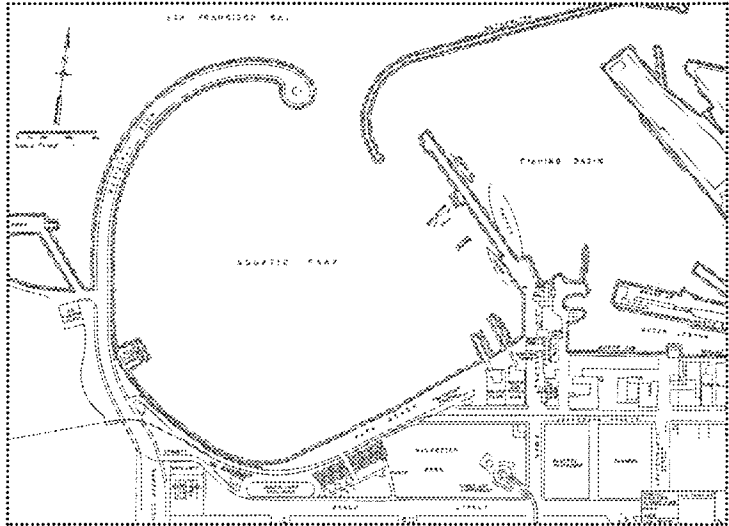


**Aquatic Park Amphitheater
Focused Historic Structure Report**

San Francisco Maritime National Historical Park
San Francisco, California



prepared for

National Park Service

prepared by

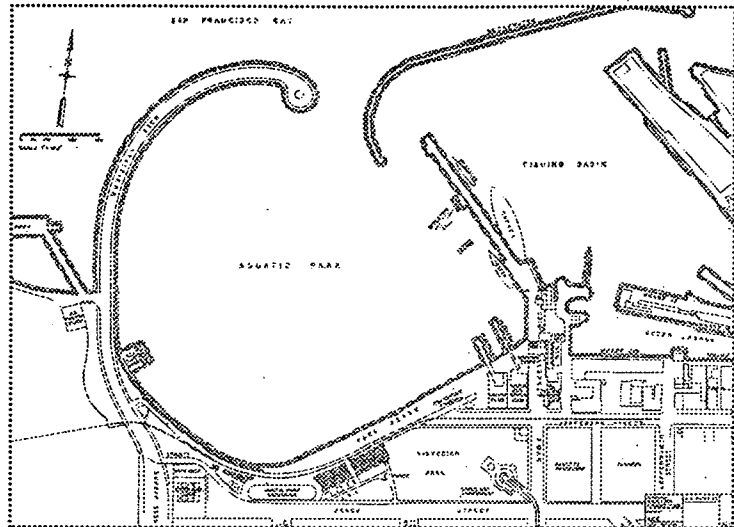
Architectural Resources Group
Architects, Planners & Conservators, Inc.

San Francisco, California

20 June 2005

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I. Introduction

Introduction

As part of a larger project related to the rehabilitation of the Aquatic Park Amphitheater headed up by BSA Architects, Architectural Resources Group (ARG) was contracted in January 2005 to provide services regarding a historic resource assessment of the bleacher structures in Aquatic Park, San Francisco, California, a designated National Historic Landmark district. ARG's scope for this project entails the site visit and documentary research resulting in a brief discussion of historical contexts, description of the bleachers and the associated interior spaces, statement of significance, list of character-defining features, integrity evaluation, and preliminary design and technical recommendations regarding the proposed work. Due to the nature of the proposed work, this report focuses on an evaluation of the building exterior in the area of the bleachers, corresponding interior spaces, and landscaping. The public areas of the museum building and the immediate museum building envelope are not part of this report.

Methodology

The methodological approach for this report was based on a site visit and walk-through of the interior spaces located below the amphitheater or bleachers associated with the Aquatic Park former bathhouse building, now the Maritime Museum, and documentary research conducted at the SAFR Library and Archives and at the San Francisco Public Library, San Francisco History Center. Additional sources of material include discussions with Park Service staff that utilize the building and other documentary sources such as the ARG in-house library to complete historical background information. The historical background of this report relies on a study by James P. Delgado, *Historic Structures Report: Pioneers, Politics, Progress and Planning: The Story of San Francisco's Aquatic Park*, dated 1981, and a previous study titled *Maritime Museum Building, San Francisco Maritime NHP, Draft Limited Scope Historic Structure Report*, dated January 2002, by Architectural Resources Group. With regard to terminology, the proposed project involves the Aquatic Park Amphitheater structure, though in the park this structure is more commonly referred to the bleachers. For consistency the term "Amphitheater" is used to describe the overall project and the term "bleachers" describes specific spaces. For clarity, the terms "Casino" and "bathhouse" have been eliminated except when used in the discussion of historical context only.

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II. Brief Discussion of Historical Contexts

History and Context of Aquatic Park

Prior to 1900, the area of the present-day Aquatic Park was known as Black Point Cove, a natural lagoon east of Black Point, which was also known as Punta Medanos or Point San Jose and is now a part of Fort Mason.¹ For over sixty years beginning in 1797, the site was largely undeveloped although designated for military use. The military nature of the site continued through the Mexican period of California's history and later during the American rule when the military created the Point San Jose Military Reservation in 1851 until businesses became attracted to the waterside location. Even while serving as the location of several industrial operations, the Black Point Cove site was used for recreation. As early as the 1860s, the sheltered cove and sandy beaches attracted swimmers who soon built small bathing structures. One of the largest of these early bathhouses was the "Sea Baths," operated by Joseph Dunkerly, perhaps as early as 1863, at the corner of Beach and Larkin Streets and later known as the Neptune Bath House. Other bathhouses were established in the 1870s and 1880s. However, by the 1890s, the Black Point Cove bathhouses were largely abandoned and out of use, their fate in part due to the construction of indoor, heated bathing structures throughout the city. At the same time that the bathhouse businesses were closing, swimming and rowing clubs were taking hold at Black Point Cove, continuing the recreational nature of the site.

Beginning in 1906 and continuing for almost a decade, Black Point Cove was slowly filled in, first with the rubble and debris remains of downtown San Francisco following the 1906 earthquake and fire and later with material excavated for the construction of a nearby railroad tunnel. The tunnel was to connect the 1915 Panama Pacific International Exposition site west of Fort Mason with the Belt Line Railroad trestle, completed in 1914, which crossed Black Point Cove. The filling of the lagoon and the construction of the railroad trestle across the cove provided an immediate impetus for public pressure to preserve the cove and create an Aquatic Park.

Eventually, with urging from the public, the Board of Supervisors in 1917 approved the transfer and acquisition of lands at Black Point Cove for the creation of an Aquatic Park. The city slowly moved forward with the purchase and acquisition of lands at the site and with planning and architectural designs to create the park. Between 1917 and 1924, shoreline properties at the Aquatic Park site were acquired by the city. In 1920, civil engineer John Punnett prepared a preliminary study of the site that was intended to serve as the basis for the future park. Limited grading of the shoreline around the cove and removal of the trestle across the lagoon had also begun by this time. In 1922, the San Francisco Parks

Commission, which had recently been given jurisdiction of the park, appointed the architects Bakewell, Brown and Bauer the task of creating a plan for Aquatic Park. Their plan, approved by the city in 1923, called for the construction of bathhouses as well as other various buildings, approaches, and landscaping. Finding funding for the park and securing the final necessary land acquisitions would take several years, however, delaying construction at the site until the 1930s. Finally in 1931, work began on the construction of a concrete municipal pier at the northwest corner of the cove. It was not until 1935, when the newly created Works Progress Administration (WPA) approved the city's proposal for the development of Aquatic Park, that other parts of the plan could be implemented. The WPA hired John Punnett to prepare new plans for the site and William A. Mooser III to design the structures within the park. Progress in the construction of the park could finally be seen beginning in 1936.

Development of the former Aquatic Park Bathhouse Building, now the Maritime Museum

Aquatic Park, within San Francisco Maritime National Historical Park, comprises approximately four acres and includes the land within the park boundaries; three historic buildings designed in the streamline Moderne style, ten structures, the Sea Scouts Building, the Municipal Pier and the seawall. The main building at San Francisco Maritime National Historical Park is the Aquatic Park building (the former bathhouse, now the Maritime Museum). The main Aquatic Park facility is open to the public as a maritime museum and senior center.

The construction of the Aquatic Park facility between 1936 and 1939, beset by changes in design and detailing, proceeded at the same slow pace that the development of the park had followed. Throughout construction, changes were made to the building and its design. By October of 1936, work on the framing of the first and second floors had begun and by December of that year framing for the third floor had started. By January 1938 the framing and exterior work on the central structure was substantially complete. However, the interior work and completion of the wings and landscaping would take another year. Finally in January of 1939, the WPA, frustrated by the slow pace and numerous revisions, turned control of the project over to the city.

The interior work at the facility was incomplete when the building was officially dedicated and opened for use by Leo and Kenneth Gordon as the Aquatic Park Casino on January 22, 1939. Although the 1938 lease signed between the City of San Francisco and the Gordons for use of the facility as a private concession stipulated that they would not occupy the building until the project was complete, their Aquatic

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Park Casino was in operation on dedication day. The restaurant and bar that the Gordons operated occupied the entire building except the shower and dressing room areas.

The bathhouse, intended for public use, would be inaccessible to the general public for almost a decade following its opening. The WPA launched an investigation into the project and the Gordon lease as a result of public complaints about the Aquatic Park Casino and requests from WPA personnel, including the artists who had worked on the building. Although the Gordons were forced to close their restaurant and bar in late 1940 as a result of the investigation, the waters of the Aquatic Park lagoon were closed to public bathing and swimming at the same time due to health concerns. In 1941, the United States military occupied the Aquatic Park area as part of mobilization procedures for World War II. The site was used by the National Guard for anti-aircraft defenses of the Pacific Coast. Early in the war, the facility was used to house soldiers. Later on, the building became a more specialized military outpost with offices on the third and fourth floors, a general reception room and mess halls on the second floor, and sleeping quarters and messes on the first floor. Although the military left the facility in 1946, it was not until 1948 that the building and the rest of Aquatic Park were turned over to the city. Before taking back possession of the site, the military repaired damage and undid alterations that they were responsible for, including replacement of one of the historic light fixtures, repair of damaged concrete and wood surfaces, and removal of plywood partitions, furniture, and mess equipment. At present, the only remnant of the military era use of the building is the WWII era mural / wall painting below the East Bleacher (see **Appendix A**, Figure 4).

The unfortunate situation of the building under city control in 1948 was similar to its lot in 1940 when the Aquatic Park Casino was closed: the building was locked and closed to the public and swimming was forbidden in the lagoon. The Park Commission operating the site came up with a temporary solution to open the building to the public during the week, allow sunbathers to use the first floor dressing rooms, use the circular room at the east end of the second floor for adult recreation programs, and make other rooms available for social gatherings and meetings. The use of a portion of the building as an adult recreation center, later expanded and called the San Francisco Senior Center, continues into the present. Still, in the late 1940s, most of the building remained vacant. Then, in 1951, the private non-profit San Francisco Maritime Museum Association established the San Francisco Maritime Museum in a portion of the building, leasing part of the building from the city Board of Parks and Recreation. The idea to use the building as a museum for the display and instruction of maritime history, arts, and economics had first sprouted prior to the war, when a small exhibit of marine paintings and models was installed. The creation of the San Francisco Maritime Museum, like the construction of the building in which it was to be housed, involved many people working diligently over several years: Karl Kortum, Founding Director of

the San Francisco Maritime Museum who had early on envisioned the building serving as a museum; Scott Newhall pushed for the museum from his position as an editor with the *San Francisco Chronicle*; David Nelson worked with Kortum in the campaign of persuasion directed at the influential of San Francisco business and politics; Alma Spreckels was a major benefactor of the museum; and Edward Clark established a prototype of the museum through his involvement with the Pacific Marine Research Society and organization of a maritime exhibit at the 1939 Golden Gate International Exposition.² Pushed by these people and others, the San Francisco Maritime Museum was opened in May of 1951 and was used to display models, maritime art, and fragments of actual vessels.

