framed windows with stained glass insets depicting the Spanish coat of arms set in an amber and red geometric design. (Figure 6.26) The windows are of equal dimension but appear not to be square. One stained glass window at the west veranda has two broken lights. The metal grille at this window is missing a bolt. The stained glass window frames have open holes at the upper part of the jamb, which likely indicate previously removed hardware.

Figure 6.24: Window 8 on Elevation N2. (Perkins+Will, 2010)

Figure 6.25: Window 9 on Elevation N3. (Perkins+Will, 2010)

Figure 6.26: Window 10 on Elevation N3. (Perkins+Will, 2010)

Decorative Metal

Note: Decorative metal elements that are mounted to windows correspond to the same number as the window (i.e. Window Grille 1 is installed at Window 1, etc.).

Window Grilles 1 through 5- Very Significant/Good to Fair Condition

These grilles are painted a brown color that matches the frame. Some grilles show signs of minor corrosion.

Window Grilles 6 through 8- Very Significant/Good Condition

These grilles are painted a brown color that matches the frame. Some grilles are showing signs of minor corrosion.

Oculus Grille – Very Significant/Good Condition

This decorative circlular grille is painted a brown color.

Window Grille 9- Very Significant/Good Condition

Window Grille 9 is painted a brown color that matches the frame and shows minor corrosion.

Window Grilles 10 through 11- Very Significant/Good to Fair Condition

These grilles are painted a brown color that matches the frame. Some grilles show signs of minor corrosion.

Gate 1- Non-Contributing/Poor Condition

Gate 1 was installed during the 1958 Portola Room addition and its design is similar to the 1934 window grilles. The metal is heavily corroded, the paint is peeling, and the closer is inoperable.

Figure 6.27: Entry Lantern 2. (Perkins+Will, 2010)

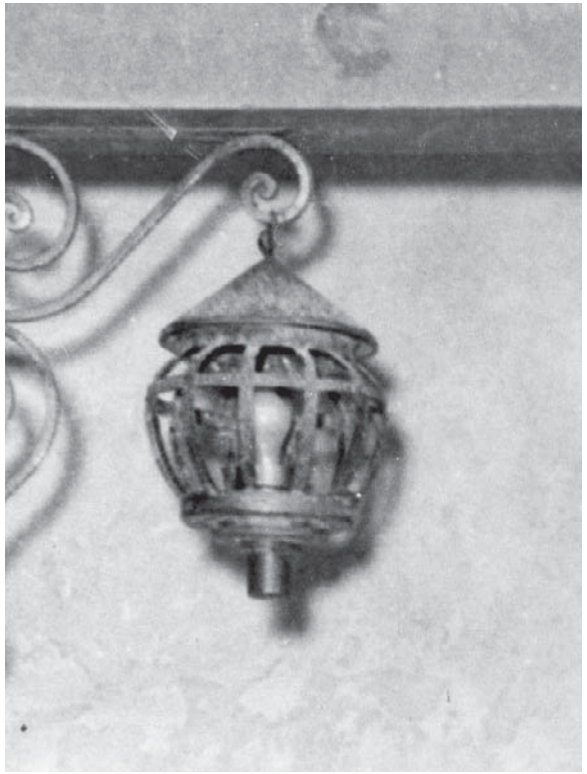


Figure 6.28: 1934 photo of one of the entry lanterns. (San Francisco Public Library HIstorical Photograph Collection)

Light Fixtures

Entry Lanterns 1 and 2 – Contributing/Fair Condition

Entry Lanterns 1 and 2 are cast aluminum incandescent light fixtures. (Figures 6.27 and 6.28) The wrought-iron brackets show flaking paint, minor corrosion and some pitting but overall in fair condition.

Porch Lights 1 through 4 – Contributing/Fair Condition

Porch Lights 1 through 4 are bronze-coated nickel incandescent light fixtures along the Elevation N1 that match the design of Entry Lanterns 1 and 2. (Figure 6.29) The surface finish shows signs of corrosion and pitting like the entry lanterns, but fixtures are still functional.

Figure 6.29: Porch Light 4 along Elevation N1. (Perkins+Will, 2010)

Figure 6.30: Porch Light 5 along Elevation N3. (Perkins+Will, 2010)

Porch Lights 5 through 7 – Significant/Poor Condition

Porch Lights 5 through 7 are a cast aluminum painted with the same brown exterior paint as the porch trim, and are located along Elevation N3. (Figure 6.30) The fixtures show flaking paint, minor corrosion and some pitting.

Porch Lights 8 and 9 – Non-Contributing/Fair Condition

Porch Lights 8 and 9 are ferrous incandescent light fixtures installed during the 1958 Portola Room addition. The lanterns are corroded but still functioning.

Wood Framed Veranda, North Elevation

Porch Structure – Significant/Fair Condition

- The posts and beams are painted the same brown color as the exterior window trim elements and grilles. Posts show signs of rot at their bases.
- Wood beams are installed in segments and are simply supported by the columns. The beams measure approximately 11-1/2 inches deep by 9-1/2 inches wide.
- Wood columns measure approximately 9-1/2 inches square.
- There is no external hardware connecting the beams and columns. There appear to be nails in the beams under the brown paint.
- Beams, columns, wood fascias, and the wood roof underside at the veranda are painted dark brown. There appear to be multiple layers of paint, as evidenced by a red color beneath the brown paint at one column. There is a diagonal wood brace between the column and beam at the west end of the west veranda. The matching brace at the east end of the east veranda is missing, leaving exposed recessed areas in the beam and column. (Figure 6.31) These areas are unpainted and the wood is soft at the column.
- The columns at the east veranda have gaps of up to 1-1/2 inches between the column base and the concrete sidewalk, typically at the north sides. There is biological growth at these locations. At the three easternmost columns, a tape measure was inserted approximately 8-1/2 inches under the column bases. (Figure 6.32) A wood sample taken from underneath the column base is soft and flaky. Further examination in a lab under a microscope showed evidence of a white rot fungus.

Figure 6.31: The east end of the wood-framed veranda along Elevation N1. (Perkins+Will, 2010)

Figure 6.32: The easternmost column base of the wood-framed veranda along Elevation N1. (Perkins+Will, 2010)

- The column bases on the west end of the east veranda are encased by the concrete ramp, which provides an accessible path to the building. There is a surface split in the beam near the entry canopy on the east veranda. It appears that several fastener heads have pushed the paint and wood outward.
- At the underside of the roof eave of the east veranda, the brown paint is split/peeling in a continuous line between the fascia and roof.
- The wood beams have two layers of decorative wood fascia applied near the top. The uppermost fascia is capped by copper eave flashing, roof underlayment, and S-shaped clay tiles. The ends of clay tiles appear to be open and the underlayment is not well-adhered to the eave flashing in some areas.
- At the east end of the east veranda, the wood beam at the roof rake is notched around the veranda beam and has split at the notch just before it meets the beam.
- A missing wood soffit section at the underside of the west veranda shows the underside of a bottom layer of the roof sheathing. There are water stains on the wood roof framing and sheathing. Plywood is visible above the original roof sheathing.
- The westernmost column at the west veranda has what appears to be biological growth over the brown paint.
- The column bases at the west veranda have plant growth, similar to the east veranda columns. There are no large gaps like the ones at the east veranda columns.

Top
Figure 6.33: A portion of the concrete runnel located along Elevation N3. Conditions found along N3 are consistent with findings along N1. (SGH, 2010)

Bottom
Figure 6.34: Rot at the exposed wood on the easternmost column along the east veranda of Elevation N1. (SGH, 2010)

Figure 6.35: View of entry showing cannons on either side of canopy. (Perkins+Will, 2010)

Concrete Runnel – Contributing/Fair Condition/ Location-Design-Material/Spanish Revival

The concrete runnels along Elevations N1, N3 and N4 are a functional design element that appears integral to the porch construction. These runnels were used to receive roof runoff since the eaves lacks gutters. These runnels tend to collect debris, which obstructs water flow. Some areas have cracks in the concrete, allowing water to penetrate the foundations. There are also areas that lack sufficient slope to drain water away from the building. (Figures 6.33, 6.37 and 6.37a)

Other Features

Cannons 1 and 2 – Very Significant/Good Condition

Cannons 1 and 2 are located on either side of the canopy. (Figure 6.35)

Canopy 1 – Non-Contributing/Poor Condition

The fabric is faded and has biological growth. The fabric is poorly anchored with only five bolts – two connecting to the ground and three connecting to the porch beam.

Piers 1 and 2 – Very Significant/Good Condition

The tile-capped piers at the center pavilion are in good condition.

Building Signage – Non-Contributing

Two non-historic signs are located in the garden in front of Elevation N3. Both signs are overgrown with evergreen bushes. They show signs of discoloration, rot, and mildew.

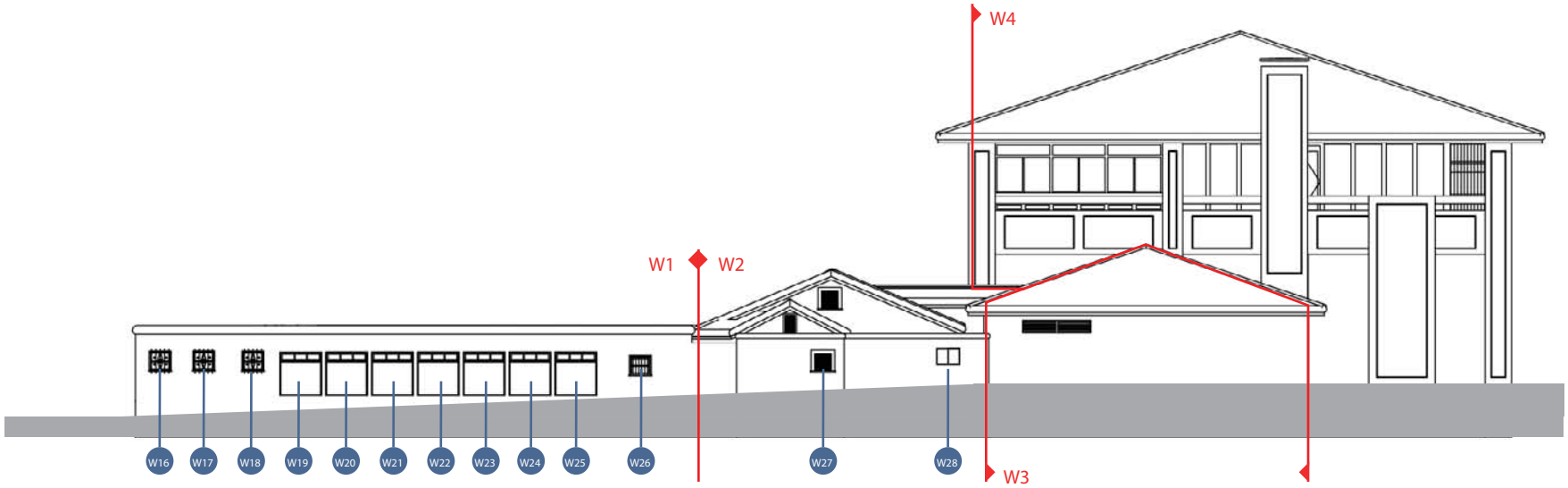
Gate 1 Piers – Non-contributing/ Good Condition

The Gate 1 piers in front of the Portola Room addition are in good condition.

Figure 6.36: Plaque 1 on Elevation N1. (Perkins+Will, 2010)

Figure 6.37: Concrete runnel along Elevation N4 at the west corner. (Perkins+Will, 2010)

Figure 6.37a: Concrete runnel near the west corner of the Moraga Room. (Perkins+Will, 2010)



W1 Window tag

D1 Door tag

N1 Elevation label

Section line

Figure 6.38: West elevation. (Perkins+Will, 2010)

West Elevation

Non-contributing/ Fair Condition

Façade Material

The west elevation walls are comprised of several additions and include portions of the Portola Room, kitchen, and the 1972 addition. (Figures 6.38 through 6.41)

Cement Plaster-Central Bays

- A concrete drainage trench runs along the west elevation, following the contours of the service entrance corner. The trench is filled with debris.
- At the intersection of two roof areas, a large (1/16-inch-to-1/8-inch wide) vertical crack extends from ground to roof. The crack is obscured by ivy. (Figure 6.42)
- A 1-1/2 inch diameter PVC pipe penetrates the wall near the base; it appears to be an internal drain from the low-slope roof area above.
- At the return wall of the service entrance corner, there appears to be an infilled window near the corner.
- At the corner of the projecting louvered wall, the base of the copper roof drain pipe is offset from the collector pipe in the ground. The collector pipe is filled with debris. (Figure 6.43)

Cement Plaster-South Bays

- In general the cement plaster walls appear free of cracks and spalls.
- There is a vertical crack (approximately 1/32 inches wide) in the cement plaster wall adjacent to the drain leader. (Figure 6.44)
- A concrete drainage trench runs along this elevation and slopes away from the adjacent plaster wall.

Figure 6.39: Elevation W1. (Perkins+Will, 2010)

Figure 6.40: Elevation W2. (Perkins+Will, 2010)

Figure 6.41: Elevations W3 (foreground) and W4 (background). (Perkins+Will, 2010)

- A standpipe is dripping water.
- There appears to be an expansion joint cover between the two building portions behind the mechanical units. (Figure 6.45)
- Pipes that project from the cement plaster wall do not contain flashing.
- The plaster typically terminates at grade level in contact with the concrete sidewalk. There are no modern weep provisions. The concrete generally slopes away from the building; the concrete is near level in some areas.
- The roof eave soffit above Elevation W3 walls is clad with cement plaster and terminates at a metal mesh attic vent. The mesh is corroded or missing in several places.

Figure 6.42: Vertical cracking present on Elevation W1. (SGH, 2010)

Figure 6.43: Misaligned roof drain pipe and collector pipe at the north corner of Elevation W2. (SGH, 2010)

Windows

Windows 16 through 18 – Non-Contributing/Poor Condition

Windows 16 through 18 are painted wood windows with grilles. The wood frames have significant rot.

Windows 19 through 25 – Non-Contributing/Poor Condition

On Windows 19 through 25 several of the awning windows do not close properly. Diagonal cracking is visible in the adjacent stucco from the upper corners of several windows. Severe rot found in some locations. Paint on frames is generally peeling and in poor condition.

Window 26 – Non-Contributing/Poor Condition

A double-hung wood window with textured obscured glazing and a metal grille is situated just south of the Portola Room exterior wall. The bottom rail of the bottom sash is rotted through the thickness.

Window 27 – Non-Contributing/ Poor Condition

At the opposite end of the return wall is a wood window with a metal grille. The jamb is rotted at the sill. (Figure 6.46) A portion of the outer frame is missing at the jamb. The metal grille has one missing bolt and one loose bolt. The window glazing is opaque but differs from the glazing at the window to the north described above.

Window 28 – Non-Contributing/Poor Condition

The aluminum horizontal slider window just south of the drain pipe was installed in a wood frame and appears to be missing exterior trim. (Figure 6.47) The wood frame is decayed. The wood sill at the interior side of the window also appears to be decayed.

Figure 6.44: Vertical cracking present at Elevation W2. (SGH, 2010)

Figure 6.45: Expansion joint cover between Elevations W2 and W3. (SGH, 2010)

Light Fixtures

There are non-contributing flood lights installed at the exterior. These fixtures are generally in fair to poor condition.

Other Features

Vent – Non-Contributing/ Poor Condition

The louvered opening on the southernmost portion of the wall is metal-framed and screened.

Figure 6.46: Rotted sill at Window 27. (SGH, 2010)

Figure 6.47: Window 28. (Perkins+Will, 2010)

Figure 6.48: Roof line between Elevations W2 and W3. (Perkins+Will, 2010)

South Elevation

Non-contributing/Fair Condition

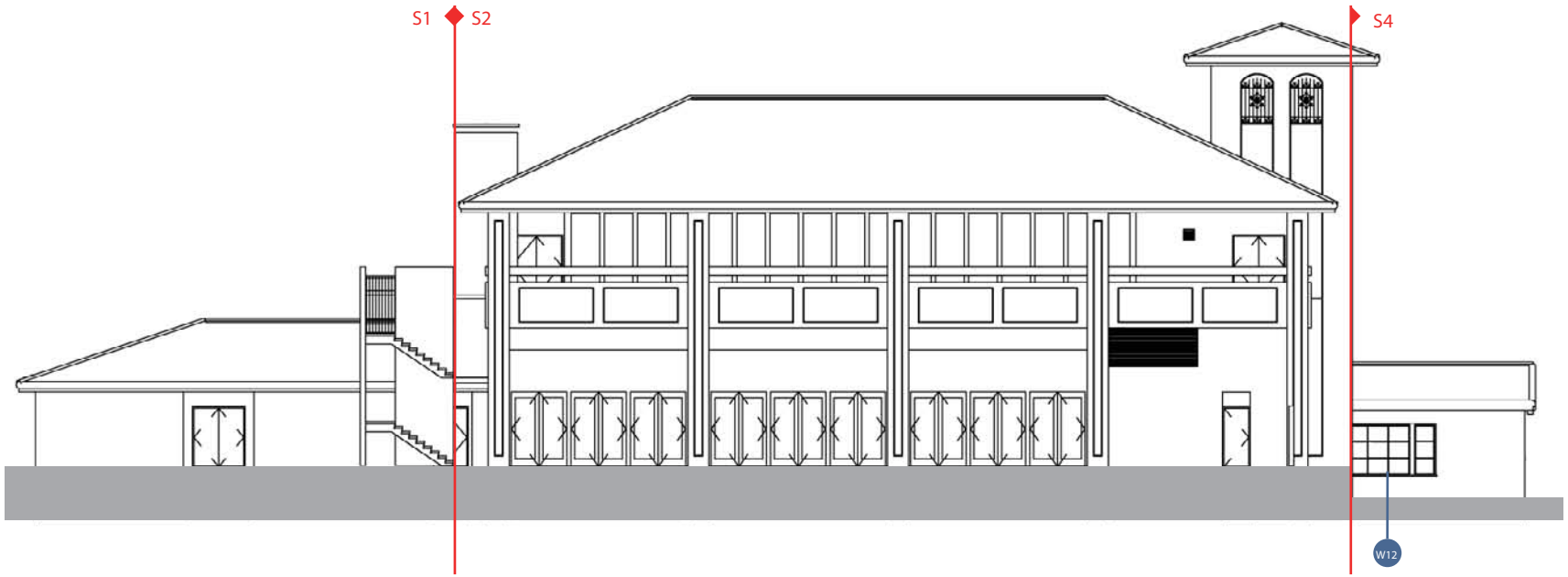
Façade Material

The south elevation walls primarily include the 1972 addition, consisting of the two-story portion and a small adjacent kitchen. (Figures 6.49 through 6.52)

Cement Plaster – West and East Bays

Non-Contributing/Good Condition

- The cement plaster covers the wall down to the grade.
- The eaves are in similar condition to those at the west elevation, except that the metal mesh is intact.
- The underside of the roof soffit of the 1972 addition is stained and has open seams.
- The plaster walls of the 1972 addition do not have weeps at the base.
- At the 1972 addition, there is a gap between the plaster wall and concrete sidewalk.
- There are plants growing between the wall base and adjacent concrete sidewalk.
- Some portions of the wall have been repainted with non-matching white paint.
- The tiled patio behind the 1972 addition at Elevation S2 has isolated areas of cracked, loose, and displaced tiles. The cracks do not appear to extend into the mortar bed.



W1 Window tag

D1 Door tag

N1 Elevation label

Section line

*S3 located in building's interior courtyard.

Figure 6.49 South elevation. (Perkins+Will, 2010)

Cement Plaster – Tower Loft and Lanai at the 1972 Addition (Including Covered Weather Exposed Spaces)
Non-Contributing/Good Condition

Tower:

- The cement plaster covers the wall down to the concrete slab levels.
- There is some efflorescence on the upper concrete stair landing in the tower, possibly due to standing water.
- The concrete floors are uncoated.
- Some of the tower stair landings contain drains that appear to be functional.
- The window openings in the tower are covered with ornamental metal grilles showing signs of corrosion and peeling paint.
- Metal anchor brackets with exposed and cut flanges remain in the cement plaster sills of the openings. The metal brackets are corroded, but no cracks have appeared in the plaster.
- The wood roof framing and sheathing are exposed on the underside and painted. The paint is cracked, but the wood appears in good condition.

Lanai:

- In general the walls are dirty.
- The cement plaster covers the wall down to the floor level.
- Cement-plaster finished planters are lined with a rubberized membrane that is delaminating.
- Many of the drain covers in the floor are broken or missing, potentially allowing debris into the pipes.

Figure 6.50: Elevation S1. (Perkins+Will, 2010)

Figure 6.51: Elevation S2 along Arguello Boulevard on the hill above. (Perkins+Will, 2010)

Figure 6.52: Elevation S3 in the interior courtyard. (Perkins+Will, 2010)

Figure 6.53: Elevation S4 wtih Window 12. (Perkins+Will, 2010)

Windows

Window 12 – Non-Contributing/Fair Condition

A series of large fixed windows dominate the façade. A nine-paneled window is centered between two three-panel single-pane sidelights. The glazing is single-pane. The window is walled over on the interior so there is no exterior view through this window. Plywood infill at the clerestories is in fair condition.

Other Features

Retaining Wall – Non-Contributing/Fair Condition

The rail tie planter (Figure 6.53) that extends along the length of the Elevation S4 is in fair condition. The wood planter is weathered and bowing. The plants are overgrown.

East Elevation

Very Significant and Non-Contributing/Fair Condition

Façade Material

Cement Plaster Walls – North Bays –
Very Significant and Non-Contributing/Fair Condition

The north bays of the east elevation are comprised of two cement plaster front gables separated by a central bay surmounted by a sloped tile roof. (Figure 6.54) The northeast front gable forms the end of the original building and is composed of adobe brick walls. As a note, some plaster on the adobe may be lime plaster.

Specific observations include the following:

- The plaster cement walls are generally in good condition. Paint is peeling and narrow cracks are present, though the plaster is well-adhered. The crack and bulging incipient spall below the bay window most likely resulted from water infiltration through the defective wood water table.
- With the steel anchor rods, the adobe walls appear to have been stabilized. The plywood covered openings on this elevation were part of the 2006 investigation. Interior cracks of the adobe brick are being monitored for movement with crack gauges.
- The cement plaster covers the wall down to grade.
- At the adobe front gable, a section (2-feet-by-2-feet) of cracked and bulging cement plaster occurs below the bay window at the corner.
- There are some small (approximately 1/32 inch) horizontal and vertical cracks in the cement plaster over the adobe walls. The cement plaster, however, appears and sounds like it maintains good adhesion to the walls.
- On the adobe constructed gable, there are two boarded-up openings (investigative openings) in the lower portion of the cement plaster wall.
- On the adobe constructed gable, there is an unpainted rectangular (1-foot-by-8-foot) cement plaster patch at the corner of the wall where the garden wall once attached. (Figure 6.55)
- Approximately five steel tie rods are installed in a vertical configuration in the adobe/cement plaster wall.
- There is a horizontal crack (approximately 1/32 inches wide) and a spall (2-feet-by-2-feet) at the corner of the central bay window. (Figure 6.56)
- Pipes and a conduit that project from the cement plaster wall do not contain flashing and/or a perimeter sealant joint. (Figure 6.57)
- There are a non-contributing planter and awning at the southern front gable.
- There is a non-contributing planter outside the south exterior wall of the Visitor Center.
- The south wall outside the Visitor Center contains asphalt base flashing with a sheet metal counterflashing.

Cement Plaster Walls – South Bays (1972 Addition)
Non-Contributing/Good to Fair Condition

The south bays of the east elevation are comprised of the 1972 addition. The cement plaster walls form a rough texture further distinguishing the addition from other historic portions of the building.

Specific observations include the following:

- The cement plaster covers the wall down to grade.
- There are some narrow horizontal cracks in the wall (less than 1/32 inches wide), though they do not correlate with any particular construction pattern or feature.
- There is ivy growing up the southeast corner of the building.
- The sealant joints around some metal louvered vents are deteriorated. (Figure 6.58)

Doors

Door 5 – Non-Contributing/Fair Condition

Door 5 is a standard hollow-metal door that has been painted brown.

Windows

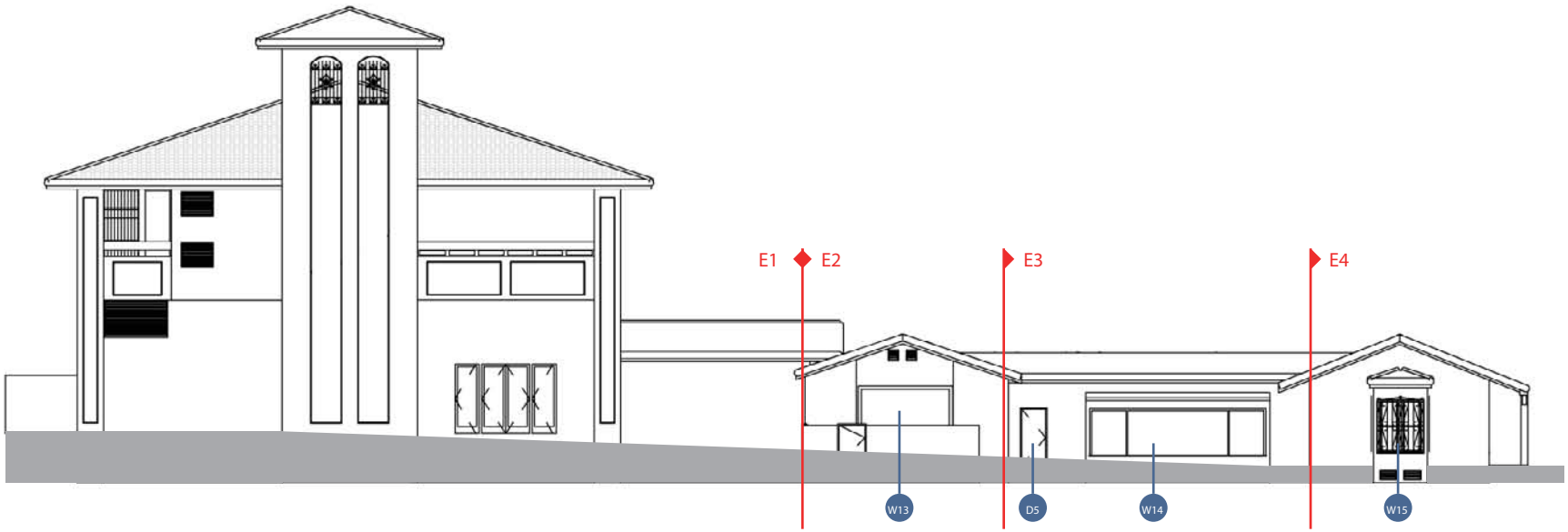
In their present condition, the wood windows at the bay window do not adequately deter water, nor are they operable. Water infiltration and decayed wood threaten the structural and material integrity of the sash.

The sub-floor vents are performing as intended, though the frames are not waterproof (there is no perimeter sealant joint) and they are located too close to the surface of the well, potentially allowing water into the sub-floor area. With exception of the wood water table (discussed above under Cement Plaster Walls – North Bays), other architectural wood features are generally in good condition.

In addition to the wood windows, the east elevation includes other contributing features such as wood eaves and raked fascia boards, brackets, soffits, and vertical siding.

Window 13 – Non-Contributing/Fair Condition

Window 13 is a large single-pane wood-framed window that is centered on the gabled E2 façade. The wood frame is painted to match the rest of the brown exterior trim.



W1 Window tag

D1 Door tag

N1 Elevation label

Section line

Figure 6.54 East elevation. (Perkins+Will, 2010)

The roof over Window 13 is a corrugated sheet metal nailed over plywood decking, which is exposed along the edges. There is considerable bowing and weather damage along its length.

Window 14 – Non-Contributing/Poor Condition

Window 14 is a large single-pane wood-framed window that is centered in a projecting portion of the Elevation E3. (Figures 5.23 and 6.54) The window has a painted wood frame that shows signs of damage, wear, and rot. Portions of the trim at the upper right corner of the window are missing or flush with the wall. (Figure 6.65) The paint is generally worn and chipping.

Window 15 – Very Significant/Poor Condition

This bay window was added in 1881 as the first Victorian element the building would express. The projected bay has glazing on three sides: a pair of double-hung wood-framed windows on the projected face and a narrow double-hung wood-framed window on each side wall. (Figures 6.62 and 6.63) The wood windows that punctuate the bay window are in poor condition. The sashes are separating at the rail-stile connections. There are significant checking and peeling paint on all wooden window elements and some rot on the sills. (Figure 6.64) The frames are in fair condition with less damage.

Decorative Metal

Window Grilles 12 through 15 – Non-Contributing/Fair Condition

Window grilles 12 through 15 are located in the tower openings of the 1972 addition. According to original construction plans and photographs, there was a more geometric design initially installed, but at some unknown point it was replaced with a decorative grille. There is evidence of this at the base of the opening, where the original grille appears to have been cut off and the base remains in the concrete and stucco. This metal edge has been unprotected from the elements and is expanding and corroding in the wall.

Window Grilles 16 through 18 Significant/Fair Condition

The grilles all have minor corrosion.

Other Features

A sub-sill wood water table is split at the corners allowing water into the cement plaster wall. (Figure 6.59)

There are wood-frame metal grilles that cover sub-floor vents. The frames are in fair to poor condition, are unpainted, and do not adequately fit the opening. Metal lath is used for the opening cover. (Figure 6.61)

There is a low, red-brick planter that runs along the Visitor Center façade. The mortar joints all appear to maintain their bond and are not recessing. It was difficult to assess the condition of the flashing within the planter because the plants are overgrown.

Figure 6.55: Detail photo of the south boarded-up opening at Elevation E4. (SGH, 2010)

Figure 6.56: Horizontal crack and spall at the south corner of the central bay window at Elevation E3. (SGH, 2010)

Figure 6.57: Pipes and conduit lacking flashing and/or perimeter sealant joint at Elevation E3. (SGH, 2010)

Figure 6.58: Deteriorated sealant joints at metal louvered vents at Elevation E1. (SGH, 2010)

Top Left
Figure 6.59: Split sub-sill wood water table band at the south corner of the bay window on Elevation E4. (SGH, 2010)

Top Right
Figure 6.60: Well opening does not appear to have a drain. (SGH, 2010)

Bottom
Figure 6.61: Wood framed grilles covering sub-floor vents do not adequately fit the openings. (SGH, 2010)

Figure 6.62: Window Grilles 16 through18 on Elevation E4 looking north. (Perkins+Will, 2010).

Figure 6.63: 1934 photo of Window Grilles 16 through18 on Elevation E4 looking south. (Golden Gate National Recreation Area Park Archives and Records Center)

Figure 6.64: Separating sashes at window showing peeling paint and signs of rot. (SGH, 2010)

Figure 6.65: Deteriorated corner condition at Window 14 on Elevation E3. (Perkins+Will, 2010)

Roof Assessment

The multiple additions that comprise Building 50 have resulted in unique and challenging roof configurations that have pushed the boundary on conventional roofing solutions. The construction of the roofs has evolved over time. The resulting incremental patchwork of roofing solutions (e.g., low curbs and turn-ups, improvised valleys, multiple roof elevations, etc.) have resulted in detailing that is a challenge to maintain and service over time. In spite of the unique and challenging conditions, the clay tile roofs and associated wood features and raised walls are generally well-maintained, though they vary in condition depending on the level of care. Most of the clay tiles are intact, and the wood features are generally intact and maintain sound layers of paint. Most of the roofs do show some signs of general wear, including accumulated debris, clogged gutters, deteriorated sealant joints (at counterflashings), select broken tiles, and select deteriorated paint on wood features such as fascia and brackets.

Roof observations include an assessment of the following general roof elements where they occur: roof membranes and cladding (tiles), parapets, flashing, coping, drains, gutters and downspouts, vent and duct penetrations, and gable fascia boards. The observations are limited to those elements that were accessible and visible. Included in this section are observations of mechanical penthouses and walls that are visible from roofs but generally hidden from view when facing the main elevations from the ground. These walls are often associated with roof systems as they include attic vent openings as well as roof/wall intersections.

Roof observations are organized according to the roof plan diagram. (Figure 6.66) Each roof is generally designated by a number using the format R#.

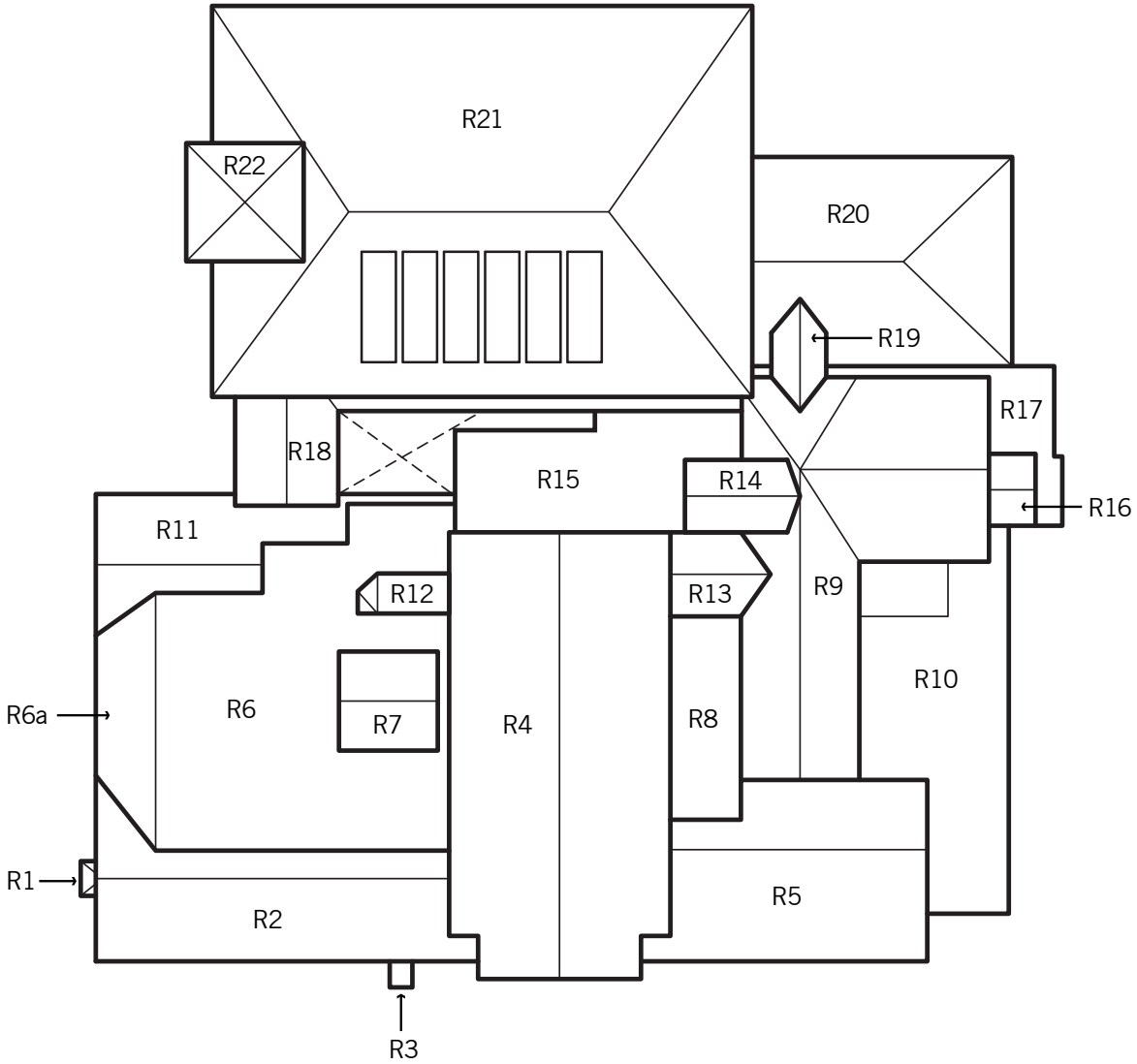


Figure 6.66: Roof plan diagram. (Perkins+Will, 2010)

R1 (Sloped Clay Tile Roof)

Very Significant/Fair Condition

There is a small, pyramid-shaped, sloped clay tile roof over the bay window that projects from the northeast front gable on the north elevation. (Figure 6.67)

Observations include the following:

- In general, the clay tiles appear in good condition.
- The setting mortar of the ridge cap tiles is in good condition.
- The eave does not contain a drip mold.
- There is no visible flashing/counterflashing at the ascending wall.
- The wood eave fascia is in good condition, though it does have some peeling paint.
- A small portion of the wood soffit at the adobe front gable appears to be rotted.

Figure 6.67: Overall view of R1 from the east. (SGH, 2010)

Figure 6.68: R2 overall looking west. (SGH, 2010)

Figure 6.69: R5 overall looking east. (SGH, 2010)

R5 and R2 (Side Gable Clay Tile Roofs)

Very Significant/Good Condition

R5 and R2 are gable clay tile roofs that cover the east and west flanking wings of the building. Prominently located over the historic adobe walls and as a primary character-defining feature, these roofs have been well-maintained. According to the building engineer, R2 was replaced within the last five years. In general, from the surface these roofs appear in good condition and no leaks were reported. The roof configurations form side gables when viewed from the north elevation. R2 is adjacent to R6, and the south slope drains directly onto the R6 roof. (Figure 6.68) The south slope of R5 drains on to R8 and R10. A cricket/gutter directs water away from the R9 front gable wall. The north slopes of the roofs drain off the building to the ground below. (Figure 6.69)

General Observations

- In general, the clay tiles appear in good condition. There are a few broken tiles located at each roof slope.
- Several clay tiles are loose and unattached around the vent projecting from R5.
- The setting mortar of the ridge cap tiles is in good condition.
- The painted rake and eave fascia boards generally appear in good condition.
- There is a section of the rake fascia and soffit at the R5 front gable that comes into contact with the adjacent roof that contains some rot. (Figure 6.72) There has been an attempt to repair this condition with sheet metal flashing.
- A copper sheet metal valley transition from R2 to R6a appears in fair to good condition.
- A cement plaster finished chimney punctuates the R5 roof. The opening includes a surface mounted counterflashing system; the outside corners are sealed with sealant and not mechanically fastened. There are several minor cracks in the plaster finish. (Figure 6.73)
- The chimney incorporates a sheet metal cap. The sheet metal contains corrosion and deteriorated paint.
- The gable intersection with adjacent ascending walls contain surface applied and embedded sheet metal reglets for the base and rake counterflashing system. The sealant in the surface applied reglets is in good condition.
- The cement plaster appears to have been recently patched at the embedded reglets, possibly due to servicing or repairs. (Figure 6.71)
- The outside/inside corner seams of the rake flashings at the wall intersection are sealed and

Figure 6.70: R2 transition to low slope R6. (SGH, 2010)

do not appear to contain mechanical fastening and/or sealing.

- An asphalt cap sheet cricket is installed in a valley between R5 and R9. The valley should contain a sheet metal flashing.
- The asphalt transition of R2 to the R6 low slope is discussed in the "R6" section below.
- In general, red mineral surfaced cap sheets are used at the transitions of the south slope of R5 to the adjacent R8, R9, and R10 roofs. The cap sheets appear in good condition.

Cement Plaster Walls

R5 incorporates a front gable finished with cement plaster at the west end. In general the cement plaster is in good condition. A louvered vent that punctuates the wall does not contain flashing or a perimeter sealant joint. (Figure 6.74)

The base of the wall incorporates a base flashing with surface mounted counterflashing system. (Note: the lower roof R10 at this location is designated for demolition and the wall will require new detailing)

Top Left
Figure 6.71: North slope drains directly to ground. Cement plaster shows recent repairs and embedded reglets. (SGH, 2010)

Top Right
Figure 6.72: R5 rake fascia and soffit rot. (SGH, 2010)

Bottom Left
Figure 6.73: Sloped vent penetrations at R5 showing cracks in plaster. (SGH, 2010)

Bottom Right
Figure 6.74: R5 west cement plaster gable. (SGH, 2010)

Figure 6.75: Overall R4 looking north from the 1972 addition. (Perkins+Will, 2010)

R4 (Front Gable Clay Tile Roof)

Very Significant/Good Condition

As the highest elevation roof on the main building, R4 does not intersect other roofs and thus avoids the patchwork of incremental modifications that plague other roofs. (Figure 6.75) R4 is a front gable clay tile roof that covers the main central pavilion of the building. In general, from the surface this roof appears in good condition and no leaks were reported. The roof drains onto adjacent low-slope (R6 and R8) and steep-sloped (R2 and R5) roofs. The profile of the hipped roof was altered during the 1934 renovation and increased in scale. The original roof profile can clearly be seen in historic photographs. (See Chapter 3)

General Observations

- In general, the clay tiles appear in good condition. There are a few broken tiles located at each roof slope.
- The setting mortar of the ridge cap tiles is in good condition.
- Mortar conceals the presence of base flashing/ counterflashing at the chimney at the south end of the roof.
- The painted rake and eave fascia boards generally appear in good condition.
- Some of the eave brackets on the south front gable have peeling paint and may contain deteriorated/rotted wood. Splitting and checked wood brackets on the east and west eaves were noted.
- The roof drains to surface-mounted gutters on the east and west eaves.
- Some downspouts that drain onto the adjacent low-slope roofs do not contain splash pads.

Figure 6.76: Visible patching at the base and rakes on the east and west-facing cement plaster walls. (SGH, 2010)

Figure 6.77: Metal vents showing minor corrosion and peeling paint. (SGH, 2010)

Figure 6.78: Projection on the east wall with tile coping. (SGH, 2010)

Cement Plaster Walls

Cement plaster finished walls support the R4 gable roof. Three of the walls are generally only visible from adjacent roofs, including R6, R8, and R15. The wall visible from R15 is a front gable in configuration. This gable forms the back of the Moraga Room and was the rear elevation of the building until the kitchen was expanded in the 1950s.

Observations include the following:

The cement plaster walls are generally in fair to good condition, but contain some minor horizontal and vertical cracking (less than 1/32-inch-wide cracks).