The two primary uses of the building, as a senior center and a maritime museum, established at the middle of the 20th century, continue to this day. Other current uses include exhibit workshop production and photography darkroom activities. Although changes were made to the interior spaces of the building to accommodate these uses, the building itself was neglected for the most part. In 1978, Aquatic Park and the building were transferred from the city to the National Park Service as part of the Golden Gate National Recreation Area. Then in 1988, the site became part of the San Francisco Maritime National Historical Park. The legislation that created the San Francisco Maritime National Historical Park also mandated the renaming of the building as the Sala Burton Building in honor of Sala Burton. Sala Burton succeeded her husband, United States Representative Philip Burton, in office and introduced the legislation to make the park a separate unit of the National Park Service. She died in 1987 while in office.

Architect William Mooser

William A. Mooser III, selected as the architect for the structures in Aquatic Park in 1935, was the third generation in a family of architects who had practiced in San Francisco since 1861. His grandfather, William Mooser I (1834-1896) had arrived in San Francisco in 1854 from his native Switzerland. In 1861 he opened his own office. One of his early buildings that still stands is the Pioneer Woolen Mill, dating from 1863 and now incorporated into the Ghirardelli Square complex. The elder Mooser was joined by his son William A. Mooser II (1868-1962), or Mooser, Sr., in 1890. Mooser II had designed other structures near the Pioneer Woolen Mill and Aquatic Park including the D. Ghirardelli and Company Factory and the California Fruit Cannery Association Warehouse, which now houses the San Francisco Maritime National Historical Park Visitor Center and the Argonaut Hotel. In 1900 he became the first person to be appointed to the position of City Architect, responsible for the plans and construction of all City construction, in charge of the new Building Bureau and its building inspectors, and responsible for writing the first San Francisco building code. After formal training at the École des Beaux-Arts in Paris and an apprenticeship with MacDonald and Couchot, William A. Mooser III (1893-1969), also known as

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William Mooser, Jr., joined the family firm. Both Mooser, Jr. and Mooser, Sr. were involved with the building. With the completion of the building, the designs of all three generations of Moosers were present in the Aquatic Park area.³

Chronology

- 1917 City of San Francisco begins to acquire land at Black Point Cove, future site of Aquatic Park.
- 1920 Planning for the proposed Aquatic Park begins under the direction of San Francisco civil engineer John Punnett.
- 1920 Site development begins with the grading of the cove's shoreline between Van Ness Avenue and Larkin Street.
- 1922 San Francisco Board of Supervisors places the Aquatic Park site under the jurisdiction of the San Francisco Board of Park Commissioners.
- 1922-23 Bakewell, Brown, and Bauer appointed architects for development of Aquatic Park and begin preparation of plans and submit Aquatic Park plan to park commissioners; plan approved by the park commissioners.
- 1931 Work begins on the construction of some features of the Aquatic Park plan for which monies had previously been appropriated.
- 1931-35 Work at Aquatic Park continues in stops and starts with funding provided by the National Recovery Act of 1933, the State Emergency Relief Administration, and private donations.
- 1935 The Works Progress Administration provides funding for the completion of San Francisco's Aquatic Park. John Punnett selected by the board of supervisors as the architect for the final site plan and San Francisco architect William A. Mooser III selected to design the park's structures.

- 1937 Glass block pantry at the east end of the third floor added during construction to service a proposed banquet facility where a public viewing area was originally intended.
- 1938 The WPA withdraws from the project leaving the City and County of San Francisco to complete construction of the Aquatic Park complex.
- 1939 Aquatic Park officially dedicated with the building opened as the Aquatic Park Casino under a private concession.
- 1940 The concessionaire is forced to cease operations and the facility is closed.
- 1941 The Aquatic Park facility is turned over to the military for use as the headquarters for anti-aircraft defense on the Pacific Coast. The facility is used for housing troops and as offices.
- 1948 Aquatic Park is returned to the city of San Francisco by the military. Part of the building is converted for use as an adult recreation center.
- 1951 The San Francisco Maritime Museum opens. The adult recreation center is renamed the San Francisco Senior Center.
- 1955-56 Alterations to first floor interior offices for the San Francisco Senior Center.
- 1957-58 Remodeling of room at east end of second floor for use as recreation room and kitchen and installation of new door on south elevation near east end of second floor for the San Francisco Senior Center.
- 1964-65 Installation of elevator between first and second floors at northeast corner of building. Major alterations to the first floor, including removal of the concession stand, done as part of the elevator project.

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- 1972 Golden Gate National Recreation Area is established with the authority to acquire Aquatic Park, the collection of the San Francisco Maritime Museum Association, and other nearby properties.
- 1976 Installation of display case partitions and carpeting in third floor gallery space for the Maritime Museum.
- 1977 San Francisco Maritime State Historic Park transferred the vessels at Hyde Street Pier and its interest in the pier and Victorian Park to the Golden Gate National Recreation Area (GGNRA).
- 1978 The Aquatic Park Bathhouse, Haslett Warehouse (now the Argonaut Hotel) and the holdings of the San Francisco Maritime Museum Association transferred to GGNRA including the ship BALCLUTHA.
- 1978 The building and the rest of Aquatic Park transferred to the Golden Gate National Recreation Area.
- c.1982-90 Various partitions were installed in the exhibit and darkroom work areas under the center bleachers.
- 1984 The former bathhouse building and associated structures and landscapes listed on the National Register of Historic Places as the Aquatic Park Historic District.
- 1987 The Aquatic Park Historic District becomes a national historic landmark.
- 1988 The San Francisco Maritime National Historical Park established to include the Maritime Museum and adjacent park areas and historic vessels. As part of this legislation, the Maritime Museum Building is renamed the Sala Burton Building.

- 1990 Public showers were closed by order of the Superintendent of San Francisco Maritime NHP.

- 1993 Reversible covers installed over the skylights. Metal tube fencing is meant to protect grade level skylights.

- 1998 Women's shower room converted to park maintenance office.

- 1998-99 First phase of two-part bleacher resurfacing project. The work consisted of the removal of all loose concrete and the application of a protective coating to exposed reinforcing, broken concrete and expansion joints, and a final resin coating and sand aggregate to all surfaces of the bleacher structure.

- 2000 Previous open span area was reconfigured to provide hazmat storage and other maintenance areas below the east Bleachers.

- 2002 Second phase of two-part bleacher resurfacing project.

- 2003 Internal shoring of the east bleachers.

III. Building Description

Site

The building is situated on the north side of San Francisco on the shore of the Bay. The structure is built into the low hillside between Aquatic Park lagoon and Beach Street and is oriented along an east-west axis parallel to Beach Street. The ground or first floor of the building is accessible from several entrances on the north elevation, while the main entrance on the south elevation at the foot of Polk Street opens into the second floor level. At the east and west ends of the central structure, a pair of curving ramps that accommodate both pedestrians and vehicles follow the curved contour of the building and connect the north and south elevations around the sides of the building. The driveways visually separate the central

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structure from the north-facing bleacher wings on either side of the building and are delineated by low, white serpentine walls.

Construction and Organization of Building and Bleachers

The building is a four-story reinforced concrete building with curvilinear building walls and flat roofs. A prominent feature of the building is the large window openings on all of the elevations and entrances on the north and south elevations. In plan the building is symmetrical. The second, third, and fourth floors of the building are rectangular in plan with the east and west ends terminating in semi-circular walls.

Facing San Francisco Bay, reinforced concrete bleachers adjoin the building with two sets to the east and one to the west, respectively, the east bleacher, the central bleacher and the west bleacher. The east and central bleachers (65' x 250') are larger and elongated and feature eleven rows of seating. The west bleachers (30' x 100') contain four rows of seats. The construction of the bleacher is similar to that of a stairway with reinforced concrete treads and risers. Over the concrete treads and risers is a 4-ply bituminous membrane below a 1 ½ to 2 inch thick concrete topping slab which is also reinforced. The topping is coated with cement plaster parging. Metal handrails, similar to the parapet, delineate the front of the lowest level of bleacher seating and separate the seats from the pedestrian circulation in front of the building along the shoreline.

Interior Spaces Below Bleacher

The interior spaces, finished and unfinished, of the east and west wings on the first floor are beneath portions of the bleachers. The space beneath the easternmost bleacher is essentially unfinished though it has electrical service (see **Appendix A**, Figures 1-3). The space below the east bleacher is mostly open and defined by large volume areas especially at the east end and along the south (rear) wall where the rear wall is the highest point of the interior space (see **Appendix A**, Figures 5 and 6). Below the east bleachers, the structure slopes down toward the north as the bleachers step down to the promenade and shoreline (see **Appendix A**, Figure 3). In this area, the bleacher construction and organization is apparent and the underside of the bleachers is visible. Here, all visible materials are of poured in place concrete, flooring, walls and ceiling with temporary timber shoring. The poured in place concrete exhibits the original form board marking and gives the concrete wall a textured surface.

This space is now used as a machine shop, storage, and maintenance materials storage (see **Appendix A**, Figure 5) with smaller, more cellular office spaces at the west end of the east bleacher in the original location of the Aquatic Park hospital and first aid station which open onto the exterior (see **Appendix A**, Figures 7-11). The office space finishes on walls, ceiling and floor are tiled with some areas of painted plaster at the ceilings and above the chair rail. Exits on both the east and west end lead to paved driveways.

Of note in the area below the east bleacher stadium seating is the painted World War II era wall mural mentioned above (see **Appendix A**, Figure 4). The wall painting, executed by an unknown military artist, is of regional significance as a vernacular art form associated with the building's significant military use during World War II.⁴

The space beneath the central bleacher is more finished (now and originally) than the east bleacher and is comprised of hallway or passage on an east-west axis, office, exhibit fabrication shops, storage rooms, copy room, library, photography office and dark room (see **Appendix A**, Figures 12-17). These are not public spaces but are used by employees.

The finished space beneath the westernmost bleacher contains rooms used by the senior center for meeting and crafts, including a ceramics studio and weaving room (see **Appendix A**, Figures 18-19).

In 1993 the park installed covers over the existing skylights on the building's exterior. The reversible covers were installed to prevent water leakage into the basement where offices, workshops, and a photographic darkroom are housed below grade. In 1998, the women's shower room was rehabilitated into park maintenance offices.

Skylight Description

Originally intended to provide natural light to the below grade dressing rooms and interior spaces, a series of wire glass skylights are set into the roofs at grade just south of the bleachers (see **Appendix A**, Figures 20-21). The depth of the soil over the roofs is approximately 2 feet. Constructed of cast reinforced concrete grids, the skylights are formed by ½ inch thick, 7-inch square wire glass lites. Protective covers were installed over the skylights outlined with metal tube fencing meant to protect grade level skylights. Water penetration occurs around the skylight perimeter. The protective covers and fence-type railings also intrude visually on the park setting to the south of the bleachers.

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Bleachers Historical Information

Historically the space beneath the easternmost bleacher was unfinished and was not intended for occupation except at the west end which was the location of the Aquatic Park first aid station and was comprised of a treatment room, a rest room and a toilet which were finished with tile.

The space beneath the central bleacher, also to the east side of the main building, was the area of the boy's and men's dressing rooms with showers, toilets and drying rooms. The "basket room" had counters that opened into the hallways. This configuration remains. Below the central part of the building was the expansive concession area.

The women's dressing rooms beneath the west bleachers also contained a basket room, toilets, and showers. The facility was considered "state of the art" upon completion and was tied to the architectural style of the building:

The "moderne" motif was matched by the modernity of the structure, which contained a fully equipped hospital, complete with an operating room, showers activated by photoelectric "eyes," rooms where blasts of warm air and heat lamps dried swimmers, a full service restaurant, a large concession stand, dressing rooms and lockers for five thousand men, women, and children, and exterior stadia which could seat over two thousand spectators.⁵

IV. Existing Conditions of the Bleachers

Exterior

Conditions at the exterior include cracking of the concrete topping, open joints, concrete spalling, and corrosion of the reinforcement in the topping slab. Between 1998 and 2002 a two-part resurfacing project was undertaken in the areas of the West Men's Bleacher, the East and West Driveways, and the Women's Bleachers. The goal was to address concrete spalls and cracks, to overlay surfaces with an epoxy resin and aggregate to match the existing surface and to apply a corrosion inhibitor. The work consisted of the removal of all loose concrete and the application of a protective coating to exposed reinforcing, broken concrete and expansion joints, and a final resin coating and sand aggregate to all surfaces of the bleacher structure. The specifications indicated a new coating consisting of a 3 component epoxy resin / Portland cement adhesive.

Interior

On the interior typical conditions include evidence of water infiltration to the below grade spaces. While it is most serious in the easternmost bleachers, water infiltration is occurring in all below grade spaces. Extensive concrete spalling and erosion of material and corrosion of steel reinforcing bars is present throughout the interior spaces and is more serious below the east bleachers. Water penetration occurs at the rear retaining wall.

Skylight Conditions

At various times all of the skylights have failed. The protective covers have served to arrest active water infiltration, however past water infiltration has left extensive staining on the interior.

From the interior skylight failure includes square wire glass lites that are missing or cracked. Biological growth is evident. The deterioration of the concrete grids that supports the lites is evident upon visual inspection on the interior.

Replacement of the skylights will be necessary, however it is recommended that the original design intent of the skylights be retained, as an exterior landscape feature and to provide natural light below.

The membrane between the 2-inch topping and the reinforced concrete structure has failed leading to roof leaks in the area of the skylights and other random areas.

V. Period of Significance

Built between 1936 and 1939 as a public bathhouse on San Francisco's north shoreline, the building represents an important part of the architectural and social history of the city and of the nation. The national significance of the building lies in its overall design, which incorporates exceptional artwork into a strongly evocative Streamline-Moderne structure. The building is an integrated ensemble of art and architecture with marine motifs and themes. Architecturally, the design of the building uses aerodynamic curves, flat roofs, and glass and metal surfaces to suggest modern modes transportation such as ocean liners. The nautical theme of the architectural design is also found in the interior and exterior artwork, ventilators and styling integrated into the building. The surrealist and abstract murals, mosaics, and sculptures were designed and executed by WPA-sponsored artists. This artwork is among the most distinctive of the art created under the New Deal in California because of its expressionist nature.⁶

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When being planned, the bathhouse was intended to be the focal point of Aquatic Park where the residents of the city could enjoy the calm waters of a protected lagoon and the conveniences of the services housed in the structure. Before its official opening, however, the facility was leased to a private concessionaire who opened the building as the Aquatic Park Casino. Most of the building was open only to the high-paying public. During World War II and for several years after, the military held possession of the building and used it as part of their Pacific Coast air-defense system. For the past fifty years, the building's primary function has been shared by its use as a maritime museum and a senior center. Current uses include the San Francisco Senior Center and the exhibition workshops and darkroom of the San Francisco Maritime NHP. Despite these changes in use, the building is in a relatively unaltered condition and remains a nationally significant artistic and architectural structure. It also has national social significance as one of the first formal senior centers in the United States, and the first west of the Mississippi River.

VI. Evaluation of Integrity

The *National Register of Historic Places Bulletin 15* standards and criteria were used to evaluate the integrity of the building.⁷ *Bulletin 15* defines integrity as the ability of a property to convey its significance. Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity involves several aspects including location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of the aspects.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The building sits in its original footprint and has not been moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Strictly speaking, the design remains unchanged and reflects the architect's original intention for the building. The building's construction technique and materials are typical of its era. The Streamline-Moderne vocabulary of its design represents a style popular for building types such as recreational structures during the period of its construction.

Setting

Setting is the physical environment of a historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space. The building was designed as part of a larger park setting and strongly relates to these surrounding features. Surviving nearby contemporary structures were built in the same architectural style and thus have a complementary relationship with the building. The building retains its intended position with access from the city street on one side of the building and from the shoreline of the cove that the building overlooks on the other.

Materials and Workmanship

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Workmanship is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history. Although the materials of the building and artwork have suffered from some deterioration, the integrity of the materials of the building is highly intact for the most part.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The evocative style of the building, meant to recall ocean liners of the modern age, strongly conveys the building's period of construction and its use. The spacious interior spaces and expanses of glass window and door wall systems also recall the aesthetic feeling of the period.

Association

Association is the direct link between an important historic event or person and a historic property. The building has a strong association with several aspects of the development of San Francisco, including recreation, education, military history, and social movements.

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Character

The character of a historic building may be defined by the form and detailing of both exterior and interior materials and features. Identification of character-defining features is the first step in working toward ascertaining a structure's original essence, leading then to retention and preservation of the specific elements. The integrity of the materials at the building is high due to the presence of a large amount intact original historic fabric. The following lists summarize significant building elements and attempts to define elements that contribute to the character of the Maritime Museum Bleachers, part of the Aquatic Park complex, and their associated interior spaces.

VII. Character-Defining Features

Character-Defining Features - Exterior

- concrete bleachers, stadium style seating structure
- skylights, grid proportion and lites
- low serpentine cheek walls adjacent to driveway flanking building
- monochromatic stucco exterior wall surfaces
- tread and riser profile
- metal railings

Character-Defining Features - Interior

- skylights
- built-in cabinetry
- texture of poured concrete formwork
- WWII era mural / wall painting
- interior tile finishes
- configuration of interior spaces, dressing rooms

- path of circulation

VIII. Proposed Project

The intent of the project is to repair the existing structural failures and protect the existing cultural resources from water infiltration by repairing the major envelope elements to prevent further damage. The building will be repaired in such a way as to maintain the original appearance as much as possible. The repairs will reuse the original fabric where possible but will incorporate new material and better water proofing design leading to improved maintenance and avoid repeated failure in the future.

IX. Design Recommendations

- Retain as much of the original material as possible at concrete bleachers and exterior seating
- Retain the texture of poured concrete formwork in the unfinished spaces, where possible
- Where repair of the poured concrete is required, match the original appearance
- Retain original tread and riser profile
- Replace skylights, reinforce concrete grid and lites, with similar design to match original
- Retain original design intent of the skylights to continue to provide natural light
- Retain original design intent of the skylights as an exterior landscape feature
- Reinstall a low tight hedge at the skylight perimeter as per original design
- Retain built-in cabinetry below the east bleacher at the west end
- Retain tile finishes below the east bleacher at the west end and in the area of the showers, west and center bleachers
- Retain metal railings
- Protect the WWII era mural / wall painting and seek advice from architectural conservator

June 20, 2005

ARCHITECTURAL RESOURCES GROUP

X. Bibliography

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XI. Endnotes

¹ The information included in the "Historical Overview and Building Development" section of this HSR is drawn largely from information provided in James P. Delgado, *Historic Structures Report. Historical Data Section. Pioneers, Politics, Progress and Planning: The Story of San Francisco's Aquatic Park* (San Francisco: Golden Gate National Recreation Area, 1981).

² Steven E. Levingston, *Historic Ships of San Francisco* (San Francisco: Chronicle Books, 1984) 19-41.

³ James P. Delgado, "A Dream of 7 Decades: San Francisco's Aquatic Park," *California History*, Fall 1985, 280.

⁴ *Cultural Landscape Inventory, Aquatic Park, San Francisco Maritime National Historical Park*, p. 19

⁵ James P. Delgado, "A Dream of 7 Decades: San Francisco's Aquatic Park," *California History*, Fall 1985, 280.

⁶ Stephen A. Haller, "From the Outside In: Art and Architecture in the Bathhouse," *California History*, Fall 1995, 283.

⁷ United States Department of the Interior. National Register of Historic Places. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Revised 1995.

Appendix A Photographs Existing Conditions

List of Figures

- Figure 1: View of interior space below east bleacher by ARG.
- Figure 2: Detail view of exposed reinforcing by ARG
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- Figure 5: Rear wall (interior) below the east bleacher by ARG.
- Figure 6: View of partition wall by ARG.
- Figure 7: View water infiltration east bleacher by ARG.
- Figure 8: View of water infiltration and exposed rebar by ARG.
- Figure 9: Cabinetry in the NPS offices, east bleacher, by ARG.
- Figure 10: Water infiltration in the NPS offices, east bleacher, by ARG.
- Figure 11: Exit to center driveway (west) by ARG.
- Figure 12: View of tiled surfaces of former men's shower by ARG.
- Figure 13: View of former men's shower by ARG.
- Figure 14: Passage below central bleacher by ARG.
- Figure 15: Passage below central bleacher (west) by ARG.
- Figure 16: Museum storage room by ARG.
- Figure 17: Exhibit office space below central bleacher by ARG.
- Figure 18: North wall of storage/kitchen area by ARG.
- Figure 19: Senior crafts room by ARG.
- Figure 20: Typical skylight condition by ARG.
- Figure 21: Typical skylight condition by ARG.



Figure 1: View of interior space below east bleacher, looking east to exit. Note exposed reinforcing bars and shoring due to failing concrete structure. Photo dated March 2005 by ARG.



Figure 2: Detail view of exposed reinforcing bars and concrete spalling in interior space below east bleacher. Photo dated March 2005 by ARG.



Figure 3: Detail of spalled concrete below east bleacher.
Photo dated March 2005 by ARG.



Figure 4: View of small painted wall mural beneath the east bleacher executed by an unknown military artist sometime during the period that the Aquatic Park bathhouse was turned over for military uses of housing troops and as offices. Mural dated circa 1940s. Photo dated March 2005 by ARG.