- There is visible patching at the base and rakes on the east and west-facing sides of the walls where adjacent roof flashings have been installed or repaired. (Figure 6.76)
- There appears to be a boarded-up opening in the south-facing front gable wall.
- The walls contain surface-applied and surface-embedded sheet metal reglets for the base and rake counterflashing (integrating with roofs R2, R5, R6, and R8). The sealant in the surface-applied reglets is in good condition.
- The outside/inside corner seams of the rake flashings at the wall intersection with R2 and R5 are sealed and do not appear to contain mechanical fastening.
- The embedded reglet/counterflashing system at the rakes appears to contain two-part counterflashing.
- The walls are punctuated by metal vents that contain minor corrosion and peeling paint. The openings generally do not appear to contain flashing or a perimeter sealant joint. (Figure 6.77)
- Wire/pipe penetrations in the wall generally do not appear to contain flashing or a perimeter sealant joint.

Figure 6.79: On R6, aggregate is loose, exposing roof asphalt on steeper slopes. (SGH, 2010)

Figure 6.80: Mechanical equipment along the east side of R6. (SGH, 2010)

- Some of the vents contain wood sills with peeling paint.
- A projection on the east wall. (Figure 6.78) contains tile coping set in mortar along the cement plaster wall. It is not clear whether the coping contains flashing.

(Note: The end rakes of R13 currently intersect with the west wall of R4. If R13 is removed as planned, cement plaster patching and new roof detailing will be required.)

R6 (Low-Slope Built-Up Roof)

Non-Contributing/Poor Condition

R6 is a low-slope built-up roof covered with aggregate located on the east side of the building. The roof is entirely surrounded by adjacent roofs. Some roofs, such as R4, R11, and R2, drain onto R6.

Observations include the following:

- Much of the aggregate is loose. There are many areas where the roof asphalt is exposed, especially on some steeper slopes. (Figure 6.79)
- Some slopes are too steep for the asphalt membrane to hold the aggregate.
- In specific areas, the exposed asphalt membrane is cracking. (Figure 6.81)
- A low curb/parapet that varies from approximately 2 inches to approximately 8 inches in height defines the extent of the low-slope roof at transitions to adjacent descending walls and sloped roofs.
- In some areas, the curb/parapet is capped with clay tile but lacks proper coping and flashing. In one such location, the exposed concrete curb has cracked.

Figure 6.81: Exposed asphalt showing cracking in some areas. (SGH, 2010)

Figure 6.82: Sloped asphalt transition to R12 does not contain curb. (SGH, 2010)

Figure 6.83: Base of the walls to the mechanical room. (SGH, 2010)

- The transition to R12, which is a sloped asphalt shingle roof, does not contain a curb. (Figure 6.82)
- In some areas, exposed asphalt is used in the transition from the low slope to sloped roofs. The asphalt is often cracked.
- Based on a shadow line at the base of the wall (that indicates the extent of the base flashing), the base flashing at the ascending stucco walls may not extend up the minimum required 8 inches. Furthermore, the stucco finish extends down to the roof surface in some areas below the 2-inch minimum space required. (Figure 6.83) The wall base flashing does not contain a two-part counterflashing system that allows for servicing or replacement of the roof without disturbing the plaster wall.
- In some areas, the base flashing appears to lack a cant strip.
- Downspouts from roofs above (R4, R7) do not have splash pads at the bottom.
- Drain covers are loose and turned upside down, possibly to better prevent materials from gaining access to drains. There are no provisions for overflow (drains or scuppers).
- Some equipment curbs are less than the code-required 8 inches in height.
- Unistrut pipe (equipment) supports are mounted on wood sleepers set on the surface of the roof. (Figure 6.80)

Mechanical Penthouse and R7

Non-Contributing/Poor Condition

- A gable clay tile-roofed mechanical penthouse is centrally located on R6. The penthouse has cement plaster walls with a door opening and openings for metal air intake and exhaust vents. (Figure 6.84)
- In general, the clay tiles appear in good condition. There are several cracked and broken tiles.
- The ridge tiles are set in mortar that is in fair condition with a few cracks.
- The roof contains a cement plaster finished chimney. The base flashing is covered with mortar. The chimney base does not contain a two-part counterflashing that allows for the roof membrane to be replaced without disturbing the plaster.
- Painted wood eave and rake fascia boards appear in good condition.
- The cement plaster walls are constructed over building paper on exterior sheathing. The plaster is in fair condition with some cracking, holes, and patches that do not blend well with the existing surfaces.
- Some pipe penetrations in the plaster wall lack flashing and/or a perimeter sealant joint. (Figure 6.85)
- In general, the vent penetrations lack flashing and/or a perimeter sealant joint. The metal vents are painted. On the large vent, the paint is cracked and peeling.
- The door opening is missing wood trim. The opening lacks head/jamb flashing and/or a perimeter sealant joint. The door contains a

Figure 6.84: Mechanical shed on R6. (SGH, 2010)

Figure 6.85: Pipe penetrations into mechanical shed lacking flashing. (SGH, 2010)

Figure 6.86: Door into mechanical shed missing wood trim, head and jamb flashing, and/or a perimeter seal joint. (SGH, 2010)

Figure 6.87: Severe corrosion noted in air intake chamber. (SGH, 2010)

sill pan, but it is not evident that the pan is integrated with the cement plaster underlayment. (Figure 6.86)

- There is severe corrosion within the air intake chamber on vertical and horizontal surfaces. There are gaps in the bottom of the chamber with direct access to the flooring and subflooring. (Figure 6.87)

R6a (Sloped Clay Tile Roof)

Non-Contributing/Poor Condition

R6a is a sloped clay tile roof between R11 and R2. (Figure 6.88) It is joined to the adjacent R11 and R2 roofs with a valley. (Figure 6.89) R6 abuts R6a on the west side; a low parapet/ridge separates the two roofs.

Observations include the following:

- In general, the clay tiles appear in good condition. There are a few broken tiles.
- The setting mortar of the ridge cap tiles is in good condition.
- The ridge serves as a curb for the adjacent low slope roof. The curb varies in height from approximately 4 to 10 inches, which is insufficient for a low-sloped roof.
- The eave does not contain a sheet metal drip mold leaving the wood sheathing exposed. Some of the wood sheathing is wavy and delaminating.
- There is a gutter on the east eave. A downspout from the gutter is not attached to the wall and does not align with a subsurface drain.

Top
Figure 6.88: Overall view of R6a looking south. (SGH, 2010)

Bottom
Figure 6.89: Valley transition between R6a (left) and R2 (right). (SGH, 2010)

Figure 6.90: Overall view of R8 looking south. (SGH, 2010)

Figure 6.91: High curb/parapet along the south covered with red asphalt cap sheet and clay tile coping. (SGH, 2010)

R8 (Low-Slope Built-Up Roof)

Non-Contributing/Good Condition

R8 is a low-slope built-up roof covered with aggregate located on the west side of the building. (Figure 6.90) The roof is entirely surrounded by adjacent roofs. Roofs such as R9, R13, R4, and R5 all drain onto R8.

Observations include the following:

- In general, there appears to be a sufficient amount of aggregate covering the roof membrane.
- A high curb/parapet is covered with red asphalt cap sheet and clay tile coping. (Figure 6.91)
- Red asphalt cap sheets are incorporated into low slope transitions from adjacent sloped roofs.
- Red asphalt cap sheets are also used as base flashings at the ascending walls (R4). The base flashing appears to extend up the wall over 8 inches.
- Vent and pipe penetrations are flashed with roof mastic. The penetrations do not contain counterflashing and/or draw band.
- The vents are not located on curbs.
- There is staining on the east side of the roof suggesting there may be ponding.
- There are no provisions for overflow (drains or scuppers).

R9 (L-Shaped Gable Clay Tile Roof)

Significant/Fair Condition

R9 is an L-shaped gable clay tile roof on the west side of the building generally found over the kitchen areas. (Figures 6.92, 6.93 and 6.94) The roof is entirely surrounded by adjacent roofs and as such contains multiple transitions. The roof drains onto adjacent low-slope roofs R8, R10, R15, and R17

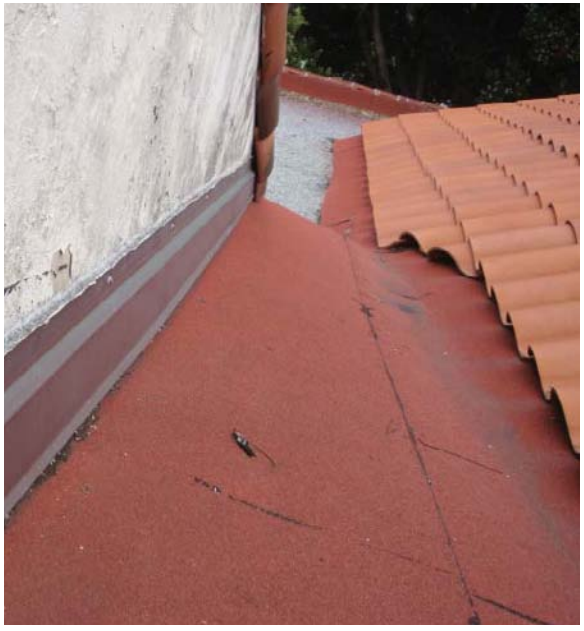
Figure 6.92: Overall view of the north wing of R9 looking south. (SGH, 2010)

Figure 6.93: Overall view of the west wing of R9 looking east. (SGH, 2010)

and intersects with other gables, including R14 and R13.

General Observations

- In general, the clay tiles appear in fair condition; there are more broken tiles than usual. There are broken tiles located at each roof slope. Some broken tiles have been "repaired" with foil-faced self-adhering sheet membrane. (Figure 6.95)
- The colored clay tiles (blue and purple) used at this roof are a different color from other widely used roof tiles.
- The ridge tiles are set in mortar that is in fair condition with a few cracks.
- The galvanized sheet metal closed rake flashing at the intersection with R14 contains minor corrosion. (Note: This roof element/roof section will be replaced with the removal of R14.)
- A section of copper sheet metal closed rake flashing at the intersection with a wall supporting R19 has been repaired with a surface-applied, overlapping counterflashing and sealant.
- The copper valley flashing at the intersection with R14 does not contain a crimp. (Note: This roof element/roof section will be replaced with the removal of R14.)
- In general, the copper valleys at other locations are in fair condition and contain minor corrosion.
- The gable roof transition to a parapet at R8 contains a coping with no cleats and improper lap. (Figure 6.97)
- In general, red mineral surfaced cap sheets are used at the transitions of the sloped roof to low-slope membranes at R15, R10, and R8.
- The counterflashing at the front gable walls transitioning to adjacent low-slope roof(s) is set with a surface-mounted reglet with sealant joint. The flashing and joints are in good condition.



- The galvanized sheet metal counterflashing apron around a cement plaster chimney vent is bent and corroded. The apron appears to lack serviceable counterflashing.
- Two round vent roof penetrations do not contain sheet metal counterflashing with a removable clamping ring.

Cement Plaster Walls

There is an east-facing front gable finished in cement plaster with a wood rake board on a projecting eave. In general, these materials are in good condition.

A metal louvered vent framed by wood trim punctuates the east front gable wall. The paint is cracked and deteriorated.

There is a north-facing front gable (Figure 6.98) finished in cement plaster. The cement plaster contains cracks and some bulging areas that are possibly delaminated. A wooden door that provides access to the attic has peeling paint, is missing a hinge, and lacks a perimeter joint (filled with sealant).

Top Left
Figure 6.94: Valley transition between north and west wings. (SGH, 2010)

Top Right
Figure 6.95: Broken tiles that were "repaired" by being covered with a foil-faced, self-adhering membrane. (SGH, 2010)

Bottom Left
Figure 6.96: Cricket between R9 and R5. (SGH, 2010)

Bottom Right
Figure 6.97: Improper coping at R8. (SGH, 2010)

Figure 6.98: North-facing cement plaster front gable with attic access door at R9 over the Arguello Room. (SGH, 2010)

Figure 6.99: Overall view of R11 looking east. (SGH, 2010)

Figure 6.100 : Overall view of R11 from the ground looking north. (SGH, 2010)

R11 (Polygon-Shaped Gable Clay Tile Roof)

Non-Contributing/Fair Condition

R11 is a polygon-shaped gable clay tile roof on the east side of the building. (Figure 6.99) The roof forms a front gable on the east elevation. The north slope of the roof drains onto R6 and intersects R6a, a sloped roof. (Figure 6.100) On the south slope, the roof generally drains to the ground below. A cricket diverts water away from R18.

General Observations

- In general, the clay tiles appear in fair to good condition. There are broken tiles located at each roof slope. The tiles contain debris and are dirty. (Figure 6.102)
- The ridge tiles are set in mortar that is in good condition.
- There is exposed asphalt in the transition from the low slope R6 to the north-facing slope of R11. The asphalt is often cracked. (Figure 6.101)
- The ridge at the west end of the tile roof forms a low curb/parapet that varies in height from approximately 2 inches to approximately 8 inches and defines the extent of the low-slope R6 roof. (Note: This section is designated for demolition.)
- A copper sheet metal cricket diverts water away from the abutting front gable wall of R18. The metal has some areas of corrosion. Furthermore, it is detailed in such a way that it is capturing debris and ponding water at the ends.
- The cricket includes sheet metal counterflashing integrated into the cement plaster wall that is not serviceable.
- At the west end of the roof, a small projecting front gable is covered with a sheet metal gutter and tiles. The gutter includes sheet metal counterflashing integrated into the cement plaster wall that would not be serviceable for maintenance or repair without cutting out plaster. (Figure 6.103)

Figure 6.101: North slope transition to R6. (SGH, 2010)

Figure 6.102: Broken tiles. (SGH, 2010)

Figure 6.103: West gable with small gutter. (SGH, 2010)

- Painted wood rake fascia boards generally are in fair to good condition. One fascia board on an inside wall front gable contains some rot at the portion that comes into contact with the roof below.
- There is no gutter or drip mold flashing on the south-facing eave.

Cement Plaster Walls (Front Gables)

There are two small, north facing cement plaster finished front gable walls formed by steps in the roof plan. The cement plaster is in good condition with some minor holes.

There does not appear to be an adequate roof membrane turn-up on the walls from the roofs below.

Furthermore, the stucco finish extends down to the roof surface in some areas (requires 2-inch space minimum).

R12 (Sloped Asphalt Shingle Roof)

Contributing/Fair Condition

R12 is a sloped asphalt shingle clad roof. (Figure 6.104) The roof slopes down onto R15 and is encircled by adjacent roofs, including R6 and R15.

Observations include the following:

- The asphalt shingles are in good condition.
- The ridge intersects with the low-slope R6 at a low rise or curb. The asphalt shingles lap onto the low-slope roof. (Figure 6.106)
- There is no eave as the roof drains directly onto the low slope R15.

R17 (Low-Slope Built-Up Roof)

Non-Contributing/Good Condition

R17 is a low-slope built-up roof covered with aggregate located on the west side of the building. The roof adjoins the front gable wall of R9 and terminates at a perimeter wall. (Figure 6.107)

Observations include the following:

- In general, there appears to be a sufficient amount of aggregate covering the roof membrane.
- A parapet wall with clay tile coping surmounts the perimeter edge of the roof.

Top
Figure 6.104: View of R12 looking north. (SGH, 2010)

Bottom Left
Figure 6.105: Patch in plaster from after the tile roof was removed. (SGH, 2010)

Bottom Right
Figure 6.106: Asphalt shingles lap onto low-slope R6. (SGH, 2010)

Figure 6.107: View of R17 looking south. (SGH, 2010)

Figure 6.108: Overflow drains not located in sumps. (SGH, 2010)

Figure 6.109: Asphalt cap sheets used as base flashing. (SGH, 2010)

- SBS asphalt cap sheets are used as base flashings at the ascending walls (R9) and parapets. The base flashing appears to extend up the wall over 8 inches.
- At the adjacent cement plaster front gable wall, the base flashing incorporates sheet metal counterflashing with a surface-mounted reglet. The reglet sealant joint is in good condition.
- The roof and drains have collected a significant amount of debris from adjacent trees.
- A clay tile is used as a splash pad from a downspout draining an adjacent roof.
- There appears to be an overflow drain, but neither of the drains are located in sumps. (Figure 6.108)
- A low-slope gutter lined with an asphalt cap sheet roof membrane spans a gap between R20 and R9 and partially drains onto R17. The gutter incorporates sheet metal counterflashing with a surface mounted reglet. The reglet sealant joint is in good condition. Some of the drains do not have strainers and are filled with debris.

R18 (Gable Clay Tile Roof)

Non-Contributing/Good Condition

R18 is a small gable clay tile roof over the hall passage between the original buildings and the 1972 addition. (Figure 6.110)

Observations include the following:

- In general, the clay tiles appear in good condition. There are a few broken tiles located at each roof slope.
- The setting mortar of the ridge cap tiles is in good condition.
- The sheet metal eave drip mold is significantly corroded.
- The ascending wall closed rake counterflashing appears in good condition; however, the counterflashing reglet sealant is deteriorated.
- The wood eave fascia boards generally appear in good condition. (Figure 6.111)
- A cement plaster front gable (facing R11) is in good condition.

Top
Figure 6.110: View of R18 looking southwest. (SGH, 2010)

Bottom
Figure 6.111: Eave fascia boards along the western edge that borders the courtyard, (SGH, 2010)

R19 (Gable Clay Tile Roof over Rear Addition)

Non-Contributing/Poor Condition

R19 is a small clay tile gable roof that connects to sloped roofs R20 and R9 at either end. (Figure 6.112)

Observations include the following:

- In general, the clay tiles appear in good condition. There are a few broken tiles located at each roof slope.
- The setting mortar of the ridge cap tiles is cracked in several locations.
- The sheet metal valley flashing at roof intersections with R9 and R20 does not contain a "v" crimp. The valley flashing is also buckling and contains corrosion. (Figure 6.113)
- The eave does not contain a sheet metal drip mold and the underlayment does not extend to the end of the roof sheathing. (Figure 6.114)
- There are wood eave fascia boards and brackets that have deteriorated paint. The wood generally appears in good condition. (Figure 6.114)
- Pipe penetrations in the cement plaster wall at R19 do not contain flashing or a perimeter sealant joint.

Top
Figure 6.112:View of R19 looking east. (SGH, 2010)

Bottom Left
Figure 6.113: Valley flashing and ridge cap between R9 and R19. (SGH, 2010)

Bottom Right
Figure 6.114 East Eave. (SGH, 2010)

Figure 6.115: Overall view of R20 looking west. (SGH, 2010)

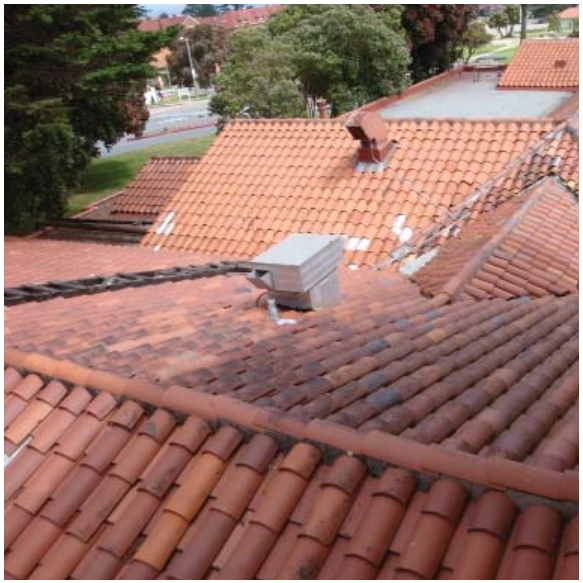


Figure 6.116: Wood access ladder on the north slope. (SGH, 2010)

Figure 6.117: Downspout draining onto R17 does not contain proper splash pad. (SGH, 2010)

R20 (Hipped Clay Tile Roof over Rear Addition)

Non-Contributing/Fair Condition

A rear addition contains a hipped clay tile roof with external gutters. (Figure 6.115) There are three roof pitches, two that integrate with adjacent walls (west) and roofs (north).

General Observations

- The corroded flashings, wavy underlayment membrane at the eave, and patched rake flashings indicate this roof is showing some age.
- In general, the clay tiles appear in good condition. There are a few broken tiles located at each roof pitch.
- The setting mortar of the ridge cap tiles is cracked in several locations. There is a significant amount of debris from adjacent roofs on the tile roof.
- An abandoned and deteriorated wood access ladder is located on the north slope. (Figure 6.116)
- A section of the closed rake sheet metal counter flashing (along the cement plaster wall of R21) contains sections with open laps and seams. The counterflashing in this area appears to have been installed over an older section of flashing.
- The closed rake sheet metal flashing at the R21 plaster wall is set in an embedded sheet metal sealant filled reglet. The sealant is cracked and deteriorated.
- Sheet metal roof vent penetrations are approximately 4 to 6 inches high at the upslope side of the penetration.
- The south and east eaves do not contain gutters.
- The sheet metal copper drip mold at the eave is in fair condition with corrosion in some areas. The underlayment is not well-adhered to the drip mold.
- The painted wood eave fascia board is in good condition.
- A downspout drains onto the adjacent low-slope roof (R17) and does not contain a proper splash pad. (Figure 6.117)

Cement Plaster Walls (North Elevation Wall)

The cement plaster walls are in good condition.

Figure 6.118: R21 and R22. (Perkins+Will, 2010)

R21 (Hipped Clay Tile Roof over 1972 Addition)

Non-Contributing/Poor Condition

The 1972 addition contains a hipped clay tile roof with built-in gutters (that run to internal leaders). A series of six skylights punctuates the north pitch of the roof. (Figures 6.118, 6.119 and 6.123)

Figure 6.119: 1972 photo of R21 and R22 showing open skylights. (Golden Gate National Recreation Area Park Archives and Record Center)

Observations include the following:

- This roof is leaking in multiple locations, as evidenced by the water damage and maintenance reports. While many of the leaks may be attributed to faulty skylights and/or flashing around the skylights, there are also leaks at the perimeter in the vicinity of the built-in gutter. The gutters were reported to be overflowing. There is staining on the cement plaster soffit under the eave/gutter.
- In general, the clay tiles appear in good condition. There are a few broken tiles located at each roof pitch.
- None of the cover tiles contain nose (wind) clips.
- The setting mortar of the ridge cap tiles is cracked in several locations.
- The eave fascia board above the 1972 addition walls has an intact coat of paint and appears in good condition.
- There is a significant amount of debris in the roof tile valleys and gutters. The debris is deep and stable enough to facilitate the growth of vegetation.
- Mortar around a round roof exhaust vent at the southeast corner obscures the presence or condition of the sheet metal base flashing and/or cricket.
- There is no counterflashing or a cricket located on a chimney that projects from the roof. (Figure 6.121)
- A copper sheet metal cricket behind the tower (east roof pitch) is corroded. (Figure 6.120)
- There is staining and biological growth on the cement plaster soffit under the roof eave on the south side of the building.

R22 (Pyramid-Shaped Clay Tile Roof over Tower)

Non-Contributing/Good Condition

A clay tile pyramidal roof surmounts the tower. Because of the roof's raised location on the tower, there was very limited visibility of this roof. Included here are observations of the tower lookout level just under the roof as well as areas where roof leaks may be evident.

Observations include the following:

- In general, the clay tiles appear intact. There is no staining or cracked cement plaster at the eave soffit.
- The roof does not appear to contain gutters and/or a downspout.
- The painted wood eave fascia boards appear in good condition.
- On the interior, the cement plaster walls and ceiling appear in good condition. There are no signs of leakage (e.g., staining, efflorescence, delaminated cement plaster) from the roof above.

Top Left
Figure 6.120: Copper sheet metal cricket is corroded. (SGH, 2010)

Top Right
Figure 6.121: Chimney on south slope. (SGH, 2010)

Bottom Left
Figure 6.122: View of skylights from enclosed lanai. (Perkins+Will, 2010)

Bottom Right
Figure 6.123: Internal gutter along the east eave. (SGH, 2010)

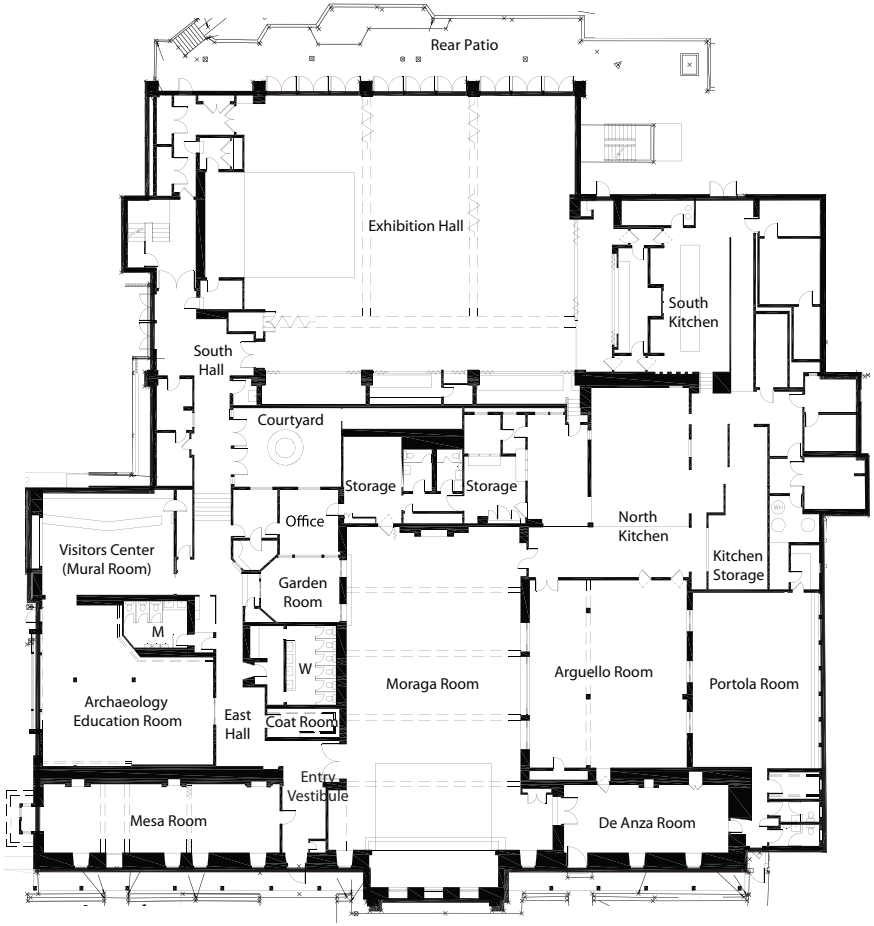


Figure 6.124: First floor plan. (Perkins+Will, 2010)

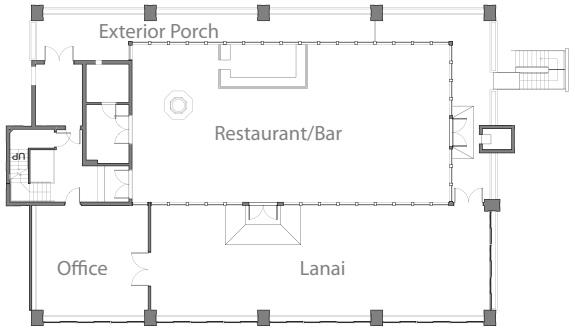


Figure 6.125: Second floor plan. (Perkins+Will, 2010)

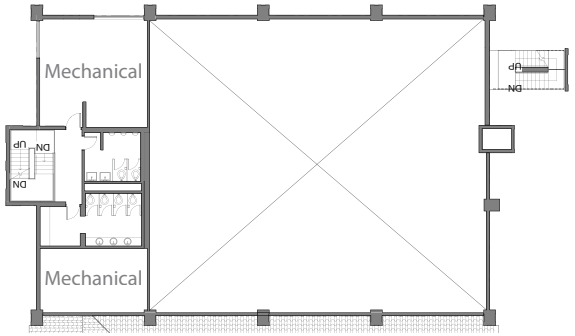


Figure 6.126: Mezzanine floor plan. (Perkins+Will, 2010)

Building Interior Conditions

Methodology

The interior assessment is organized by room, as called out in the interior room diagram. (Figures 6.124 through 6.126)

The field survey did not include destructive testing. Therefore, building assemblies and finish materials could not be confirmed.

Mesa Room

Very Significant/Good Condition

In 2006, the Mesa Room underwent selective removal of finishes to expose earlier periods of construction.

Observations include the following:

- The walls, floors, doors, ceiling beams, and trim are in good condition.
- Wall and roof framing have been exposed at the eastern end of the room, and temporary shoring has been installed. (Figures 6.128 and 6.129)
- The roof is not currently supported by a permanent structural system. The canvas ceiling in the western portion of the room is detaching and sagging.
- The eastern light fixture is in good condition. (Figure 6.127)
- The western light fixture has minor corrosion.

Figure 6.127: Mesa Room light fixtures. (Perkins+Will, 2010)

Figure 6.128: Mesa Room exposed rafters. (Perkins+Will, 2010)

Figure 6.129: Mesa Room light exposed rafters. (Perkins+Will, 2010)

Figure 6.130: Mesa Room exposed foundation. (Perkins+Will, 2010)

Moraga Room

Very Significant/Good Condition

Figure 6.131 shows a view of the Moraga Room.

Observations include the following:

- The walls are in good condition, with some minor cracking, uneven surfaces, and patches over filled in electrical boxes.
- A rough area in the plaster is present between the De Anza and Arguello Rooms where steam radiators had been removed.
- Trim, ceilings, and beams are in good condition.
- Large mechanical devices located between beams have a negative impact on the historic character of the ceiling.
- The base trim has been painted many times, so the profile of the molding is lost.
- The maple floor shows sign of wear. Damage along the perimeter has been patched with a like-colored fill; one patched hole is present in the southwest corner near the door to the kitchen.
- The chandeliers show signs of extensive corrosion and lack seismic bracing. Some are showing some warping of their shape.

Figure 6.131: Moraga Room looking east. (Perkins+Will, 2010)

De Anza Room

Very Significant/Good Condition

Figure 6.132 through 6.135 show details of the De Anza Room.

Observations include the following:

- The wall finishes, doors, ceilings, beams, trim, and casework are in good condition.
- The floors show some minor wear.
- Large mechanical devices located in the beam ceiling detract from the character of the ceiling.

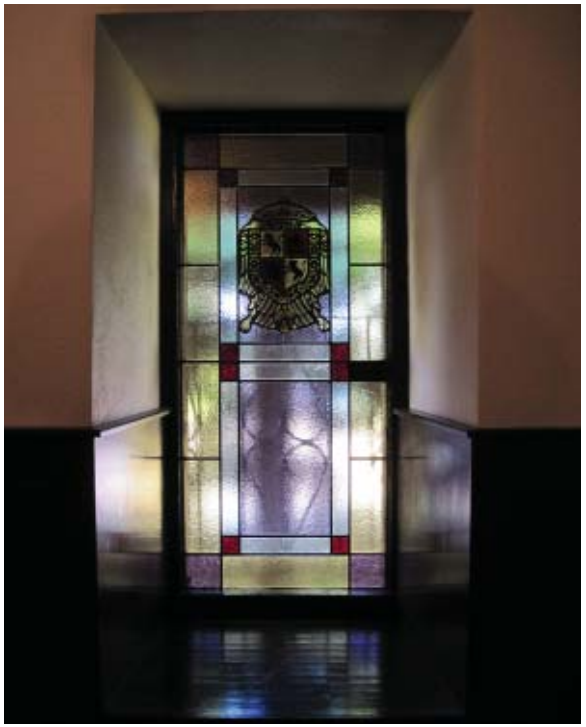


Figure 6.132: Typical De Anza Room stained glass window. (Perkins+Will, 2010)

Figure 6.133: De Anza Room casework. (Perkins+Will, 2010)

Figure 6.134: De Anza Room fireplace decorative tile detail. (Perkins+Will, 2010)

Figure 6.135: De Anza Room tile details. (Perkins+Will, 2010)

Arguello Room

Contributing/Fair Condition

Figures 6.136 through 6.137 show views of the Arguello Room.

Observations include the following:

- The carpet is worn. The room has poor circulation and smells musty.
- A 6-inch base trim runs the length of the room. This trim has been painted many times, so the profile of the molding is lost in some places.
- On the west elevation, there is diagonal cracking along the plaster leading from the upper corners of the doors.
- On the south elevation, the double doors are missing their handle but are otherwise in good condition.
- Wall sconces have corrosion and some are showing some warping of their shape. Many of the fixtures are bent out of form and have been painted over when the wall was painted.
- There are six non-contributing chandeliers extant. All are generally in fair conditions showing some signs of pitting and yellowing of components. Wiring is exposed.

Figure 6.136: Arguello Room north wall showing adobe construction. (Perkins+Will, 2010)

Figure 6.137: Arguello Room non-historic south wall.(Perkins+Will, 2010)

Entry Vestibule

Significant/Fair Condition

Figures 6.138 through 6.141 show details of the Entry Vestibule.

Observations include the following:

- There is a glass door installed as functional front entry door to be used when the historic wood door is propped open. The door does not have an active air seal and blows open and closed with the wind.
- The decorative mechanical access door near the entry has chipped paint along its base.
- There is a rough patch in the plaster in the south elevation.
- The polychrome quarry floor tiles are severely cracked and worn at the threshold. The polish/ sealer over the tiles is worn and in some areas appears to have been completely removed by foot traffic.

Figure 6.138: Existing glass door at main entrance. (Perkins+Will, 2010)

Figure 6.139: Mechanical access door adjacent to main entrance. (Perkins+Will, 2010)

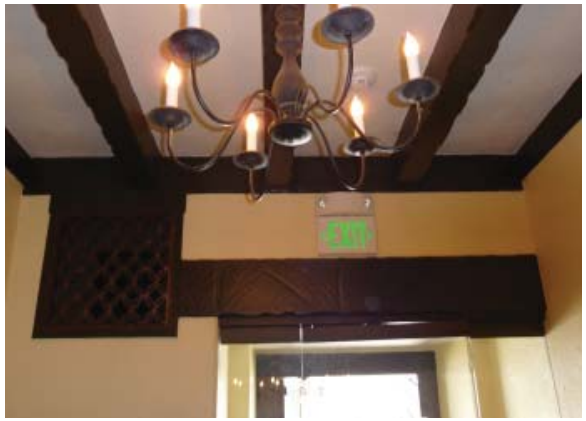


Figure 6.140: Ceiling light fixture. (Perkins+Will, 2010)

Figure 6.141: Cracked polychrome quarry floor tiles at entrance door threshold. (Perkins+Will, 2010)

Garden Room

Contributing/Good Condition

Figure 6.142 through 6.144 show details of the Garden Room.

Observations include the following:

- The north wall is entirely clad in large mirrors above the lower brick surface.
- A crack along the west wall is causing the mirror to pull away from the wall slightly.
- The plaster on the east wall has a large crack in the north corner (about 6 feet above the floor level).
- The brick sills on the east wall appear intact and are painted the same dark brown trim color as the door frame and bi-fold doors. The lower portions of the brick wall have been skim coated and painted to match the hall.
- The roof structure is visible from the adjacent closet. The condition of the tile roofing and wood structure is unknown.
- The floor tiles are in good condition showing signs of wear.
- The elevation of the Garden Room floor is approximately 12 inches above the Moraga Room floor and approximately 14 inches above the East Hall. The room does not meet accessibility requirements.
- Stair risers into the Moraga Room have chipped paint.

Figure 6.142: Garden Room stained glass window. (Perkins+Will, 2010)

Figure 6.143: Fragment of Garden Room wall construction visible from adjacent closet. (Perkins+Will, 2010)

Figure 6.144: Fragment of Garden Room roof construction visible from adjacent closet. (Perkins+Will, 2010)

Portola Room

Non-Contributing/Poor Condition

Observations include the following:

- The paint on the north wall is peeling and is patched near the base.
- The windows on the west elevation are in poor condition and show signs of rot in some locations. Some awning windows are inoperable in a half-open position due to the wood frame swelling.
- The 18-inch-high low brick retaining wall planter shows signs of efflorescence at the base.
- The flooring tiles are in good condition, showing reasonable signs of wear to the tile and grout. Tiles adjacent to the brick wall show the presence of efflorescence.
- Restrooms and storage rooms to the north (added as part of the 1958 addition) flood often due to both faulty plumbing and the brick wall construction. Flooding, including sewage contamination, has reportedly discolored the west adobe wall of the De Anza Room on multiple occasions. The painted plaster ceiling finish is peeling in some areas.

East Hall

Non-Contributing/Fair Condition

Observations include the following:

- The large sliding door on the east elevation is in good condition but is difficult to operate.
- The carpet is in fair condition showing wearing in major traffic areas.
- Plaster ceiling is in good condition.

Archaeology Education Room

Non-Contributing/Fair Condition

Observations include the following:

- Wall finishes shows normal wear, such as tape marks and scratches.
- The windows and frames on the east wall are in poor condition, showing signs of rot in some locations and a poor weather barrier. (See exterior assessment for more detail.)
- Generally, the floor tiles are in good condition, showing reasonable signs of wear to the tile and grout.
- The ceiling has many patches covering old lighting locations.
- The ceiling pendant light fixtures are wearing unevenly, but candelas appear to be in good condition.
- The plastic candelas on the wall sconces are yellowing, but the fixtures otherwise appear to be in good condition. The space lacks adequate lighting.

Visitor Center

Non-Contributing/Good Condition

Figures 6.145 through 6.148 show details of the Visitor Center.

Observations include the following:

- The murals appear to be in good condition, with some discoloration where a cover was mounted over a thermostat and drip marks below vents.
- Generally, the floor tiles are in good condition, showing reasonable signs of wear to the tile and grout.

Figure 6.145:Visitor Center murals. (Perkins+Will, 2010)

- Painted concrete has surface cracking.
- The plaster ceiling is in good condition.

Coat Room

Non-Contributing/Good Condition

Observations include the following:

- The wood paneling is in good condition.
- The wall-to-wall carpet is in fair condition.
- The painted ceiling plaster is in good condition.

Top and Center
Figures 6.146 - 6.147:Visitor Center murals. (Perkins+Will, 2010)

Figure 6.148 Floor shows location of removed bar. (Perkins+Will, 2010)

- The incandescent globe fixture is in good condition.

Office

Non-Contributing/Fair Condition

Observations include the following:

- The southern exterior walls of the Garden Room are exposed to the office suite as an interior wall. These walls appear to be in good condition along this elevation.
- The carpeting is in fair condition.

Courtyard

Non-Contributing/Fair Condition

Observations include the following:

- Views of the historic building elements are compromised by the prominence of exposed rooftop mechanical equipment.
- The floor tiles and stones are in fair condition.
- The floor tiles in the very narrow section of the courtyard are concrete and in fair condition with extensive efflorescence at the surface.

Storage

Non-Contributing/Fair Condition

Observations include the following:

- Floor tile is in fair condition, showing signs of wear to the tile and grout.
- Doors, cabinets, fixtures, and other elements of the room showing wear, staining, and corrosion.

North Kitchen

Non-Contributing/Poor Condition

Observations include the following:

- Floor tiles are in fair condition showing signs of wear to the tile and grout.
- The floor has a 3-inch change in grade along the center that is not code-compliant. Caution tape has been placed on the ridge.
- The kitchen equipment is generally non-functioning.
- There are leaks in the roof that drip into the space when it rains.

Kitchen Storage

Non-Contributing/Poor Condition

Observations include the following:

- Floor tiles are in poor condition, showing signs of wear to the tile and grout.
- There are broken tiles throughout. Holes and stains at the floor are from removed equipment.
- Kitchen equipment is generally non-functioning.
- There are leaks in the roof.

South Kitchen

Non-Contributing/Poor Condition

Observations include the following:

- There is a ramp that transitions the 4-foot grade change from the North Kitchen. This ramp does not comply with current code requirements.
- Floor tiles are in fair condition, showing signs of wear to the tile and grout. There are broken tiles throughout. Holes at the floor are from removed equipment.
- Kitchen equipment is generally non-functioning.

- There are leaks in the roof.
- The space does not meet accessibility requirements.

South Hall

Non-Contributing/Good Condition

Observations include the following:

The walls, floors, ceiling, doors, and light fixtures are in good condition.

Exhibition Hall

Non-Contributing/Good Condition

Observations include the following:

- The walls, floors, ceiling, doors, and light fixtures are in good condition.
- An interior wall covers the wood-framed doors and transom windows on the south elevation. The doors were not accessible for inspection.
- An existing security system installed for a previous exhibit remains in a locked room adjacent to the Exhibition Hall. The room was not accessible during this investigation. However, if the equipment is in good working order, the security equipment should be reused or integrated into a future system.

Rear Patio

Non-Contributing/Poor Condition

Observations include the following:

- The hexagonal floor tiles do not provide a water barrier, and there is evidence of water infiltration and water damage.
- There are at least two locations where water is pillowing under the tiles.
- Tiles are severely broken or missing in several large areas.
- There are three drains, all of which appear to be functioning.

Porch

Non-Contributing/Poor Condition

Observations include the following:

The second floor of the south elevation is wrapped with an open-air porch. The waterproofing in the planters is exposed in some areas and the sealant does not appear to have uniform adhesion.

Restaurant/Bar

Non-Contributing/Fair Condition

Observations include the following:

- Windows have metal frames and are generally in good condition.
- The ceiling is lofty and has deep coffers. It is painted off-white gypsum board. Air delivery and return vents are located in the ceiling. Vents are in good condition.
- The vinyl at the corner of the bar is faded and punctured in some areas. There are pipes running from the back of the bar through portions of the glazing that have been removed. A hole in the glazing is not properly flashed or insulated.
- The carpet is showing signs of wear but is still in fair condition.
- There is a large eight-sided ornamental copper and steel fireplace in the round. The material is in good condition, but it is unknown if the fireplace is still functioning.

Lanai and Office

Non-Contributing/Poor Condition

Observations include the following:

- Aluminum windows and concrete planter railings are in poor condition.
- The vaulted ceiling is in fair condition.
- The octagonal fireplace appears to be in good condition. It is unknown if the fireplace still functions.
- The floor level of the lanai is about a foot lower than the level in the restaurant/bar room. There is a steep sloping three-sided ramp that leads to the doors into the restaurant/bar that does not meet code requirements.
- See exterior assessment for a discussion of the skylights.

Life Safety and Accessibility

The building has serious code, life safety, and accessibility deficiencies. The applicable codes and regulations include the 2006 International Building Code (IBC) and the Architectural Barriers Act. This section summarizes these deficiencies. A more detailed description is provided in Appendix D.

Applicable codes include the following:

Code and Life Safety

Observations include the following:

- While most areas are sprinklered, the building lacks a comprehensive sprinkler system.
- The Moraga, Arguello, De Anza, and Portola Rooms lack adequate exits. Other spaces have deficiencies in their egress systems.
- The emergency lighting and exit lighting systems are inadequate.