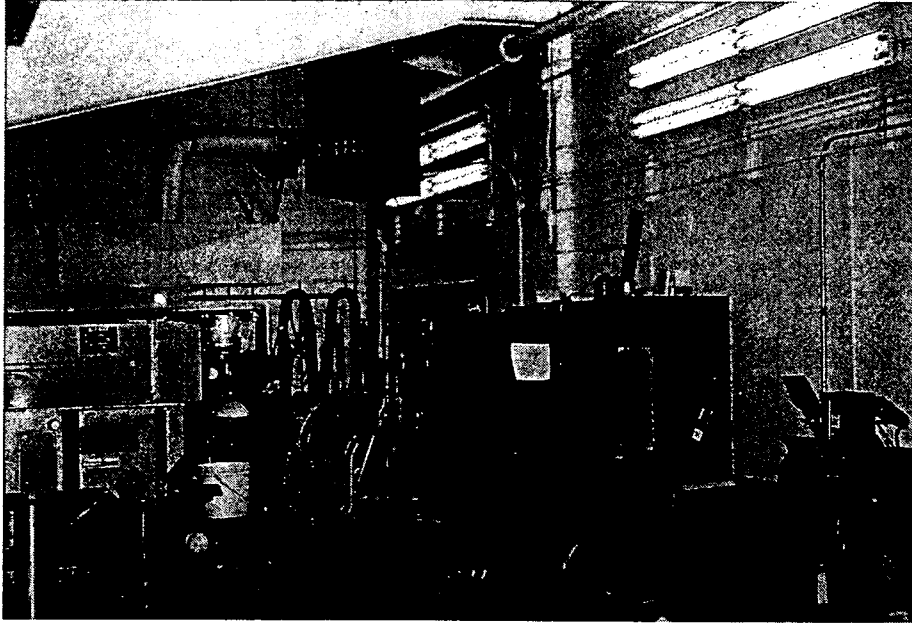


Figure 5: Rear wall of the interior space (at right in this photo) below the east bleacher is the location of recurring water infiltration. Photo dated March 2005 by ARG.

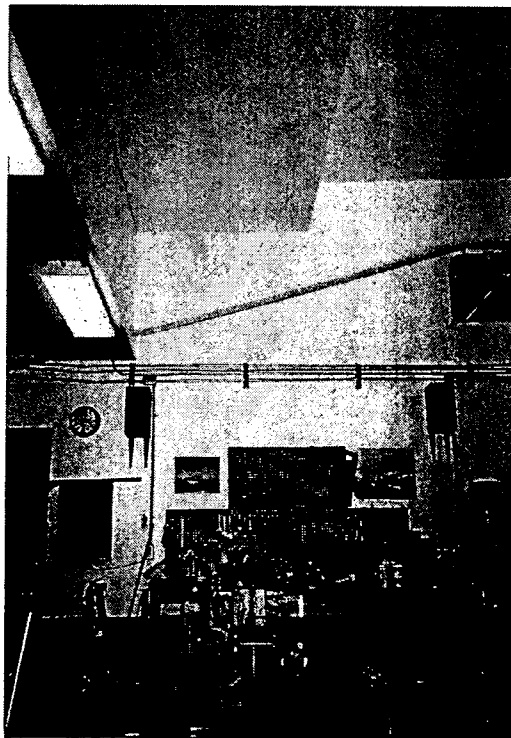


Figure 6: View of east wall, a partition wall, of machine shop below the east bleacher. Image illustrates range of uses in the interior spaces. Photo dated March 2005 by ARG.

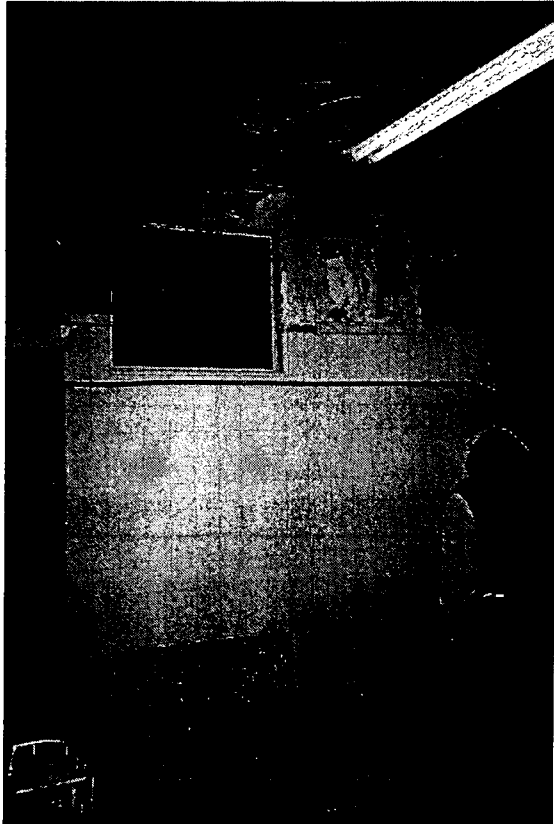


Figure 7: View of evidence of water infiltration and peeling paint on the plaster ceiling surfaces in the NPS offices on the west side of the east bleacher. Photo dated March 2005 by ARG.

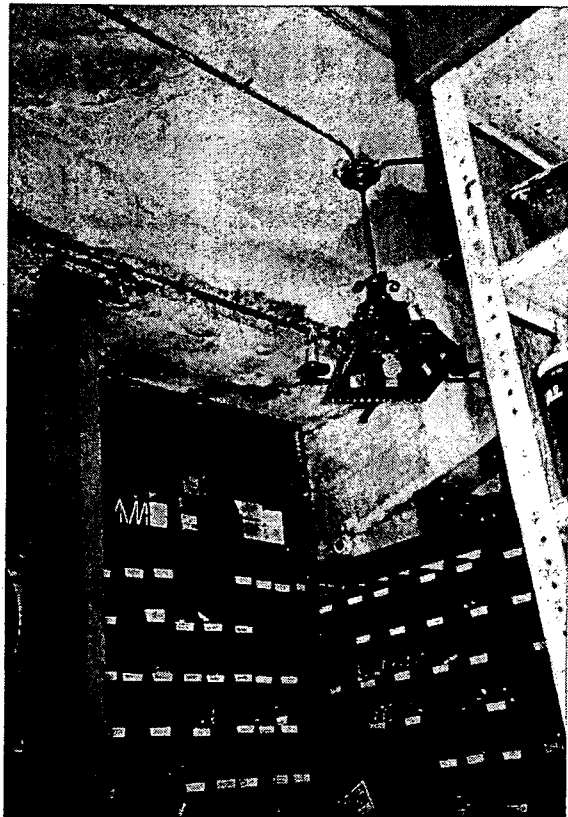


Figure 8: View of evidence of water infiltration and exposed rebar on the plaster ceiling surfaces in the storage area off the NPS offices, east bleacher. Photo dated March 2005 by ARG.

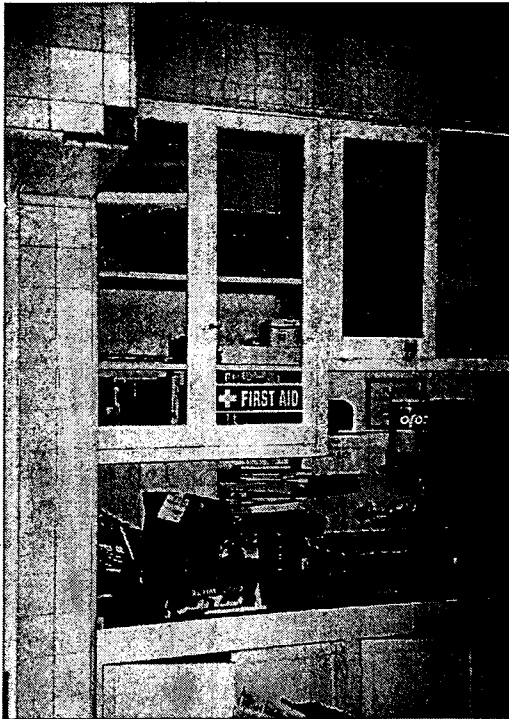


Figure 9: Built in cabinetry in the NPS offices, east bleacher, are a character-defining feature. Photo dated March 2005 by ARG.



Figure 10: Water infiltration in the NPS offices, east bleacher, has damaged cabinetry. Photo dated March 2005 by ARG.

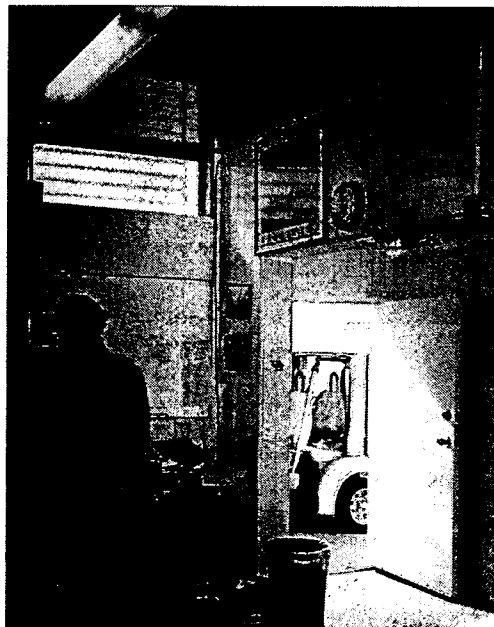


Figure 11: Exit to center driveway on the west side of the east bleacher from the NPS offices. Photo dated March 2005 by ARG.

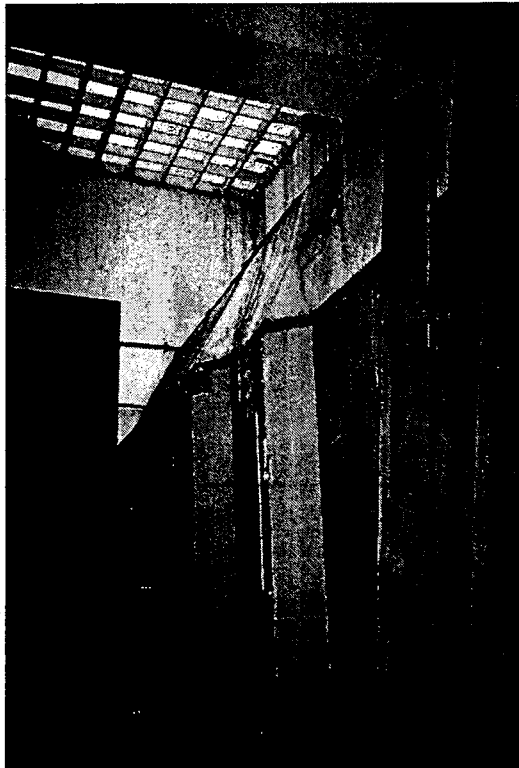


Figure 12: View of tiled surfaces of former men's shower, now used as storage. Note staining from arrested water infiltration in the area of the skylights, east end of central bleacher, looking west. Photo dated March 2005 by ARG.

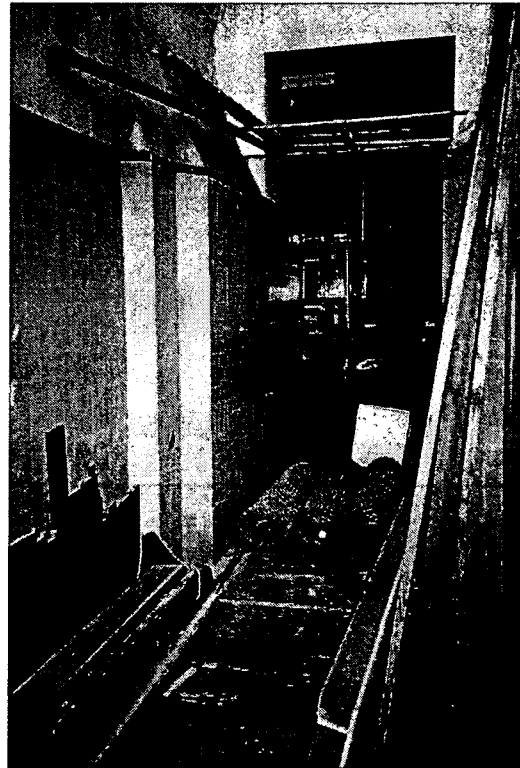


Figure 13: View of former men's shower, east end of central bleacher, looking east. Photo dated March 2005 by ARG.