CODE AREA	ADOPTED CODE
Building	2006 IBC - International Building Code 2006 IEBC - International Existing Building Code 2006 IRC - International Residential Code
Electrical	2008 NEC - National Electrical Code (NFPA 70)
Mechanical	2006 IMC - International Mechanical Code
Plumbing	2006 IPC - International Plumbing Code
Accessibility	More stringent of 2006 IBC (International Building Code) or applicable federal law
Energy	2006 IECC – International Energy Conservation Code; California Title 24, 2005 Standards - California Energy Code
Fire Prevention	2006 IBC and IFC; 2006 UFC (NFPA 1) - Uniform Fire Code; any other National Fire Protection Association (NFPA) code relative to the project; consult with the Presidio Fire Department (PFD)
Fire and Life Safety	2006 NFPA 101 Life Safety Code; any other NFPA codes relative to the project; consult with the PFD[3]
Historic Building	2007 California State Historic Building Code - Title 24, part 8

- Electrical rooms are not rated.
- Large chandeliers lack seismic bracing.

Accessibility

Observations include the following:

- The entrance sidewalk does not meet accessibility requirements; the landing at the front door is not level.
- Door hardware does not meet accessibility requirements.
- The landing between the glass and wood door is non-compliant.
- The entry glass door has a non-compliant base shoe.
- The Arguello Room, De Anza Room, Garden Room, Portola Room, second-floor lounge, lanai, kitchens, and storage rooms are not on an accessible route.
- The stage in the Moraga Room does not meet accessibility requirements.
- Bathrooms do not meet accessibility requirements.
- The De Anza Room, Garden Room, and Arguello Room do not meet accessibility requirements.
- Existing thresholds should be surveyed.

Structural Conditions

The building has serious structural and seismic deficiencies. This section summarizes these deficiencies. A more detailed description is in Appendix D.

General Conditions

Observations include the following:

- The historic adobe wall structure and wood-frame additions are deficient.
- Abandoned HVAC and electrical equipment on the roof or penthouses add weight and increase seismic demand.
- There is overstress in both adobe and wood-framed shear walls.
- There is deterioration of wood stud walls at the north face of the Moraga Room.
- There is deterioration in the adobe, as described in the 2006 conditions assessment report.
- There is lack of out-of-plane anchorage from the adobe walls to the roof diaphragm.
- There is overstress in both the roof diaphragm capacity and connections to the shear walls.
- The roof of the 1948 addition and associated mechanical penthouse were built over earlier roofs and lack a clear load path. This appears to be structurally unstable.
- There has been water intrusion reported, which is causing damage to south adobe walls.

Two-Story Concrete Structure

Observations include the following:

- There is shear wall deficiency at the north and south walls.
- There is damage between wood-frame additions and post-1972 buildings due to lack of separation joints.

Mechanical, Electrical, and Plumbing Conditions

The building has mechanical, electrical, plumbing and fire protection deficiencies. This section summarizes these deficiencies; a more detailed description is in Appendix D.

Mechanical System

Observations include the following:

- There is a non-working air handling unit on the north side of the roof above the Arguello Room. It once served the Arguello Room, De Anza Room, and Portola Room.
- The Portola Room is not mechanically ventilated.
- A packaged Reznor furnace system serves the Visitor Center, providing heating only for the space. The furnace looks fairly new and seems to be in good condition.
- The Exhibit Room on the ground floor of the 1972 addition is currently conditioned by a Temtrol air handling unit located in the mezzanine mechanical room. This unit appeared to be fairly new and in good working condition.
- The second-floor Officers' Lounge in the 1972 addition is being served by a fan coil unit in the attic. This unit is approximately 38 years old. There is no cooling being supplied to this space.

Electrical System

Currently, one 1,000-Amp, three-phase, 120/208-volt switchboard located on the south end of the building provides power to all devices, There are about 19 panels that are scattered throughout the building.

Lighting is typically incandescent fixtures. Emergency lighting is provided by exit lighting with battery packs.

Fire Alarm System

Currently, Building 50 has adequate smoke detectors and audio/visual fire alarm device coverage. All rooms have smoke detectors and audio/visual fire alarm devices. In addition, all main exits, including staircases, have manual pull devices. One Fire Alarm Control Panel (FACP) and one fire alarm enunciator panel are located in the main electrical room on the first floor.

Security System

The Exhibitioin Hall may require an upgraded security system to accomodate future exhibition requirements including motion detectors and alarm systems.

Plumbing System

Domestic Water System

There is an existing 4-inch water main serving this building with a water meter located at ground level. There is no back flow preventer assembly for this system. The water softener serving domestic water heaters is currently not in operation.

Hot Water System

There are two existing gas-fired water heaters; one is very old and not in operational condition. The existing water heater system is in fair condition, with some corrosion and mineral deposit built up around the pipe connection to units. The estimated remaining life of this system is about five more years.

Natural Gas System

There is an existing 6-inch gas line serving water heaters, fireplaces, boilers, kitchen equipment, and some unit heaters. Presently there is no seismic shut-off valve installed in this system.

Storm Drainage System

The existing storm drain piping throughout the building is functioning adequately. There is no over-flow drainage system throughout the building.

Sanitary Sewer Drainage System

The existing sanitary drain piping throughout the building is functioning adequately. There are some sinks in the kitchen area that have been removed and piping has been capped on the ground floor level. The sanitary pipe material above ground is double-hub cast-iron that may need to be revised to no-hub cast-iron per the plumbing code.

Plumbing Fixtures

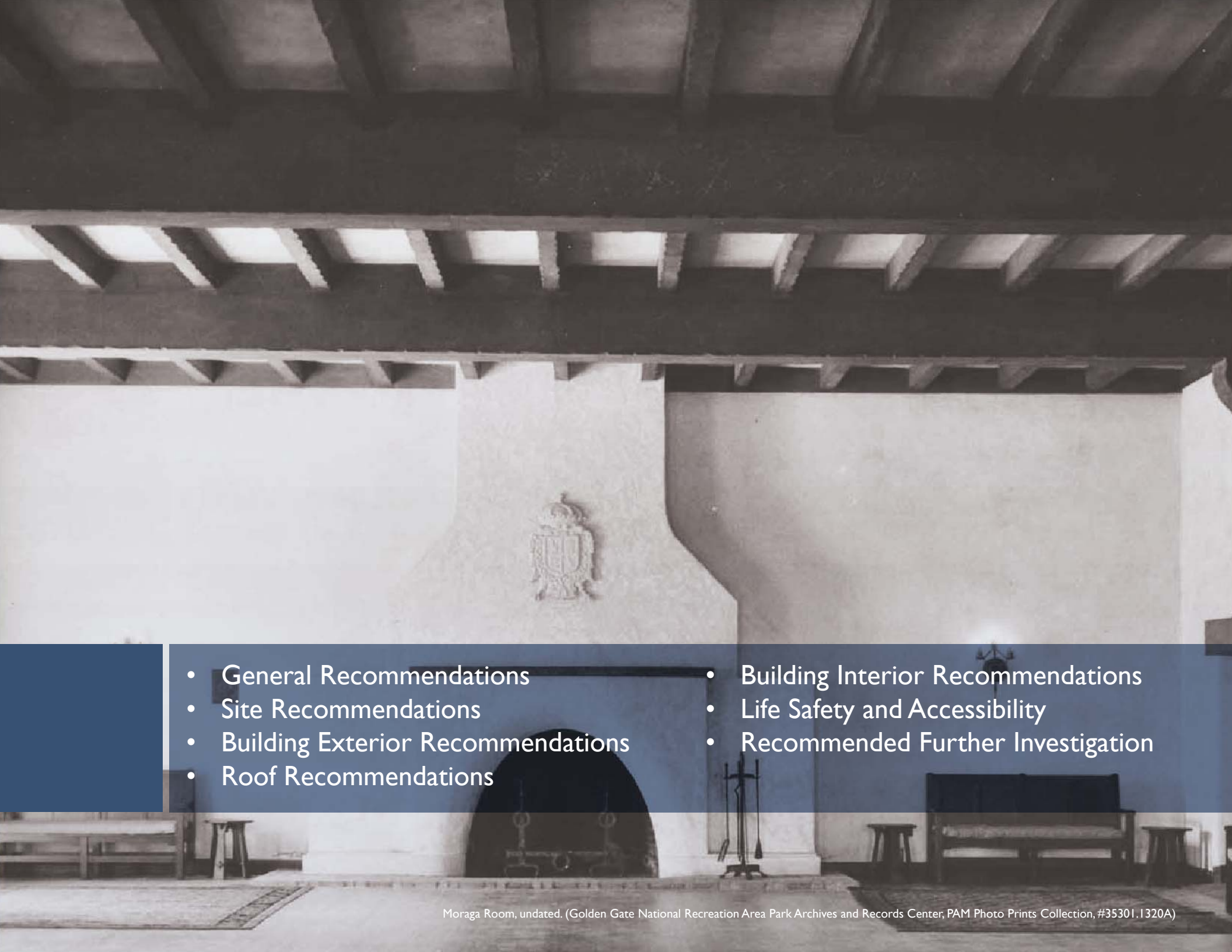
There are no low-flow plumbing fixtures

Fire Protection

The existing 8-inch fire line serving the sprinkler system is an adequate size to serve the sprinkler system throughout the building. Currently the ground and mezzanine floors are equipped with sprinkler heads. However, there is no sprinkler system serving the first floor lobby area. There is no back flow preventer (BFP) installed for this system. The existing sprinkler system does not control each floor as a separate operation.

TREATMENT RECOMMENDATIONS

Tea Service, 1953. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Negative Collection #35256.1237)



- General Recommendations
- Site Recommendations
- Building Exterior Recommendations
- Roof Recommendations
- Building Interior Recommendations
- Life Safety and Accessibility
- Recommended Further Investigation

Moraga Room, undated. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Photo Prints Collection, #35301.1320A)

7. Treatment Recommendations

Since the Presidio was decommissioned as a military base in 1994, the Officers' Club no longer serves its historical use as a club for officers, however still functions as a place of public assembly. Many spaces that served the core purpose of the officers' club such as the dining rooms, bars and kitchens are today either unused or underutilized. The building's many non-contributing additions obscure its historic character.

Substantial modifications are required to the building to upgrade its performance in the event of an earthquake and fire, to address life safety deficiencies, and to provide accessibility for the disabled. The building's public assembly use should be continued and expanded in a manner that requires minimal change to its character-defining features. The building should be rehabilitated to correct code and structural deficiencies. The rehabilitation of the building should comply with the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings at the Presidio because it is a contributing structure to the Presidio of San Francisco National Historic Landmark. In accordance with the Presidio Trust's sustainability objectives, the rehabilitation should comply with the Presidio Green Building Guidelines and should achieve a minimum rating of "Silver" under the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) program.

Where applicable, the treatment recommendations in this chapter are broken down into four separate categories:

Restore or rehabilitate character-defining features refers to the treatment of elements that fall within the period of significance.

Re-introduce missing historic features is recommended where there is accurate historical data allowing the restoration to be substantiated by documentary and physical evidence.

Remove non-contributing elements that obscure historic character refers to elements that fall outside of the period of significance.

Design compatible new elements and systems is recommended when there is not adequate documentation to reconstruct missing historic features, or when a new element is introduced that is required by the new program or code or life safety requirements.

General Recommendations

- Develop an expanded public assembly use that fully uses the building's potential and that requires minimal change to the building's distinctive materials, features, spaces, and spatial relationships.
- Retain and restore very significant and significant spaces. Repair significant deteriorated features.
- Selectively remove non-contributing additions and other features that are intrusive and detract from the building's historic character. These include the Portola Room, the kitchen additions, the service and storage room additions, the office addition to the south of the Garden Room, the mechanical penthouse located over the east hallway, and all visible large-scale rooftop mechanical equipment.
- Upgrade the building to meet current code requirements for fire, life-safety, and accessibility. Use the provisions of the California State Historic Building Code in cases where code requirements have an adverse impact on historic character and materials.
- Structurally upgrade the building to protect the structure and its occupants in the case of a seismic event. Provide a historically sensitive approach for seismically upgrading adobe walls. Include full seismic upgrade for adobe walls and wood-frame walls.
- Conduct a paint analysis to determine original finishes. (See recommendations for further investigation later in this chapter.) If it is determined that existing decorative woodwork was originally stained rather than painted, investigate paint removal methods to minimize damage to original finish and evaluate costs for its restoration and maintenance.
- Develop a building preservation maintenance plan for the maintenance and repair of historic fabric. Conduct training with building facility staff.
- Review the 1972 addition for eligibility for the National Register in 2017, when it is 45 years old. If it is determined to be eligible at that time, evaluate significance and integrity, and establish character-defining features. Any proposed changes to the 1972 addition should be conducted in a manner that does not compromise its future eligibility.

Site Recommendations

General

While changes have occurred since the period of significance, the site and setting of the Officers' Club when viewed from the north still retains integrity, and the significant features of the landscape should be either restored or rehabilitated. A landscape plan should be developed that protects character-defining features, removes intrusive non-compatible elements, improves site drainage, protects archaeological resources, and provides accessibility to the building and site.

Specific recommendations are as follows:

- Protect and preserve archaeological resources in place. If such resources must be disturbed, consult with archaeologists and undertake mitigation measures.
- Interpret archaeological significance.
- Provide proper drainage around the site to ensure that water drains away from building to prevent erosion of adobe walls and damage to landscape.
- Develop a landscape plan that does not require permanent irrigation.
- Remove invasive vegetation.
- Develop a compatible signage plan.
- Develop a landscape maintenance plan.

North Yard

The north yard still reflects the overall design intent and feeling that the landscape held during the period of significance. Character-defining features should be restored and select missing historic features should be reintroduced.

Restore or rehabilitate character-defining features

- Retain open character of the landscape.
- Maintain sidewalks that serve entries.
- Repair existing concrete runnels and provide proper site drainage from runnels.
- Replace cordyline trees (which are in poor condition) with new cordylines in the same location. Remove mounded root mass and bring grade down at tree locations to original height of adjacent grade.
- Rehabilitate existing light fixtures.

Re-introduce missing historic features

- Install a new cordyline tree at the center of the Moraga Room façade.
- Install tall slender evergreen bushes (Yew or similar vertical upright evergreen with tight foliage) flanking the edges of the Moraga Room.
- Install gutter and downspouts along verandas to divert water away from adobe structures.

Remove non-contributing elements that obscure historic character

- Replace existing sidewalk at the main entry with a new accessible sidewalk based on the historic sidewalk width and location; place cannons in the landscape.
- Remove non-contributing vegetation (large evergreen bushes, agapanthus, ferns, juniper).
- Relocate the fire department connection and backflow preventer to a less prominent location.
- Remove the gate and brick piers to the west of the De Anza Room.
- Remove exterior flood lights and exposed conduit.

Design compatible new elements and systems

- Replace mulch and lawn with decomposed granite (DG) to protect archaeological areas by avoiding the need for irrigation.
- Provide compatible building signage.
- Replace existing bench at bus stop.

West Yard

There are no remaining character-defining features on the west side, except for the Arguello Boulevard street alignment. The many additions on this elevation obscure the building's historic character. Since little documentary evidence exists regarding the historic appearance of the landscape, a new compatible landscape design should be created that provides screening for the service drive and loading dock and provides flexibility for the future interpretation of El Presidio.

Specific recommendations are as follows:

- Develop a compatible new design for the landscape treatment of this area.
- Relocate dumpsters into a screened enclosure.
- Remove and relocate exposed mechanical equipment on the western elevation.
- Regrade the area to direct water away from the building.

South Yard

While the Historic Forest still dominates the south yard, no other historic features remain. The forest is scheduled for reforestation in 2019 as part of the Presidio Trust's forest maintenance and preservation plan. A new landscape design should be developed for the south yard. The plan should be compatible with the historic forest setting and provide for screening of the service and loading area.

Specific recommendations are as follows:

- Develop a compatible new design for the landscape treatment of this area.
- Repair or replace patio paving.
- Repair or replace deteriorated wood benches.
- Repair or replace deteriorated retaining walls.
- Remove invasive vegetation.
- Remove stairs.

East Yard

Although little documentation exists for the design of the east yard, historic photographs show that the east yard once consisted of a patio enclosed by garden walls on three sides. Only a remnant of the southern and eastern garden wall, constructed of hollow clay tile with cement plaster finish and capped with red clay tile, remains today. Since little physical evidence remains today of the original enclosed patio, a new design for the east yard should be developed.

Restore character-defining features

- Repair the remaining L-shaped garden wall. If the wall is structurally unstable, reinforce it and repair the plaster finish. Replace this section of the wall in kind if it is too deteriorated to repair.
- Repair existing wood gates and lintels at the southern garden wall. Rebuild missing elements of gate portals.
- Retain the low concrete foundation wall (from the demolished portion of the southern garden wall) for interpretation of the original location of garden walls.
- Retain existing interpretive foundation walls using kryptonite stone in the northern portion of the east yard. The removal of these stones for site/drainage work is acceptable.
- Retain original excavated foundations within the steel enclosure.
- Protect archaeological resources.
- Provide proper site drainage to keep water away from Buildings 49 and 50. If re-grading is required for site work, consult with the Presidio Trust principal archaeologist.

Remove non-contributing elements that obscure historical character

- Remove the existing composite deck.
- Remove pavers adjacent to the deck.

Design compatible new elements and systems

- Develop a compatible new landscape design for this area that provides accessibility and proper drainage.

Building Exterior Recommendations

All character-defining features of the building should be restored or rehabilitated. Damaged and deteriorated exterior finishes and features should be repaired. Areas of potential water intrusion should be addressed. Non-contributing additions that obscure the historic character of the building should be removed.

North Elevation

The north elevation is the primary elevation of the building. Character-defining features of this elevation should be restored.

Restore character-defining features

Repair cement plaster walls:

- Test the existing plaster for composition to develop an appropriate patching material.
- If the building will continue to be a conditioned space, perform a hygrothermal analysis of the building to understand movement of moisture through the adobe walls.
- Patch the cracked plaster at the inoperable door threshold at the east veranda.
- After the adobe conditions are evaluated and repaired, route and patch the plaster cracks at the windows.
- Repair cracks at cement plaster.
- Repaint the building walls using a permeable coating.
- Patch holes in adobe walls.
- Reattach delaminated plaster to adobe substrate with compatible grout.

Rehabilitate existing doors:

- Replace in-kind areas of wood too deteriorated to repair under the thresholds of east and west veranda doors.
- Repair chipped wood at main entry door and the threshold of west veranda door.
- Prepare surfaces and paint both sides of all doors.
- Patch holes and cracks at the tile threshold at the main entry door.

Rehabilitate existing windows:

- Remove all peeling paint (three windows).
- Replace in-kind the wood window that is too deteriorated to repair (one window).
- Repair locations of exposed wood at underside of bottom sash top rails (Windows 1 through 5 at east veranda).
- Replace the missing sash lock and reinstall the loose sash lock (one location each).
- Fill holes or provide removable covers at jambs of both stained glass windows (four locations total).
- Restore metal grilles, remove corrosion, and coat with rust-inhibiting primer and finish paint (eleven windows).
- Install sealant at window perimeter.
- Provide weatherstripping.
- Install new glazing putty.

Restore Veranda:

- Investigate veranda roof framing and sheathing to determine the extent of deterioration.
- Conduct investigation using a resistograph and visual observation of the condition to determine extent of rot at columns, beams, rafters, and roof framing members.
- Treat wood with preservative and consolidate, as required.
- Repair or replace rotted members where not structurally stable.
- Install gutters and downspouts.

Remove non-contributing elements that obscure historic character

- Remove the metal gate and brick piers adjacent to the De Anza Room.
- Remove signs and bulletin case.
- Remove free-standing ashtrays.
- Remove canopy and repair attachment points.

Re-introduce missing historic features

- Replace non-contributing light fixtures with reproductions of period fixtures based on archival evidence.

Design compatible new elements and systems

- Design a new compatible canopy or other treatment to mark the main entrance.

West Elevation

The additions that make up the west elevation are non-contributing and should be removed. Either the historic façades should be restored based on archival evidence or a compatible new design should be created.

If the non-contributing additions are to remain, the following treatment is recommended:

- Determine the condition of the waterproofing at the below-grade walls.
- Repair the vertical plaster cracks. Reattach delaminated plaster to the adobe structure with compatible grout.
- Clean debris from the concrete drainage trench; maintain regularly to provide proper drainage.
- Align the copper roof downspout with the collector in the ground; clear the collector of debris and maintain regularly.
- Remove exterior conduit and piping.
- At wood windows, repair and repaint/replace the bottom sashes, or replace the entire units, excluding the De Anza Room.
- Replace the metal slider window and deteriorated wood frame with a new window assembly.
- Repaint the wood eave trim fascia (at sloped roofs); repair or replace metal grilles at soffit vents.
- Remove exterior floodlighting.

South Elevation

The south elevation is non-contributing. The following treatment is recommended if non-contributing elements are retained:

- Remove the interior wall blanking off the doors so the south patio is accessible and visible from the interior of the building.
- Install wall base flashing or sealant joint at the base of the cement plaster wall of the 1972 addition integrated with the wall waterproofing system.
- Install new waterproof lining at all planters.
- Remove abandoned steel anchors from the sill of the tower window openings and patch/repair plaster.
- Remove plywood at clerestory above doors (1972 addition); rehabilitate existing clerestory windows or replace in kind if too deteriorated to reuse.

East Elevation

The east elevation includes the significant elevation at the end of the Mesa Room and a series of non-contributing additions built in various periods.

Restore or rehabilitate character-defining features

- Regrade to divert water away from adobe structure.
- Restore the Mesa Room bay window. Repair where possible and replace if too deteriorated to repair. Treat wood with preservative. Ensure that replacements match existing materials in wood species, size, shape, finish, and profile.
- Replace perimeter sealant joint.
- Remove corrosion, and treat with corrosion inhibitor and repaint ornamental metal window grilles.
- Install a subsurface drain in the vent well.
- Remove sub-floor vents at bay windows and reconfigure the opening to accommodate a proper sill. (The well may need to be lowered to accomplish this task). The vents are not original and should be replaced with a more compatible design. Install new vents with a watertight perimeter joint.
- Repair and repaint all wood elements including the water table, fascia, and trim.
- Remove all exposed conduit and piping and repair connection points in the stucco.
- Remove the plywood attachment over previous exploratory demolition areas and repair stucco.

Remove non-contributing elements that obscure historic character

- Remove the non-contributing projecting window at the Archaeology Education Room and replace with compatible fenestration.
- Remove the metal awning over the window of the Visitor Center.
- Remove floodlights and exposed conduit.

Design compatible new elements and systems

If non-contributing additions are to remain, the following treatment is recommended:

- Remove ivy from the 1972 addition.
- Repair cracks in stucco of the 1972 addition.
- Patch/repair the spalls at cement plaster walls. There are approximately three existing locations (36 square feet total).
- Install or replace sealant joints at the perimeter of pipe, vent penetrations, and wall openings.
- Repaint louvered vents.
- Connect roof downspouts to associated subsurface drains where they exist, or install splash blocks/pads.
- Install pop rivets in the wall base counterflashing sections at the Visitor Center wall.
- Repair and repaint all wood elements.
- Replace the roofing and flashing at the non-contributing window at the Archaeology Education Room.

Roof Recommendations

The multiple additions have resulted in unique and challenging roof configurations that have pushed the boundary of conventional roofing solutions. (Figure 7.1) The construction of the roofs has evolved over time and the resulting patchwork of roofing solutions (e.g. low curbs and turn-ups, improvised valleys, multiple roof elevations, etc.) has resulted in detailing that is a challenge to maintain and service. Most of the roofs that cause this challenging situation are non-contributing roofs that affect the building's historic character and should be removed. Exterior walls such as gable ends that are associated with roof areas and typically only visible from the roof are addressed in this section.

Sloped Roofs—General

The following general recommendations apply to most clay tile sloped roofs and associated walls that occur at raised roofs:

- Reinstall all loose roof tiles.
- Clear all debris from roof surface and gutters; flush drains and replace strainers.
- Install surface-mounted gutters where they are missing.
- Install splash pads/blocks at the bottoms of all gutters onto adjacent roofs.
- Replace broken tiles with tiles to match existing.
- Inspect and repair all roof tiles and ties.
- Inspect and repair all sealant joints at counterflashing reglets.
- Remove loose paint and repaint all wood features including eave and rake fascia boards, brackets, soffits, vent moldings, and sills.
- Provide gutters and downspouts at the north elevation of the Mesa and De Anza verandas.
- Replace rotted wood features too deteriorated to repair.
- If reroofing or reconfiguring roof massing seek to form a more uniform configuration of roof planes with fewer elevation changes, transitions, and internal valleys, drains, and downspouts. Where possible, eliminate drainage onto adjacent roofs.

Low Slope (Flat) Roofs - General

Flat built-up roofing generally lasts 20 to 30 years. Most of the flat roofs are of this age or greater, and should be replaced. Selective roofs in good condition can be repaired if appropriate.

Specific Recommendations

In addition to the above recommendations, the following specific treatment recommendations are intended to address significant roof deficiencies that affect the watertight integrity of the roof and building materials.

R1 (Sloped Clay Tile Roof)

Improve the sloped tile roof R1 over the bay window at the Mesa Room with the following repairs:

- Install sheet metal drip mold at the eave integrated with the underlayment.
- Install sheet metal rake flashing and counterflashing at the ascending wall integrated with the underlayment.

R2 and R5 (Side Gable Clay Tile Roofs)

R2 and R5, both clay tile roofs over the Mesa and De Anza Rooms, are primary character-defining features. R2 was replaced in 2006. The following will improve the life span of both roofs:

- Reattach the tiles around the vent projecting from R5.
- Reconfigure and install new flashing and a curb at the section of the rake fascia and soffit at the R5 front gable that comes into contact with the adjacent roof.
- Install a copper sheet metal valley in the cricket between R5 and R9. This may require the removal and reconfiguration of the cap sheet membrane. If so, consider copper sheet roofing in this location to integrate with the valley.
- Pop rivet and solder the outside corners of the counterflashing around the cement plaster chimney at R5.
- Replace or repaint the sheet metal cap on the same chimney.
- Pop rivet and solder all inside and outside corners of sheet metal flashing around the ascending walls of R4. (Note: This recommendation also appears under R4 below.)
- Incorporate sufficient base flashing turn-up and counterflashing onto the curb-ridge of R2 when R6 is replaced.
- If the adjacent non-contributing roof is removed, install and integrate new underlayment, flashings, and tiles to match the existing roof as appropriate.
- Install sealant around the vent opening at the R5 front gable wall.
- Install gutters and downspouts on the north sides of these roofs to channel water away from the north elevation of the building.

R4 (Front Gable Clay Tile Roof)

As the highest elevation roof at the historic building, R4 stands alone without intersecting other roofs. The following general repairs will improve the lifespan of R4:

- Remove the mortar and replace the base flashing and counterflashing around the plaster chimney. The counterflashing should be set in a saw cut-sealant filled reglet.
- Epoxy repair or Dutchman repair the wood section of two wood eave brackets on the south elevation front gable.
- Repair cracks on cement plaster walls (25 linear feet).
- Patch and repair cement plaster on the south facing elevation.
- Pop rivet and solder all inside and outside corners of sheet metal flashing. (See closed rake counterflashing at R5 and R2.)
- Reconfigure plaster wall to accommodate proper turn-up of base flashing, proper clearance from roof surface, and a two-part counterflashing system when R6 is replaced.
- Repaint metal louvered vents and grilles at walls. Repaint the wood sills at vents.
- Install sealant at pipe penetrations in wall.
- Install and integrate underlayment and headwall flashing at the small plaster outcrop on the east wall; reinstall clay tile coping.

R6a (Sloped Clay Tile Roof)

- In order to ensure a uniform and watertight roof membrane, replace this roof with new underlayment membrane, flashings, and gutter system. Where possible, reuse the clay tiles.

R7 (Gable Clay Tile Roof over Mechanical Penthouse)

R7 and the associated penthouse should be removed. The following are treatment recommendations if R7 is retained:

- Replace with new underlayment membrane, flashings, and gutter system. Reuse the existing clay tiles. Integrate the new roof with the new wall system recommended below.
- Reclad the penthouse incorporating new

underlayment, flashings, and plaster system.

- Install new watertight air intake vent and chamber.
- Repair/replace deteriorated wood flooring within the penthouse.

R9 (L-Shaped Gable Clay Tile Roof)

- Replace R9 with new underlayment membrane, flashings, and gutter system. Reuse existing clay tiles.
- Patch/repair spalling at the north elevation plaster wall.
- Repair cracks at cement plaster walls.
- Repaint the wood hatch and replace hardware. Provide a fillet sealant joint around the frame perimeter.

R11 (Polygon-Shaped Gable Tile Roof)

The life span of this roof should be improved with the following repairs:

- Replace the R6 sheet metal cricket and counterflashing that abuts the north front gable wall of the roof.
- Replace sheet metal counterflashing at the cricket with a two-part system.
- Replace sheet metal gutter and counterflashing at the west end gable. Incorporate a two-part counterflashing.
- Install sufficient base flashing turn-up and counterflashing onto the adjacent R11 front gable when R6 is replaced.
- Install and integrate new underlayment, flashings, and tiles to match the existing.
- Install sheet metal or membrane flashing at the bottom of the rake fascia board in contact with the roof surface.

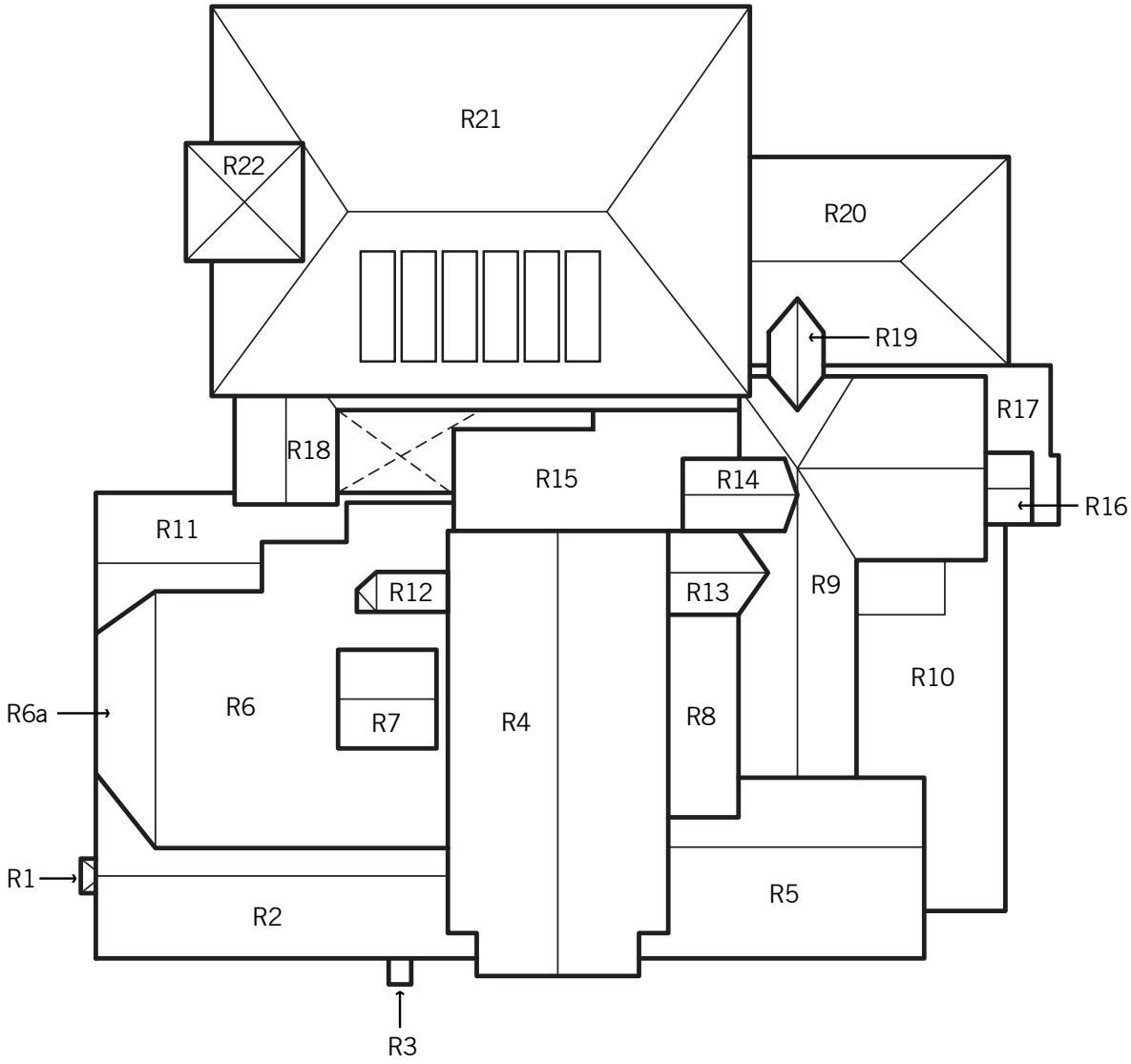


Figure 7.1. Existing roof plan. (Perkins + Will, 2010)

R12 (Sloped Asphalt Shingle Roof)

The deficiencies at small sloped roof R12 should be corrected with the following repairs:

- Install a proper curb/parapet. Terminate R12 at the parapet wall with a base flashing and counter flashing when R6 is replaced.
- Install and integrate new underlayment, flashings, and shingles to match the existing roof as appropriate.
- Repair existing asphalt tiles with a clay tile system.

R18 (Gable Clay Tile Roof)

- Repair R18 only if the adjacent roof is removed.

R19 (Gable Clay Tile Roof over Rear Addition)

- Replace the entire roof to provide uniform transitions.
- To ensure a uniform and watertight roof membrane, replace R19 with new underlayment membrane, flashings, and gutter system. Reuse existing tiles.

R20 (Hipped Clay Tile Roof over Rear Addition)

This roof should be replaced. The defective elements could be selectively repaired; however, the underlayment should be investigated before concluding that repair is feasible. In addition to the recommendations above, if repair is an option:

- Investigate the condition of the underlayment and sheathing to determine the condition of the roof and potential for selective repair.
- Reset the cracked ridge tiles.
- Replace the close rake flashings and counterflashings at the intersection with the 1972 addition wall.
- Replace the drip molding and strip in with self-adhered flashing.

R21 (Hipped Clay Tile Roof over 1972 Addition)

- Replace roof with new underlayment membrane, flashings, and gutter system. Where possible reuse the clay tiles.

R22 (Pyramid-Shaped Clay Tile Roof Over Tower)

- Repair per general treatment recommendations.

Low-Slope Roofs—General

The low-slope roofs vary greatly in age and condition. The following are general recommendations:

- Clear all debris from the roof surface and gutters; flush drains and replace strainers and covers.
- Redistribute gravel topping to cover asphalt membranes.
- Install splash pads at the bottoms of all gutters onto adjacent roofs that drain onto the low-slope roofs.
- Inspect and repair all sealant joints at counterflashing reglets.
- Install sheet metal counterflashing skirts with clamping rings at all pipe penetrations.
- If reroofing or reconfiguring roof massing through demolition and construction, seek to form a more uniform configuration of roof planes with fewer elevation changes, transitions, and internal valleys, drains, and downspouts. Where possible, eliminate drainage onto adjacent roofs.
- Review catchment areas and roof configuration to determine the adequacy of the number of drains.

R6 (Low-Slope Built-Up Roof)

Replace R6 with a single-ply PVC or SBS torch-applied system per industry standards. (Note: To achieve proper curb/turn-up heights, slopes may need to be reconfigured and new drains added.

- Reconfigure perimeter curbs to allow for proper 8-inch turn-up.
- Reconfigure equipment curbs to allow for proper 8-inch turn-up.
- Incorporate two-part counterflashing systems to allow for future replacement and servicing of the roof.

R8 and R17 (Low-Slope Built-Up Roofs)

- Repair the R8 and R17 roofs.
- At R17, remove drains and install sumps; reinstall drains.
- Install sumps and overflow drain(s) at R8.
- Install and integrate new underlayment, flashings, and tiles to match existing roof where required.

Building Interior Recommendations

General

The character-defining features and significant spaces of the building interior (Figure 7.2) should be restored. Wherever possible, non-contributing features that obscure the historic character of the room/building should be removed.

Specific recommendations are as follows:

- Develop a historically compatible signage program.
- Develop a historically appropriate finish palette for all interior spaces based on physical investigation of the historic finishes. If investigation provides evidence that woodwork was finished with stain rather than paint, remove paint from woodwork.
- Remove the paint from the wrought-iron door hardware using the gentlest means possible, and apply a clear satin protective finish if required.
- Develop a comprehensive energy-efficient lighting program for all spaces. The lighting program should include the rehabilitation of significant fixtures and the removal of non-contributing fixtures. Provide a system with back-up power without visible battery packs.
- Develop a life safety plan for the installation of all code-required life safety equipment such as fire sprinklers, fire extinguisher cabinets, and exit signs in a manner that preserves character-defining spaces, features, and finishes. All exit signs should be replaced with signs that do not require battery back-ups.

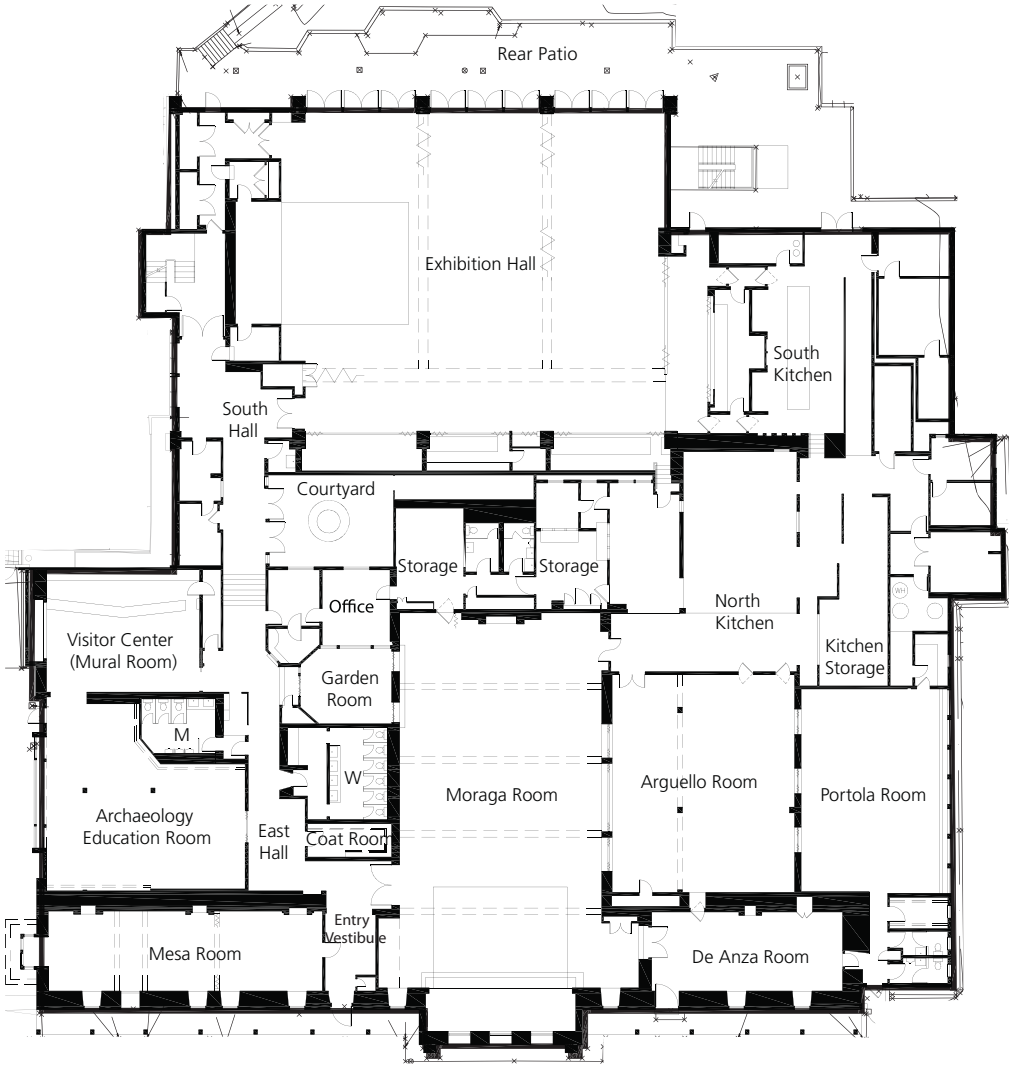


Figure 7.2. Ground floor plan. (Perkins+ Will, 2010)

- Remove hazardous building materials using less invasive abatement methods where possible, and preserve character-defining spaces, features, and finishes.
- Introduce mechanical, electrical, plumbing, and fire protection systems in a sensitive manner that does not have an adverse effect on historic fabric.
- Implement structural upgrades in a manner that does not have an adverse effect on historic fabric.

Mesa Room

The Mesa Room has been restored to represent various periods of its building chronology. The use of the room should allow for the continued protection of its character-defining features.

Restore character-defining features

- Continue to develop the restoration program of the room so that each section of the room is accurately restored to its historic period to allow for clearer interpretation. Currently there are elements from some periods that cross into other periods.
- Repair damaged plaster in the western section of the south wall.
- Clean debris between the fireplace and the framing on the south wall.
- Repair detached/delaminated canvas ceiling between ceiling beams.
- Restore decorative paint on walls.

Re-introduce missing historic features

- Re-open door openings (on the south wall) to adjacent rooms.

Remove non-contributing elements that obscure historical character

- Replace the mechanical grille on the south wall with a more compatible grille.
- Remove the projection screen that obscures the bay window.
- Relocate the thermostat to a less visible location.

Design compatible new elements and systems

- Install compatible lighting to serve the new use.

Moraga Room

This room should continue to be used as a place of assembly, hosting gatherings, events, or exhibits.

Restore character-defining features

- Repair rough patches in plaster on the east and west walls.
- Remove the plywood panels below mechanical grilles on the east wall and patch and repair the wall.
- Refinish the wood floor. Replace previous repairs at the southwest corner with new materials to better match the existing wood floor finish.

Re-introduce missing historic features

- Return the door openings between the Moraga and Arguello Room to their appearance during the 1930s era by removing the existing bi-fold doors, reducing the size of the door openings, and installing new French doors.
- Paint the plaster Spanish crest with the original color.
- Replace wall sconces with replica fixtures based on historic documentation or with historically compatible contemporary fixtures to serve the lighting requirements.

Remove non-contributing elements that obscure historic character

- Remove service doors to the kitchen and infill openings.
- Remove exposed conduit and piping on walls.
- Remove the bi-fold doors to the Garden Room.
- Replace the mechanical grilles on the east wall with compatible grilles.
- Remove the blanked-off exit sign over the service door on the south wall. Patch and repair plaster.
- Relocate the electrical cabinet to a less prominent location.
- Remove surface mounted speakers located between the beams.
- Replace chandeliers with compatible contemporary fixtures that are less visually obtrusive and serve the lighting requirements of the new use.

Design compatible new elements and systems

- Provide an accessible route to the stage.

De Anza Room

This room should be used as a place of small assembly, hosting gatherings, programming events, and exhibits. An accessible route to the room should be provided.

Restore rehabilitate character-defining features

- Sand and refinish the historic wood floor.

Re-introduce missing historic features

- Replace the light fixtures with replica fixtures based on historic documentation.

Remove non-contributing elements that obscure historic character

- Remove exposed conduit and piping on walls.
- Remove the additional molding around the door on the west elevation.
- Replace the mechanical grille on the south wall with a more compatible grille.
- Remove surface mounted speakers located between the beams.
- Remove and salvage non-contributing stained glass windows.

Design compatible new elements and systems

- Provide an accessible route into the room.

Arguello Room

This room should be used as a place of small assembly, hosting gatherings, events, and exhibits. An accessible route to the Arguello Room should be provided.

Restore character-defining features

- Repair plaster at the north wall.

Re-introduce missing historic features

- Remove the doors to the Portola Room. Install new reproductions of historic windows and French doors based on archival evidence, or provide compatible and historically sensitive new design.

Remove non-contributing elements that obscure historic character

- Remove exposed conduit and piping on walls.
- Remove door trim to the left of the south door opening on the west wall.
- Refer to the Moraga Room recommendations for treatment of door openings between the Arguello Room and the Moraga Room.
- Replace light fixtures with reproduction fixtures or historically sensitive, compatible contemporary fixtures per the lighting requirements of the new use.
- Replace the ceiling hatch with a concealed hatch.
- Replace the doors to the kitchen with more compatible doors.

Design compatible new elements and systems

- Provide an accessible route into the room by providing ramps at the entries or lowering the floor of the room.

Entry Vestibule

This room should continue to be used as the main entrance to the building.

Restore character-defining features

- Remove blank plates on the north, east, and west walls. Patch and repair walls.
- Repair plaster on the south wall.
- Repair cracks in the floor tile. Fill holes at joints with grout to match the existing. Refinish tiles.
- Widen existing corridor to meet code required exiting.

Remove non-contributing elements that obscure historic character

- Replace the glass door with an accessible glass door.
- Remove air freshener.
- Remove the bulletin board.
- Replace light fixtures with compatible contemporary fixtures to serve the lighting requirements of the new use.

Garden Room

This room was added as a bar to serve the Moraga Room. An accessible route to the room should be provided and existing stained glass windows should be removed.

entrance to the building.

Restore character-defining features

- Repair crack at plaster wall.
- Refinish the quarry tile flooring and base.

Remove non-contributing elements that obscure historic character

- Remove the bi-fold doors into the Moraga Room.
- Remove the stained glass windows so that the original windows are again visible.
- Remove the office addition to the south to expose the Garden Room as an independent structure.
- Remove the closet to the east and other walls that conceal the Garden Room's original exterior finishes.
- Remove the plaster finish over the lower brick walls.
- Replace the light fixtures with either reproduction fixtures based on archival evidence or compatible contemporary fixtures per the lighting requirements of the new use.

Design compatible new elements and systems

- Provide an accessible route into the room by

providing ramps at the entries or lowering the floor of the room.

Portola Room

This is non-contributing room that obscures the character of adjacent areas. It should be removed and returned to its previous use as an exterior patio. The design of the patio should be based on documentary evidence, or it should be a compatible new design.

East Hall

The East Hall is a non-contributing space. If the space is to be re-configured as part of rehabilitation, it should be designed to be compatible in scale and finishes to adjacent significant rooms.

Archaeology Education Room

This is non-contributing space. If the space is to be re-configured as part of a rehabilitation, it should be designed to be compatible in scale and finishes to adjacent significant rooms. The murals in this room have been covered and their condition is unknown. The murals should remain in place and be restored, or be salvaged, restored, and installed in another location.

Visitor Center

This room was built in 1948, and the murals were added in the 1950s. While not significant, the room has integrity to this period of the building's development and should be maintained if possible.

Specific recommendations are as follows:

- Commission a paint conservator to examine the condition of the murals and provide recommendations for their future conservation/ preservation.
- Repair the murals as required.
- Remove the wall blocking the south window.
- Patch cracks in the concrete floor.
- Patch capped ceiling locations.

Coat Room and Toilet Rooms

These are non-contributing spaces. If the spaces are to be re-configured as part of a rehabilitation, they should be designed to be compatible in scale and finishes to adjacent significant rooms.

Office

The office is a non-contributing room that obscures the character of the adjacent Garden Room. It should be removed.

North and South Kitchens

These are non-contributing rooms that obscure the character of adjacent areas. They should be removed.

Storage Rooms

These are non-contributing rooms that obscure the character of adjacent areas. They should be removed.

Other Rooms and Courtyard

All other rooms are non-contributing. Since they do not have any historical character-defining features there are no specific treatment recommendations.

Life Safety and Accessibility

Detailed recommendations are provided in Appendix D. Overall recommendations are as follows:

- Provide adequate means of egress from all spaces.
- Provide a comprehensive emergency lighting and exit lighting system.
- Install a comprehensive sprinkler system.
- Provide an accessible route to the front entry.
- Provide an accessible route into the Arguello, De Anza, and Garden Rooms.

Recommended Further Investigation

- Investigate the construction and conditions of the foundations in the Moraga Room, De Anza Room, and Arguello Room.
- Investigate the condition of adobe in concealed areas.
- Conduct a paint analysis to determine original finish schemes. The primary area of investigation should be exterior plaster walls, painted woodwork in significant areas, interior painted plaster wall finishes, and painted woodwork (beams, doors, and trim) in the Entry Vestibule, Mesa Room, Moraga Room, De Anza Room, and Arguello Room.
- Retain a painting conservator to conduct a conditions assessment of the 1952 murals and provide treatment recommendations for their conservation.

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8.bibliography

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APPENDICES

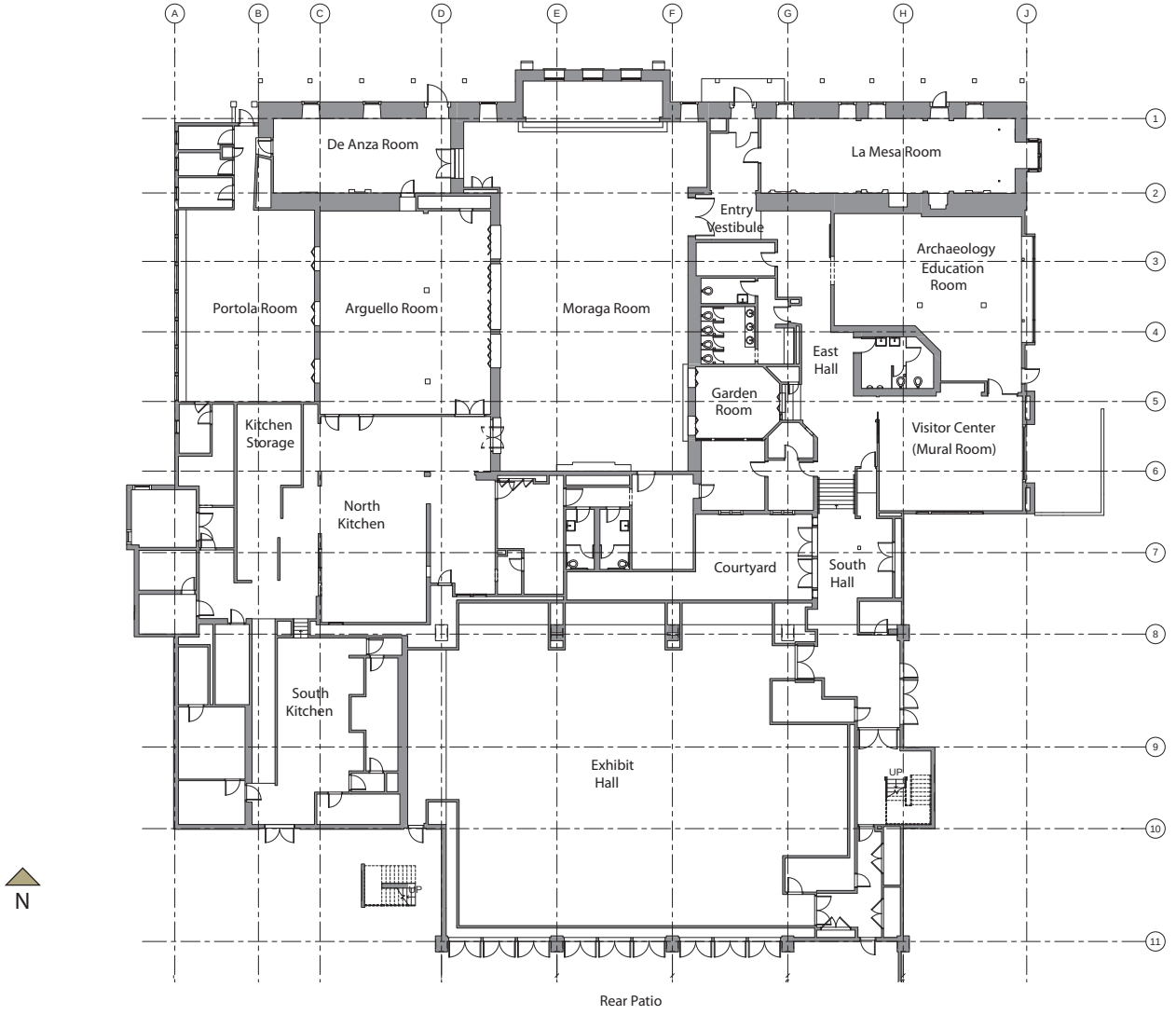
Officers' Club with trellis entrance following the 1885 renovation and addition. (Golden Gate National Recreation Area Park Archives and Records Center, PAM Negative Collection #35256.1237)

Artist's rendering of the 1972 addition. (Golden Gate National Recreation Area Park Archives and Records Center)

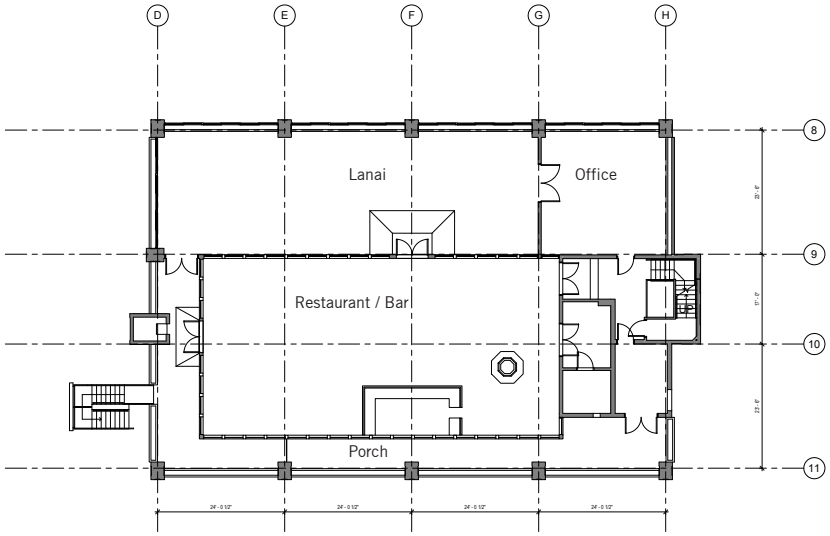
Appendix A

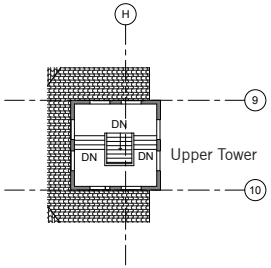
Existing Conditions Drawings

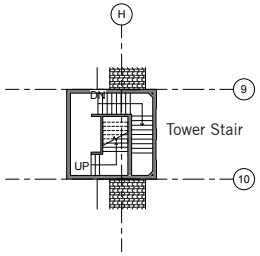
First Floor Plan



Second Floor and Tower Plans







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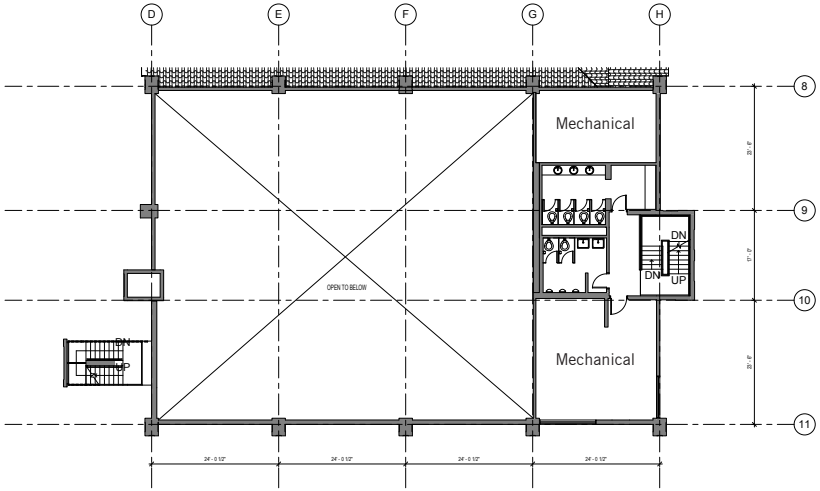
Mezzanine Plan



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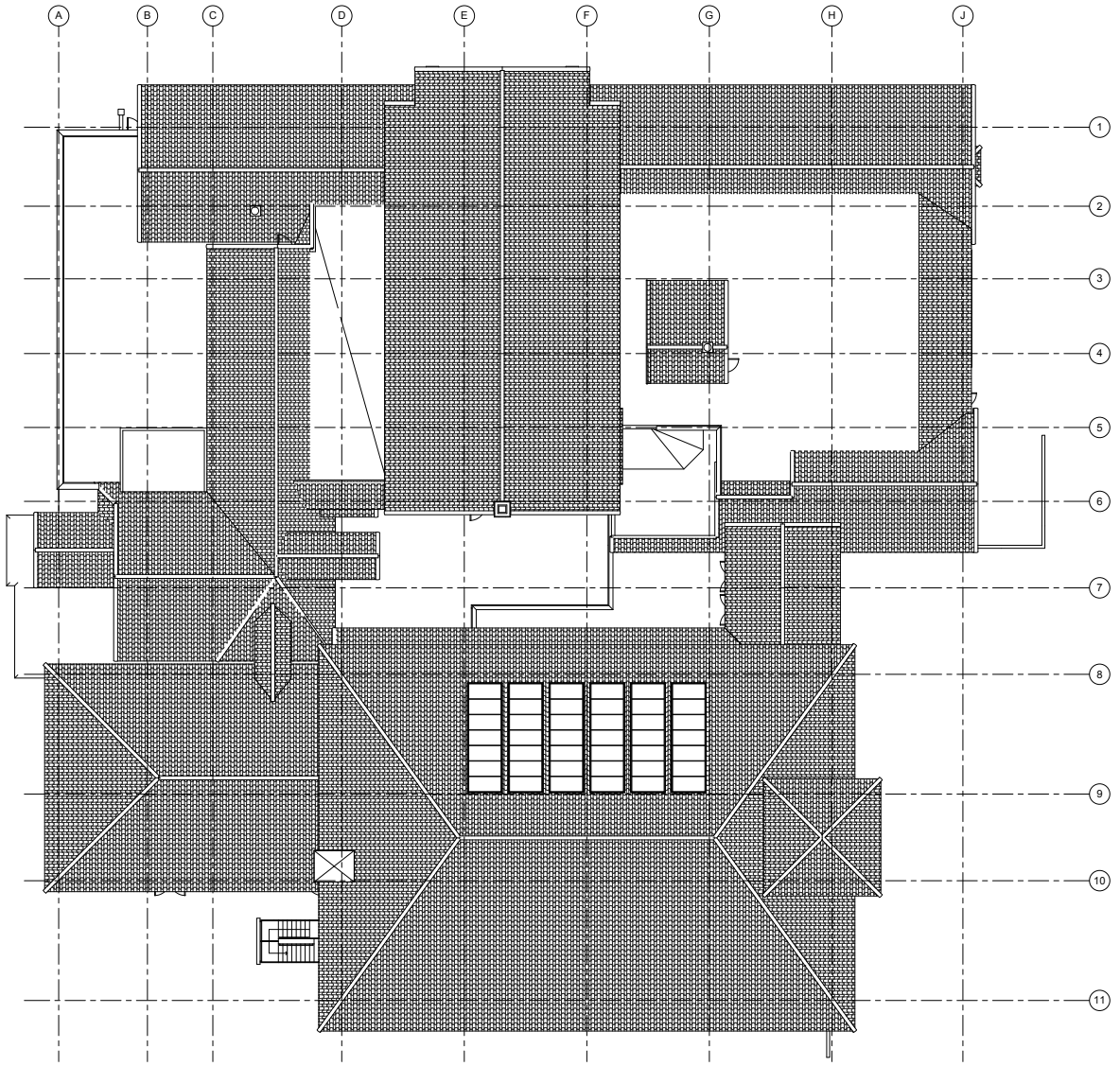
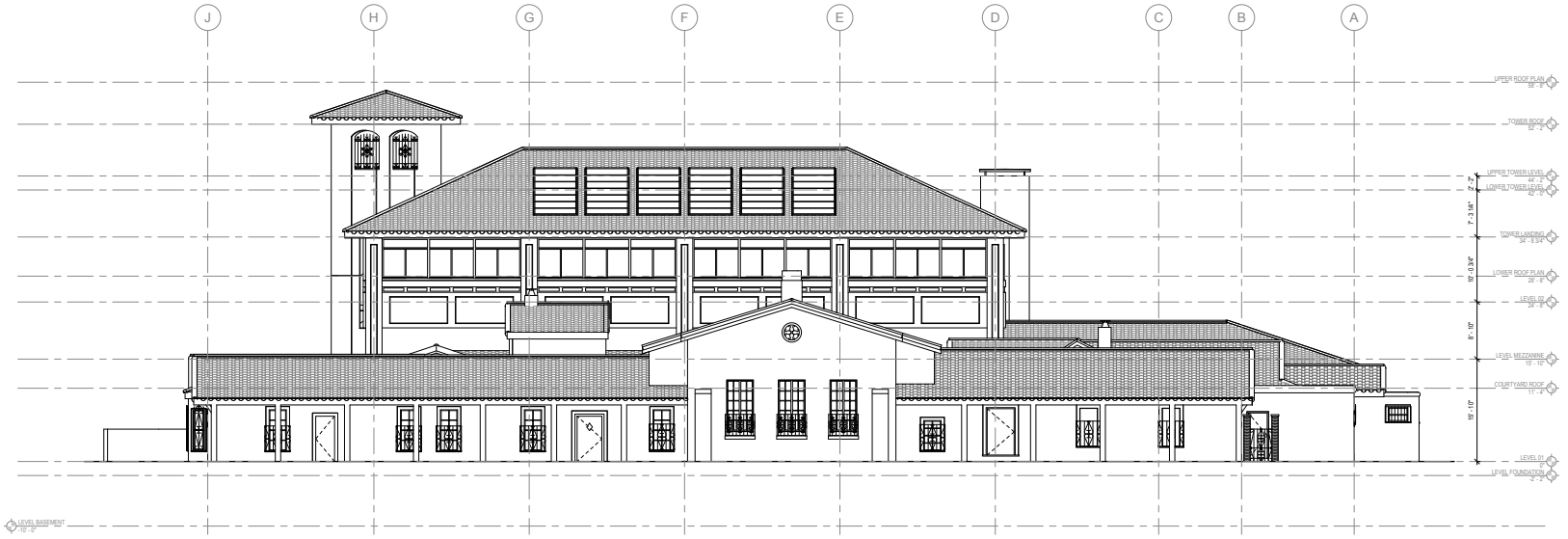
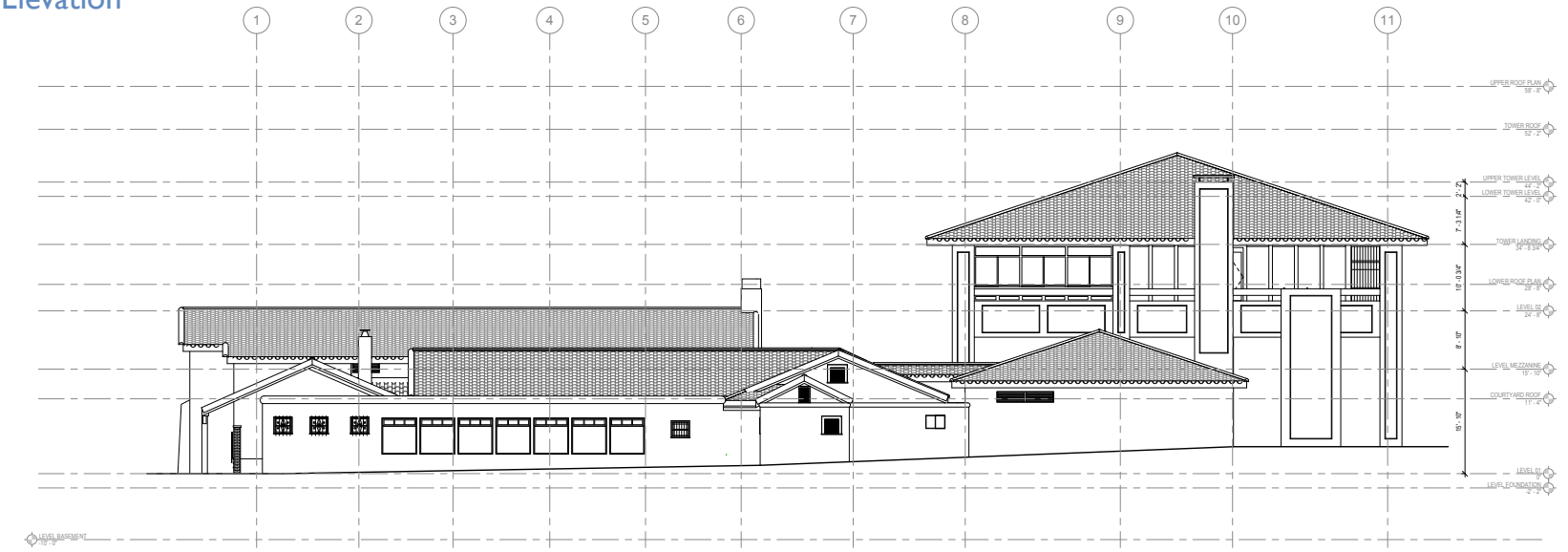
Roof Plan



North Elevation

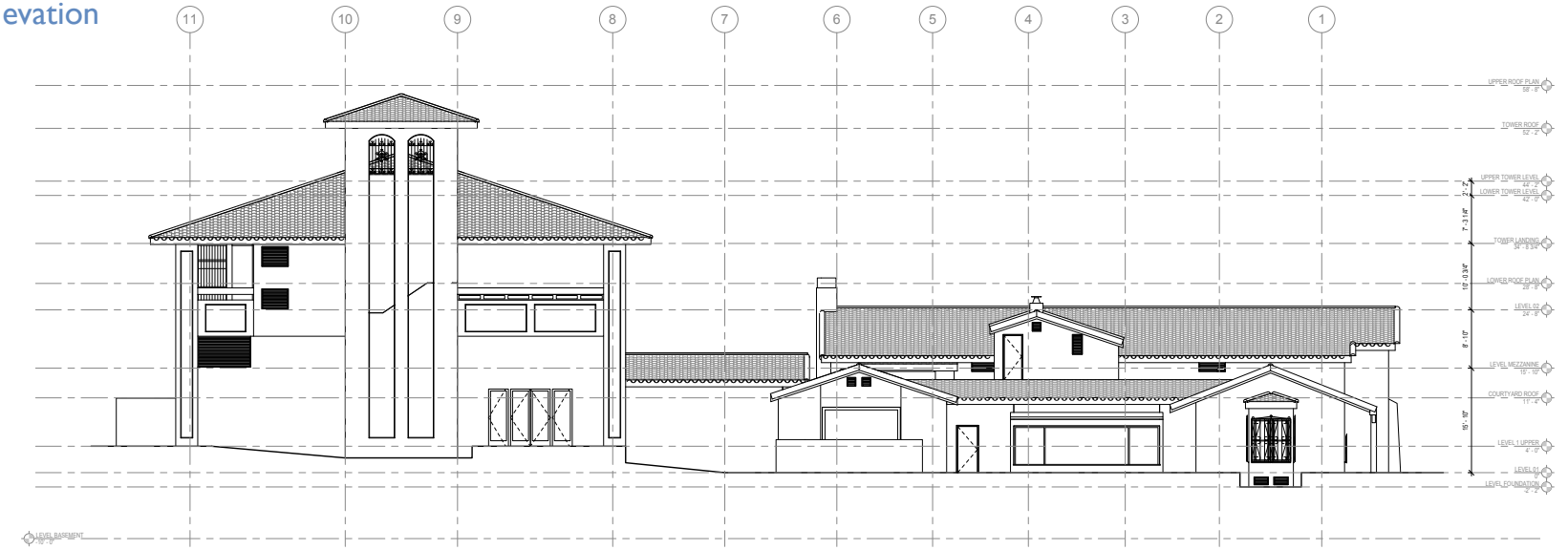


West Elevation



South Elevation

East Elevation



Appendix B

Excerpts from the 2006 Adobe Conditions Assessment Report

(Officers' Club Building 50, the Former Commandancia of the Presidio of San Francisco, Condition Assessment. Anthony Crosby, Eric Blind and Roy Tolles, November 2006)

Figure 2.2: *The Officer's Club from the northeast that dates to 1940. Historic American Buildings Survey*

2.5 STRUCTURAL SYSTEM

2.5.1 Typical Problems of Adobe Preservation

A complete understanding of the condition of all the adobe materials in the structure is not possible, but there are critical issues upon which the overall integrity is based. One critical issue is the lower portion of the adobe walls where the weight of the entire structure is concentrated. The loss of structural integrity at the lower wall could result in the complete loss of an entire wall. A primary issue is the effect of a traumatic loading on the structure, such as would occur in a seismic event. Other parts of the adobe wall system that are in poor condition, because of the effects of moisture, previous settlement, or existing structural cracking would also be affected more.

Adobe is a material formed by the interlocking of grains of sand by clay platelets. The dehydration of water when the molded adobes are dried in the sun is a physical, not a chemical change. Consequently, adding water, (hydrating) to the adobe brick can essentially reverse the results of the dehydration process, which forms the earth material into a cohesive building block. The process also happens unintentionally as the re-hydration process occurs when water gains access to the adobe material as a result of rainfall, surface runoff, subsurface water, irrigation, or some other source of free moisture. Water molecules either accumulate between the clay platelets, or they attach themselves to the platelets. As this process continues, the mechanical properties of the adobe, the compressive and tensile strengths, are reduced dramatically (Torraca 1981, p.93-94; Houben 1994, pp 20-33).

Another characteristic of typical adobe material is that the vehicle for the transport of water in the material, capillarity, is less strong than in other porous materials such as

stucco was removed later and the wall at the locations of the holes was relatively loose and somewhat friable, although the surface was not damp. In each location level the adobe material at the time of the drilling was described as being loose to the 11 inch depth, which is the length of the power drill bit. The observations both from the drilling and the actual examination of the wall fabric appear to be reasonably consistent.

The results of the drilling indicated that to better understand the wall conditions in some areas, some of the hard stucco would have to be removed. The result of the drilling was discussed with project team members and several areas were identified where the stucco would need to be removed. The two areas were to be on the east of the Mesa Room.

Several layers of exterior stucco and painted surfaces were identified during the removal of the stucco and samples were taken for further analysis. The removal of the stucco also made it possible to further evaluate the structural damage of the exposed part of the walls and to identify the probable date of some of the finishes. Figure 2.5 shows two steps in the removal of the plaster at the southeast corner, exposing first the existing plaster and then the adobe substrate. The condition of this wall is discussed in detail in another section of this report that addresses structural cracks.

Figure 2.5: *The removal of the exterior stucco southeast corner of the mesa Room showing the initial and the final steps. A. Crosby March 2004.*

The base of this wall section was heavily eroded by animal activity. The same situation existed on the north portion of this same east wall as animals had caused severe damage in the soft adobe material at the base of the wall. Figure 2.6 shows the severity of the damage near the northeast corner.

sandstone. Consequently, rainwater falling on the surface of adobe does not penetrate into the mass of the material, and it dries quickly. However, if the source of water is more constant, water can penetrate into the mass of the material and affect its performance. An adobe wall subjected to constant groundwater or ponding, because of improper surface drainage, will draw water into it through capillary action and lose compressive strength quickly. As the bearing capacity is reduced, depending on the loads on the wall, the material will begin to compress, the wall will settle and wall cracks will appear that are characteristic of settlement. If the source of the water remains, the moisture content of the material will continue to increase until the lower part of the wall can no longer carry any load, even its own weight, and the wall could collapse.

It has been demonstrated that even a minimal amount of moisture will dramatically affect the strength of adobe (Clifton, 1979, p. 10). The compressive strength of certain stones used as foundation materials at the base of the walls is also reduced when wet, but much less so than adobe. Even saturated, the stone can still carry any normal structural loads that it is subjected to. The specific constituents of the soil will determine the resistance of the individual adobe to water, but even a clay-rich adobe mix will lose more than half its strength with a moisture content of only 10%. If water continues to be available, the moisture in the adobe will increase and the structural integrity will be even further compromised. The initial signs of failure are surface cracks that reflect the slumping of the wall at its base in the area of the higher moisture content. The slumping results in settlement and bulging at the base of the wall. In some cases the bulges are minor and in other cases, when the wall approaches collapse, the bulges at the base can become more severe.

Figure 2.3 is a sketch showing a typical condition of the failure of an adobe wall from the presence of moisture at its base. In the sketch on the left the base of the wall begins to erode from capillary moisture and normal wall splash. As shown in the center sketch, a typical repair consisted of a concrete curb or counter wall forces capillary moisture higher in the wall. Hard impervious stucco will have much of the same effect, such as exists at Building 50. Additional problems may be caused by the addition of hard relative impervious surfaces at the base of the walls by concrete walks and floors, which can force moisture into the adobe wall. Further repair using more impervious materials forces the moisture higher, while increasing the overall moisture content and reducing the strength of the adobe. The sketch on the right shows the greater amount of moisture because of the repairs and surface treatments. At this point there is relatively little visible evidence of the actual condition of the adobe wall, but in extreme cases the surface rendering may well be holding up the wall.

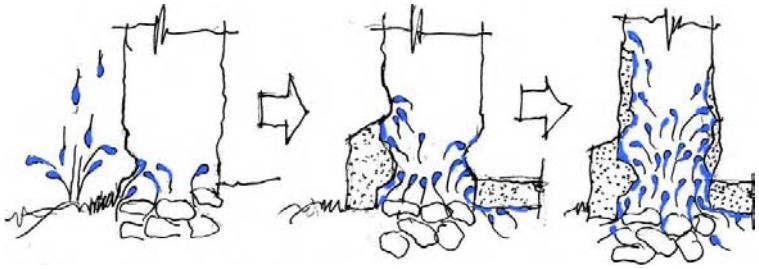


Figure 2.3: *Sketch of a typical process of failure of an adobe wall from capillary moisture gaining access to the base of the walls followed by inappropriate repairs that exacerbate the problem*.

In addition to the direct effect of water in reducing the strength of adobe, water causes decay in less direct ways as well. One example is the decay mechanism and damage caused by the expansion of soluble salts as they expand during dehydration. We see some evidence of this on the adobe walls that have been exposed in the east wall of the Mesa Room. The forces caused by the expanding salt crystals can exert tremendous pressures and disrupt nearly any material. The decay normally occurs at or near the actual surface of the material that is exposed to evaporation. With adobe the decay occurs deeper into the material than it does with porous stones. The basal erosion and the friable adobe on the interior of some of these adobe walls are at least partially caused by these salts.

All of these specific results of decay mechanisms often are exacerbated by relatively impervious protective coatings on adobe walls and walls of other masonry materials that do not allow the material to dry when it becomes wet. The normal capillary rise in an adobe wall is approximately two feet high, even if there remains a constant water source; the normal rise in a sandstone wall, for example, can be several times that. The water can rise much more if the wall surfaces are covered with a material such as a Portland cement plaster, which is relatively impervious. Other traditional surface renders, such as mud or lime plasters do not have the same effect because they are far less restrictive on the normal evaporative processes.

Even with the reduction of half of its compressive strength by the access of moisture, under conditions of normal building geometry loading, a typical adobe building system will be stable. Moderate dynamic loading on a structure that is in good condition will possibly result in some damage, but the structure will probably survive. But, the combination of a structure that has been weakened by moisture and subjected to a moderate seismic event can result in traumatic failure.

While adobe does decay at a faster rate than most other porous materials, it is affected by the same factors. The key to preservation is (1) to protect both the bases and the tops of walls from water infiltration, (2) to keep water from concentrating in small areas, (3) to

allow the material to dry when it becomes wet, and (4) to prevent the constant moisture source.

2.5.2 Wall Systems

Basic Construction System

The basic construction of the adobe structure consists of exterior walls on the north and south that are approximately 3 feet thick and the 2 feet thick east wall. The thicker walls would have been typically constructed of a combination of headers and stretchers, each course being one header and one stretcher thick. The 2 feet thick walls would have consisted of all header courses, or more commonly alternating rows of headers and stretchers, which seems to be the case of the gable on the east end. The typical size adobes for this period, prior to the American influence, were 11 inches wide, 22 inches long and 3- 4 inches thick. The sizes might vary slightly, but these basic dimensions are based on the Spanish vara, which at that time was 33 inches. The adobes were then 1/3 vara by 2/3 vara.

Unfortunately the majority of walls that were exposed to the extent that the adobes could be measured were limited and of those available much had undergone extensive repairs. However, of the adobes measured, the majority were between 11 and 12 inches in width. Few actual stretchers were measured, but those that seemed to be in an original context were approximately 22 inches long. The thicknesses varied but the majority were between 3 and 4 inches. It was not possible to specifically relate the variation in size, primarily the thickness, to any particular construction or repair episode. The normal thickness of the adobes in the repaired part of the south end of the east wall of the Mesa Room averaged 3 and ¼ inches thick. However, those in an area of repair in the north wall were all thicker, being 4 – 4 ¼ inches thick. Adobes of the same average thickness, 4 – 4 ¼ inches were used to construct the east wall at the northeast corner, which was an early wall and had not been repaired before it was encased by interior paneling in 1881.

The only building corner of adobe construction that was exposed was at the southeast corner of the Mesa Room. The east wall is only 2 feet thick, which is typical of an interior wall. There is also substantial archeological evidence that the north and south walls extended further to the east, also indicating that the present east wall was not an original exterior wall. One purpose for the removal of the exterior stucco at the exterior southeast corner was to expose the coursing pattern in order to determine if the coursing was consistent with an exterior or an interior wall. All evidence prior to exposing the corner pointed to this being an interior wall. Interior walls are often just butted against the thicker exterior walls and that butt joint would have been obvious. One might also expect to see some evidence of cutting and smoothing at the corner where the earlier wall extended. In this case the two walls were coursed together and there was no evidence of any alteration of the adobes at the corner. It remains likely that the existing wall was an interior wall at one time. Another explanation might be that the existing east wall was in the same location of an earlier interior wall, but the condition at the corner required extensive repair, resulting in the coursing together of the south and the remains of an east

wall. Rather than tear down the existing 2 feet thick wall, it was repaired and became an exterior wall.

The only area the foundations were exposed was near the east end of the Mesa Room, but it is assumed that the foundation system is consistent. The exposed foundation consisted of both natural and shaped stones, both serpentine and a softer sandstone. The exposed foundation of the extension of the comandancia's quarters to the east, and the earlier chapel are serpentine also. A typical construction system would utilize granite for the lower courses and a sandstone for the upper course for leveling prior to the first course of adobes.

Condition of the Adobe Walls

The examination of the adobe walls also included drilling holes through the exterior plaster into the adobe substrate. The holes were located at areas of the walls were lower wall damage might be expected as well as on a regular pattern along the north side of the Mesa and De Anza Rooms. The drilling of the holes and the sampling of the adobe substrate was followed by the removal of stucco in two critical areas. Figure 2.4 is of the southeast corner of the Mesa Room showing the pattern of the holes in that location, and a typical pattern along the north wall of the Mesa and De Anza Rooms. The initial investigation took place in October 2003 followed by another one in April 2004. The purpose of replicating the investigation was to develop an understanding of the wall conditions in the dry season and the wet season.

Figure 2.4: *The photograph on the right is of the drilling pattern on the exterior of the east wall at the southeast corner. The photograph on the left is the pattern on the north exterior surface of the Mesa Room. A. Crosby October 2003.*

The approach was to drill the first hole at either 6 inches or 1 foot above the base of the wall and then drill subsequent holes directly above at the one foot location, the two foot location and the three and four foot locations if necessary. The results of the lower corings determined the height of the subsequent corings. The purpose was to determine the thickness of the exterior stucco, the relative moisture contents and the condition of the material behind the stucco. The holes were drilled with a power drill with a 1/2" masonry

bit until the stucco was penetrated. At that point, the drilling continued at a reduced rate and the materials from the drill holes were examined. Later each hole was probed with a steel probe and a brass tube. The brass tube was used to extract small material samples in some cases. The brass probe was pushed into the substrate by hand, and this action also provided an idea of the relative softness of the substrate materials.

If the adobe material was consistent and in good condition in lower holes, then the higher holes were often not drilled. A borescope was also used to actually look into the holes and that information often proved to be important. The borescope is a 3/8 inch diameter tube that contains a network of fiber optics, an eyepiece, light source, and various mirrors that provide views at different angles to the axis of the tube. In this case the view was perpendicular to the tube.

The holes were drilled to a maximum depth of 13 inches, but samples and the borescope were often used to slightly deeper depths. A thin steel probe was also used on occasion.

Table 1 below is a compilation of the information that resulted from the drilling and coring of the lower adobe walls. The location and the dates are given, followed by additional comments, which contain the observations and results of further analysis.

TABLE 1: ADOBE WALL INVESTIGATION – DRILLING AND MATERIALS EVALUATION FROM THE EXTERIOR

LOCATION	DATE	Height	COMMENTS
#1, east wall of Mesa Room near SE corner; 17" south of gas line	Oct '03	1' above retaining wall at bay	Hard stucco and then loose at 2" depth; consistent to depth of drill
"	"	2' above retaining wall	Hard stucco and then loose adobe at 1 ½ "; consistency was consistent to depth of drill
"	"	3' above retaining wall	Hard stucco and then loose adobe at 1 ½ "; consistency was consistent to depth of drill
"	"	4' above retaining wall	Hard stucco and then loose adobe at 1 ¾ "; consistency was consistent to depth of drill
#2, east wall of Mesa room, north of bay in "bay pit", 8" south of retaining wall	"	1' below level of retaining wall	2" of hard stucco and then plaster or sandstone.; very dense adobe hit at 3".
"	"	At level of retaining wall	2" of hard stucco then brass tube pushed to 4 ½" with considerable effort and core extracted; adobe reasonably dry.
#3, east wall of Mesa room, 15" north of retaining wall	"	1' above level of retaining wall.	1 ½ - 2" of hard stucco; then adobe; soft material to 4", then hard and dense. Thin probe could be pushed easily into adobe.
"	"	2' above retaining wall	1 ½" of hard stucco and then loose partial core from brass rod; hard and dense adobe beyond that. Metal lath in stucco; thin probe pushed into adobe.
"	"	3' above retaining wall	1 ½" of hard stucco and then loose partial core from brass rod; hard and dense adobe beyond that. Thin probe pushed into adobe with more effort than lower.