Figure 14: View of passage below central bleacher, looking east. Photo dated March 2005 by ARG.



Figure 15: View of passage below central bleacher, looking west. Photo dated March 2005 by ARG.

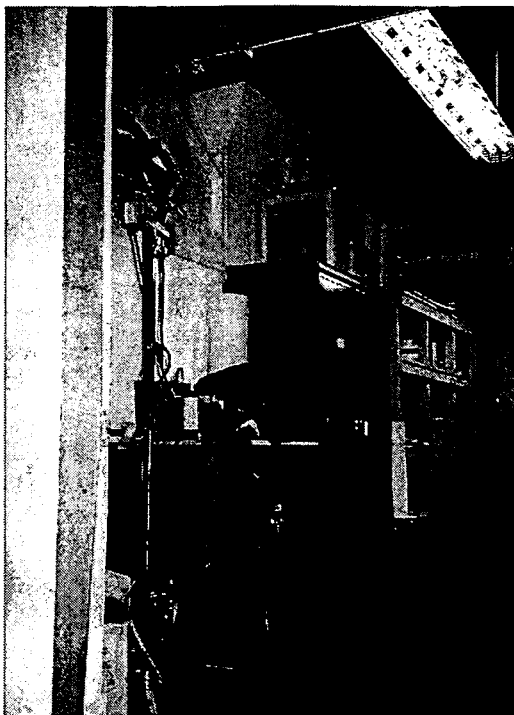


Figure 16: View of museum storage room, south of main passage, below central bleacher. Photo dated March 2005 by ARG.



Figure 17: Exhibit office space below central bleacher, looking northwest into office. Photo dated March 2005 by ARG.

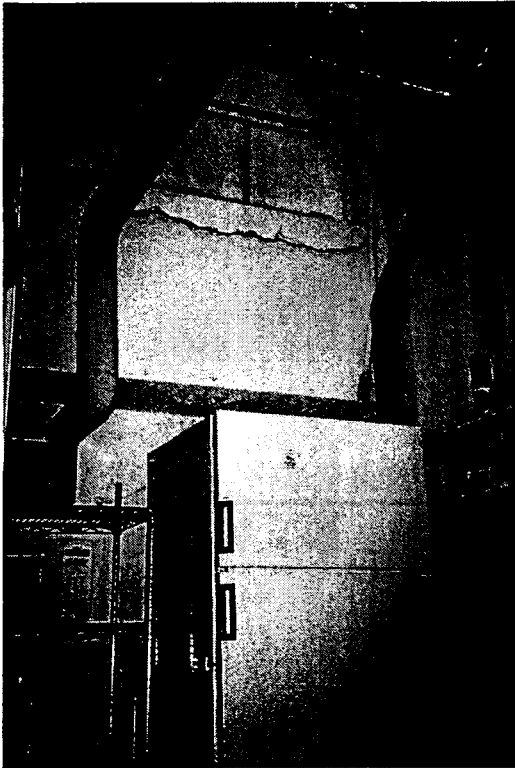


Figure 18: View of north wall of storage/kitchen area below west bleacher. Note crack below window. Photo dated March 2005 by ARG.

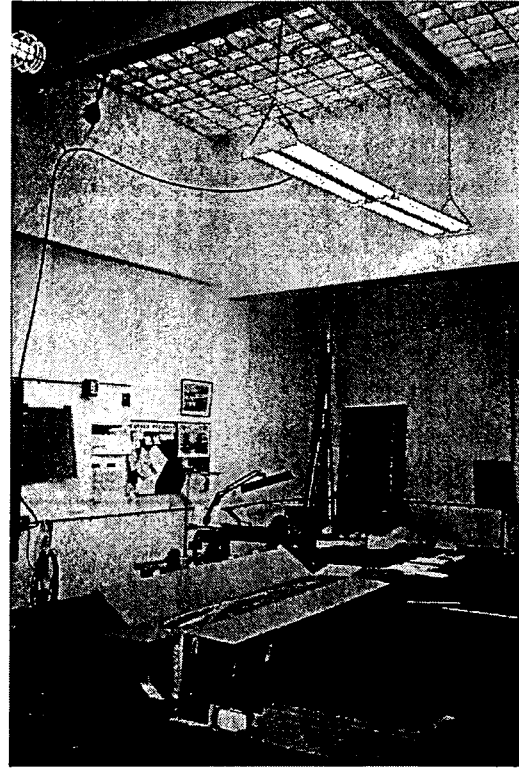


Figure 19: View of senior crafts room below west bleacher, looking southeast. Photo dated March 2005 by ARG.

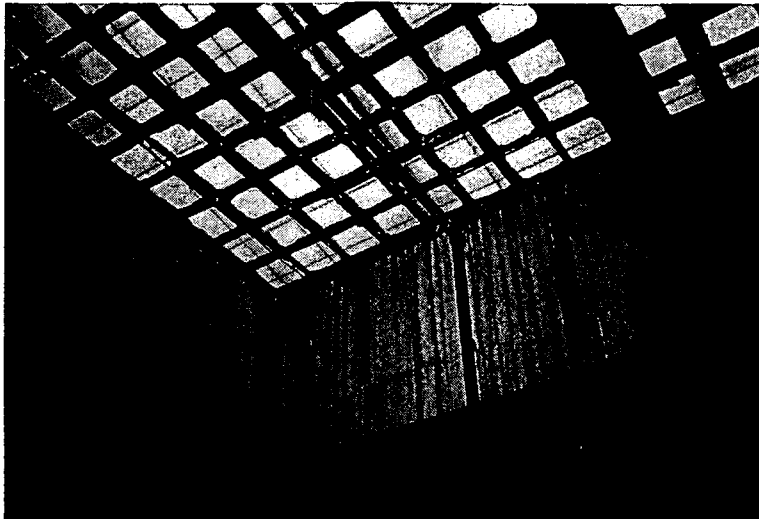


Figure 20: View of typical condition of skylights with evidence of water infiltration . Photo dated March 2005 by ARG.

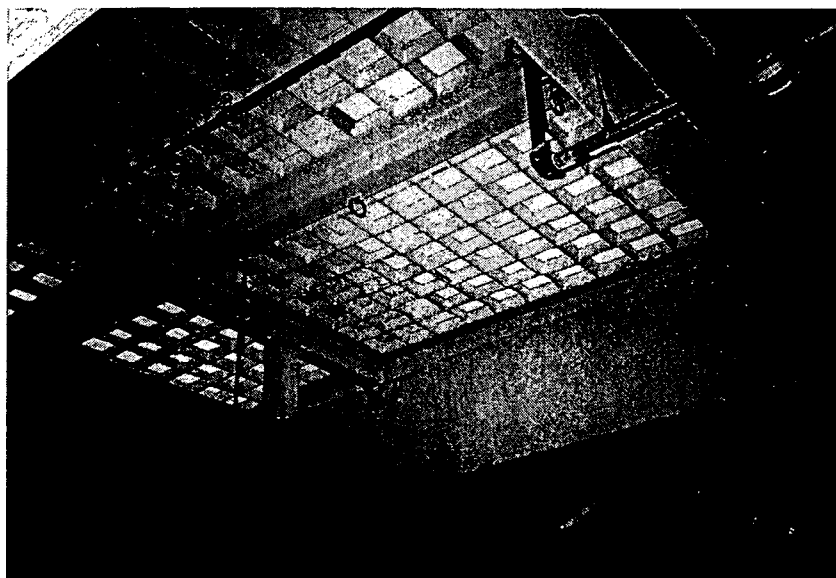
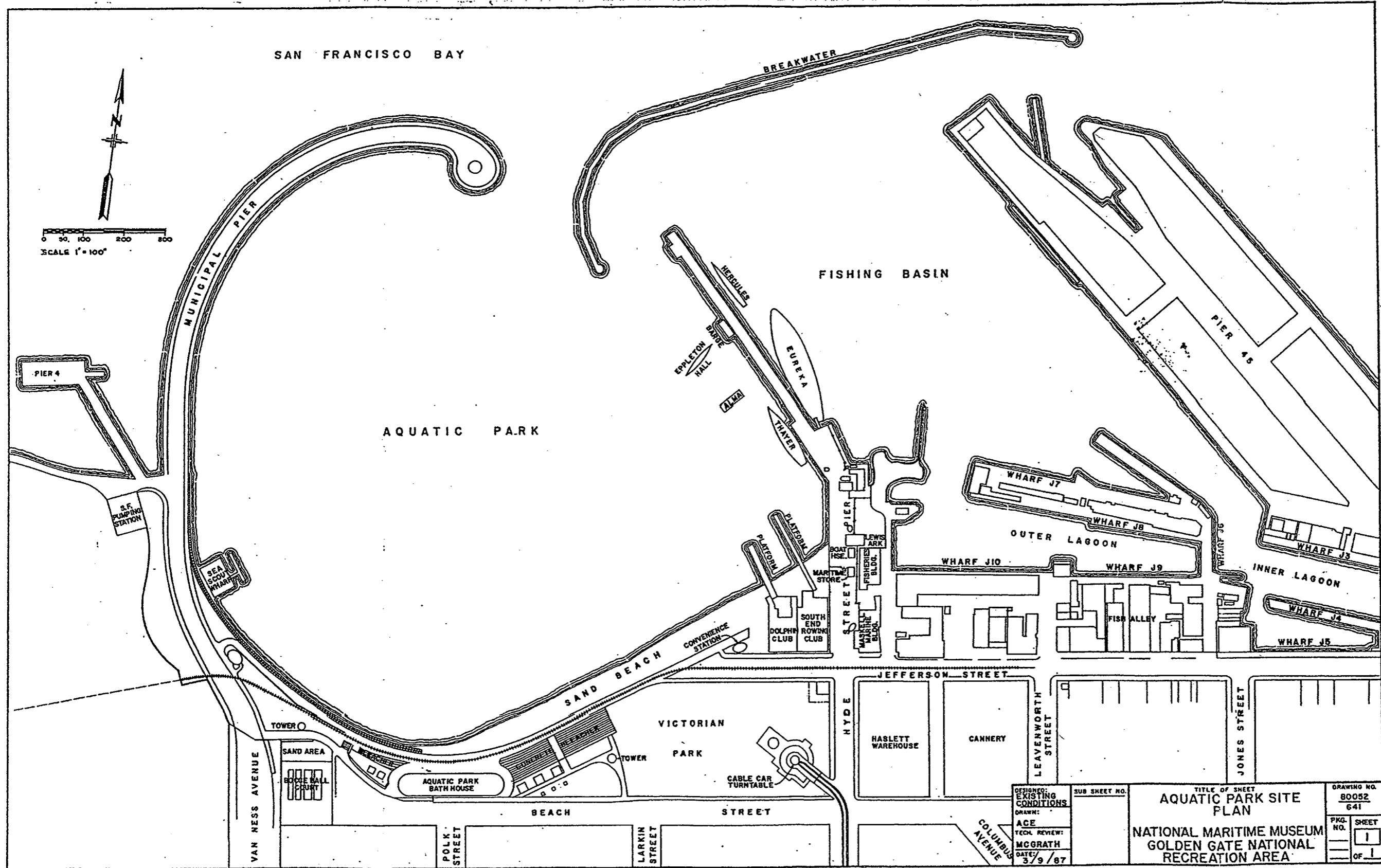