"	"	4' above retaining wall	1 ½ " of hard stucco and then dense and hard adobe; thin probe could be pushed into adobe with considerable effort
#4, north wall of Mesa, 6'-3 ½ " west of NE Cor	"	6" above concrete walk	2" of hard stucco, then soft adobe; brass tube pushed to 8" and extracted core-damp, but not wet.
"	"	1' above concrete walk	2" of hard stucco, hard adobe at 2 ½".
"	"	2' above walk	2" of hard stucco, soft adobe to 5" and compacted core extracted.
#4A, north wall of Mesa, east of location #4	March '04	2' above walk	Hard stucco and then soft @ 3 ½"; sample taken from 3 ½ - 4 ½" and 4 ½ - 6"; dryer than in October; moisture content 6.2%.
#4B, north wall of Mesa, west of location #4	March '04	2' above walk	Hard stucco and then soft adobe @ 3"; easy to push brass tube to full length of 22 inches; probably hit crack. Sample at 3" – moisture 5.7%.
#5, north wall of Mesa, 4'-3 ½" east of door	Oct '03	6" above walk	2" hard stucco then adobe that is powdery.
"	"	1' above walk	2" hard stucco then adobe that is powdery.
"	"	2' above walk	2" hard stucco then softer adobe than below; feels plastic rather than crumbly
#5B, north wall of Mesa, near location #5	March '04	2' above walk	1 ½" hard stucco then 2 1/2 " of dry adobe; too hard for sample at 6 ½"; very hard and dense to 9"; 1/2"' void between stucco and adobe. Borescope – dense and very dry, no cracks and fissures; layers of light and dark soils.
#6, North wall of De Anza Room, near east end of wall	Oct '03	6" above walk	Hard stucco and material wet between 8-9 ½", then hard after that.
"	"	1' above walk	2" hard stucco and then wet red material to 10", then harder adobe (red material is probably fired brick.
"	"	2' above walk	No material notes recorded.
#6B, north wall of De Anza Room, near location #6	March '04	1' above walk	2 ¾" hard stucco, then 1" of soft dry material, but then void to ca. 15"; dry adobe at 16 ½" – too dense for sampling. Borescope used.
#7, north wall of De Anza Room	Oct '03	6" above walk	Hard stucco and then between 6-10 inches damp tan and sandy material, probably sand stone.
"	"	1' above walk	
"	"	2' above walk	Hard stucco, adobe dry and very hard at 4 ¼".
#8, north wall of De Anza Room	"	6" above walk	Hard stucco then at 4 ½" of stone and then hard adobe
"	"	1' above walk	Hard stucco and then at 5" hard with some small concrete fragments – pushed easily to 6" with tube
#9, north wall of De Anza Room	"	6" above walk	Hard stucco and then sandy material at 1 ½"; softer at 3 ½" but same sandy material; very damp and soft adobe at 6-8 ½", then hard.
"	"	1' above walk	1" of stucco then soft at 3 ¼"
"	"	2' above walk	Stucco and then soft adobe at 2 ½"-4"; softer than material in 1" hole; cored material between 3 ½ - 6"; material damp, but holding together.
"	"	3' above walk	Stucco and then had adobe at 1 ½".
"	April '04	"	Dry, but easily probed with brass tube to 4"; adobe was very dense and dry at 4 ½" and reddish brown; drilled to 11", drilling was easy; probed with tube to

			17 ½" and material very soft between 15-17" (perhaps a joint); material was very dense and hard and reddish brown at 17"; borescope – narrow void between stucco and adobe and adobe looked friable for 1/2"; material changed from layered (dense w/ "shine") to grainy at 9 ½" and void at 10 ½"
#9B, north wall of De Anza, 1' west of #9 above	March '04	"	1 ½" hard stucco and then softer stucco;
"	"	4' above walk	Stucco and then adobe at 2".
#10, north wall of De Anza Room	Oct '03	2' above walk	Stucco and then soft adobe between 2-6 ¾"; damp between 6 ½- 7 ½".
"	April '04	"	Very soft from 6-14", possible void, but no void visible with borescope; small void and friable adobe at 1 ½" behind stucco.
"	Oct '03	3' above walk	Stucco, then hard, dense adobe at 1 ½"; no core possible
"	April 11 '04	"	Soft from 4-8 ½", but not wet as material easily shaken from tube; at 11" materials was orange colored soil, dense and dry;
"	Oct '03	4' above walk	Hard stucco and hard, dry adobe at 1 ½"
#11, north wall of De Anza, 4'-6" from NW corner	March '04	1' above walk	Hard stucco to 1 ½", then dense sandy material (sandstone?) to 11", then adobe, somewhat soft; sample of adobe contained 14% moisture; adobe becomes denser at 14 ½".
"	"	2' above walk	Dense stucco to ½", then softer stucco to 2 ½"; dense but damp adobe and sample taken at 4 ½-7"; moisture was 12.6%; material felt same as drill went to 11", with material caked on drill bit; borescope – hard dense outer ½" stucco then grainy and clear friable material and slight void at transition; beyond adobe dense, no cracks or voids and surface was smoother and shiny.
"	"	3' above walk	1 ½" hard stucco, then softer stucco (deteriorated); adobe well attached to stucco with slight discoloration at transition with stucco; adobe dense from 2 ¾"-7"; adobe at 7 ½" has some moisture, but crumbles easily; adobe at 11 inches is dense and dry, but not "bone" dry; borescope – smooth surface and reflective beginning at 4".
#12, west wall of De Anza Room at NW corner	March '04	2' above walk	½" hard stucco, then softer stucco to 1"; slight transition zone and darker material but no space; adobe from 2 ½" to 11 inches looks and feel dense and dry; very dry at 11 inches.

The primary results from the analysis are (1) the stucco appears to be reasonably uniform in material and thickness, (2) the walls are composed consistently of adobe masonry, (3) there is some variation in the dampness of the adobe walls, and (4) the north walls of the two adobes are damper than is the east end wall. The relative dampness was not unexpected, as the north side appears to be the wettest side of the structure. The location and extent of the dampness also appears to indicate that there is not a systemic ground moisture problem that affects the integrity of the adobe walls, but rather is localized and

probably the results of watering and the accumulation of surface runoff along the front of the structures.

The second investigation at the end of the wet season in March and April of 2004 produced an interesting result. In general the wall was wetter in October, at the end of the dry season, than it was in March and April. For example, a comparison of the results at locations #4 , #4A, #4B (#4 was placed in October and 4A and 4B were drilled on either side in March) indicated that the soil was dryer in 4A and 4B than in 4 and the moisture content in 4A and 4B were 6.2% and 5.7% respectively, a reasonably low moisture content. In location #5 and #5B, the material in October was soft and plastic and in March it dry and hard.

It also appeared that the softer and damper adobe was within a few inches of the surface, rather than at the maximum depth in the wall. This was not an absolute condition, but it was the pattern. For example, in location #11 at the 1-foot level in April 2004 the adobe was soft with a moisture content of 14% to 14 inches and then the adobe was dense and hard. At location #9 at the 6-inch level the material was damp and soft between 6-8 inches and then hard and dense.

There were also areas where it was difficult to determine for sure if the material was soft and friable or was in fact in the area of a mortar joint. The borescope was often helpful in these cases by being able to identify whether there was in fact an actual void or a loose section that was either broken up or a loose mortar joint.

The investigation also indicated that normally at the 3-feet level and always at the 4-feet level the adobe was dense and dry. It is unusual in adobe for moisture to rise by capillary action more than 2 feet, but a relatively impervious surface rendering, such as the hard cement stucco, can reduce the normal evaporative processes and cause the moisture to rise higher.

Voids were identified in sections of the De Anza wall as were evidence of lower wall repair of fired brick and sandstone. In some cases it is suspected that the voids might be unfilled sections when a veneer was placed in a basal erosion void. The repairs obviously indicate that problems existed in the past and were particularly evident in the wall of the De Anza room. The natural drainage from the west of the site to this section of the building could be one cause of more extensive deterioration.

In some locations there was what appeared to be softer plaster behind the existing plaster. There was consistently a small void and friable surface of adobe behind the exterior stucco. This is the results of internal wall moisture condensing on the interior surface of the hard stucco and is typical of wall areas that contain moisture. The higher locations showed less of the friable interface and that too is typical, because of the reduced amount of wall moisture at those higher levels.

In only one location, the southeast corner of the Mesa Room, was it possible to actually examine the wall in the locations where holes had been drilled previously. The exterior

Figure 2.6: *The northeast corner of the Mesa Room showing the severe damage caused by animal activity. R. Tolles 2005.*

This entire northeast corner had been reconstructed in the 19th century using fired bricks, adobes and a hard mortar, probably Portland cement based. This is the most extensive lower wall repair seen during the field work associated with this report. Other similar repairs probably exist in other parts of the adobe building as well and will become evident during subsequent investigations. Figure 2.7 is an oblique view of this corner.

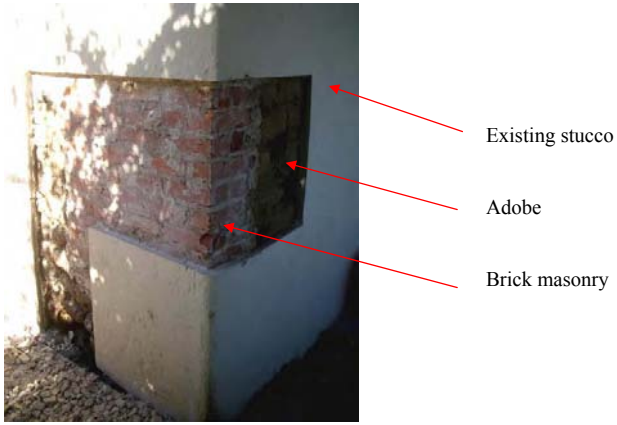


Figure 2.7: *The northeast exterior corner of the Mesa Room after the removal of the exterior stucco. The fired brick repair dates from the 19th century. A. Crosby March 2005.*

Foundations

The foundations were exposed only along the east wall and short sections of the east end of the south and north walls of the Mesa Room. The east wall does not have a stone foundation as did the south wall, supporting the idea that it was originally an interior wall.

The character of the south section of the foundation does not appear to be consistent in its construction. It also appears to be very shallow. The present grade on the exterior is approximately 10 inches lower than the level of the wood floor. If the present grade is approximately at the historic grade the foundation below the grade would have been slight. There was evidence of disturbance that may have occurred after the construction of the feature and altered the original condition (Figure 2.8).

Figure 2.8: *Detail of the foundation of the south wall at the southeast corner. A piece of flooring is at the top of the exposed stone foundation. A. Crosby November 2003.*

The floor of the excavation unit in the interior of the building, in the southeast corner of the Mesa Room appeared extremely wet in March 2004 and a soil sample was taken and the moisture content was determined. Another sample was taken from the west side of the floor in an area that appeared dryer. It was important to determine the source of the floor moisture; if the condition was consistent throughout the excavated area, then the source might be from ground water. The soil appears much wetter near the southeast corner than near the west in of the excavated area. The moisture contents of both samples confirmed the difference – the wetter east side soil contained 24% moisture by weight and the soil from the west side contained 11%. Both samples were taken at the approximate same absolute level with the west sample taken 1 foot below the exiting historic floor level. The moisture near the southeast corner was not restricted to the surface of the excavation,

but was consistently wet for 1 ½ feet below the excavated level. The specific calculations for the determination of the moisture contents are included in this report as Appendix A.

In comparison with an October 2003 examination, the primary difference in the two conditions is that the bottom of the excavation appeared wet in March, and there is additional deposition of soluble salts immediately above the wet area on the south and the east side near the base. The east wall at the level of and above the packed earth floor appeared much the same in both cases. A cursory survey of the surface with a resistivity meter indicated no significant moisture extended into the adobes of the east wall.

This brief investigation seems to indicate that the source of the moisture in the southeast corner is from the excavated unit immediately outside the wall, which is at the approximate same elevation. Moisture that accumulates in the exterior open unit could migrate horizontally to the interior. The lack of significant capillary moisture in the east adobe wall probably means that the moisture does not pond at the base for an appreciable time necessary for it to rise into the adobe wall. It probably also indicates that the density and consistency of the material at the base of this wall is not adequate for high capillary suction to occur.

Access was more limited to the base of the east wall and the foundation of the north wall, but it appeared similar to that of the south wall. Both are composed of what appear to be unshaped and roughly shaped stones set in mud mortar. The foundation is the same width of the adobe wall that it supports. No actual building trench was identified but this is not unusual as the most typical construction technique would be to simply dig a trench the width of the wall and fill it with stones and mud mortar to the then existing grade or to a predetermined height above the grade to provide some protection from lower wall splash and surface water from gaining access to the lower courses of adobes. One interesting detail was that the foundation did not extend into the door openings; it was not contiguous as might have been expected. In the future, as other walls are examined, this condition could provide information about the original location of doorways.

2.5.3 Structural Cracks

Structural cracks in the surface renderings of an adobe wall often reflect the stresses that are occurring in the wall itself. Surface cracks have a specific pattern that is different than structural cracks and even in hard coatings these differences are normally identifiable. An important step in the identification of the structural condition of the adobe walls began with the mapping of the cracks in the hard stucco surface. Later the surface cracks were compared with the actual structural condition of a part of the east room of the Mesa Room.

Figures 2.9 through 2.11 are field sketches of the east and the north wall elevations showing the existing patterns of cracks in the hard exterior stucco. The cracks mapped were not extensive and were generally at the locations of typical stress points; there were some exceptions, but there was no significant pattern in the surface cracks that indicated a significant structural problem.

Figure 2.9: *A field sketch of the east elevation showing several cracks in the existing hard stucco. These condition existed in November 2003.*

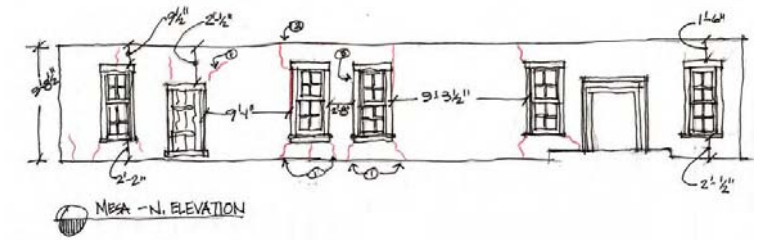


Figure 2.10: *Field sketch of the north elevation of the Mesa room showing several stucco cracks and some basic dimensions. These condition existed in November 2003.*

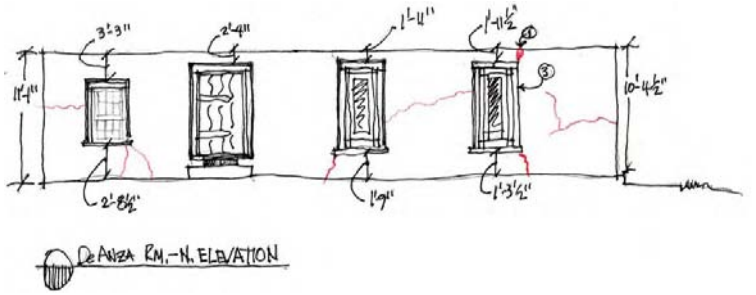


Figure 2.11: *Field sketch of the north elevation of the De Anza room showing several stucco cracks and some basic dimensions. These condition existed in November 2003.*

Obviously, this wasn't a comprehensive identification of cracks as less than half of the adobe walls were visible and those from only one side. Any wall should be examined from both sides to determine if the patterns are consistent. When wall cracks are on both sides and the crack patterns are not those associated with the surface, there is the probability that the cracks are affecting the entire wall mass.

The cracks identified showed only displacement in one plane, another indication that they were not reflecting significant structural movement. Many of the cracks had also been patched in the past, particularly those on the north walls that radiated from corners of the existing window and door openings. Cracks in these locations are very typical and are expected if any movement or displacement is occurring. Cracks in the east end of the Mesa room were limited to the north part of the wall. They appeared to be relatively random, although there was a horizontal nature to the main crack pattern.

The top surface of the adobe walls was examined from the attic and from the roof on two different occasions. In one case, near the east fireplace in the Mesa room, the top of the wall appeared have shifted at some time in the past. In the other case, on the south wall of the De Anza room, also near the chimney, the top of the wall appeared to have been repaired. Figure 2.12 is a photograph of the top of the wall in the Mesa room with what appears to be a structural crack identified.

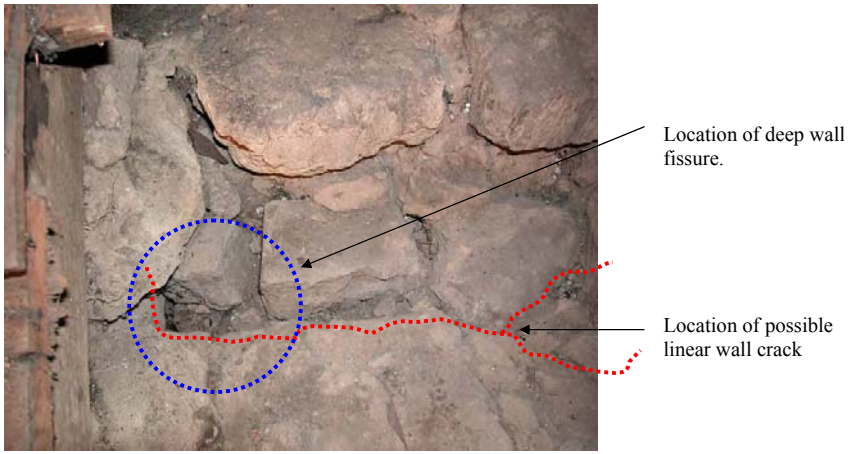


Figure 2.12: *A detail of the top plane of the south wall near the fireplace and the closed doorway in the Mesa Room showing the location of a deep structural crack that is on axis with the wall plane. The view is looking directly down on the top of the wall*

The removal of sections of the interior wall covering provided direct access to the entire east wall and sections of the north and south walls of the Mesa Room and exposed several very significant structural cracks. It was obvious that the center part of the east wall was removed when the bay was constructed. It is assumed that the bay was constructed in 1881 and the interior siding and wall surfaces were also installed in 1881 with the significant changes that took place when the new hall was constructed in the center of the existing adobe structure.

The bases of both sections of the east wall located north and south of the bay were in poor condition as both wall bases are severely eroded. While both walls have holes that extend completely through the thickness of the wall, the undercutting of the north section was the most severe as seen in Figure 2.13. The severe erosion extends from the north end of the wall into the corner. The erosion of the base of the walls is a result of moisture followed by animals tunneling into and through the softer material. Later investigation of the exterior of this corner revealed an historic response to the undercutting of the wall. This will be discussed more in another section of this report.

Figure 2.13: *The interior northeast corner of the Mesa Room showing the severe erosion at the base of the wall. A. Crosby March 2005.*

With the removal of the interior paneling the effect of the severe undercutting of the north section became obvious. Figure 2.14 is an oblique view looking northeast into the juncture of the east wall and the north wall at the northeast corner.

Figure 2.14: *The erosion at the base of the adobe wall in the northeast corner of the Mesa Room resulted in settlement. A. Crosby March 2005.*

The diagonal crack is a classic crack pattern that results from the differential settlement of the wall. In effect, the wall is attempting to rotate around the weakest point, in this case near the south end of the wall. The interior framing that supported the paneling is providing some support to the adobe wall, but it is not possible to determine when this particular crack appeared. The extensive repair on the exterior at the corner appears to be a 19th century repair, indicating the problem existed at least at the end of the 19th century. The crack may have existed at that time, or it may have been the result of a continuing problem that extended beyond the corner.

Referring to the field sketch of the interior wall crack patterns in Figure 2.14, while the specific diagonal crack is not reflected directly, the general horizontal crack pattern is probably responding to the same wall movement. It must be kept in mind that the existing exterior stucco is extremely strong and is composed of several layers, the combination of which probably masks all but the most traumatic movements.

In comparison, the south section of the east wall is in worse condition than its north counterpart. Figure 2.16 is a field sketch of the overall condition and a detail of the west side of the wall. Figure 2.15 is an overall view from the northwest and above.

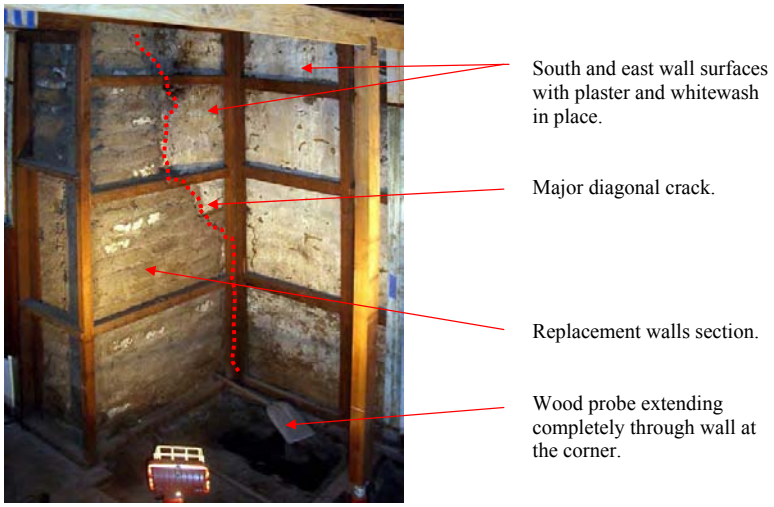


Figure 2.15: *An oblique view of the southeast corner of the Mesa Room showing the clear distinction between the wall surfaces on either side of the major crack. A Crosby March 2005.*

Figure 2.16: *A detail and an overall view of the west side of the south end of the east wall of the Mesa Room.*

The major crack that extends from the base of the wall, roughly diagonally up and to the left, or north, follows basically the same pattern as the crack in the north section of this wall. They both indicate the failure at the base of the wall. In addition to the diagonal crack that reflects movement perpendicular to the plane of the wall, there is another crack on axis with the wall plane. This in-plane crack can be observed from the north end of the wall at the wall opening associated with the bay (Figure 2.17).

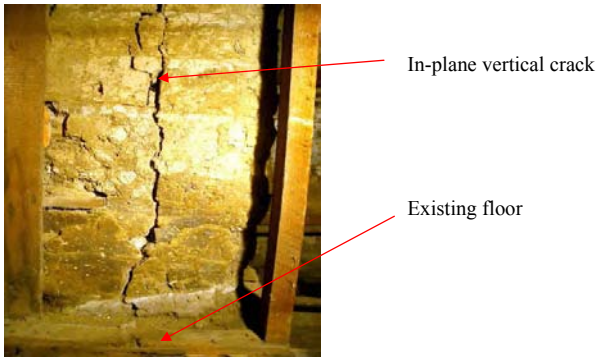


Figure 2.17: T*he in-plane crack of the south part of the east adobe wall in the Mesa Room looking south. A. Crosby March 2005.*

The in-plane crack does not appear to have opened significantly since the repair took place and the interior paneling installed. Numerous parts of the crack had been stuffed with mud mortar and fired brick batts and there was minimal additional separation in those areas.

This section of the east wall appears to have been partially reconstructed before the interior frame and paneling was installed. The adobes left of the large crack in Figure 2.15 have been reused as many have fragments of mud plaster and whitewash unrelated to their present location. They are also rather crudely set and are without a unifying finish. Contrast the wall surface to the right and left of the crack. In one case the wall surface was intended to be exposed as a finish surface – in the other case, the surface was obviously never intended to be seen. The obvious conclusion is that the material left of the crack was completed in anticipation of the installation of the wall paneling. In addition, the actual adobes left of the crack vary in size and many appear to be half adobes rather than whole ones. Of twenty-seven adobes actually measured and recorded in that part of the wall, twenty-six appeared as headers, the exposed face being between 10 inches and 12 inches. Of the adobes at the north end of the wall none extended through the width of the wall. In effect all of these adobes were half adobes.

Removal of exterior plaster on the east side of this same wall allows this section of the wall to be examined from both sides. Figure 2.18 shows the opposite side of the wall and

the same large vertical crack that exists on the west side of the wall. In the case of this east side the lower part of the crack extends farther to the south, beyond the inside corner. On examination, the vertical crack actually continues vertically to the location of the wood probe. There is an actual void behind what appears to be replacement adobes.

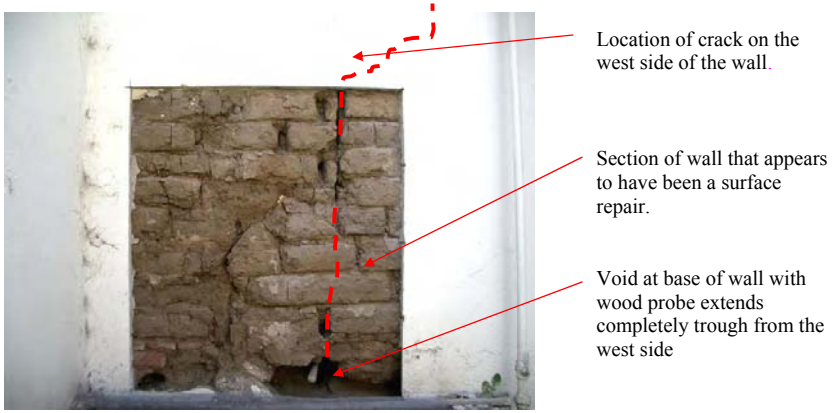


Figure 2.18: *The exterior surface of the south part of the east wall of the Mesa Room showing the relationship of the interior crack with the exterior conditions. A. Crosby March 2005.*

There seems little doubt that this wall section was heavily damaged prior to the renovation of the interior in ca. 1881 and extensive repair was undertaken. The existing evidence in the wall supports the interpretation that the wall north of the crack on the interior was replaced at that time and the east half extensively repaired. However, there are remaining questions that were not answered during the field work and the preparation of this report. The adobe gable of this east wall appears to predate the opening of the wall for the bay in 1881, yet it appears to be an integral part of the south end of this wall and the white washed surface appears to be contiguous both above and below the present ceiling line.

The interior frame and paneling that was installed ca. 1881, along with the exterior stucco, provided support to the wall. When the paneling was removed the wall required additional support, temporarily until a permanent solution could be undertaken. Movement associated with the major structural cracks has also been monitored over the past year. Apparently there has been some movement recently after a minor tremor (Blind, personal communication; August 2006). These cracks will continue to be monitored.

The temporary shoring consisted of vertical supports to support the roof system, the temporary filling of the basal erosion voids and the wall ties that pinned the south portion

of the wall to restrain the east and west sides from moving apart. Through-wall bolts were installed and secured on each end with washers and nuts. The repair, including the wall ties, the basal repair and the ceiling and roof support are all temporary, but will allow continued interpretation of this section of the building.

2.5.4 Wall Bulge and Slump

As described above bulges at the base of an adobe wall are often indications that the wall either has, or had, an existing moisture condition that has resulted in the reduction of compressive strength at the base of the wall. As the wall settles, the base can become thicker forming a lower wall bulge. There is a slight bulge at the base of the north wall of the Mesa and De Anza rooms and the bulge appears consistent along the entire length of these walls.

The removal of the exterior at the northeast corner of the Mesa Room revealed a concrete feature at the base of the wall approximately 8-9 inches high, above the existing concrete floor of the portal. Rather than a concrete patch it appears to be a molded horizontal feature that approximates a baseboard. The feature was apparently not painted before it was covered with the present exterior stucco.

The existence of this feature and the consistency of the lower wall bulge indicate that the bulge is most likely not a lower wall problem as such, but rather the results of covering this feature with the later stucco. If the bulge was the result of the slumping of the adobes at the base of the wall one would expect the bulge to be much less consistent. It would be unlikely that the entire length would respond to moisture in exactly the same way, even if the moisture problem itself was consistent, which is also most unlikely.

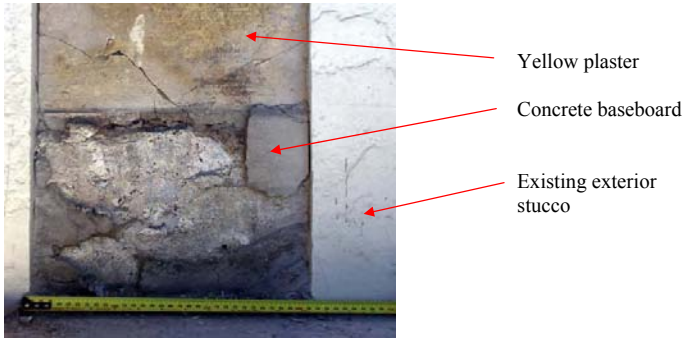


Figure 2.19: *The base of the wall near the northeast corner of the Mesa Room showing a lower wall feature that appears to have been a concrete baseboard. A. Crosby March 2005.*

There is a very large bulge at the base of the west wall at the northeast corner of the De Anza Room. The area of the bulge was extremely hard, probably reflecting a concrete patch. The adobe material above the bulge was hard and dense.

Additional Conditions of the Adobe Walls

In addition to the condition described above and in subsequent sections of this report there are other conditions that while not the result of fabric deterioration also affect the structural integrity of the structure. Figure 2.20 is a sketch floor plan of the De Anza Room and the center section to the west part of the Mesa Room showing the remaining adobe walls as could be determined during this investigation. It appears that the Walls of the Mesa Room are reasonably intact. Although there are several exceptions where the adobe walls have been cut into and portions removed for the installation of flues, door opening and chimneys.

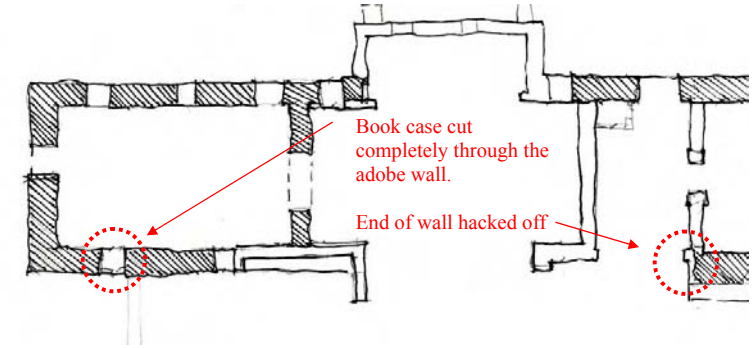


Figure 2.20: *A sketch plan of the building west of the Mesa Room showing the adobe walls and areas of the walls that have been cut through or reduced in size.*

Historically there have been many alterations both for the purpose of changing or modifying the use of the structure, to make it a more convenient and functional, and to improve its performance. Doors and window opening often change as the need arose; these alterations, if casually completed, could result in compromising the structural integrity of the building. Because of its poor condition, extensive repairs have been necessary; the extensive repair to the southeast corner is one example. What appears to be the reconstruction of an upper portion of the north wall of the Mesa Room is another example. While today the application of a hard cement stucco would be considered a poor choice, in reality it has probably contributed significantly to the past performance of the building under high stress events.

While not affecting the adobe wall system there is a terrible moisture problem affecting the wood frame and central hall that was constructed in 1886 and stuccoed during the

1930s restoration. Figure 2.21 shows the rotted wood that is exposed at the northwest corner of the north part of the building. While this particular condition was only seen at the base of the wall at contact with the ground, a far greater problem should be anticipated. In humid climates relative impervious coverings or coatings cause moisture to condense on the interface of the coating and the substrate. In the case of a wood substrate, the problem can be disastrous.

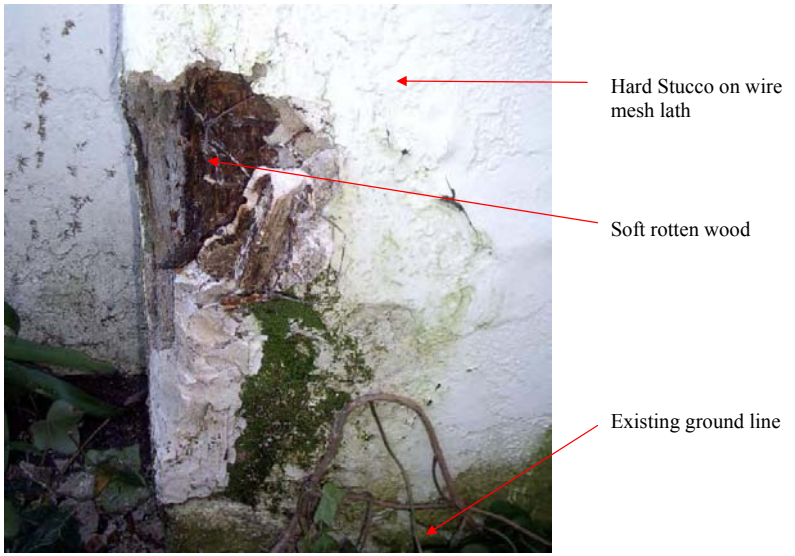


Figure 2.21: *The northwest corner of the 1886 wood central hall showing extensive rot at the base of the wall. A. Crosby March 2005.*

2.5.5 Summary of Adobe Wall Conditions

Structural cracks

The investigation of the structural cracks that result from some form of deformation were observed directly in only three locations. Two of those locations were at the east end of the Mesa Room and the third was at the top of the south wall of the same room near the fireplace and chimney.

The surface mapping of the exterior wall surfaces provided little real insight into the potential problems as the exterior stucco masked much of the wall conditions. However, even as minimal as the surface cracks are they may actually provide at least a hint of the condition they cover. A very small crack pattern on the east wall at the northeast corner

may well have echoed the settlement of the adobe wall that became evident once interior paneling was removed. A similar, but even more distinctive pattern on the west end of the De Anza's north wall may also indicate the settlement of this wall. The wall corings provided evidence of considerable lower wall repair in the same area, which may also indicate a greater problem than is obvious from looking at the wall surfaces only.

Wall Moisture and Lower Wall Erosion.

There has been extensive lower wall erosion that has resulted in failures in the past and the extensive repairs to the southeast corner of the building are the most obvious example. The reconstruction of the lower northeast corner is another example of a severe lower wall problem. The present condition with the large holes and substantial missing adobe mass on the east wall is evidence that the problem of lower wall erosion continues. In this latter case the most recent deterioration appears to have been caused primarily by animal activity. It is not unusual to find burrowing animals at the base of adobe walls that have become soft from the intrusion of moisture.

The repairs located at or near the base of the north adobe wall of the De Anza Room is certainly an indication of past moisture problems. However, the overriding evidence is that there is not a systemic water problem. The pattern of soil moisture in the interior excavations indicated that in that area, the wettest soil was caused by water penetrating from the exterior at the southeast corner.

The existence of concrete floors can also be a problem by not allowing water that gains access the base of the walls to evaporate. However this does not appear to be a problem here. The existing concrete porch floors do slope away from the walls. However they may well have some effect as it appears that the walls are the wettest after the driest time of the year, which probably indicates that the problem is more from irrigating the ground covers and plants than from rainfall. There is a problem with the maintenance of the lateral drains that are designed to move water away from the north side of the building to the street as the small diameter drains become clogged easily.

Alterations

There have been alterations to the adobe building over the past that have compromised its structural integrity. The most dramatic was the removal of the center part of the structure for the construction of the hall in 1886. There have been less traumatic changes as well such as the cutting into the adobe wall mass to install components of an HVAC system. The extent of the alteration of the adobe walls for the installation of this as well as other parts of the building infrastructure is not known.

Any alterations that result in the effective reduction of wall mass, that effectively reduces the existing ratio of wall height to wall thickness, and that isolates one section of an adobe wall from the adjacent wall can be problems under severe stress as occurs during a significant seismic event. A thinner wall is simply not as stable as a thicker wall; a separate wall section that is effectively free standing is not as stable as a continuous wall

mass; holes and partial mass reduction create stress points under structural duress. These are all factors that have to be taken into account when a seismic strengthening program is undertaken. These are also important factors that determine the structural integrity of the building.

Some alterations were difficult if not impossible to explain. One such feature is a very large square beam set into the north wall in the Mesa Room just below the ceiling height. It is set into what appears to be a completely reconstructed part of the wall. There is no purpose of the wood feature associated with the installation of the paneling and it was probably cut off flush with the wall when the paneling was installed. It is assumed that the reconstruction of the wall took place with at the time of the interior renovation, as the surface was rough and not intended as a finish. The beam also had whitewash on the part that is set into the wall indicating that it had previously been used elsewhere. Perhaps the purpose of the beam end and its relationship to previous conditions will become clear after additional investigations.

2.5.6 Roof System

The roof system was investigated from the attic access of both the Mesa and De Anza Rooms and in one area of the De Anza Room where the roof was removed to repair a deteriorated section. Access into the attic space, particularly above the De Anza Room and the west end of the Mesa Room was extremely limited. In the future additional access ports in the west ends of both rooms will allow a more comprehensive investigation of both the roof and the upper walls.

The present roof system is a combination of materials and construction periods, the latest probably dates from the 1930s when the shingle roof was replaced with the present tile roof. The new system consisted basically of a roof truss system composed of 2x4 rafters on 16 inch centers that supported the then existing roof; a lower cord connected to the rafters with a steel gusset plate and diagonal braces. Figure 2.22 shows the truss connections at the adobe wall. The remainder of the roof system is composed of older members and reused lumber, some of which is pit sawn and probably pre-dates the American period. An earlier system consists of 3" x 4" rafters on 32" centers that are connected at the ridge with no consistent ridge board. Some of the earlier rafters have been given additional support by sistering 2" x 6" members to them. See section 2.6.5 for a specific discussion of historic lumber.

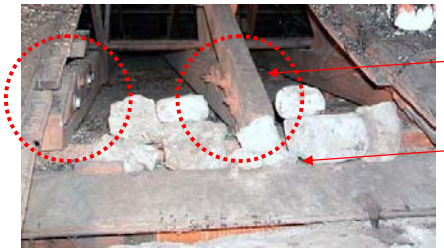


Figure 2.22: *A detail of the roof system showing the trust system. A. Crosby November 2003.*

The sheathing of random width rough sawn boards probably date from the mid-19th century as it appears to be the only boards that were attached to the rafters. The sheathing boards are attached with cut nails and have evidence of previous shingle roofs, probably more than one, because of the number of shingle nails that remain. Figure 2.23 is a detail of the roof and the adobe wall on the south side of the De Anza Room which was exposed during a roof repair.

The roof system is not attached to the adobe walls in any significant way. In the east end of the Mesa Room the loads of the roof and ceiling appear to be supported primarily by the interior furred wall system. A temporary support system was installed until a permanent solution is constructed and this temporary system is visible on the interior presently. A permanent system may or may not be visible, depending on the design of a comprehensive seismic strengthening system. However, the presentation of the room showing the significant stages of construction is intended to be a permanent interpretive approach and a future structure system will have to be designed and constructed to have the minimal visual impact.

There is evidence of insect damage and dry rot in several of the areas investigated. The most obvious example is the completely rotted rafter end shown in Figure 2.23.

The portal roof appears to be the same roof system that existed prior to the installation of the posts in the 1930s. The roof lines at the eaves appear to be exactly the same both before and after the installation of the posts and beams. The existing ceiling is also earlier as there are many more layers of paint than on the posts. Figure 2.24 Shows details of the eave line at its juncture with the north wall of the large central hall.

Evidence that the roof line extended to the south at one time as well was found in the attic along the south side of the south wall.

Figure 2.23: *Detail of the roof system at the south wall of the De Anza Room during a roof repair in June 2005.*

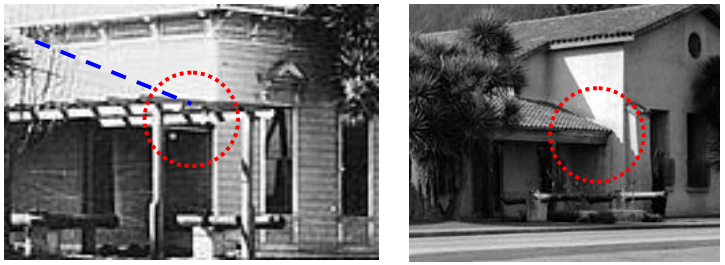


Figure 2.24: *A comparison of the roof line of the portal both before and after the posts were added. The blue line on the left follows the roof line prior to the changes*

The remains of a 19th century ceiling forms part of the ceiling of the adjoining room that shares the south wall of the Mesa Room. The ceiling is immediately west of the attic access and is 18 – 20 feet wide, with the ceiling joists oriented east/west. The joists are 2" x 6" on 16 inch centers and are attached to a redwood beam that extends south from the adobe wall. The joists are attached with cut nails. It is possible that this is the heavily modified remains of one of the 19th century building that existed to the south of the original building. Early maps and photographs show several building in this area at least until the first part of the 20th century.

2.5.7 Floor System

The floor system was examined in the Mesa Room in association with the deconstruction project. An earlier packed earth floor was revealed when the present wood floor was removed and there is no evidence for any other floor system.

The present wood floor remains in most of the structure, as only the flooring and selected fragments of the supporting joists were removed. The tongue and groove flooring was attached to 4 x 4 inch joists with cut nails. On removal of the flooring no evidence of other nails was found in the joists. The joists were supported by brick piers set in mud mortar and pointed with lime mortar. Figure 2.25 shows the basic configuration of the floor system.

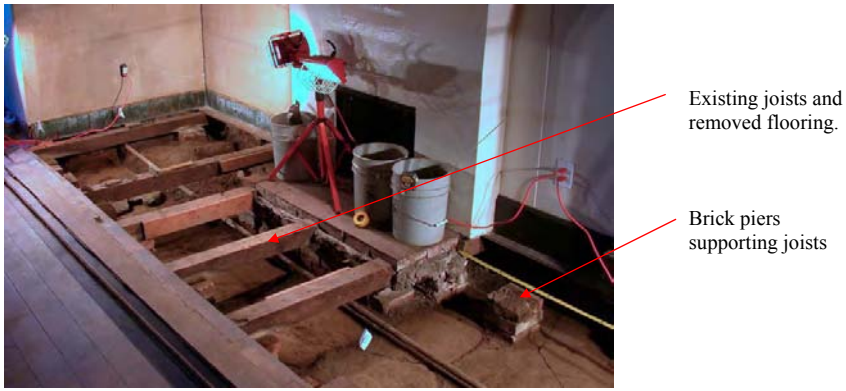


Figure 2.25: *The floor system in the Mesa Room looking southeast after sections of floor have been removed. E. Blind November 2003.*

There is some evidence, although not conclusive, that the present wood floor is directly associated with the installation of the interior paneling. If this is the case, there may have been only a packed earth floor until 1881, although that does not seem reasonable. However, it also does not seem reasonable that there would not be some evidence and remains of another wood floor installed earlier in the 19th century, of which none was found.

The floor system is in good condition and it is assumed that the remainder of the Mesa Room and the De Anza have the same floor system and is in similar condition.

2.6 MISCELLANEOUS BUILDING FEATURES

2.6.1 Windows and Doors

The windows and doors were not investigated in depth. The deconstruction of the interior documented some conditions and a future comprehensive paint study will help to clarify their provenience.

The existing exterior window architraves and the 4/4 light windows of the Mesa Room were altered by altering moldings and finishing the exposed wood with an adze resulting in a much rougher finish. This treatment was part of the 1930s Mission Revival restoration project. Figure 2.26 is a field sketch of the present window sashes. Several windows have been replaced in the De Anza Room.

The door architraves have also received a similar treatment as the window architraves and the doors them selves have been replaced are extensively modified. The windows and the doors appear to be in good condition, although there are some missing parts.

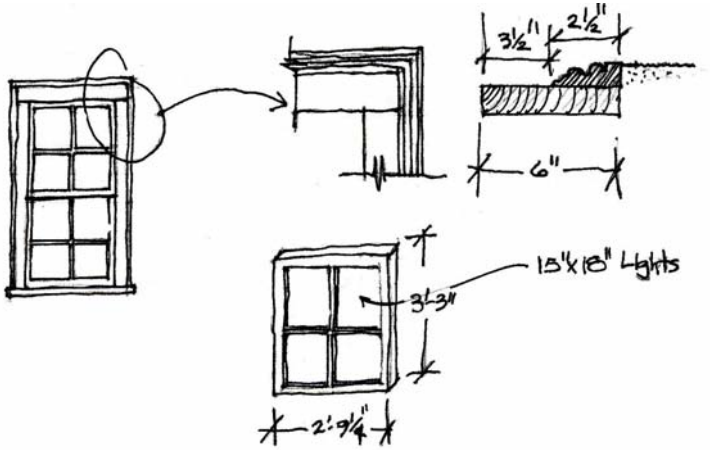


Figure 2.26: *Field sketches of the 4 over 4 light sashes of the Mesa Room.*

2.6.2 Finishes

The interior wall surfaces were documented during the deconstruction project on the interior of the structure. The existing evidence of the adobe finishes resulted from the removal of the exterior stucco in the two areas of the east wall, the investigation of the existing exterior stucco and the removal of the interior paneling. On the exterior the plaster layers were carefully described, photographed and videoed before they were

removed. The materials and sequence of plasters were generally consistent on the exterior, but there were also some differences.