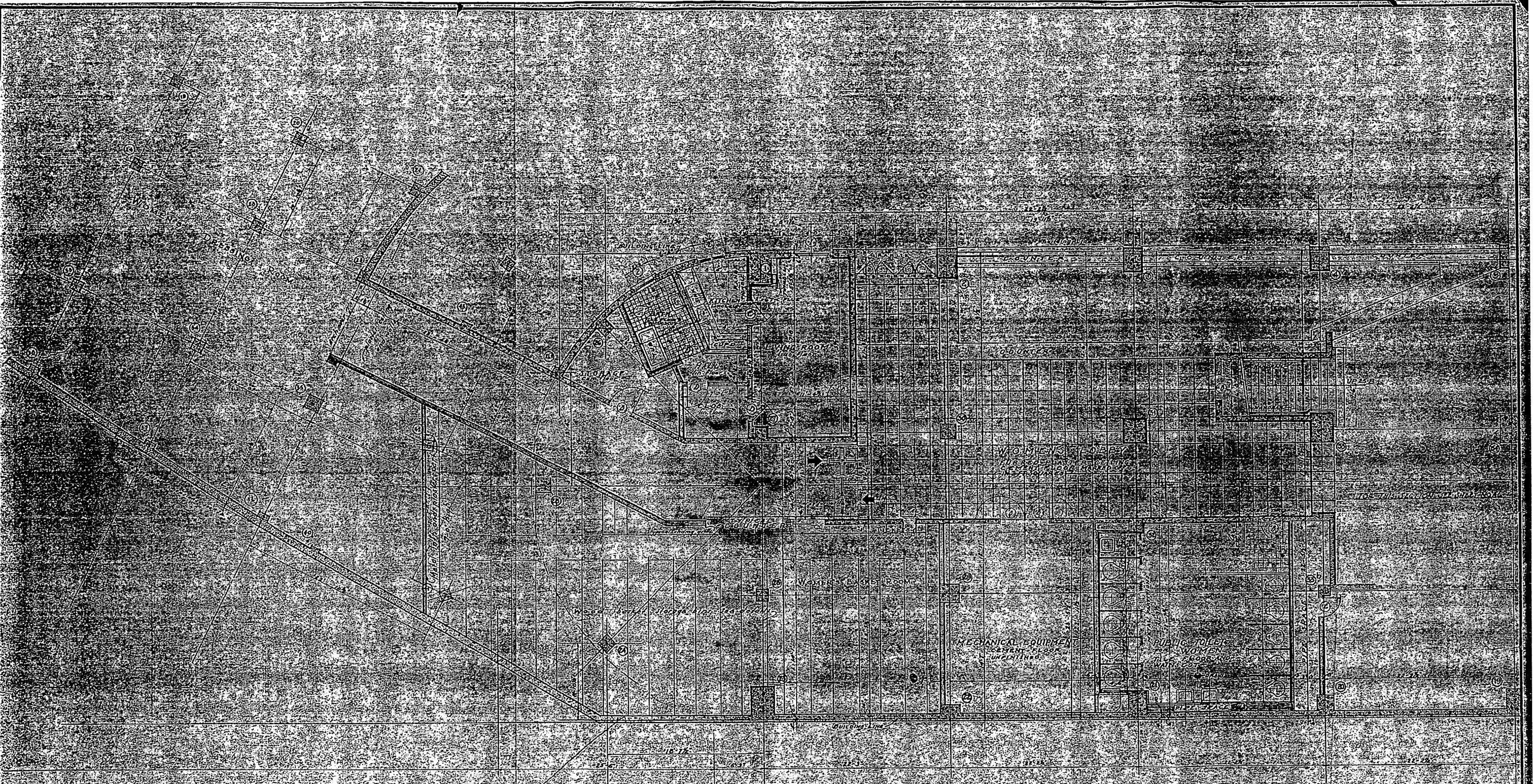
Figure 21: View of typical condition of skylights with evidence of water infiltration . Photo dated March 2005 by ARG.

Appendix B Historical Drawings



DESIGNED: EXISTING CONDITIONS	SUB SHEET NO.	TITLE OF SHEET AQUATIC PARK SITE PLAN	DRAWING NO. 80052 641
DRAWN: ACE		NATIONAL MARITIME MUSEUM GOLDEN GATE NATIONAL RECREATION AREA	PKG. NO. 1
TECH. REVIEW: MCGRATH			SHEET OF 1
DATE: 3/9/87			

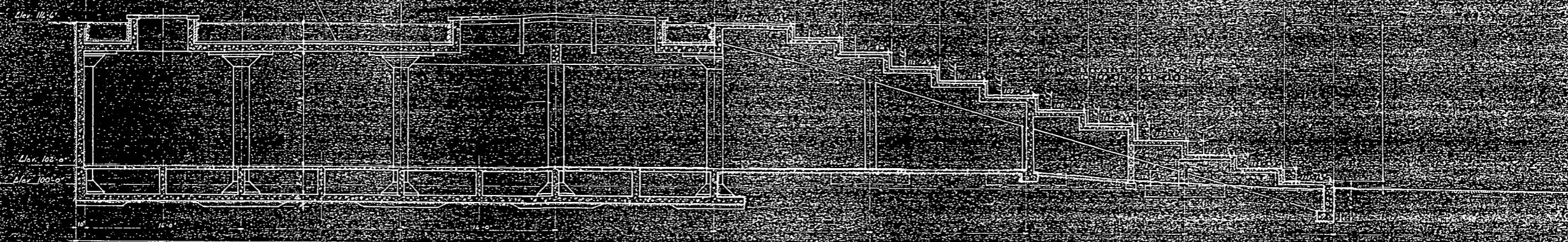
For Study Purposes Only
 All Other Uses Require Permission
 and Credit of
 San Francisco Maritime
 National Historical Park
 Museum Plans Collection
 HDC 555, Aquatic Park
 See Archivist



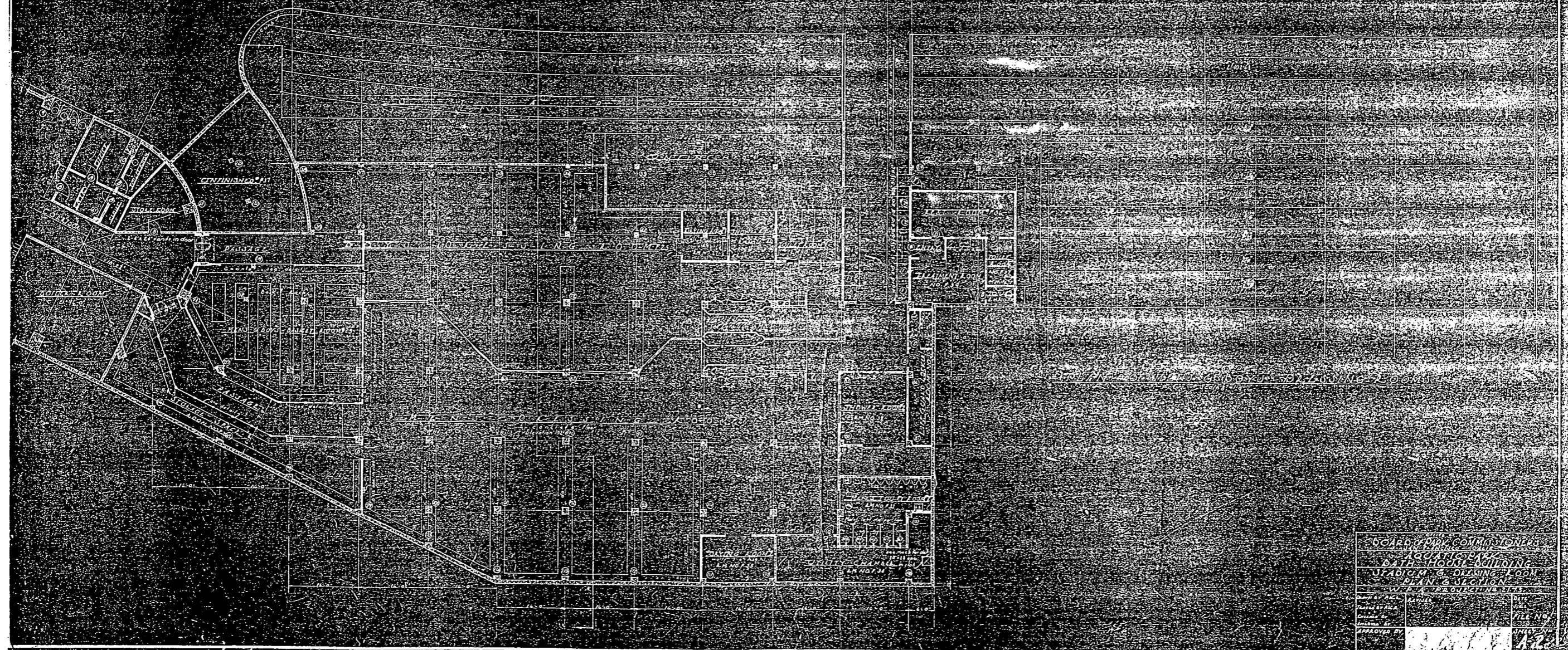
FIRST FLOOR - WEST HALF - CENTER SECTION - DETAIL PLAN

BOARD OF PARK COMMISSIONERS AGATIC PARK BATH-HOUSE BUILDING		
1ST FLOOR - WEST HALF - CENTER SECTION DETAIL PLAN W. R. A. PROJECT - No. 4173		
Drawn by Checked by Approved by	[Signature] [Signature] [Signature]	Date [Date] Title No. [Title No.] Sheet No. A-7

Note: Concrete topping shall be in place for drainage minimum thickness for circulation of architectural plan.

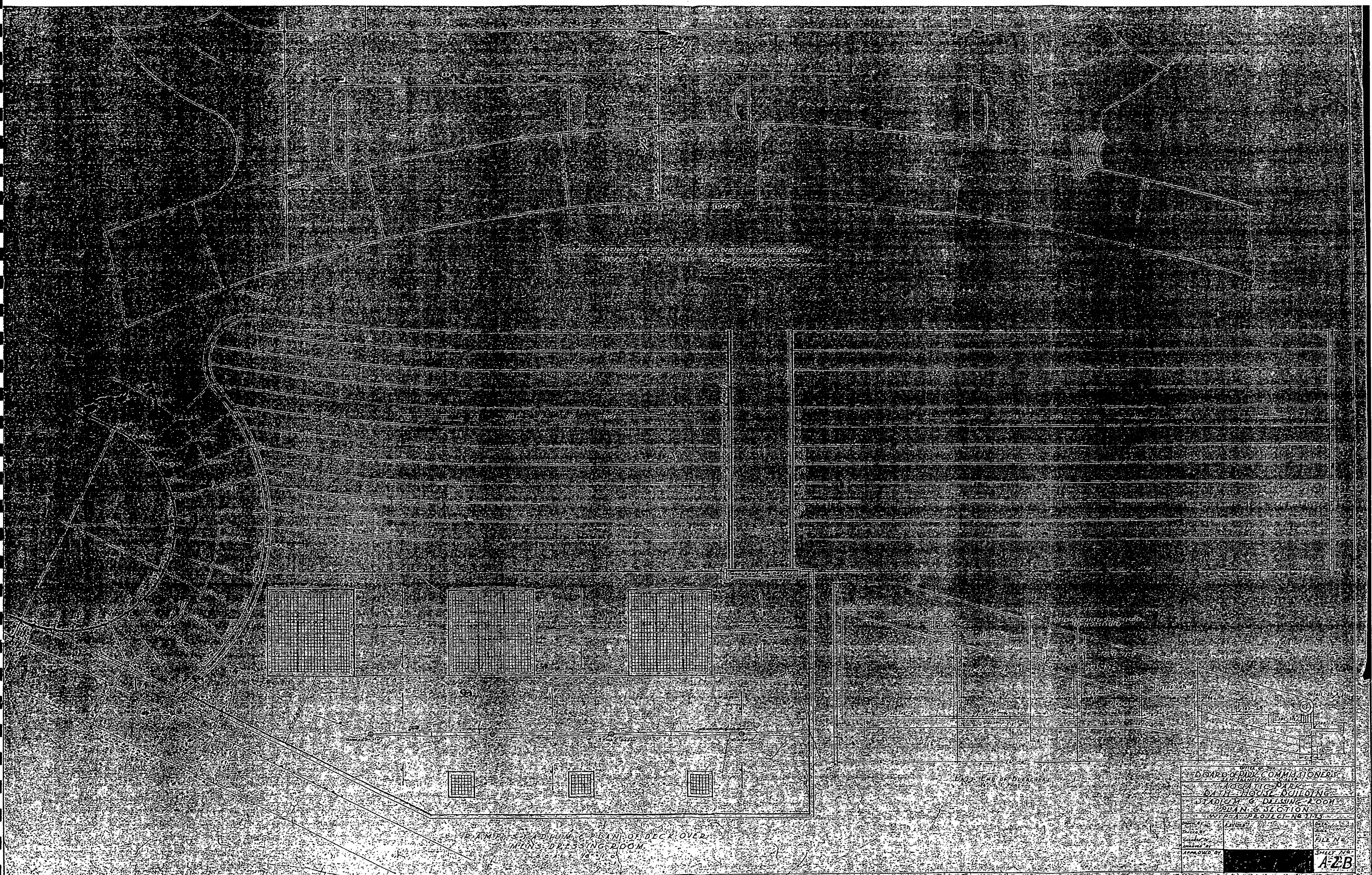


CROSS SECTION MEN'S DRESSING ROOM
G STATION
Scale 1/4" = 1'-0"



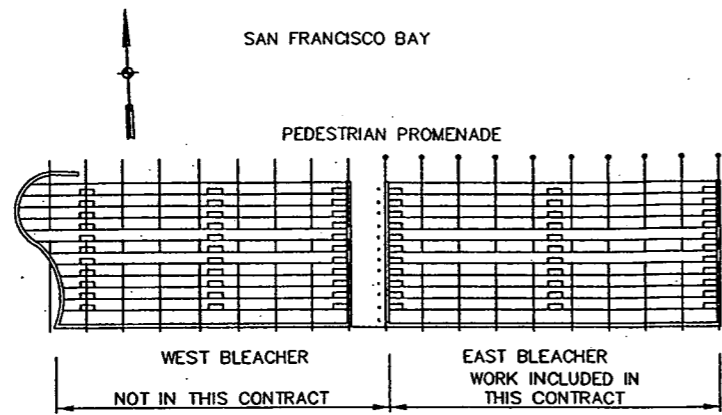
BOARD OF CIVIL COMMISSIONERS
CITY OF WASHINGTON
BATH HOUSE RECONSTRUCTION
MEN'S DRESSING ROOM
PLAN AND ELEVATIONS
W. E. A. PROTECTING LIST

APPROVED BY	DATE	FILE NO.

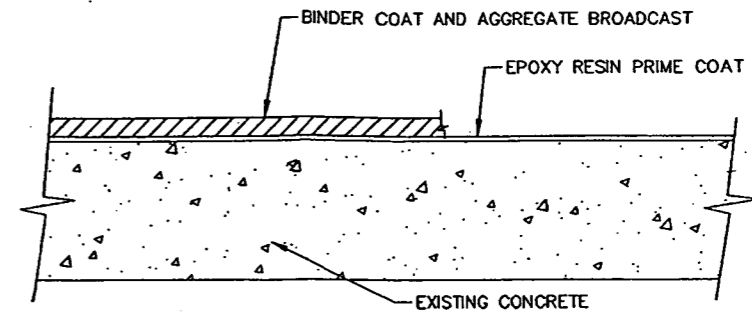


PUMP & STADIUM PLAN OF DECK OVER
MAIN DRESSING ROOM

BOARD OF PUBLIC COMMISSIONERS ALBUQUERQUE, N.M. BATH HOUSE BUILDING STADIUM & DRESSING ROOM PLAN & SECTION W.P.A. PROJECT NO. 115	
DRAWN BY CHECKED BY APPROVED BY	DATE FILE NO. SHEET NO. A-2B



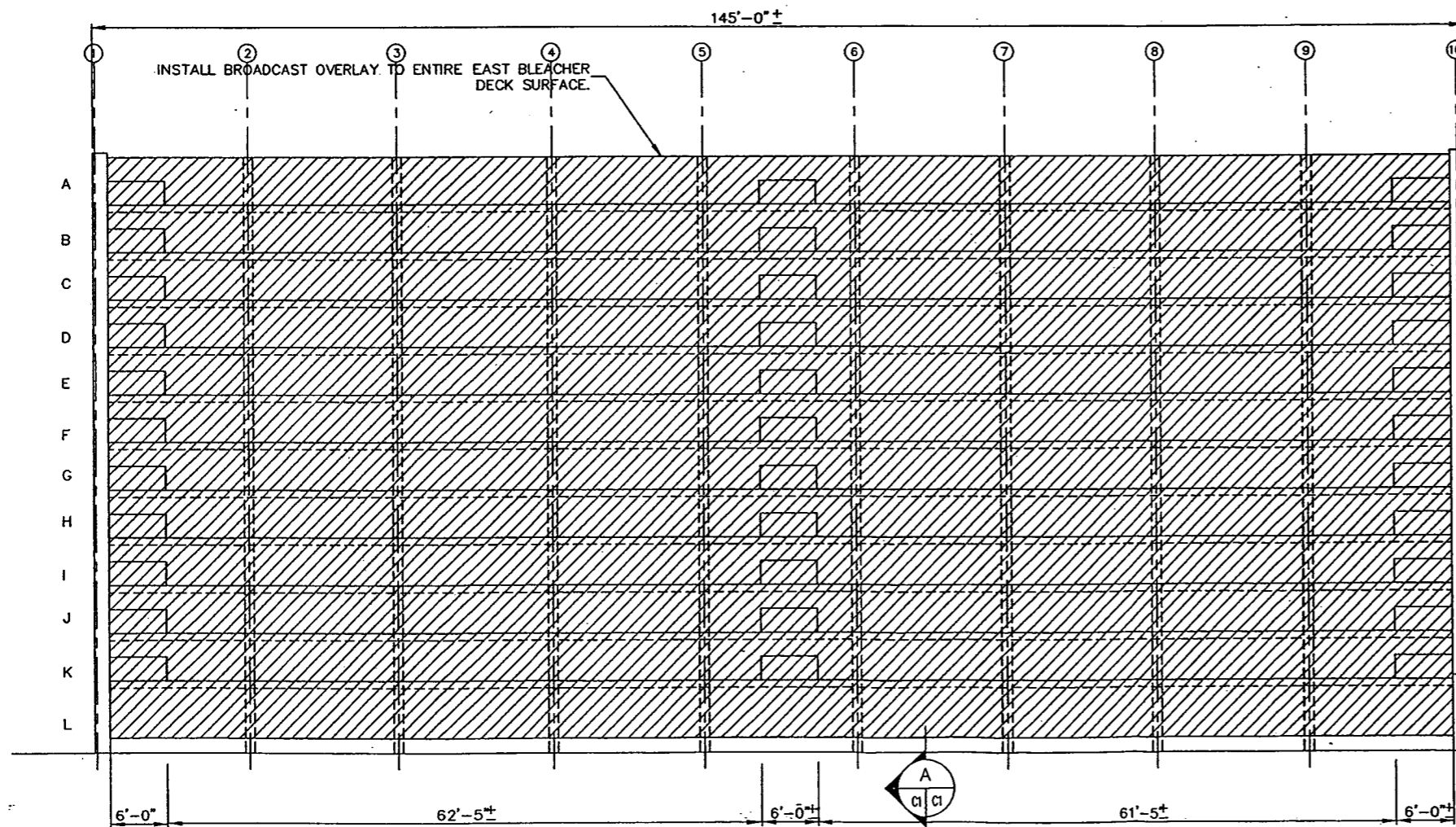
OVERALL BLEACHER--PLAN
1"=40'



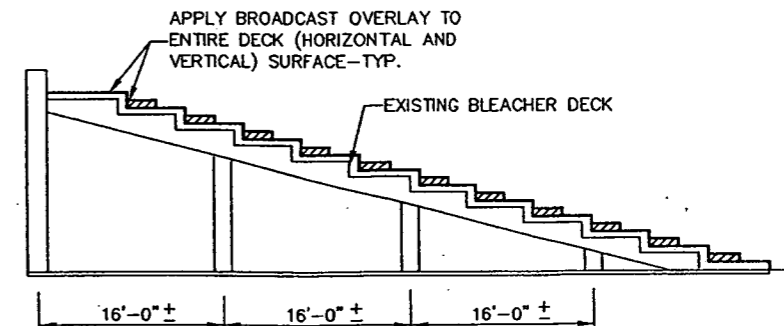
BROADCAST OVERLAY--SECTION

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. ALL WORK SHOWN IN NEW UNLESS NOTED AS EXISTING.