The removal of the interior paneling revealed adobe walls, some of which had been rebuilt with reused materials and containing only fragments of finishes. Other wall sections appeared not to have been significantly altered since they were constructed. In this latter case the interior wall finishes in the Mesa Room were a reddish, sandy earth plaster and white wash, in most cases without any pigment. There did appear to be a blue tint to some of the whitewash, the blue color probably the results of adding fine ground charcoal to the wash. There was also a courser white finish which was on the south side of the north section of the east wall. This appears to have been a treatment that was not intended to be visible as it was covered with the framing and interior paneling of the bay.

The removal of the existing exterior stucco at the southeast corner revealed at least three earlier wall treatments, all of which appeared to be from the 19th century. There were also remnants of additional treatments that could not be verified as an actual wall surface because so little remained. These white washes and pigmented washes may have existed only on adobes that had been used for repairs, although the present interpretation is that they were very early finishes, the most of which had eroded or been a victim of later repairs. Figure 2.27 shows a detail of several of these finishes.

Figure 2.27: *The two earliest finish treatments found on the exterior surface of the adobe wall at the southeast corner.*

On the left a hard brown mortar or plaster is applied directly onto the exposed adobe mortar joints, although the material does appear to extend up over the exposed surface of the adobe. There is also some of the same color material that has been used for filling small holes. The original finish would have been a brown with significant undulations that reflect each adobe and mortar joint. Cut nails were driven into the adobe near the base of the wall to secure the brown finish – it would have been applied once the nails were in place. There are also fragments of a mustard color pigmented wash that appear to have been in place prior to some of the major repair to this wall. They could also just be remnants from materials used in the repair that were originally used elsewhere. This finish is seen in the right photograph, which is a detail of the wall.

The next wall treatment on the exterior of this east wall was a light cream, possibly lime plaster. Over that was a hard plaster that is immediately under the existing stucco. A warm cream colored wash was applied to the hard plaster. Figure 2.28 shows this plaster clearly.

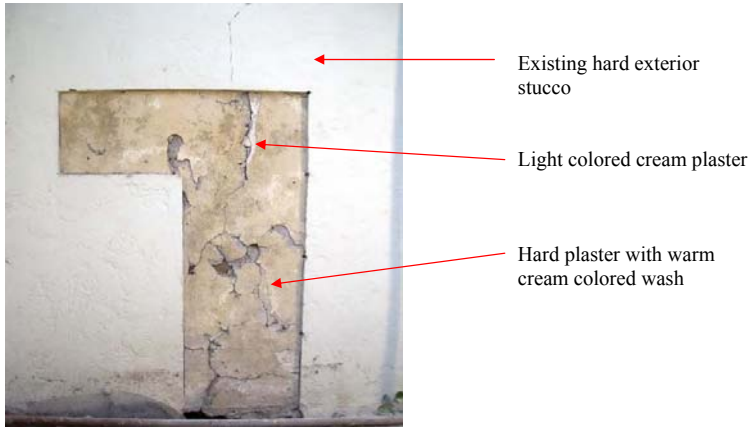


Figure 2.28: *Three layers of exterior plaster are visible in the photograph showing the process of removing the wall plaster. A. Crosby March 2005.*

The conditions at the northeast corner are similar, but there are some differences. The same warm colored cream wash and plaster is applied directly on the brick corner repair and there is no evidence of the brown surface or the light colored cream treatment either on the brick or on the adobe next to the brick on the east wall. However, the brown material does exist on the adobe surface on the north wall adjacent to the brick repair. There are also small fragments of wire mesh on the warm cream plaster held in place with cut nails, indicating an earlier plaster surface was over the warm cream finish; it was subsequently removed, probably when the existing stucco was applied. Figure 2.29 shows the plaster on the north facing wall at the corner.

Figure 2.29: *The north face of the wall at the northeast corner showing the brick corner repair, the adobe substrate, the warm cream plaster and the cement "baseboard". A. Crosby March 2005.*

A hard white stucco exists on the south side of the south wall of the Mesa Room. It is visible today only at the top of the wall, which is accessible through the attic in the room on the south side of the adobe. This plaster was once an exterior finish.

2.6.3 Portal

The posts and beams of the portal or front porch were added to an existing roof ca. 1935 as part of a restoration effort. The beams and the posts are both 9 ½" x 9 ½" timbers. The posts are approximately 10'- 4" to 10'- 10" on center with a couple of exceptions. The

beams appear to be spiked to the posts, which set directly on the concrete porch slab. The bases of several of the posts have some rot at the contact with the concrete slab.

The beams, posts and wood ceiling are all currently painted dark brown, but the color has changes over the years. The wood ceiling is comprised of boards, perhaps beaded boards 3 ½ inches wide. While approximately 4 layers of paint were identified on the posts and beams, 8-10 layers were counted on the ceiling boards. A comprehensive paint study would develop a painting scheme that might be more appropriate for the building.

Figure 2.30 is a field sketch of the basic configuration of these features.

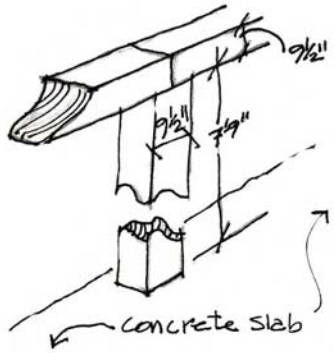


Figure 2.30: *Field sketch of the posts and beams of the north portal or porch.*

2.6.4 Historic Nails

Historic nails can give a general indication of when features were constructed and when changes were made, but only as a broad sense when used as a dating tool. There are long spans of time when nails effectively didn't change. If nails of differing types are found in the same context, their use as a way to date changes to a building can be more useful.

The three main differences for nails used in construction are: wrought nails, which are nails handmade from square iron stock; cut nails, which are machine made from sheets of iron and later steel and are all generally rectangular in cross section; and wire nails, which are machine made from steel wire.

Wrought nails were made by heating iron ore and lime until partially melted; the lime helped remove impurities. Iron globules stuck together with silica impurities, which resulted from the heated sand and lime. Most of the impurities, or slag, was worked out, but some remained in stringy layers within the iron mass, which gives the wrought iron a

wood-like grain (Edwards and Wells: 9). The smith worked the iron into a rod, from which the nails were made. The rods were then hammered into the size and shape needed, a point was shaped on one end and a header was used to form the nail head, shaped by the smith. The residual slag weakens the iron rod by preventing complete bonding of the iron molecules, but as the grain ran parallel to the axis of the wrought nails, the strength of the nail was not compromised.

Cut nails were patented in the late 18th century in both Europe and the United States, but they did not appear in common use until the early 19th century in this country (Phillips: 5). The first single operation machine that cut and headed nails was invented by Jesse Reed in 1807 – this was probably the first practical nail making machine in this country (Phillips: 6). However, by 1816 the production of cut nails was more numerous than wrought nails. The early nails were made from plates containing grain that ran perpendicular to the axis of the nail, which, unlike the wrought nails, weakened the nail and significantly reduced the ability of these early cut nails to bend (Edwards and Well: 10; 17). Consequently, even when cut nails were more common, wrought nails continued to be used for special purposes. In the 1870s wrought nails still amount to 5% of the total of nails produced (Edwards and wells: 18).

By the 1830's the long narrow nail plates were being cut into shorted pieces and fed into the cutting machines at a 90 degree angle to produce in-line grain nails. About this time better manufacturing technologies allowed improved production of ingrain cut nails. One difference between the early cross grain nails and the in-grain nails, other than the visual difference in the actual grain, was the difference in the points of the nails; points of cross-grained nails were usually slightly rounded while in-grain nails were flat and square (Edwards and Wells: 14, fig. 14).

Early cut nails were often hand headed; a blacksmith would take the blank cut nail shafts in a heading tool and create the head with a series of sharp blows with a hammer, flattening the part of the nail shaft that protruded from the heading (Nelson; 4-5). As mentioned above, heading machines were in use before 1810, but it wasn't until the 1830s that heading machines became more practical and the heads of cut nails became reasonably standardized (Nelson: 8-9).

Another difference between the early cut nails and those which became standardized in the 1830-40 period was the impressions made in the shaft of the nails under the head by the heading machines. These impressions, or pinches, were completely around the nail shaft under the head giving the upper part of the shaft a new round shape. As nails became standardized the pinches first were on the side of the nail, but by 1830 side-pinched nails were common (Phillips: 6; Edwards and Wells: 18). Still another difference was the location of a slight burr on the edges of the nails. The early cut nails had a burr on diagonally opposite corners, but the manufacturing process that became standard by 1830-1840 produced burrs on the same side.

Examples of various types of nails from wrought to late cut nails are shown in Figure 2.31. While badly rusted the wrought nails have the typical characteristics of small

surface undulations formed by the smith's hammer, a head produced by several blows of the smith's hammer, a distinct grain that is parallel to the length of the nail, and a tapering point.

The early cut nails are from a building in Kentucky constructed in 1800 and one from a ca. 1820 structure in Pennsylvania. The two early cut nails on the left have the characteristics of cross graining, a rounded point and these have heads that are formed by hand rather than a machine and then they were flattened to be used as finishing nails. The early cut finishing nail on the right has some of the same characteristics, but the head is machine made. These and other nails from these early structures indicate that the smaller nails and brads, such as those used to attach wood lath, are often made with a more advanced nail machine than were larger nails.

Of the later cut nails the two on the left are from the Presidio adobe and one is from a structure completed ca. 1860. They are all typical of the type that became standardized by the 1830s – 40s. They have in-line grain, flat points, side pinches, and are made of iron, not steel.

None of the early machine cut nails or the wrought nails were found in Building 50 during the field work associated with the preparation of this report. All of the nails collected were of the type which became standardized by 1840 and remained with little difference in general shape of shaft and heads for the next 50 years. However, more recently some of the earlier cut nails were found on the removal of a portion of the roof of the Mesa room (Blind, personal communication)

A significant development that affected cut nails and eventually lead to the predominant use of wire nails was the development of a practical process for producing steel in the late 1880s. By 1888 half of the cut nails manufactured were steel. Steel nails can be easily distinguished from iron nails by the lack of grain of the steel that allowed them to be bent easily and even strained without breaking or splitting.

While the wire nail technology was well understood by the 1820s, they were not in practical use because they had to be made of iron, which had much less tensile strength than steel. Wire nails were manufactured in the United States by the 1850s, but they had to be made of more expensive steel or Norwegian iron (Edwards and Wells: 13). The development of the practical process for producing steel in the late 1880s made the wire nails much more economical. In 1888 1.5 million kegs of wire nails were produced versus 4.2 million kegs of cut nails, but by 1892 half of the nails produced in the United States are wire nails, and by 1900 the trend had dramatically reversed and 7.2 million kegs of wire nails were produced compared to only 1.6 million cut nails (Edwards and Wells: 18). The price of wire nails was $1.54 per keg and cut nails were $2.80 per keg.

The use of wire nails over cut nails was based on their relative low price rather than a practical advantage over cut nails (Felton: 37). In fact the wire nails were inferior in every way except price. They had less holding power by less than half and they split wood much more easily than did the cut nails.

Figure 2.31: *Nails types with wrought nails on the far left, early cut nails in the center and later cut nail from the adobe building at the Presidio.*

TABLE 2 : HISTORIC CUT NAILS, BUILDING 50

Collection	Nail No.	Length mm	Head Size mm	Burr	Pinch and Length	Head	Shaft Shape
B50 MR035/1 – Mesa Rm. Ceiling	1	50	6 x 5.5	SS	Face; 1/3	Rolled & cracked sides; corner tipping	Sq.
	2	50	6 x 5.5	SS	Face; 1/3	Rolled & cracked sides; corner tipping	Sq.
	3	50.5	6 x 5.5	SS	Face; 1/3	Rolled & cracked sides; corner tipping	Sq.
Finishing Nail Fragment	4	53	3.5 x 4.5	SS	Face; 1/3	No cracks; corner tipping?	Sq.
	5	52		SS	Face		Sq.
	6	50		SS	Face	Rolled & cracked sides; corner tipping	Sq.
B50 MR026/2 – Mesa Rm. Walls (T&G Siding)	1	50		SS	Face; ½	Diagonal and horiz. Cracks	Sq.
	2	51	6.5 x 7		Face; 1/4	Flat; Rolled & Diagonal cracked sides	Sq.
	3	52.5	4 x 4.5	SS	Face	Flat; Rolled effect; corner tipping	Sq.
	4	50	6.5 x 7.5	SS	Face	Irregular, flat and asymmetrical pinching	Sq.
Fragment	5	48	6.5 x 5	SS	Face	Flat; Rolled effect	Sq.
Fragment	6	28		SS	Face		Sq.
	7	34		SS	Face		Sq.
PSF 2005, OCLUB, De Anza Roof	1	77.5		SS	Face	Flat; Head very deteriorated	
Fragment	2	32	8.5 x 9		Face ?	Rusted, large head	
Fragment	3	28.5			Face ?	Large head; very rusted	
TC 001 Mesa Rm. siding	1	37.5		SS	Face; ½	Flat with side cracks; corner tipping	Trap.
	2	37.5		SS	Face; ½	Flat with side cracks; corner tipping	Trap.
B50 MR045/1 Mesa Room Floor	1	57.5		SS	Face; 1/3	Head partially sawn; corner tipping	Trap.
Finish Nail	2	63.5	3 x 4		Face; 1/3	Small head	Trap.
	3	63		SS	Face	Head partially sawn	Trap.
Fragment	4	59			Face	Head slightly trapezoidal; head cut off	Trap.
Fragment	5	59				Head cut off	Trap.
B50 MR010/1 Mesa Room Ceiling	1	50	7 x 7.5	SS	Face; ½	Flat, slide splits; off center pinching	Trap.
	2	62.5	7.3 x 7.5	SS	Face	Flat; corner tipping; slight trapezoidal	Trap.
	3	65	5 x 6	SS	Face; 1/3	Flat head; diagonal cracks in edge; corner tipping	Trap.
	4	50.5	6 x 6.5	SS	Face	Tipped corner; slight trapezoidal shape	Trap.
	5	51	7 x 6.2	SS	Face; ½	Flat head; corner tipping	Trap.
	6	63	7 x 6	SS	Face; ½	Rolled edge on head;	Trap.
	7	64	6.4 x 6.8	SS		Flat head; corner tipping; diagonal cracks in head	Trap.
	8	58.5					Trap.

As mentioned previously none of the early cut nails were found in Building 50. As can be seen from the table above all the nails were of the type manufactured and in common use from ca. 1840 until ca. 1890. The primary characteristics of these nails were that they were iron and not steel, they are face pinched, that have a distinct grain in-line with the length of the nail, and they have burrs on the same side. However, there are some variations that are not explained in the current literature.

One difference in the cut nails collected is the cross sectional shape. In some cases they are square and rectangular in section and in others they are trapezoidal. The widest part is the face of the two same-side burrs. There was no apparent difference where the different nails were used in the structure, except in one case. Square and trapezoidal shaped nails both were used in the Mesa Room ceiling and in the Mesa Room interior siding, all of which were constructed at the same time. The only exception to both types being used was in the Mesa Room floor, where only the trapezoidal nails were found. As not all nails were collected, it is certainly possible that both were used in the floor as well. However, if the result of the floor nail sampling is accurate, there may be a temporal relationship in the use of the two nail types as it is assumed that the floor is probably older than the wall and ceiling boards. Much more sampling of nail types from

other sites will have to be done before any more specific temporal relationship can even be theorized.

Another difference was in the length of the pinch from the forming of the heads. This is not represented in the table, but project field notes indicate a range between ¼ the length of the nail to ½ the nail length. There was also some variation in the preciseness of the face-pinched impressions, as some of the pinches were noticeable off center. Both the length of the pinch and the preciseness may just be a normal variation from the mechanical process of cutting the nails.

The last significant difference noted in the sample nails was the size of the nail head. All the heads were very similar except in a couple of cases of heads that were flat on the faces of the nails. These were known as brads, and used as finishing nails. There were four nails of the twelve nail heads measured that were smaller than the other eight, where were approximately 6 x 7 mm. The smaller headed nails varied in length from 51 mm in length to 65 mm. One was obviously a finishing nail and the others may have been manufactured for that purpose as well, although they were shaped as typical finishing nails.

The nails examined from the interior finish carpentry are consistent with a major rehabilitation date of ca. 1886. If the rehabilitation had been much later at least some steel nails would be expected. Unfortunately, the nails used changed little over a long period of ca. 50 years, hence any other specific aid in determining dates of changes wasn't possible.

2.6.5 Historic Lumber

The examination of the sawn rafters and roof beams visible in the attic of both the Mesa and the De Anza Rooms afforded the best opportunity to observe several different technologies for production lumber used in the construction and rehabilitation of the adobe building. The technology for producing lumber varied over time and evidence of the various techniques used can often give clues when a particular feature or piece of lumber was produced. Depending on its use in the building, the time of production can also provide important clues when a feature was constructed.

The earliest production of lumber in the bay area was probably being produced in the Santa Cruz area and lumber was being shipped to several California Missions by the early 19th century (Felton: 23). The earliest lumber was produced manually, first being split and hewn with hand tools. The earliest sawn lumber was undoubtedly produced by a pit saw operation where either a pit was dug or a elevated frame was constructed that allowed one man to position himself beneath a timber and one man above using a saw to cut the timber into pieces of a particular dimension. A pit saw was listed at Santa Cruz Mission in 1792 and two pit saws were sent to the Alta California missions in 1811 (Felton: 25). The saw blade was set in a wood frame that provided some rigidity so the actual blade could be relatively short and thin. If a frame was not used, the blade would have had to be much heavier to prevent wobbling back and forth, producing uneven cuts.

(Felton: 25). Characteristics of pit sawn lumber are saw scars that are irregular in spacing, they are at an angle and not perpendicular to the piece of lumber, they have a rough texture and often have a "hook" at one side, perhaps where the direction of the saw was reversed. (Figure 2.32).

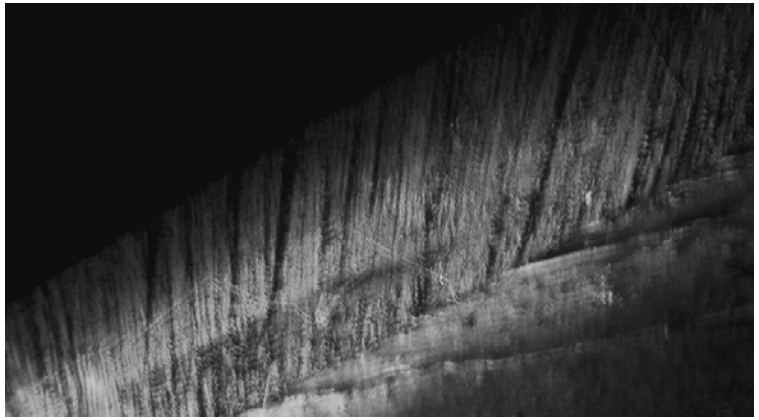


Figure 2.32: *A pit sawn rafter in the attic above the mesa room. Note the irregular and angular cuts. Photograph by A. Crosby, March 2005.*

By the 1830s there had developed a great deal of interest in a potential lumber industry and the first commercial water powered sash mill was constructed on the Russian River in northern California by about 1835. Earlier water-powered mills existed, but they were probably small operations and not constructed for large scale commercial production (Felton: 27). A sash saw is just a mechanized adaptation of the pit saw. To the south of San Francisco, near Santa Cruz, a mill was constructed between 1841 and 1845 and it also probably utilized a sash saw for its production. Probably by the late 1840s sash mills had surpassed pit sawn lumber (Felton: 29). The characteristic of the sash sawn lumber was a more regular cut and rather than at an angle to the axis of the board, it was more perpendicular (Figure 2.33).

Figure 2.33: *A sash sawn rafter in the attic above the Mesa Room. Compare the surface texture with that of the pit sawn rafter of figure 2.32.*

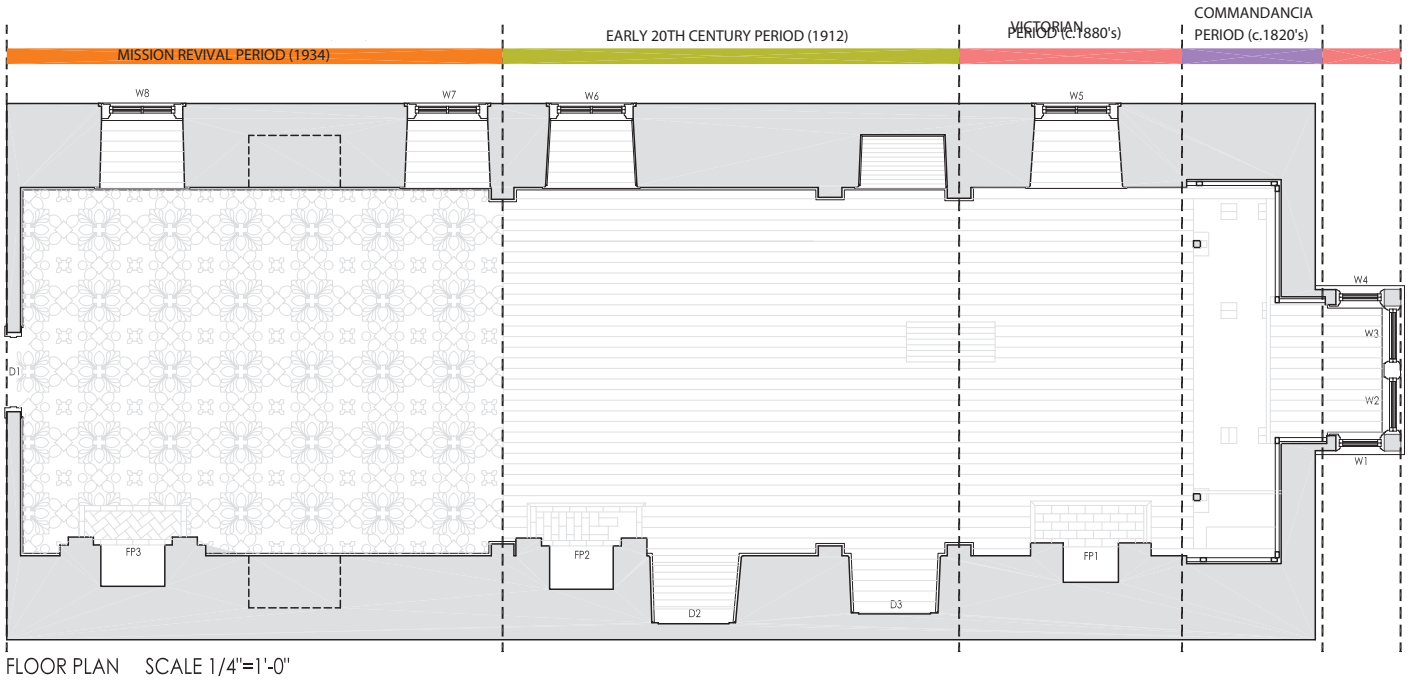
The next technology change in lumber production in California was the wide-scale use of circular saws by the 1860s. The first documented use of a circular saw was by American troops occupying Monterey in 1847, but the predominance of the sash saw continued for the next 20 years (Felton: 32). The circular saw could produce lumber much quicker as the blade rotated in one direction, a vast improvement of the inherently slow sash saw as it had to reverse directions on every stroke. Circular sawn lumber is the easiest to distinguish as the saw scars are a series of arcs formed as the timber is fed through the stationary saw. The scars often appear as arcs in opposite directions, which are produced by both the leading and the rear edge of the blade, particularly when either the blade is wobbling slightly, or the timber is not fed evenly.

In the adobe attic there are examples of each of the three sawn wood types. Although the present roof system is a result of a comprehensive rehabilitation, there are many existing rafters and other wood members from the 19th century, some of which have been left in place with a new roof system supplementing the old. In some cases earlier rafters are still attached at the apex of the roof with cut nails, but new rafters are "sistered" to them to add critical support. Most of the early rafters are cut off and do not extend to the exterior walls; in this case the newer rafters carry the roof loads.

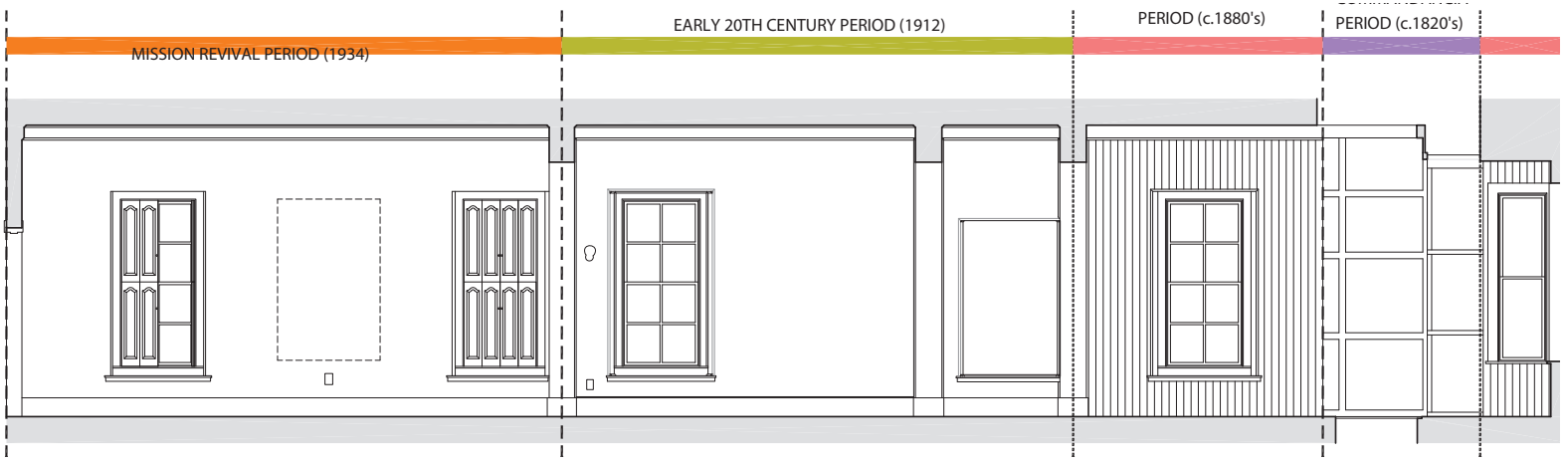
Appendix C

Excerpts from the 2007 Analysis of Interior Finishes in the Mesa Room

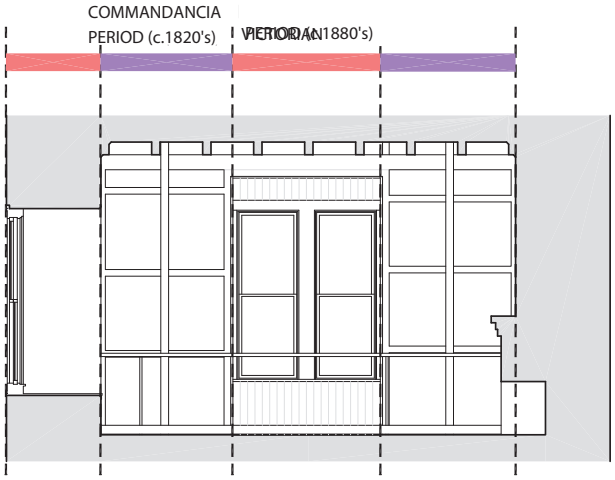
(Analysis of Interior Finishes in the Mesa Room
Javier Acosta and Christina Wallace, August 2007)



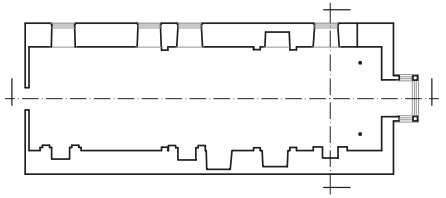
FLOOR PLAN SCALE 1/4"=1'-0"

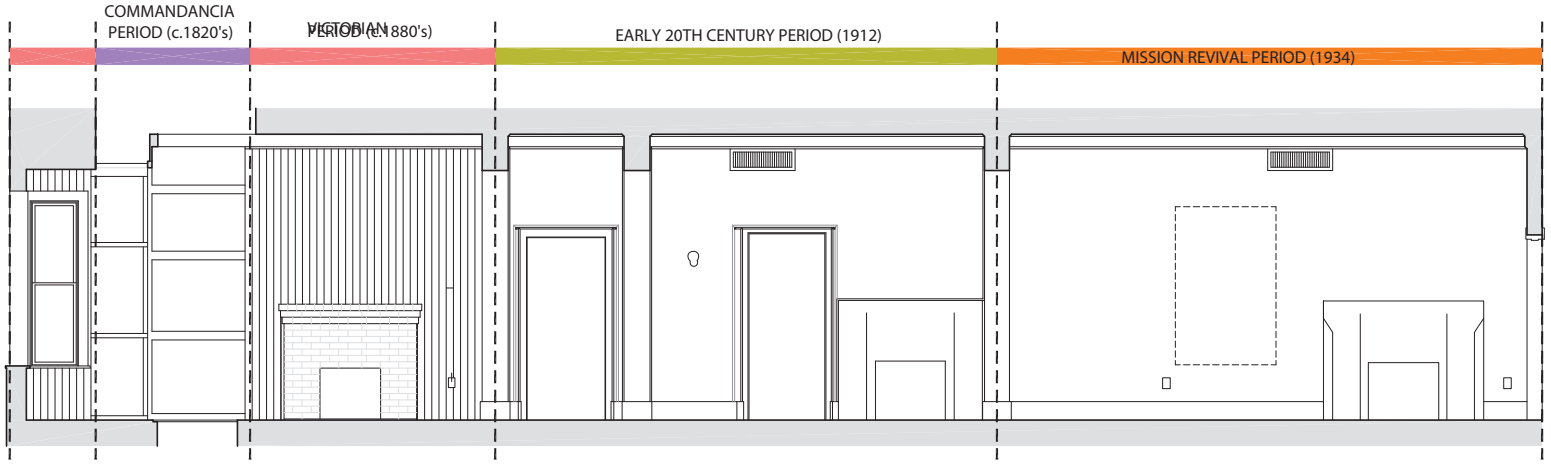


NORTH INTERIOR ELEVATION SCALE 1/4"=1'-0"

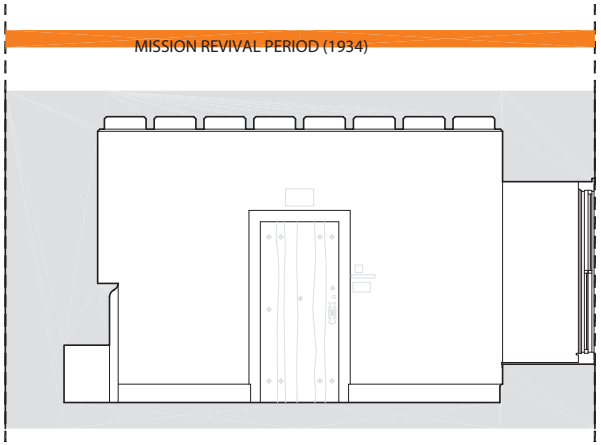


EAST INTERIOR ELEVATION SCALE 1/4"=1'-0"

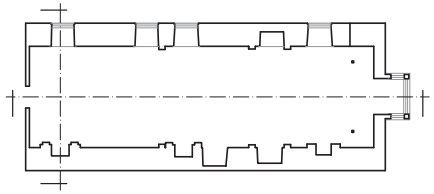


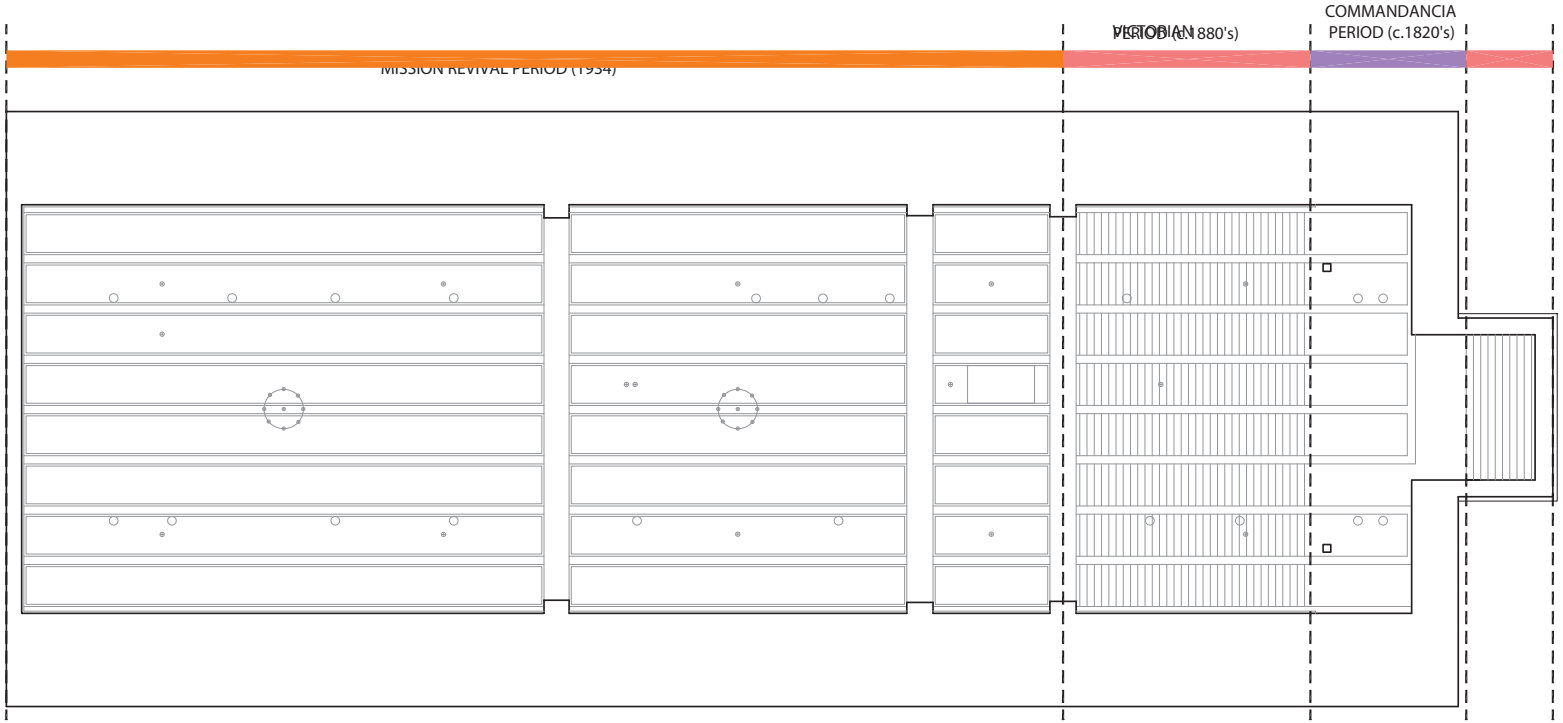


SOUTH INTERIOR ELEVATION SCALE 1/4"=1'-0"



WEST INTERIOR ELEVATION SCALE 1/4"=1'-0"





REFLECTED CEILING PLAN SCALE 1/4"=1'-0"

Appendix D

Code, Life Safety, Accessibility, Structural, Mechanical, Electrical, Plumbing, and Fire Protection Conditions and Recommendations

Life Safety and ADA

Code Review of Existing Building

This section addresses key code issues related to the historically significant areas of the Presidio Officers' Club, but is not a complete list of all code topics applicable to the building. The International Building Code (2006) and the California State Historic Building Code (2007) are the basis for this evaluation. The existing historic core of the Officers' Club has been evaluated for accessibility, potential occupancy, and fire-life safety concerns. While a future program is uncertain, this section assumes that an assembly occupancy—similar to its current function—will be used in the future.

De Anza Room

If used as an unconcentrated assembly space, the 573 SF De Anza Room will accommodate an occupant load of 39 and require one exit. Currently, the De Anza Room has sprinklers. It contains four doors, two of which have a clear width of 30" and are too narrow to serve as exits. The door at the south side of the De Anza Room currently steps down to the Arguello Room and is not accessible. The exterior door at the north wall of the De Anza Room swings out and is over four feet wide. It is set in the thick exterior wall and does not exit at grade. The interior door at the east wall swings inward and connects the Moraga Room to the De Anza Room. The De Anza Room contains an exit sign with a large battery pack.

Garden Room

If used as an assembly space similar to the Moraga Room, the 248 SF Garden Room will accommodate an occupant load of 17 and require one exit. Two bi-folding doors of non-standard width connect the Moraga Room with the Garden Room, and one bi-folding door connects the Garden Room to the hallway to its east. In elevation, the Garden Room stands about one foot above the Moraga Room's level and is not accessible. It should be confirmed that the Garden Room currently has a compliant sprinkler system installed.

Moraga Room

If used as an unconcentrated assembly space, the 3271 SF Moraga Room would accommodate an occupant load of 219, requiring two exits.

The Moraga Room currently has one legal exit opening in the direction of travel at east wall, which connects the Moraga room with the Foyer. Several other doors exist in the Moraga Room. Two bi-folding doors at the west wall lead into the Garden Room and are currently not accessible. Currently dual-swinging doors connect the Moraga Room with an abandoned kitchen. The door into the De Anza Room is elevated about one foot above the Moraga Room level and is not accessible.

Along the north wall, the Moraga Room's 14" high stage is not accessible. The stage is situated near the double door connecting the De Anza and Moraga Rooms, though currently their levels are a couple of inches different. The room contains an exit sign with a large battery pack. Fire extinguisher cabinets exist on the east, west, and south wall.

Arguello Room

If used as an unconcentrated assembly space, the 1510 SF Arguello Room would accommodate an occupant load of 101 and requires two exits. Currently, the Arguello Room contains doors on all four walls, and has no accessibile entry. One door on the north wall has an inaccessible step-up to the De Anza Room. Bi-folding doors along the East wall connect the Arguello Room to the Moraga Room, but they are not accessible due to the non-standard partitions and the steep 6" grade change.

Several other doors exist in the Arguello Room. Currently doors along the non-historic south wall exit into the abandoned kitchen. The historic window openings along the west wall have been modified and are now bi-folding doors that connect with the interior Portola Room. The room contains an exit sign with a large battery pack.

La Mesa Room

If used as an unconcentrated assembly space, the 845 SF La Mesa Room would accommodate an occupant load of 57 and require two exits. If a section of the La Mesa Room is not accessible by occupants and the occupant load drops below 50, only one exit might be required if allowed by code officials. The La Mesa Room currently contains a sprinkler system and includes two doors. The door along the west wall appears to be a legal exit and passes into the Foyer near the main entrance.

The exterior door at the north wall swings out and

steps down to grade. The room contains an exit sign with a large battery pack.

Entry Vestibule

The entry vestibule currently provides means of egress for several assembly spaces. The Moraga and La Mesa Rooms, as well as occupants of several spaces on the west side of the building, exit directly into the Foyer. The entry vestibule in its current configuration results in a pinch point adjacent to the Coat Room. The exiting exterior door is approximately 3'-10", and a glass door immediately before the exterior door is 3'-0" wide. The width of the existing glass door (3'-0") limits the exiting capacity of the Foyer to about 225. Also, the glass door is only about 5' from the exterior exit door inclusive of the door swing, and code requires that two doors in a sequence be separated by 4' clear, exclusive of the door swing.

Historic but badly broken floor tiles exist in the path leading to the exit. The room contains an exit sign with a large battery pack.

Recommendations

This section provides recommendations for code issues related to the historically significant areas of the Presidio Officer's Club, and is a companion to the Interior Recommendations. Due to the uncertain future use of the building, some recommendations are general and should be reviewed once future uses are clear.

General

- Develop a life safety plan to accommodate required life safety and code upgrades in a compatible manner and with minimal impact on character defining features and finishes.
- Illuminated exit signage with battery packs should be replaced with fixtures on a central emergency power system.

De Anza Room

- The De Anza Room can exit into the Moraga Room provided that both rooms are accessory spaces and that the continuous egress path between the two rooms is always available.
- Occupants of the Moraga room should continue to exit into the De Anza through the existing inward-swinging doors because the rooms' occupant load in under 50.
- The existing double door should be reviewed for hardware and exit push force requirements. The double doors will required a level landing at the Moraga Room, which currently does not exist.
- Illuminated exit signage with battery packs should be replaced as noted in the Interior Recommendation.

Garden Room

- Depending on how the spaces are used and their occupancy, a one-hour fire rating might be required between the Moraga Room and the Garden Room.
- The Garden Room floor should be lowered to bring it down to the main first floor level.
- The Garden Room's existing east bi-folding doors should be retrofit into an accessible exit.
- The bi-folding doors between the Garden and the room's exit should be replaced with a code-compliant, 3'-0" door.

Moraga Room

- It should be confirmed that the Moraga Room has a functioning and compliant sprinkler system.
- The 14" high stage will require an accessible route to the stage level. A ramp will be required for accessibility.
- Options should be explored where a ramp leading to the stage can also function as a ramp leading to the De Anza Room double door.
- Currently large openings between the Arguello and Moraga Rooms can serve as an exit provided that the Arguello room is lowered to the same level as the Moraga Room, and that both are accessory spaces and that the continuous egress path between the two will always be available.
- Currently the door into the De Anza Room is elevated about one foot above the Moraga Room level, which will need to be modified to provide an accessible ramp and a landing in front of the door.
- An exit could be designed at the south-west corner of the Moraga Room on the west wall. If the Kitchen area is revised to create a route to an exterior exit, the existing kitchen door opening could be used as an exit for the Moraga Room, though the existing kitchen doors are not code compliant and will need to be replaced.
- Replace illuminated exit signage with non-battery sign as needed for assembly exit requirements and noted in the Interior Recommendations.
- Relocate fire extinguisher cabinets required by code per Interior Recommendation direction.

Arguello Room

- It should be confirmed that the Arguello Room has a functioning and compliant sprinkler system.

- For one if its exits, the Arguello Room can exit into the Moraga Room provided that both are accessory spaces and that the continuous egress path between the two will always be available. A legal exit into the Moraga Room would require either a standard door or permanent opening coupled with a ramp, or the elimination of the grade change.
- Several doors along the Arguello Room's south wall could be used to exit the room, provided that a continuous path of travel can be delineated to the building exterior exit. If doors along the south wall are used as exits, they should be reviewed for required distance to other exterior exits. A south exit would be preferred to a Moraga-room exit if the two rooms ever need to be separated for events.
- One opening along the west wall should become an exit by replacing the bi-folding doors with either a code-compliant 3'-0" door or permanent opening. Consider introducing French doors based on the 1938 plans, exterior elevations, and historic photographs.
- Replace illuminated exit signage with non-battery sign as needed for assembly exit requirements.

Mesa Room

- Currently the thick southern wall is indented at points that could easily be opened onto a new exiting hallway beyond. If needed, the south wall could provide a second exit from the La Mesa Room.
- The width of the indented area should be checked to confirm legal width, though it appears that the historic wall can remain unaltered while providing a south-wall exit.
- An exit along the south wall might require a one-hour separation from the occupancy to the south, depending on the future function of the space south of the La Mesa Room.
- Replace illuminated exit signage with non-battery sign as needed for assembly exit requirements.

Foyer

- The two exit doors and the door exiting the La Mesa Room are all in close proximity to each other. If the glass door are removed, the La Mesa and Foyer exit doors would no longer be too close per code requirements.
- If adjacent occupant loads are too high for the single exit door in the Foyer, a second exit, leading towards the west and immediately south of the La Mesa Room, might be required.
- The existing exterior door should be reviewed for door push weight and code hardware requirements.
- Assembly areas with an occupancy of over 300 are required to exit directly onto a street or adjacent unoccupied exterior space. Future occupancy plans might need to create a "Main Exit" that would lead into the Foyer, creating a fire-rated exit passageway of the Foyer.
- Widen existing corridor to meet code required exiting.
- The Foyer should be reviewed for sprinkler conformance.
- The Foyer's broken tile should be repaired to provide a smooth and accessible floor.
- Replace the illuminated exit signage with a non-battery sign as needed for assembly exit requirements.

Structural Assessment

Resources

The existing structural conditions and integrity assessment of Building 50 was based on a review of the following:

Existing Drawings

1931	Proposed Alterations (Ground floor information)
1938	Plans Elevation & Sections (1 plan with some elevations and section, 4 sheets)
1944	Minor Alterations (1 sheet)
1948	Alterations –East Patio (add-on 1 story wood frame game room – 5 sheets)
1950	Proposed Western Addition (not implemented)
1950's	Plan (1 sheet)
1952	Kitchen Alterations (2 sheets - wood frame)
1957	Plans & Elevations
1958	Alteration West Patio Enclosure (3 sheets)
1961	Kitchen Modifications (Added stair and landing – 1 sheet)
1967	Kitchen Renovation (Added steel beam – 1 sheet)
1972	Diagram Historic (1 sheet - gives dates)
1974	Addition – As-Built Architectural (24 sheets – soil borings, site plan)

1974	Addition – As-Built Structural (Post tension, steel roof - 18 sheets)
1974	Structural Roof Repair Drawings (4 sheets – Fix old roof trusses)
1980s/90s	HVAC Upgrades (1 sheet – modification to penthouse)
1985	2nd Floor Lanai Remodel (3 sheets – no structural changes)
1987	General Repairs (1 sheet)
1990	Earthquake Damage Assessment (1 sheet shows cracks)

Existing Reports

- Building 50 Presidio Officers' Club Historic Structures Report dated 2002 (by Architectural Resources Group)
- Officers Club, Building 50, The Former Comandancia of the San Francisco Presidio Condition Assessment dated 2007 (by Anthony Crosby)
- Structural Assessment dated 2007 – Includes 2005 Adobe Repairs (by E. L. Tolles)

Feasibility Studies

- Building 50 Feasibility Study dated 2008 (by Perkins + Wills)
- Building 50 Feasibility Study Appendix dated 2008 (by Perkins + Wills)
- Site Visit(s) by Tennebaum-Manheim Engineers – June 2010

General

Building 50 consists of the original adobe structure, wood frame additions and the two-story 1972 concrete addition. This report serves as a supplement to the previous information provided by others. The purpose of our assessment is to confirm existing documentation and to provide additional comments and recommendations.

A site visit was performed by Tennebaum-Manheim Engineers and existing conditions were reviewed where visible. The roof framing was checked north of the 1972 addition. It was found that the roof framing is consistent with the framing shown in the "Roof Repairs - Bldg. 50 Officers' Open Mess" dated 1976 by Rutherford and Chekene. The roof members appear to be in good condition.

There is a lack of information on most of the existing footings north of the 1972 addition. An investigation plan was developed to expose areas of existing footings; however, due to the current use of the building, The Presidio Trust cannot allow any footings to be exposed at this time. A more thorough investigation will be requested later and may also include exposing more areas of the adobe walls to determine the amount of cracks.

Historic Adobe Wall Structure and Wood Frame Additions

- Abandoned HVAC and electrical equipment on roof or penthouses add weight and increase seismic demand.
- There is overstress in both adobe and wood framed shear walls.
- There is deterioration of wood stud walls at the north face (Moraga Room).
- There is deterioration in the adobe, as described in the Conditions Assessment report by Tony Crosby.
- Lack of out-of-plane anchorage from the adobe walls to the roof diaphragm.
- Overstress in both the roof diaphragm capacity and connections to the shear walls.
- Existing drawings "Alterations and Additions to Bldg. 50" dated 1948 call for new studs built up on existing studs for the addition of a new roof above the old roof. (See sheet 3 of 7 in 1948 drawings). This appears to be unstable.
- There has been water intrusion reported, which is causing damage to south adobe walls.

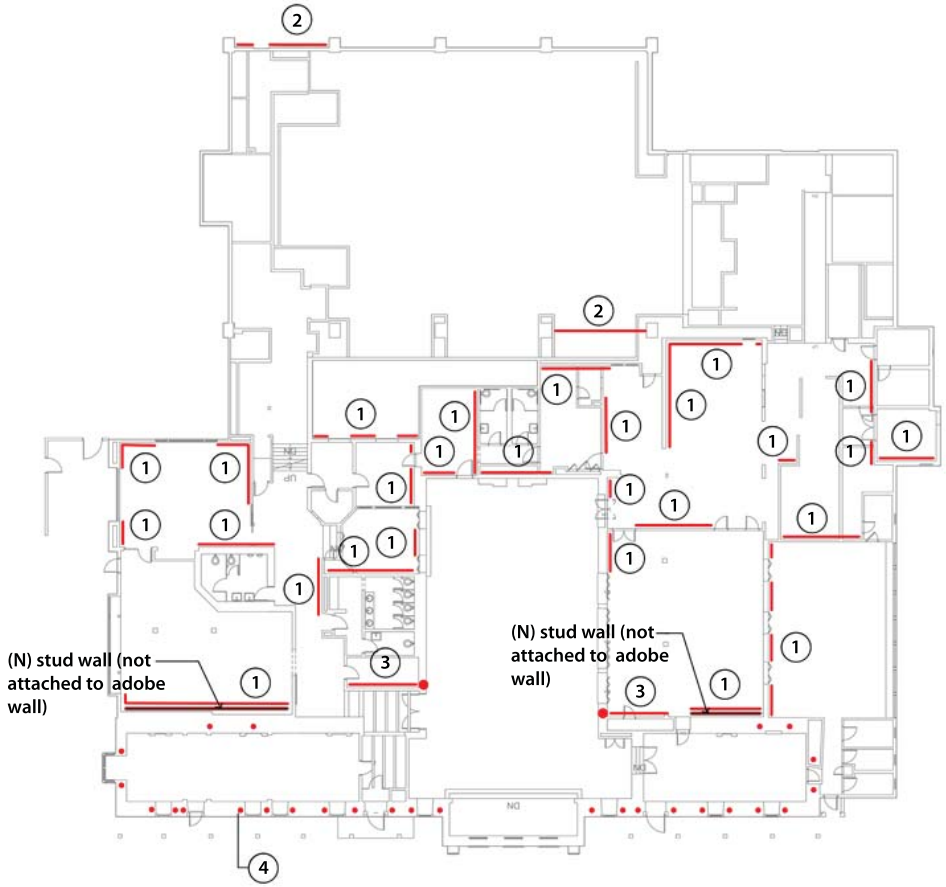
Two-Story Concrete Structure

- There is shear wall deficiency at north and south walls.
- There is damage between wood frame additions and post 1972 buildings due to lack of separation joint.

Recommendations

General

- Remove abandoned HVAC and electrical equipment thereby reducing seismic demand on the structure. Remove non-historic mechanical penthouse at the 1948 addition which is not currently adequately supported by structure below.
- To address overstress in adobe walls, center core and add stainless steel rods at adobe walls.
- Patch and repair adobe as per adobe consultant's recommendations.
- Provide out-of-plane anchorage from the adobe walls to the roof diaphragm.



LEGEND NOTES:

1. (N) PLYWOOD SHEARWALLS; CLIPS TO (N) ROOF DIAPH.; (N) FOOTINGS OR HELICAL PILES. SEE GENERAL NOTE #3.
2. (N) CONCRETE SHEARWALL DOWEL TO (E) CONCRETE.
3. STEEL BRACED FRAME & CANTILEVER COLUMN TO MORAGA ROOM ROOF + FOOTINGS.
4. DRILL STAINLESS STEEL RODS INTO ADOBE FULL HEIGHT.

GENERAL NOTES:

1. WALLS ARE LOCATED APPROXIMATELY WHERE THEY SUPPORT THE ROOF STRUCTURES.
2. ADDED FOOTINGS MAY NOT BE REQUIRED IF (E) FOOTING ARE FOUND TO BE ADEQUATE. HELICAL PILES MAY BE APPROPRIATE AT ARCHAEOLOGICAL SENSITIVE AREAS WHERE CONTINUOUS FOOTINGS ARE NOT PERMITTED.
3. ADOBE WALLS ARE SEPARATE FROM NEW PLYWOOD SHEARWALLS. DISTANCE BETWEEN NEW SHEARWALLS AND ADOBE TO BE DETERMINED.

Figure 6.1. Conceptual requirements for enhancement of lateral force resisting system.

- A conceptual plan has been developed showing potential locations of new plywood shearwalls to reduce the stresses in the existing walls (see Figure 6.1). The actual location of the shear walls will need to be developed with the architect during the design of the rehabilitation to avoid impact on character defining features and finishes.
- To address deterioration at the north wall of the Moraga Room, detail and replace deteriorated wood at stud walls.
- To address lack of lateral resistance at the north end of the Moraga Room, design and detail a hidden cantilever column to transfer lateral load to shearwall at lower roof of addition adjacent to Moraga Room
- To address overstress in both the roof capacity diagram capacity and connection to shearwalls at sloped roofs in the one story parts of the building, diaphragm add plywood or steel horizontal truss as a new diaphragm, and clips and collectors from the diaphragm. If plywood is added, it may be applied on or below roof framing or on ceiling framing.
- At the 1948 addition the existing roof which was built over an earlier roof is not adequately supported, and most be stabilized or removed. Stabilize the existing stud walls by adding connections and or kickers from bottom of stud to roof framing if old roof remains in place Consider demolishing the old roof and building a new roof in these areas which may eliminate these studs; new framing will be added as required.
- To address shearwall deficiencies at the north and south walls of the 1972 addition, infill existing openings for shearwalls at north and south walls.
- Provide complete seismic separation between pre and post 1972 buildings.

Unknown Conditions

In general, it would be worthwhile to establish the magnitude of investigation and rehabilitation:

- Establish seismic design criteria. The option of retrofitting the original adobe structure using higher design criteria than the rest of the additions should be considered. It is possible that in order preserve the adobe walls, the Owner may want to choose a higher criteria or a different methodology than the code prescribed level. If desired, a more sophisticated analysis (including the rocking dynamics of the walls) can provide a more realistic assessment of the potential damage of the adobe walls.
- Further crack investigation of the adobe structure is requested as stated in previous reports. Engineers should consult with Roy Tolles and Tony Crosby to determine areas to be exposed and coordinate with the Presidio Trust. It may be desirable to remove bead board on adobe walls if acceptable.
- Consider the option of tenting and removing the roof to see the top of adobe walls and connections, etc. This would be invaluable in understanding the existing conditions for development of the design.
- Currently there is no information or documentation of the foundations north of the 1972 structure (other than the footing on the east side of the adobe structure).
- Investigate Moraga Room floor framing and foundation.

Mechanical Electrical Plumbing

Mechanical System

Central Plant

The existing central plant consists of:

- A large Parker Heating Hot Water Boiler located in the second floor mechanical room with an output of 2,200 MBH
- A small Lochinvar Heating Hot Water Boiler located in the mezzanine mechanical room with an output of 252 MBH
- A large McQuay chiller and storage tank located outside behind building 48 with an output of 35 tons.

Moraga Room, La Mesa Lounge, Arguello Room, De Anza Room, and Portola Room

The front rooms and the large ballroom in Building 50 are being conditioned by an air handling unit located in an enclosure on the north east area of the roof. The air handling unit is equipped with heating coils and is a constant volume system. The unit dates back to before 1972. There is a non-working air handling unit on the north side of the roof above the Arguello Room. It served the Arguello Room, De Anza Room, and Portola Room. When it failed, the still working air handler was ducted to the Arguello and De Anza Rooms. The Portola Room is not conditioned or receiving any ventilation air.

These spaces are provided with heating only by the working unit. The large Parker hot water boiler located in the second floor mechanical room serves these heating coils.

Gift Shop

A packaged Reznor Furnace System conditions the

Gift Shop, providing heating only for the space. The Furnace looks fairly new and seems to be in good condition. It is located on the lower roof level above the gift shop. The conditioned air is distributed to the Gift Shop through supply diffusers along the walls and the ceiling and returned through ceiling grilles. The unit is controlled by a wall-mounted thermostat near the entrance.

Kitchen Exhaust System

The Kitchen has a large exhaust/make-up air hood that is powered by a grease exhaust fan/make up air unit located in an enclosure on the second floor roof. The fan runs at one constant speed. This unit dates back to before 1972.

Exhibit Room

The Exhibit Room on the ground floor of the 1972 addition is currently being conditioned by a Temtrol Air handling unit located in the mezzanine mechanical room. This unit appeared to be fairly new and in good working condition. An economizer chamber located in the mezzanine mechanical room provides the required ventilation air to the Exhibit Room. A 35-ton McQuay chiller located outside the building provides the chilled water to cool the air in cooling mode. The storage tank located outside connected to the chiller allows the air handling unit to condition the space when the demand is low without running the chiller. Heating hot water is provided to the unit to heat the space by a small Lochinvar Boiler also located in the mezzanine mechanical room. The boiler has an input of 300,000 Btuh and an output of 252,000 Btuh. The exhibit room is also being maintained at a prescribed relative humidity by a steam humidifier located in the mezzanine mechanical room. The temperature and relative humidity is being monitored and controlled by a computer located in an office on the first floor.

The conditioned air is distributed through the room by wall slot diffusers located high on walls and returned through return air grilles in the ceiling.

Officer's Lounge

The second floor Officer's Lounge in the 1972 addition is being served by a fan coil unit in the attic. This unit dates back about 38 years old. The unit is equipped with an economizer and heating hot water coils being served by the Parker hot water boiler located in the second floor mechanical room. The conditioned air is being supplied though slot diffusers along the perimeter of the room and returned via return grilles towards the center of the room. There is no cooling being supplied to this space.

Second Floor Office Space

The office area on the second floor is being conditioned by a wall mounted electric heater. An exhaust fan is also mounted on the wall to pull in the required ventilation air for the space.

Electrical System

Currently the Building has one (1) 1000Amp, 3-phase, 120/208Volt switchboard located on the south end of the building, which provides power to all the devices, HVAC equipment, lighting fixtures and Plumbing equipment within the building. There are about 19 panels that are located scattered within the building. A few board panels feeding the existing kitchen are located within the kitchen. A few major panels and distributed panels are located in dedicated electrical rooms.

Lighting

Lighting is typically incandescent fixtures. Emergency lighting is provided by exit lighting with battery packs.

Fire Alarm System

Currently Building 50 has adequate smoke detectors and audio/visual fire alarm devices coverage. All the rooms have smoke detectors and audio/visual fire alarm devices, in addition, all the main exits, including staircases, have manual pull devices. One (1) FACP (Fire Alarm Control Panel) and one (1) fire alarm enunciator panel are located in the main electrical room on the first floor near Hallway 155.

Plumbing System

- Domestic Water System – There is an existing 4" water main serving this building with a water meter located at ground level. There is no back flow preventer assembly for this system. The existing pipe down stream of the meter is a 4" line, which serves water heaters and the building domestic cold water system. There is an existing water softener serving domestic water heaters that is currently not in operation.
- Hot Water System - there are two existing gas fired water heaters (one of them is not in service, seems to be very old and not in operational condition). The water heater is operating currently with a remote storage tank. The system consists of a hot water return piping and re-circulating pump. The existing water heater system is in satisfactory condition with some rust and scale built up around pipe connection to units. The estimated remaining life of this system is about 5 more years.
- Natural Gas System – There is an existing

6" gas line serving water heaters, fireplaces, boilers, kitchen equipment, and some unit heaters. Presently there is no seismic shut off valve installed in this system. All existing unit heaters serving balcony areas are removed and gas pipes are capped at point of connection to heaters. There is additional new heat load for this building per Mechanical Engineer proposal that will increase gas load demand and may change existing gas pipe size and routing. We will evaluate this issue during the design phase of the project and contact PG&E to review all steps needed to upgrade existing gas meter and piping.

- Storm Drainage System – The existing storm drain piping throughout the building is functioning adequately. There is no over flow drainage system throughout the building. Per Uniform Plumbing Code, if the roof is upgraded (we recommend that it be evaluated due to some roof leakage evidenced on our site visit) then a new over flow drainage system needs to be provided. This will mean using over flow fixtures and piping system or using scupper drainage discharge on side of roof parapet.
- Sanitary Sewer Drainage System – The existing sanitary drain piping throughout the building is functioning adequately. There are some sinks in the kitchen area that have been removed and piping has been capped on the ground floor level. The sanitary pipe material above ground is double hub cast iron that may need to be revised to no hub cast iron per plumbing code.
- Plumbing Fixtures – Existing Plumbing fixtures in some toilet core (water closets, lavatories, urinal, showers, and drinking fountain) need to be changed to meet ADA requirements. All plumbing fixtures shall be low water flow demand to meet the energy conservation requirement. Waterless urinals should be implemented throughout the building. The number of plumbing fixtures to be installed depends on building occupancy and number of people inside building that is dictated per International Building and Plumbing Code. Water stops will be provided for each fixture for individual control.
- Condensate Drainage – Added Air Conditioning systems will require primary and secondary condensation drain piping. Condensate drains will be terminated into nearest floor sink, floor drain, or mop sink as indirect drain with allowable air gap.

Fire Protection

The existing 8" fire line serving the sprinkler system is an adequate size to serve the sprinkler system throughout the building. Currently the ground and mezzanine floors are equipped sprinkler heads. However, there is no sprinkler system serving first floor lobby area. Per NFPA 13 code, the building shall be completely covered by the sprinkler system. We could not determine if a detector check valve is installed for this system. There is no back flow preventer (BFP) installed for this system. Per our previous experience with the city of SF Fire Marshal, a back flow preventer is not required for this existing system as long as the detector check valve is properly maintained. However, if a detectors check valve is not installed on the existing system, then PIV and BFP are required to be installed. We will meet with the local Fire Marshal to review all requirements for the fire sprinkler system. The existing sprinkler system does not control each floor as a separate operation. Per NFPA 13, each floor zone assembly with an inspector test valve and a drain pipe is required to control operation of each floor.

Recommendations

De Anza Room, La Mesa Gallery, and Moraga Room

Originally constructed between the years 1776 and 1885, these rooms are the most historically sensitive spaces in Building 50. They are constructed of thick adobe walls. In order to ensure the preservation of these walls these spaces should be treated as climate sensitive areas. Each room shall be served by a (N) dedicated air conditioner unit equipped with heating coils and cooling coils. The air conditioning system will contain a humidifier and dehumidifier in order to provide control over the relative humidity in the spaces. In accordance with the ASHRAE Temperature and Relative Humidity Specifications for Museum, Library, and Archival Collections, the temperature range within the De Anza Room and La Mesa Gallery will be set at 70°F ±4°F with 50%RH ±5%. Only the minimum required ventilation air will be supplied to the space to minimize any outdoor contaminants from entering the space.

Moraga Room, Arguello Room, and Lobby

The (E) air handling unit serving these rooms is over 40 years old and should be removed. The non-functioning air handling unit located over the Arguello Room should also be removed, as well as all associated ductwork and diffusers.

Visitors Center (Mural Room)

The (E) Reznor Furnace and all associated ductwork serving this area should be removed.

Electrical System

Power Systems

Based on the site visit on June 3, 2010 the power distribution from panel E and F, which are located near the main entrance of the building, will need to be reviewed and re-circuited.

With the renovated spaces, the areas will be able to re-circuit back to the existing panels that are feeding the general areas. No upgrade will be required for this scope of work. However, the directories of all the panel boards need to be updated by a licensed Contractor or Building Engineer.

Lighting Systems

- Develop a lighting design for compatible energy efficient light fixtures to serve the new use.
- Provide emergency lighting on back up power in a manner that does not require use of battery packs.

Fire Alarm System

Per NFPA 72, any beam that is more than 12" deep requires a smoke detector at both side of the beam. Therefore, most rooms throughout the building will require more smoke detectors based on the requirements that are specified in NFPA 72. New audio/visual fire alarm devices will need to be added in the new Multimedia Room, Conference Room/Library, and Classroom. Ideally, the FACP should be located at the main entrance of the building so that the fire fighters can easily locate the problem areas when they enter the building.

Plumbing and Fire Protection Systems

Plumbing

No historic plumbing fixtures remain. As concealed plumbing systems are at the end of their useful life, they should be replaced with efficient contemporary systems in order to protect the building form failure of deteriorated plumbing systems. New systems should be installed in a way that does not impact historic materials or character defining features.

Fire Protection

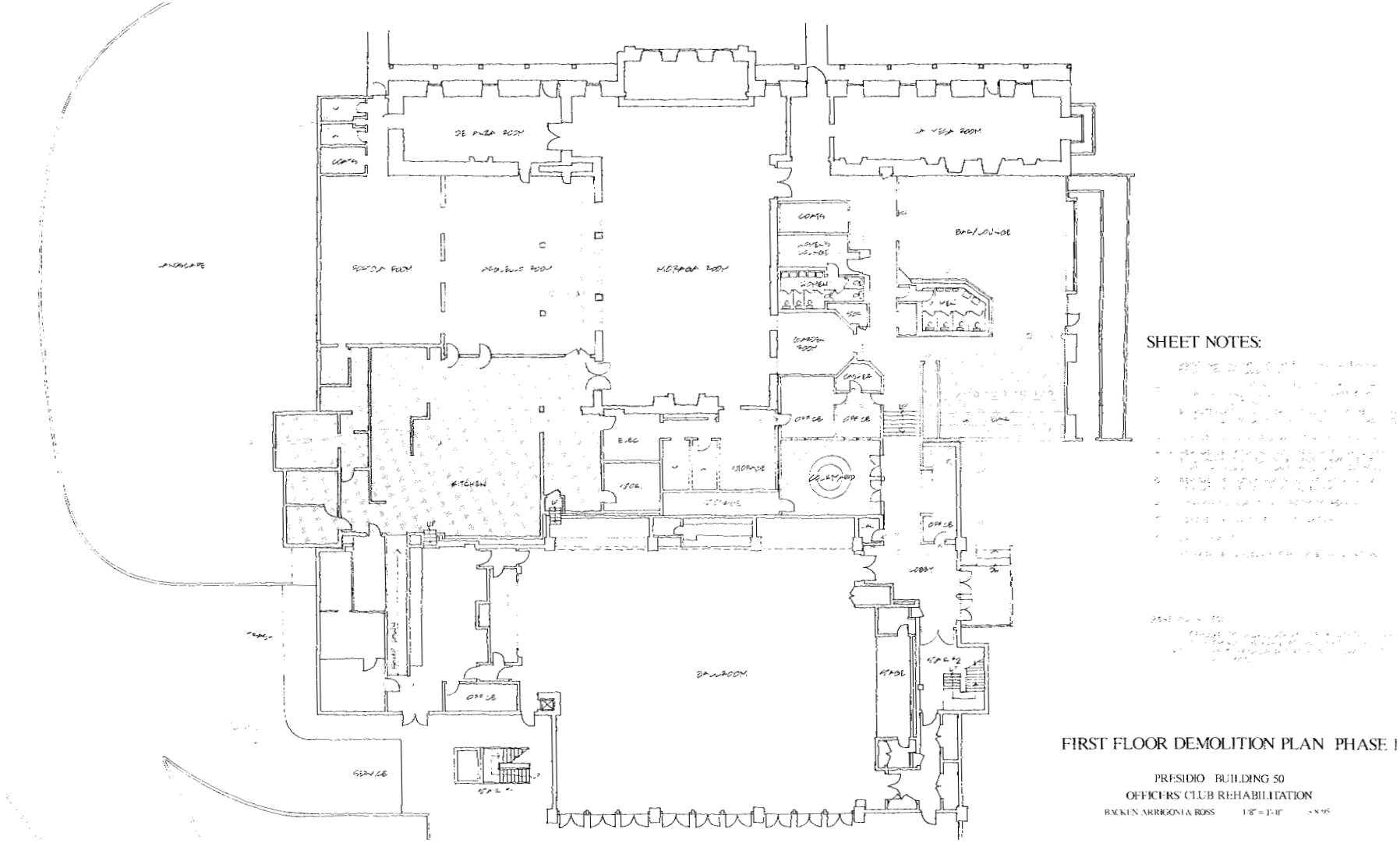
The building should be protected with a complete building automatic sprinkler system subject to the approval of the Fire Marshal. One (1) 8-inch fire protection line (Design-build fire protection contractor should make the final determination based on their design and hydraulic calculations) should enter the building and connect to the fire protection system. The final incoming fire protection line sizes should be subject to the fire protection system design-build contractor hydraulic calculations. All fire protection requirements including fire hose, automatic sprinklers, fire hydrants, flow demands, approval of detector check valve, fire main, and fire department connections will need to be determined with the Presidio Fire Department and be checked/approved by the Fire Marshal. The sprinkler systems should be zoned on a floor by floor basis with each zone consisting of a control valve with tamper switch, flow alarm switch, inspector's test connected to a drain riser and sprinkler supply risers. Sprinkler design criteria for the various areas should be in accordance with the latest NFPA 13 requirements and the Presidio Fire Department requirements.

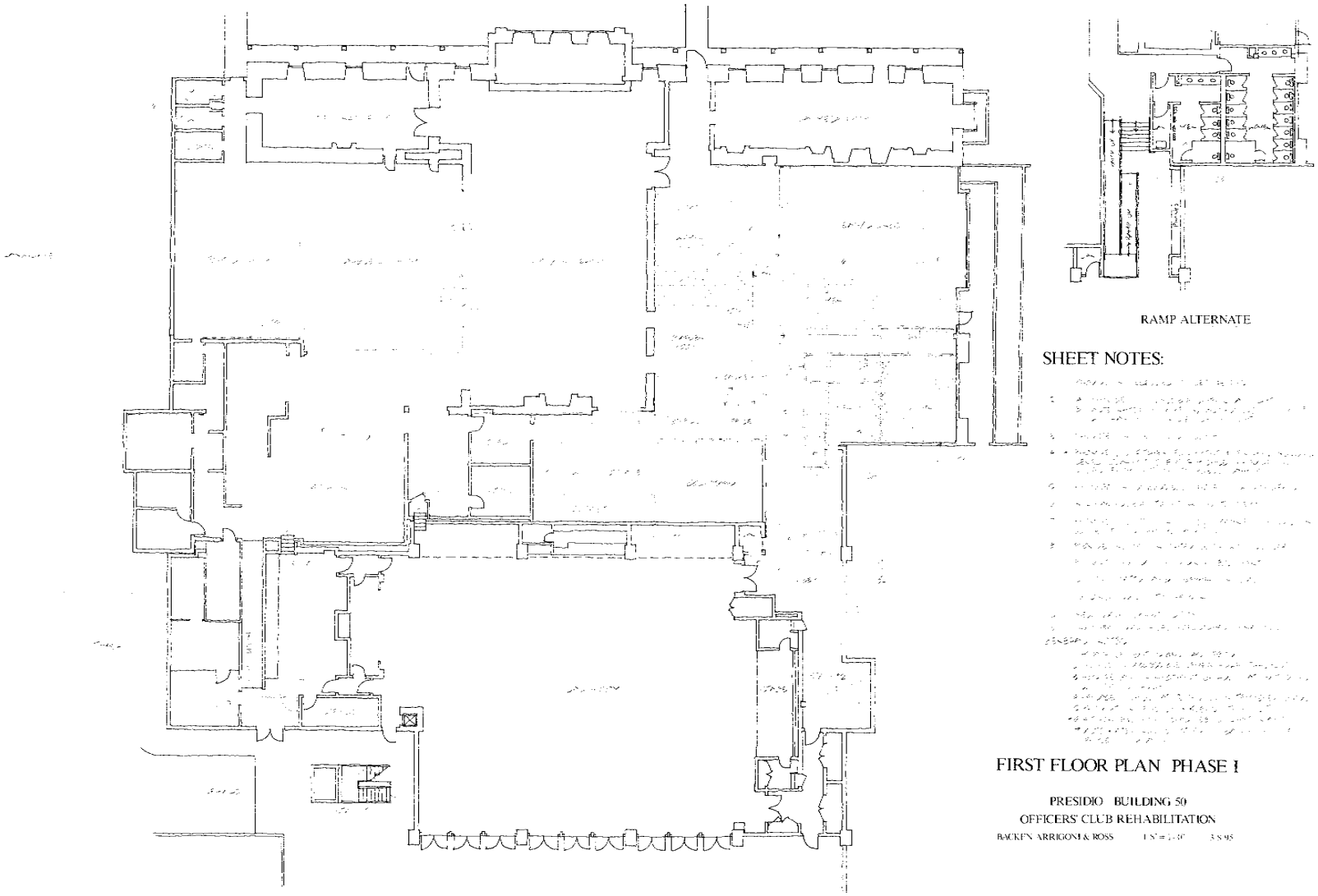
Appropriate drainage for each system should be provided to allow for flushing of piping and the periodic testing of the system.

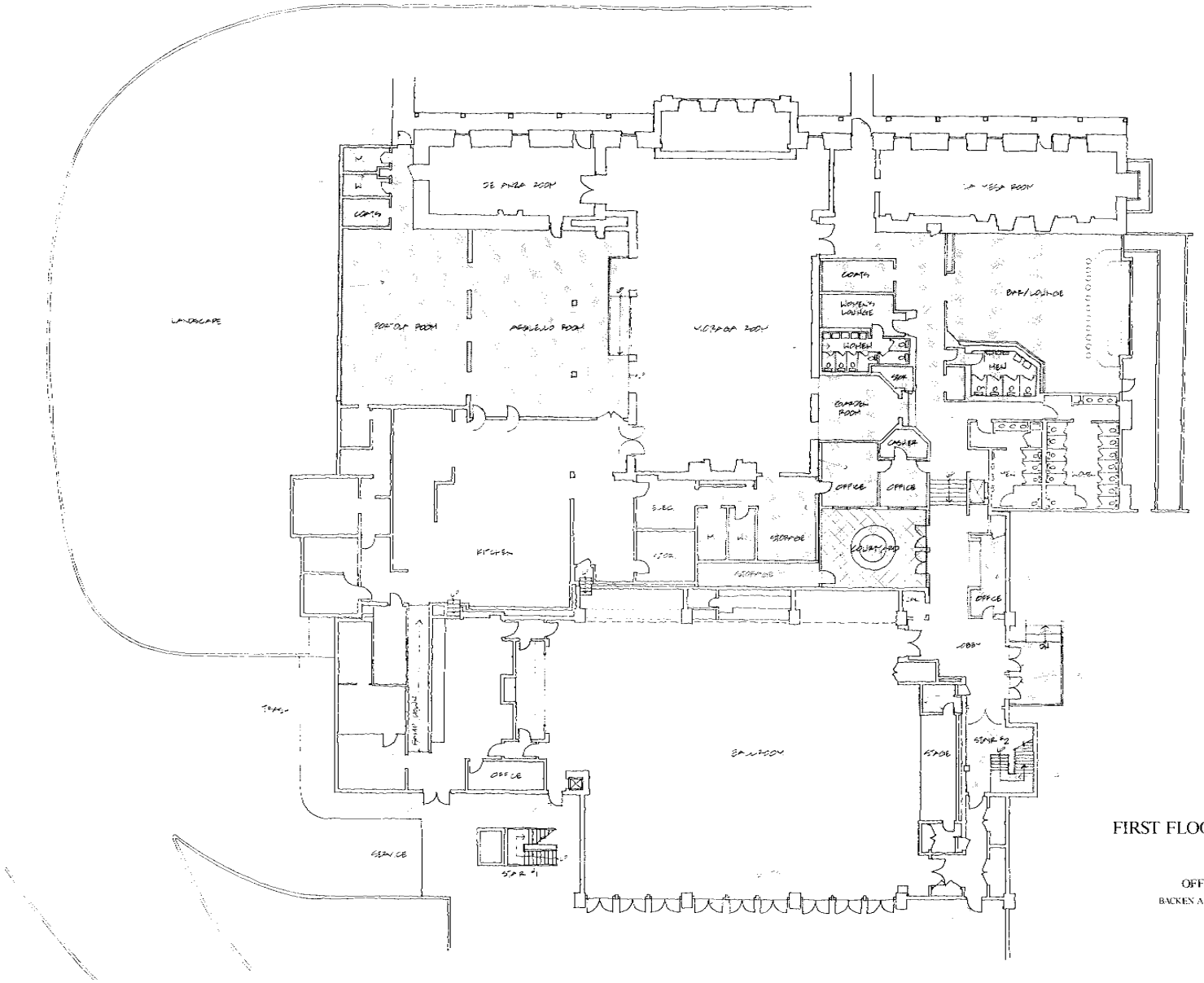
Appendix E

Drawings of proposed National Park Service Rehabilitation, 1995. (unrealized)

Backen Arrigoni & Ross, Architects.



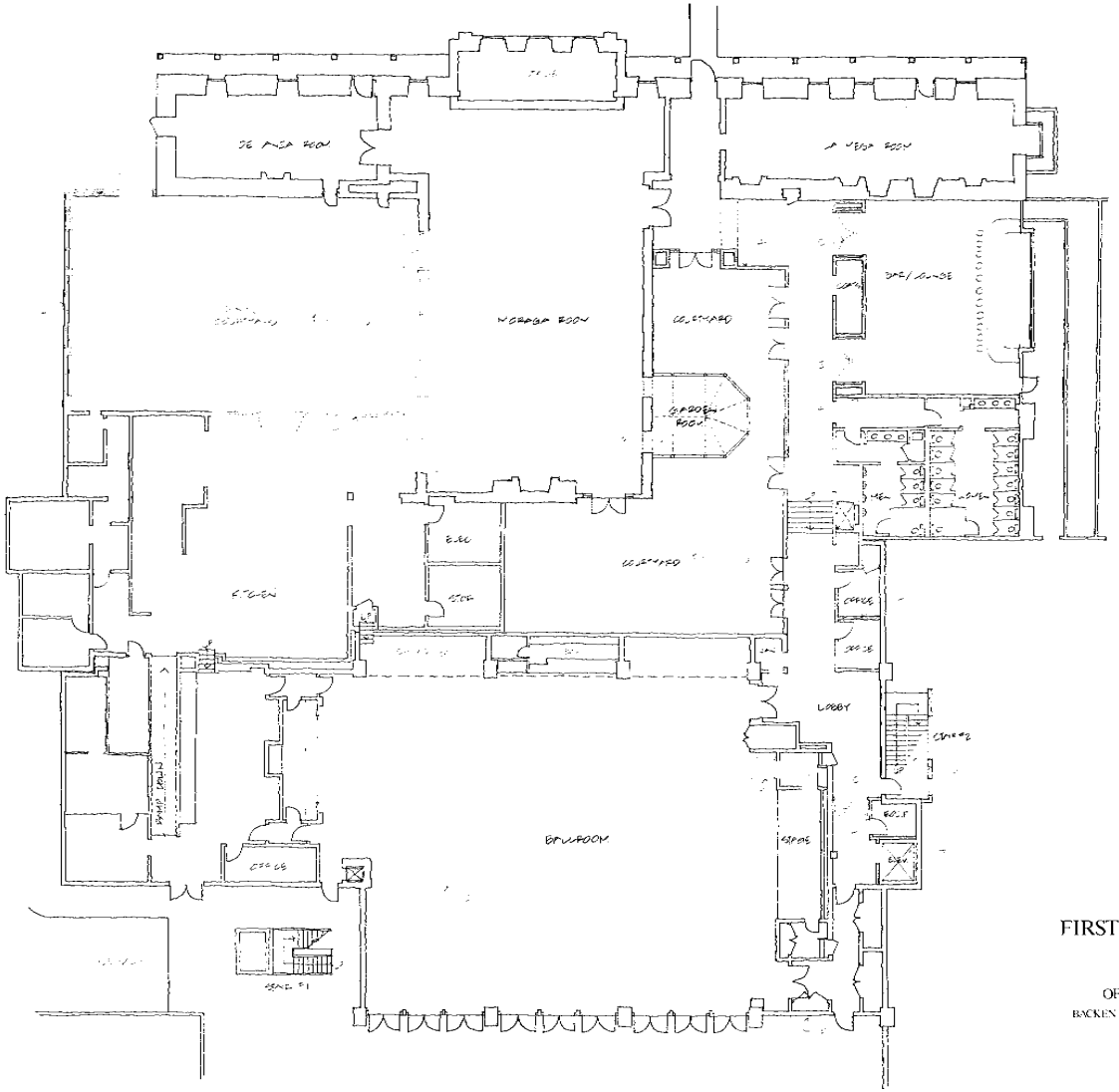

RAMP ALTERNATE
SHEET NOTES:
FIRST FLOOR PLAN PHASE I
PRESIDIO BUILDING 50
OFFICERS' CLUB REHABILITATION
BACKEN ARRIGONI & ROSS



SHEET NOTES:

FIRST FLOOR DEMOLITION PLAN PHASE II

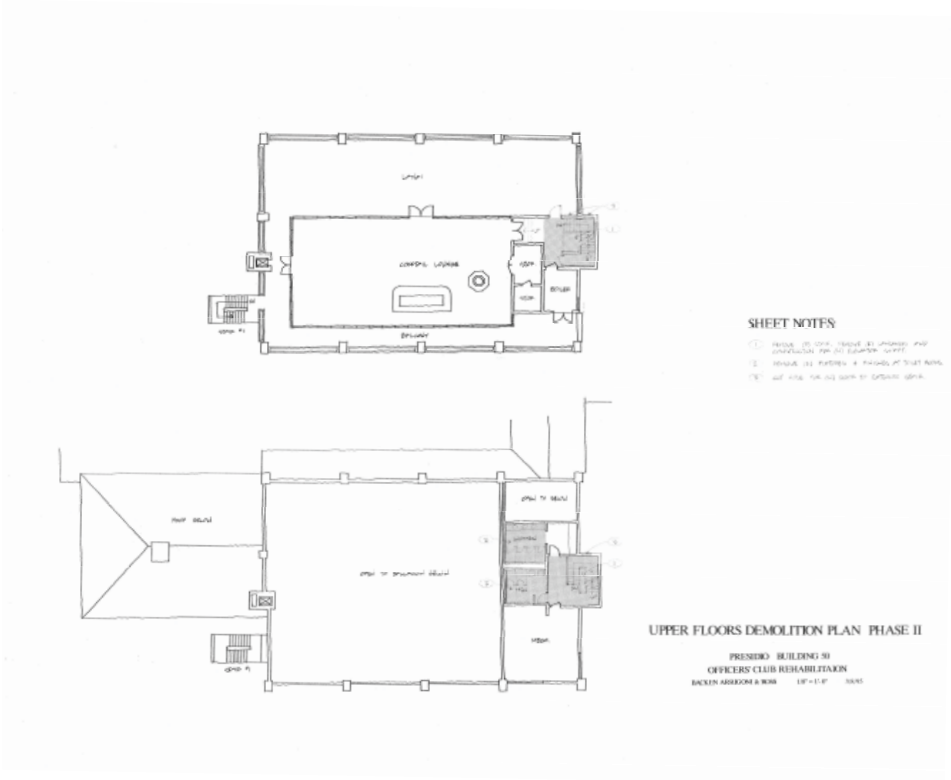
PRESIDIO BUILDING 50
OFFICERS' CLUB REHABILITATION
BACKEN ARRIGONI & ROSS

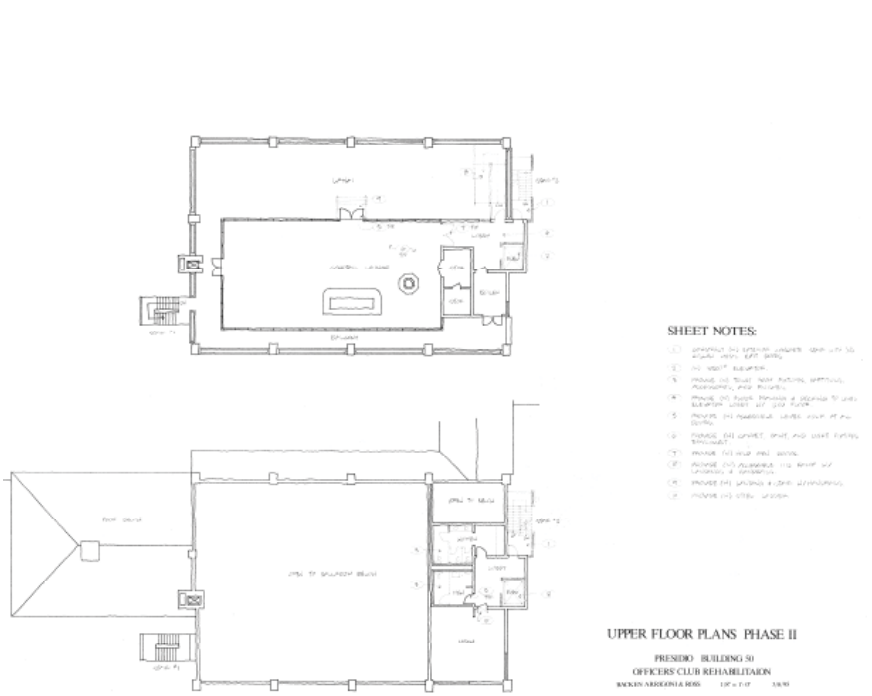


SHEET NOTES:

FIRST FLOOR PLAN PHASE II

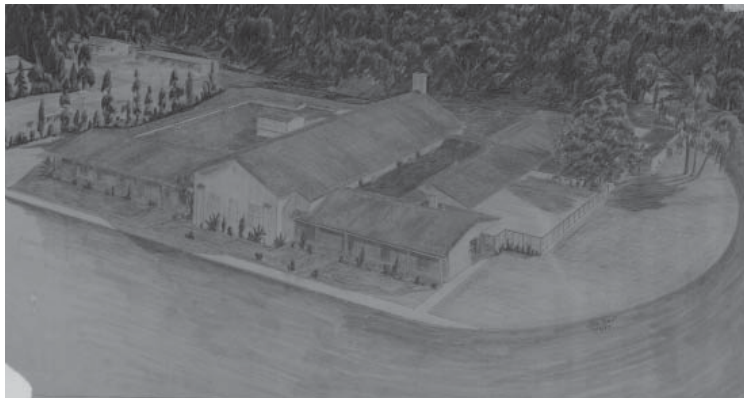
PRESIDIO BUILDING 50
OFFICERS' CLUB REHABILITATION
BACKEN ARRIGONI & ROSS 1/8" = 1'-0" 3.8.95

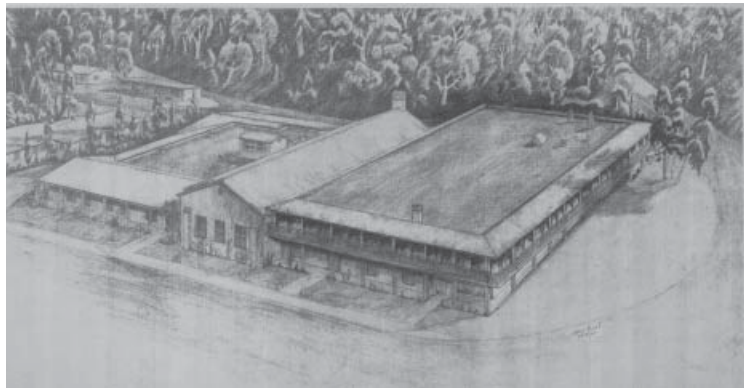

SHEET NOTES
UPPER FLOORS DEMOLITION PLAN PHASE II
PRESIDIO BUILDING 50
OFFICERS' CLUB REHABILITAION

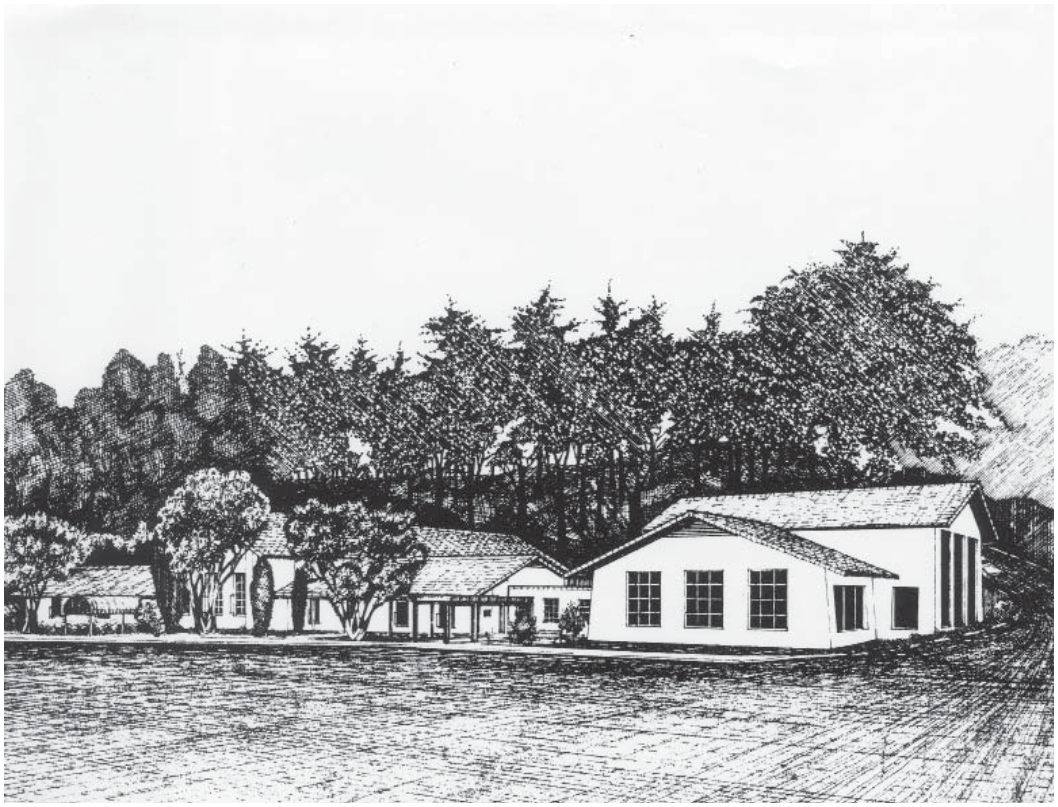

SHEET NOTES:
UPPER FLOOR PLANS PHASE II
PRESIDIO BUILDING 50
OFFICERS' CLUB REHABILITAION

Appendix F

Drawing of proposed unrealized additions, undated. (Golden Gate National Recreation Area Park Archives and Records Center)

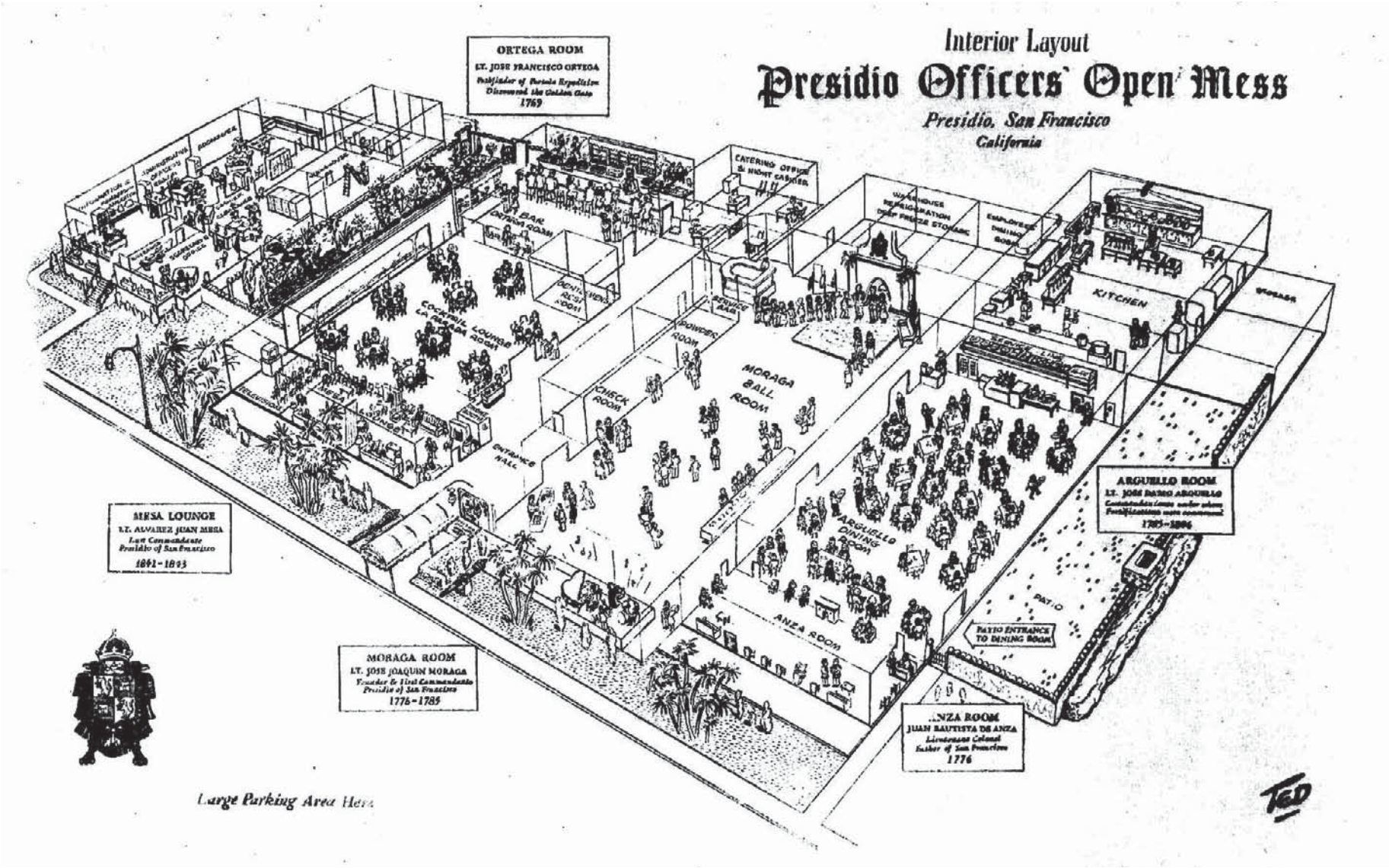






Appendix F

Drawings of Presidio Officers' Open Mess, pre-1972. (Golden Gate National Recreation Area Park Archives and Records Center)



Appendix G

Newspaper and Magazine Articles

Oakland Tribune newspaper article Feb 27, 1916

CONGRESS TO CONSIDER BILL TO PRESERVE PRESIDIO LANDMARK

RESTORATION OF THE OLD OFFICERS' CLUB, PRESIDIO, SAN FRANCISCO. SKETCH OF PLANS BY GEORGE A. APPLEGARTH FOR THE CALIFORNIA HISTORIC LANDMARKS LEAGUE.

Plan to Restore Old Officers' Clubhouse Looks Promising for Success

(By LAURA BRIDE POWERS.)

While Congress is knitting its ponderous brows over grim internal and overseas problems, it finds time to think of things that have little to do with war or commerce. And that's a good sign of its continued sanity.

Word has come to the California Historic Landmarks league from Representative Julius Kahn that its bill providing for the restoration of the old officers' clubhouse at the Presidio in San Francisco is on its way and that things look promising for its success.

Two years ago the Landmarks league placed a bronze tablet on the splendid old adobe, hoping thereby to save it from being razed when the plans for the new Presidio were put into execution. The tablet, designed by Aaron Altman, and drawn with fine simplicity, tells the story: "Headquarters of Spanish Commandantes, 1776-1824; Headquarters of Mexican Forces, 1824-1846; Headquarters for United States Forces, 1846-1913."

At that time rumors were rife that the building was among the old structures doomed to go. The Landmarks league lost no time in getting in touch with the president, then a congressman, who brought the matter to the attention of the War Department. The secretary of war was immediately interested, and he started the machinery that resulted in its temporary safety.

"But that is not enough," said the members of the Landmarks league. "Administrations come and go, and we must make sure that the oldest and most interesting building in San Francisco must be surrounded with every precaution for its preservation. And forthwith the work began.

About one in every 1000 knew anything about it, but that thousandth one did invariably helped. And the most valuable help was that offered by George A. Applegarth, architect, and a busy one, to draft tentative plans for the restoration. Why it is busy people always have time to do things?

FOLLOWING OLD FOUNDATION.

Then followed a study of the original plans from such fragmentary sources as are available—records, remains of old walls, travelers' reports, etc. The main building had been cut in two by some vandal's order some time in the dim past, and a frame wing built into it, and running at right angles to it. Sacrilege? Yes, but it might have been worse. Suppose the wretches had torn down the whole thing? However, it is too late to worry about it now, and we should be duly grateful for what we have. Besides, what wonderful dances were danced there in the days agone! Memories of them mollify resentment. And what romances lasted and budded and blossomed in that big hop-room. But that's another story.

This anachronistic bit of architecture will of course be removed, and the adobe walls rebuilt, thus restoring the main building to its original form. Mr. Applegarth's sketch plans show a roof covered with tiles, as near the type made by the Indians, under the guidance of the padres, as can be procured today. Then following the old walls as nearly as is compatible with a livable and practical structure, three new wings are planned, thus enclosing a sunlit patio, with flowers and vines, and a fountain shimmering in the light. True, there is no historical authority for this delightful patio effect other than that it is typically Spanish, and that it lends itself admirably to a satisfactory arrangement of quarters.

This much is conceded to the utilitarian needs of the army, but the league adheres to as near a literal restoration of the present building as is possible at this distant day. This means that the original walls will be strengthened, if found to be defective. It must be remembered that this old place went through the earthquakes of 1812, 1865 and the thorough-going one of recent memory. It would not, therefore, be surprising if, when the walls are stripped, they would be found to be cracked. This would necessitate removal of the adobes down to the defect and rebuilding the wall. When one considers that each adobe weighs something like fifty pounds, and the walls average four feet through, the task is not play.

This plan of restoration has been followed by the Landmarks league in its work on Mission San Antonio de Padua, where in some instances sections of wall were defective near the base, and, disheartening as it was, they were taken down and a true wall rebuilt. The wisdom of this course was made apparent in the earthquake of 1906, which shook the region, the lower end of Monterey county, with a special viciousness. With the exception of a portion of a wall just completed, and still wet, no damage was done to any of the new work.

Another vital factor in the restoration, or the preservation, as most of us prefer to call it, is the roof. In its present condition the shingled roof is merely a roof. It protects, which is its primary business, to be sure. But in Spanish construction, the roof plays a decorative part. The color note of tiles is one of the charming features of the primitive construction of the days of the padres. So a tiled roof that will glow red in the setting sun will link us with the days of Anza, the cowled Franciscans, and the little band of Spanish pilgrims that followed the cross from their homes in Mexico.

SNATCH OF ITS HISTORY.

When Carlos III of Spain determined to colonize California, a well-organized plan was mapped out. It was no hit-and-miss system. Don Jose Galvez, a favorite of the court, was appointed visitador general, with orders to proceed at once with the project. At the same time the Franciscan college of San Fernando, Mexico City, was instructed to furnish the friars who would undertake the Christianization of the savages. And choice of leader fell upon the intrepid Junipero Serra. Together they planned the project that paved the way for the civilization that is ours in this faraway day, a far cry from 1769 to 1916.

The story of the departure of the pilgrims for the wilderness, their loneliness, their hope, their suffering, their zeal, is an epic in the history of the world.

By 1776 five missions and two presidios had been successfully established, including San Diego and Monterey. Temporary houses had been erected, churches started, fields were producing, and cattle thriving. Then came the order from Viceroy Bucarelli that a presidio and a mission be forthwith established at the port of San Francisco.

Then it was that Colonel Anza and Fray Font, at the head of their band of pilgrims, set out on their famous march from Sonora, Mexico. It was a journey to try souls, but Anza and Fray Font

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reverse itself on the Panama tolls question," said McLemore. "that he might better work out his foreign policy, I felt that adoption of my resolution would serve him a good and useful purpose."

McLemore said he had received many "warlike letters from political preachers and Anglicized college professors," advocating immediate war against Germany.

"When cattle of this kind shout and scream war, it is time for true Americans to give serious and calm consideration to what madmen say," said McLemore.

GERMANS ISSUE STATEMENT.

BERLIN (by wireless to Sayville), Feb. 26.—In a statement dealing with the German-American controversy over armed merchantmen, the semi-official news agency today declared:

"The armament of merchantmen was introduced into international law during times when the high seas were infested with privateers and when, during wartime, ships were furnished with letters of marque in order to attack merchantmen of the enemy."

The news agency at the same time made public what purported to be an extract from the London Telegraph of February 22, stating that England had not the slightest intention of conforming to Secretary Lansing's suggestion that merchantmen should be armed only for defensive purposes, and adding:

"Let it be distinctly understood that we shall not limit our action to defensive measures."

The Frankfurter Zeitung warned

martial room, etc.

Colonel Mc. K. Williamson, quartermaster's corps, entered heartily into the work, recommending the general plan to his superior officer, General Arthur Murray in the following words: "The building as planned is badly needed at the Presidio, as there is now no suitable accommodations for boards, courtmartials or assemblies of different kinds. The old headquarters is of great historic value. It is one of the oldest buildings in California, and the oldest building in San Francisco. Its restoration, in addition to its historical advantage, will result in a permanent and beautiful architectural addition to the military reservation of the Presidio."

General Arthur Murray, commanding the Western department, accepting the recommendation of Colonel Williamson, forwarded both approvals to the War Department at Washington, where the plans were again approved this time finally by Colonel I. W. Littell, acting quartermaster general, and by General Tasker Bliss. It is a foregone conclusion that General Bliss took more than a passing interest in the matter, as he and his charming wife were stationed at the Presidio for some time, and, as is a habit with army folk, learned to love it.

Now the matter is in the hands of Representative Kahn, fortunately a member of the military affairs committee, to which the bill will probably be referred. United States Senator Phelan can be depended upon to take care of the bill, as he has always been, like Congressman Kahn, an enthusiastic supporter of the landmarks movement.

It is interesting to note that President Wilson, a few months ago, announced that all historic buildings and sites on lands belonging to the government shall be safeguarded in the future, which fact gladdens the hearts of all conscious Americans. Our national indifference to the sentiment surrounding historic scenes is a national reproach. However, we seem to be doing better. In the matter of preserving the old Presidio headquarters we shall prove our seeming awakedness.

And thus the stage of the tragic story of Concha Arguello and her Russian lover, Rezanof, in its new dress, will lure lovers from all the world to sit in the flowered patio, and dream the dreams all lovers dream. The perfume of that romance of a century ago still lingers about the old walls, but the roses are gone—the roses of old Castile—that scrambled over the doorways and casements, and spilled their pink petals over the corridors. But they will come again, to grace the patio that is to be, and freshen the sweet memory of Concha and her Russian lover.

St Maurice Estate

Oakland Tribune, cont.

not the slightest intention of conforming to Secretary Lansing's suggestion that merchantmen should be armed only for defensive purposes, and adding:

"Let it be distinctly understood that we shall not limit our action to defensive measures."

The Frankfurter Zeitung warned the government to take no hasty action in the present controversy with America over armed merchantmen.

"There is no evidence that the conflict with America is nearing the end," said the Zeitung. "The present situation is the most difficult since the beginning."

The newspaper then urges the government not to display Pan-German tendencies which may provoke illfeeling in America, and further urges an examination of all aspects of the controversy before the government commits itself to an irrevocable decision.

The Berlin newspapers are displaying prominently a dispatch from Lugano, Switzerland, stating that American naval authorities are urging President Wilson to acquiesce in the German program, arguing that in case of war with Japan the submarine would be America's best weapon.

Permission Granted to Cut $25,000,000 Melon

SAN FRANCISCO, Feb. 26.—The Standard Oil company was given permission by the railroad commission to cut its $25,000,000 melon for the stockholders. Common stock to that amount is to be issued as a dividend of one-half share to each share held by the stockholders.

Just the Thing for Your Garage or Country Bungalow

For the interior wall finish TRIBUNE newspaper matrix are artistic, cheap, durable and easy to put on. Look better than linerusta. Ask for sample at TRIBUNE office, Eighth and Franklin Sts.

and cattle thriving. Then came the order from Viceroy Bucarell that a presidio and a mission be forthwith established at the port of San Francisco.

Then it was that Colonel Anza and Fray Font, at the head of their band of pilgrims, set out on their famous march from Sonora, Mexico. It was a journey to try souls. But Anza and Fray Font brought their band to the edge of the Golden Gate without the loss of a soul. What experiences must have come to the women who braved the desert sands and mountain fastnesses with their men!

It is interesting to note the personnel of this band—these first San Franciscans, from whom have descended many of the families [illegible]. This is the group as given by Father Englehardt in his "Franciscans in California": Lieutenant Colonel Juan Bautista Anza, Fathers Font, Garces and Eixarch, Purveyor Mariano Vidal, Lieutenant Jose, Joaquin Moraga, Sergeant Juan Pablo Grijalva, eight veteran soldiers, twenty volunteers, the wives and children of the sergeant and twenty-eight soldiers, four families of settlers, twenty muleteers, three cattle herders, four Indian servants of the fathers, three Indian interpreters. In all 420 persons." With them they brought horses, 600 of them, 300 cattle, and over 100 pack mules. And from this beginning grew the famous city of St. Francis.

Now we have the genesis of the Presidio, which is, of course, identical with that of the Mission Dolores.

On September 17, 1776, the Presidio was dedicated. The San Carlos fired salutes from her anchorage in the bay. Flags were flung from the temporary habitations, the Te Deum was sung, and the new country dedicated to God and the king.

The plan of the Presidio was developed by Jose Canizares, engineer. It embraced a square of ninety-two varas, or about 260 feet around the sides. The buildings around it consisted of the chapel, officers' quarters, barracks, a storehouse, a guardhouse and apartments for the colonists. And the parade grounds as laid out in that distant day in the identical square that resounds today to the tread of the marching columns of boys in blue. Another square, however, has been added to the old Canizares square across the road, making a wonderfully dramatic stage for maneuvers, facing the blue bay and Angel Island and the lovely hills of the Contra Costa.

What an eye for charm of location

roses are gone—the roses of old Castile—that scrambled over the doorways and casements, and spilled their pink petals over the corridors. But they will come again, to grace the patio that is to be, and freshen the sweet memory of Concha and her Russian lover.

St. Maurice Estate Shrinks to Nothing

SACRAMENTO, Feb. 26.—The state of California will not receive one cent from the estate of Cherry de St. Maurice, former queen of the tenderloin, who was murdered by Sam J. Raber and Jack Dromgoole in July, 1912, although the original appraisement of the estate was $48,572.95, with indebtedness against it, making the net appraised value about $13,000.

As the result of the payment of various claims by Public Administrator Harry W. Leonard and the cost of administration, the condition of the estate now shows that when $5245.97 outstanding against the estate is met, there probably will be a deficit of $3726.

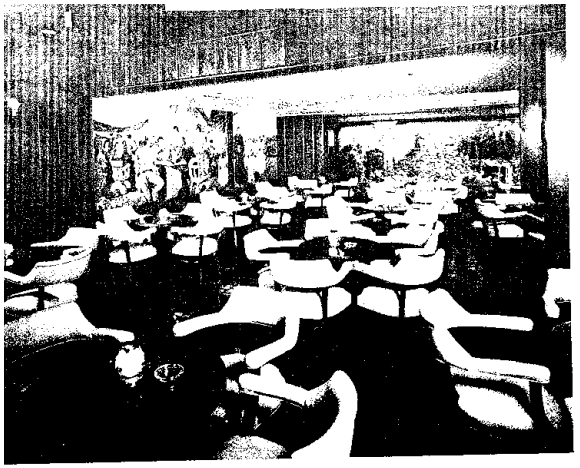
Because the estate has dwindled to practically nothing, Anna Held, the actress, who claims to be a cousin of Cherry de St. Maurice, has notified her attorneys not to contest the right of the public administrator to administer.

Senate Must Decide on Brandeis' Session

WASHINGTON, Feb. 26.—The Senate must go on record whether it favors open or closed sessions in which to consider the confirmation of Louis D. Brandeis as Supreme court justice and George Rublee as federal trade commissioner. With the support of a group of progressive Republicans it was learned tonight Senator Kenyon will introduce a resolution early next week to transact all Senate business except treaties in public.

Last year the same resolution failed by one vote, with Senator La Follette absent. La Follette will vote and speak for the resolution this year. The Brandeis hearings probably will conclude Tuesday or Wednesday.

Interior Design, 1970.



DUDLEY R. WILLIAMS

Interior Design July 1970

THE REFURBISHING of the Officers Club at the Presidio was the intriguing assignment of Dudley Williams. The club has the distinction of being the first building erected in San Francisco, the massive adobe wall and deeply recessed windows of the original structure, dating from 1776, still an integral part of the present building. Aim of the redesign was to retain the original atmosphere, while using updated color, fabrics, lighting and other equipment to make a more efficient traffic flow. A warm continuous color theme of gold, copper and brassy green throughout makes each room interchangeable as use necessitates. Focal points of bar, pictured above, called the "Arguello Room" after an early settler, are the mural of early days, painted by an unknown artist of the 20's, and the view to the garden; below, the main ballroom. Beams, decorative accessories and part of the ceramic tile floor were existing.

Ceramic tile: California Tile
Carpet: Lees
Chairs, tables: Shelby Williams
Chair upholstery: Naugahyde by Uniroyal
All lighting fixtures: Boyd
Wall paneling: U.S. Plywood
Screen dividers: Atlas Shutters

A.I.D.

San Jose Mercury News.

Renovation of Army officers' club embraces vibrant past of city, state

PENNY DE LOS SANTOS — MERCURY NEWS PHOTOGRAPHS

Construction workers toil in the ballroom of the Presidio Officers' Club in a renovation of the second oldest building in San Francisco.

HISTORIC BUILDING WILL OPEN TO PUBLIC BY NEXT MONTH

By Marilee Enge
Mercury News

A pair of 17th-century Spanish cannons stand sentry at the door of the Presidio Officers' Club, a reminder that even on this historic former Army post the "O Club" is a uniquely storied place.

If these walls could talk, they would tell of a Mexican general convening the meeting that established the first civil government in San Francisco; of American officers dispatching troops to the Indian wars; and of Army brass socializing over cocktails as World War II raged in the Pacific.

The second oldest building in San Francisco (after Mission Dolores), the Presidio Officers' Club is being researched and refined as crews race to complete an extensive renovation before the building opens to the public next month.

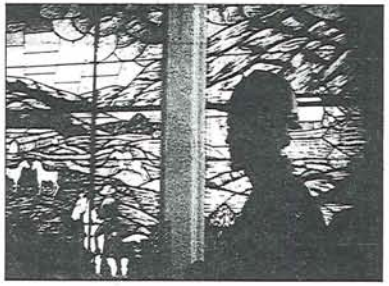
Spanning more than two centuries and occupation by three nations, the Officers' Club is a microcosm of the Presidio itself.

"This is the only building that links the Spanish, the Mexican and the American periods," said Randolph Delehanty, the Presidio Trust's resident historian. "It's our most evocative building."

The oldest parts of the club are being restored to their former glory, or perhaps a glory they never even saw under Army control. A 1972 addition is being converted into a museum-quality exhibition space that will be unveiled with a show of Russian art and artifacts on March 17. Eventually, it will be the main venue for a new series of cultural events known as "At the Presidio."

"Unseen Treasures: Imperial Russia and the New World," has been on tour in the United States since late 1999. Presidio officials saw it as an ideal way to launch a program they hope will become a showcase for examining the American experience from the perspective of the New West.

"You have the Russian Empire coming south and the Spanish Empire moving north. They connect at the Presidio for a short time," said Craig Middleton, a Presidio deputy director.



Project engineer Michael Couacaud points out the stained-glass windows in a bar area of the historic club. The building was occupied by the Spanish, Mexicans and Americans.

But just as interesting as the exhibit, organized by the Russian State Historical Museum, is the building that will host it.

While the Russians were establishing a trading post on the Sonoma coast, the Spanish were building their first permanent military structures at El Presidio on the Golden Gate. A quadrangle, begun in 1776, served as the Spaniards' northern post in Alta California. From there, the government in Madrid expected the frontier army to fend off British and Russian expansion, but mostly soldiers roamed the countryside

See **PRESIDIO**, *Page 4B*

Continued from Page 1B

rounding up native people for the missions.

Commandant Luis Arguello rebuilt and doubled the size of the Presidio between 1812 and 1815, overseeing the construction of an adobe quadrangle. Part of that structure that was probably his living quarters and offices stands today as two low-slung wings of the Officers' Club facing Moraga Avenue. The adobe has been encased in stucco since 1934, when the Army renovated the building in the mission style, adding wrought iron chandeliers and hardware and beams that look hand-hewn. A central hall, added in the 1880s when the building was first used as an officers' club, was also redone in the mission style.

For most of this century, until the Army marched out in 1994, every Army officer who passed through the Presidio paused at the Officers' Club. It was the site of banquets, dances and countless meetings over good, stiff drinks.

"This was very important in the social life of the post," Delehanty said, "not just for the Presidio but for the Army as a whole."

Today, construction crews are peeling away layers of plaster and cement and wood to reveal the most historic parts of the building. Project engineer Michael Couacaud studied old drawings to uncover construction secrets concealed by the numerous renovations.

Among the decisions project planners still must grapple with is how to display a series of 1950s-era murals that portray colonial life on the post with stereotypical images of Mexican officers and Indian servants. The murals once decorated a bar, but the space is to become a cafe.

The historic rooms will be available to rent for meetings and parties. Presidio officials expect the museum space to host two major exhibits a year, drawing its subjects from art, history, culture and nature. But it does not take the place of a Presidio museum that is planned to one day tell the story of the post in a comprehensive way.

Contact Marilee Enge at menge@sjmercury.com or (415) 394-6895

Newspaper Article, unknown source

OFFICERS' CLUB TO

REOPEN

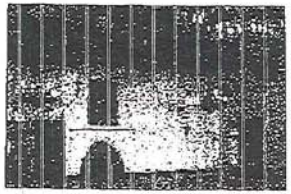
THE PRESIDIO'S MOST HISTORIC BUILDING GETS A FACELIFT

"It's the social center of the post at the crossroads to the Orient, Hawaii, the Philippines, Cuba, Panama and Alaska."

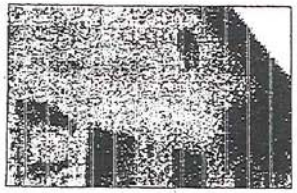
So it was written at the rededication of the Presidio Officers' Club on August 17, 1934, following a major remodeling effort that transformed the modest 1812 adobe structure into a spectacular Spanish Colonial Revival Style building.

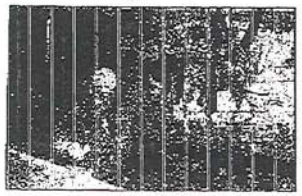
Fifty-six years later, under similar circumstances, the statement is more true than ever. The site cherished by generations of military families and Bay Area residents is now undergoing a major facelift that, when completed, will make one of the West Coast's oldest buildings a museum-quality exhibit space.

The upgrade comes as a major public exhibit featuring 18th century art and artifacts from the Russian State Historical Museum is planned for the spring. The event, which will showcase the 1806 intersection of Spanish and Russian cultures at the Presidio, will be the first in a new series of Presidio Trust-sponsored cultural programs serving park visitors.



Look To The February Presidio Post For Additional Details About The Upcoming Exhibit.





"When repairs are complete, the Club will be on par with any museum space in the country," said the Presidio Trust's Michael Couciaud, who previously managed the renovation of the Washington Monument. "It's going to be beautiful."

The site, which has been unoccupied since 1994, will undergo roof repairs, the installation of new heating, ventilation and air conditioning systems, and interior and exterior repainting, among other improvements.

Originally the Spanish Commandante's residence, the "O" Club is the principal basis for the Presidio's National Historic Landmark status. Though the building upgrade will incorporate the latest technology, the site's legendary character will endure.

San Francisco Examiner, 1970.

S A N F R A N C I S C O

The Examiner.

Wednesday, February 21, 2001 — Keeping San Francisco a two-newspaper town. — (including tax) 25 cents

Presidio Officers' Club comes out of retirement

Art exhibit from Imperial Russia will grace walls

By Daniel Evans
Of The Examiner Staff

After being retired with full honors in 1994 when the U.S. Sixth Army pulled out, the Officers' Club in The Presidio of San Francisco will again serve an active meeting center — though with considerably less booze this time.

Filled with construction workers, almost to a man wearing white hard hats and polo shirts emblazoned with The Presidio Trust's Spanish adobe dwelling logo, the club is undergoing the final stages of its transition from officer speakeasy to art house.

And that's just fine with retired Capt. Tom Blean, formally stationed at the Presidio's Letterman Hospital. Blean now serves as a supervisor for Presidio projects, including the work on the Officers' Club.

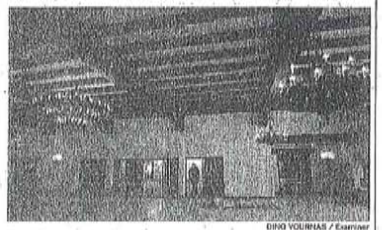
"It's not a military base any longer," he said, though he added he fondly remembers the good times had in the old building. "What it will be fits in with the cultural theme for the Presidio. History."

The famed "O Club," at 180 years the second oldest building in San Francisco (after Mission Dolores), will reopen March 17 as an exhibition hall, featuring the art of Imperial Russia. The exhibit will be shown in an addition built in 1972. The club has been closed since the military left the Presidio, but is being restored at a breakneck pace — particularly in an area where officers ate their meals — to accept the artwork.

The additions are of particular historic interest, as nearly every commander of the seaside post — Spanish, Mexican and American — have put their touches on the club. What parts of the building belongs to what era was important, said Project Engineer Michael Couacaud, as a number of the older areas can't be touched until a historic review is completed this coming spring.

"A lot of people want to do interpretive work on the older areas," he said, "but that can't be done until the historic structure review is done."

Presidio engineers began working on plans for the club last summer. But the actual work began in November, finding [illegible] some pretty tight specifics. "There were people who said that we couldn't do it, but that if we did, they'd be very impressed," he said, standing in the nearly-completed exhibition area, wired for telecommunications and the strict heating requirements of museum exhibits.



DINO VOURNAS / Examiner

Presidio revisited: The Officers Club, the second oldest building in San Francisco, is being renovated.

The Presidio Trust, charged with preserving the Presidio's historic and scenic resources and making it financially self-sufficient by 2013, spent $1.2 million to renovate the building, located near the Presidio's bowling alley. Renovations include a new roof, and a conversion of the ballroom center into a 5,000-square-foot exhibition hall. A gift shop and café were also added.

In its heyday, the club was the Presidio's social center, remembered fondly as "the place to go." Retired Col. Merril Cohn reminisces, "We would often go to the club on Saturday nights for dinner and dancing. There was a live band every weekend, and outstanding brunches on Sundays."

In its early years, the club served as the command center for the defense of San Francisco Bay when the Spaniards had a foothold in California in the late 1770s. At that time, about 40 Spanish soldiers, their wives and children, and 160 civilians called the Presidio home.

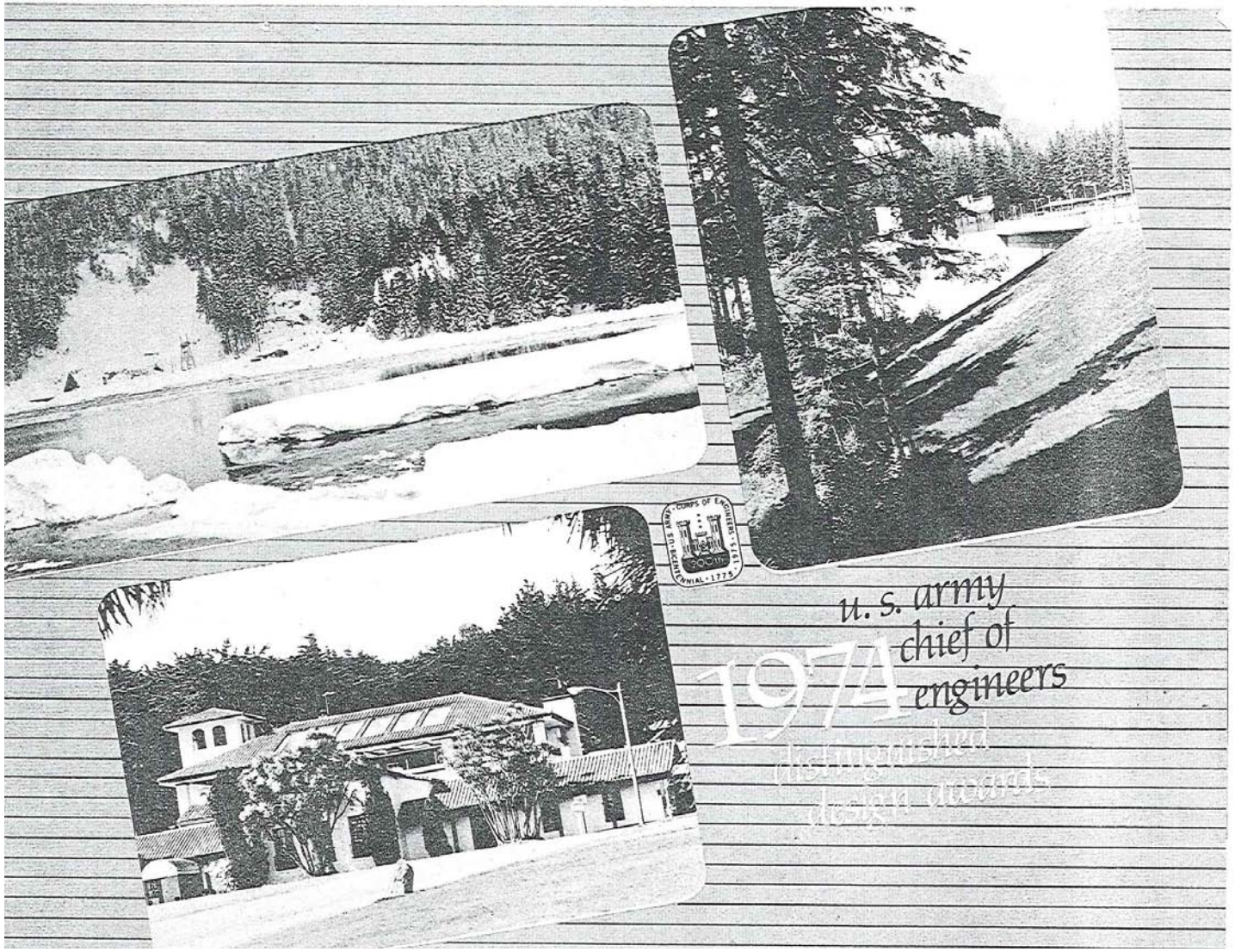
Then, in 1822, after Mexico's independence, the Presidio became a Mexican frontier outpost. When the United States annexed California in 1846, the Army added windows, wood floors, fireplaces and a shingle roof to the existing adobe building of the Officers' Club. They used part of the building as the Court-Martial Room.

Officials say the club is an ideal site for meetings, cultural exhibits, symposia and other gatherings. Spokesman Presidio spokesman Jon Sommarstrom said that the trust has not yet determined the exact use of the club past the upcoming exhibition. Long-time San Francisco Isabel Applegarth once organized San Francisco's annual birthday party every June 29 at the Officers' Club. Said he: "This was a festive social and cultural event, attended by those with an interest in history and a love of our city."

He hopes that "the people of San Francisco can once again celebrate their birthday at the Officers' Club."After the military's departure, the Presidio became part of the Golden Gate National Recreation Area.

Since 1998, the federal land has been jointly managed by National Park Service and the Presidio Trust.

Army Corps of Engineers Publication, 1974, unknown source



American Institute of Architects (AIA) Design Award Publication, 1972

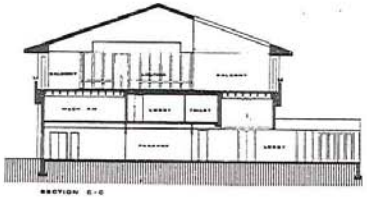
addition to officers' open mess

Presidio of San Francisco, California **Design: Robert B. Wong, AIA San Francisco, California** **Supervision: Sacramento District**

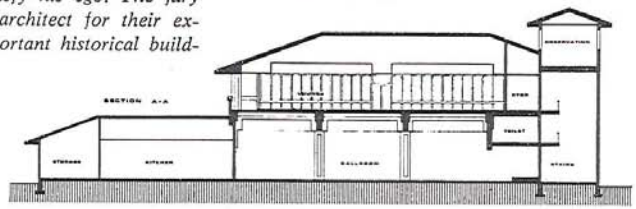
In order to maintain the integrity of the original structure, which is the oldest adobe building in San Francisco, built in 1776 and designated as a National Historical Site, the architect worked closely with the local Historical Society during design and construction. It was decided that the most suitable design would be an addition constructed in a contemporary manner, recalling the design, color, texture and appearance of the existing building. The addition was sited to the rear of the existing building, providing adequate space for the new banquet ballroom. The bar/lounge was located above the roof of the existing building to furnish a magnificent view of San Francisco Bay. The banquet/ballroom seats approximately 456 for dinner shows and allows flexibility in the use of the facilities. Automatically operated folding partitions divide the large space into two or three smaller areas accommodating various sized groups. Each of the smaller spaces has access to a landscaped outdoor area. Food and bar service can be provided for any of the divided areas without interrupting functions in the other spaces. The structural system satisfies a requirement for complete freedom of architectural expression at the first and second floors. Clear spans are provided by reinforced concrete post tensioned girders at the second floor and by gabled steel beam and truss roof framing. Efficient mechanical distribution was made possible by suspending the mechanical room between the first floor ceiling and the second floor. The primary materials used on the exterior of the building are stucco and mission tile to match elements of the original adobe structure.

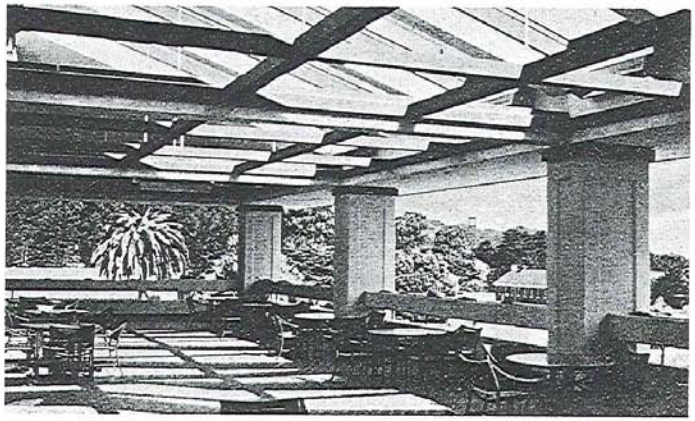
Jurors Comments:

The jury appreciated the good judgment of the architect and the Corps of Engineers in sensing the importance of preserving and enhancing the original building. The design of the new addition is not only a most sensitive solution to this important objective, it also incorporates spaces that function well and that are obviously inviting to the user. The architect has forgone the opportunity to make a statement intended to satisfy his ego. The jury salutes the Corps and the architect for their excellence in recycling an important historical building.



BUILDING SECTIONS





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