EAST BLEACHER--PLAN
1"=8'-0"



EAST BLEACHER--SECTION
1"=8'-0"



For Study Purposes Only
All Other Uses Require Permission
and Credit of
San Francisco Maritime
National Historical Park
Museum Plans Collection
HDC 555, Aquatic Park/Museum, etc.
Date 2/14/15-3

MOFFATT & NICHOL ENGINEERS
WALNUT CREEK, CALIFORNIA

DESIGNED:	SUB SHEET NO.	EAST BLEACHER RESURFACING AT AQUATIC PARK NATIONAL PARK SERVICE SAN FRANCISCO MARITIME NATIONAL HISTORIC PARK	DRAWING NO. C-1
DRAWN:			PKG. NO.
TECH. REVIEW			SHEET 2
DATE: 6-98			OF 3

GRAPHIC SYMBOLS

architectural	electrical	
PROPERTY LINE	SINGLE POLE LIGHT SWITCH	
CENTER LINE	DUPLEX OUTLET	
EXISTING PARTITION	SURFACE MOUNTED FLUORESCENT FIXTURE	
NEW PARTITION	WALL MOUNTED NONDECREASING LIGHT	
INTERIOR ELEVATION INDICATOR DIRECTION SHOWN, ELEVATION NO. DETAIL NO. / SHEET NO.		
DETAIL INDICATOR AREA DETAILED DETAIL NO. SHEET NO.		
REVISION INDICATOR SUBJECT REVISED REVISION NO.		
SECTION INDICATOR DIRECTION SHOWN SECTION NO. SHEET NO.		

materials (as section)

METAL
WOOD
EARTH
CONCRETE
PLYWOOD

GENERAL NOTES

13. ARCHITECTURAL SERVICES WILL BE LIMITED TO THE PRELIMINARY AND CONSTRUCTION DOCUMENT PHASES. SINCE NO BIDDING OR CONSTRUCTION OBSERVATION SERVICES ARE PROVIDED AS A PART OF THE ARCHITECT'S SERVICES FOR THIS PROJECT AND PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 6503.23, THE ARCHITECT HAS NO LEGAL DUTY OR RESPONSIBILITY TO OBSERVE THE CONSTRUCTION OF THE FIXED WORKS WHICH ARE THE SUBJECT OF THE PLANS, SPECIFICATIONS, REPORTS, OR OTHER DOCUMENTS PREPARED PURSUANT TO THIS CONTRACT. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ARCHITECT.
14. UNDOUBTENESS OF WORK AND SIGNIFICANCE OF RESOURCE - THE MARITIME MUSEUM BUILDING, VICTORIAN PARK AND SURROUNDING STRUCTURES ARE CONSIDERED TO BE OF SIGNIFICANT NATIONAL HISTORIC VALUE. WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH THE SECRETARY OF THE INTERIORS STANDARDS OF REHABILITATION WHICH THE CONTRACTOR MUST DEMONSTRATE THEY ARE FAMILIAR WITH AND A COPY OF WHICH MUST BE KEPT ON SITE. CONSTRUCTION WORK MUST BE PERFORMED IN A SENSITIVE MANNER TO PREVENT DAMAGE TO HISTORIC FABRIC OF THE SITE. EXTRA PRECAUTIONS SHALL BE TAKEN TO ENSURE THE BEST POSSIBLE APPLICATION OF MATERIALS FOR LONG LASTING PERFORMANCE. ANY MATERIALS REMOVED FROM THE WORK CONSIDERED TO BE OF HISTORIC VALUE BY NATIONAL PARK SERVICE PERSONNEL SHALL BE TURNED OVER TO PARK SERVICE PERSONNEL.
15. SALVAGE AND REUSE EXISTING RAILINGS AND POSTS AT CONTRACTOR'S OPTION.

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
2. CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS. CONTRACTOR TO VERIFY SURVEY DATA BEFORE COMMENCING WORK. THEREFROM CONTRACTOR SHALL AT ONCE REPORT TO THE NATIONAL PARK SERVICE (NPS) ANY ERROR, INCONSISTENCY, OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED IN WRITING BY THE NPS.
3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
4. ALL ITEMS NOT NOTED AS (E) OR EXISTING ARE NEW.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE.
8. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR MASONRY AT WALLS OR FACE OF FINISHED SURFACE AT CABINETRY, UNLESS OTHERWISE NOTED.
9. ALL EXISTING SURFACES AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND, AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL SAFETY ORDINANCES IN EFFECT AT THE PLACE OF WORK.
11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUTABLY ACCOUNTED FOR TO THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSIDERED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
12. THE BUILDING WILL BE PARTIALLY OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK, MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES, AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

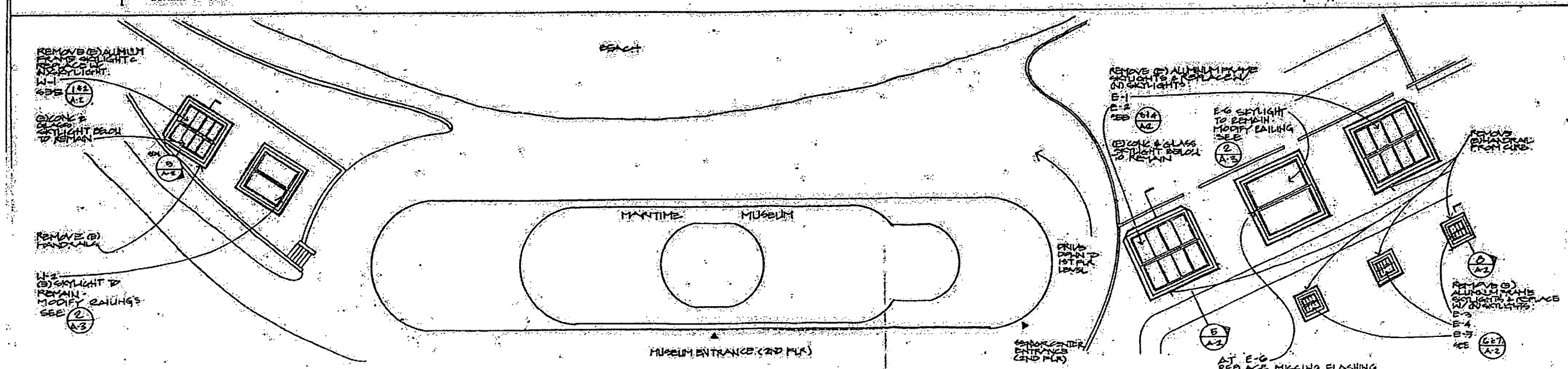
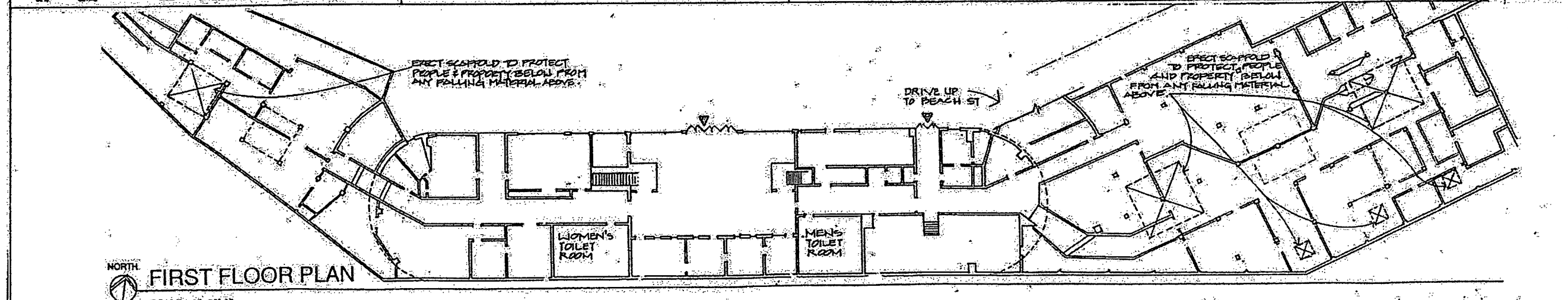
LIST OF DRAWINGS

SHEET A-1	TITLE PAGE: GENERAL NOTES, LIST OF DRAWINGS, CODE INFORMATION, LOCATION MAP, GRAPHIC SYMBOLS, ABBREVIATIONS, SITE PLAN & FIRST FLOOR PLAN
SHEET A-2	SKYLIGHT PLANS, BUILDING SECTION @ SKYLIGHTS
SHEET A-3	DETAILS: SKYLIGHT, FINISHES

LERNER & NATHAN ARCHITECTS
 818 Brannan Street, Suite 203
 San Francisco, CA 94103
 Phone 415/863-5475

ABBREVIATIONS

AND	AND	AND	AND	AND	AND
A	ANGLE	DA	DRUM	MS	MECHANICAL
AP	APPROXIMATE	DB	DIMENSION	ML	METAL
AR	ARCHITECTURAL	DC	DRAWING	MLC	METAL LIGHTING
AS	AS SHOWN	DE	DETAILED	NL	NOTED
AT	AT	DM	DIMENSION	OC	ON CENTER
CA	CENTERLINE	DR	DRAWING	OC	ON CENTER
CB	CORNER	DU	DUPLEX OUTLET	OC	ON CENTER
CC	CORNER	EN	ELECTRICAL	OC	ON CENTER
CD	CORNER	EP	ELECTRICAL	OC	ON CENTER
CE	CORNER	FR	FRESH FLOOR	OC	ON CENTER
CF	CORNER	FS	FRESH FLOOR	OC	ON CENTER
CG	CORNER	FU	FACE OF FINISH	OC	ON CENTER
CH	CORNER	GA	GALVANIZED	OC	ON CENTER
CI	CORNER	GD	GALVANIZED	OC	ON CENTER
CJ	CORNER	GG	GALVANIZED	OC	ON CENTER
CK	CORNER	GH	GALVANIZED	OC	ON CENTER
CL	CORNER	GI	GALVANIZED	OC	ON CENTER
CM	CORNER	GL	GALVANIZED	OC	ON CENTER
CN	CORNER	GM	GALVANIZED	OC	ON CENTER
CO	CORNER	GN	GALVANIZED	OC	ON CENTER
CP	CORNER	GO	GALVANIZED	OC	ON CENTER
CQ	CORNER	GP	GALVANIZED	OC	ON CENTER
CR	CORNER	GQ	GALVANIZED	OC	ON CENTER
CS	CORNER	GR	GALVANIZED	OC	ON CENTER
CT	CORNER	GS	GALVANIZED	OC	ON CENTER
CU	CORNER	GT	GALVANIZED	OC	ON CENTER
CV	CORNER	GU	GALVANIZED	OC	ON CENTER
CW	CORNER	GV	GALVANIZED	OC	ON CENTER
CX	CORNER	GW	GALVANIZED	OC	ON CENTER
CY	CORNER	GX	GALVANIZED	OC	ON CENTER
CZ	CORNER	GY	GALVANIZED	OC	ON CENTER
DA	DRAWING	GA	GALVANIZED	OC	ON CENTER
DB	DIMENSION	GB	GALVANIZED	OC	ON CENTER
DC	DRAWING	GC	GALVANIZED	OC	ON CENTER
DD	DRAWING	GD	GALVANIZED	OC	ON CENTER
DE	DRAWING	GE	GALVANIZED	OC	ON CENTER
DF	DRAWING	GF	GALVANIZED	OC	ON CENTER
DG	DRAWING	GG	GALVANIZED	OC	ON CENTER
DH	DRAWING	GH	GALVANIZED	OC	ON CENTER
DI	DRAWING	GI	GALVANIZED	OC	ON CENTER
DJ	DRAWING	GL	GALVANIZED	OC	ON CENTER
DK	DRAWING	GM	GALVANIZED	OC	ON CENTER
DL	DRAWING	GN	GALVANIZED	OC	ON CENTER
DM	DRAWING	GO	GALVANIZED	OC	ON CENTER
DN	DRAWING	GP	GALVANIZED	OC	ON CENTER
DO	DRAWING	GQ	GALVANIZED	OC	ON CENTER
DP	DRAWING	GR	GALVANIZED	OC	ON CENTER
DQ	DRAWING	GS	GALVANIZED	OC	ON CENTER
DR	DRAWING	GT	GALVANIZED	OC	ON CENTER
DS	DRAWING	GU	GALVANIZED	OC	ON CENTER
DT	DRAWING	GV	GALVANIZED	OC	ON CENTER
DU	DRAWING	GW	GALVANIZED	OC	ON CENTER
DV	DRAWING	GX	GALVANIZED	OC	ON CENTER
DW	DRAWING	GY	GALVANIZED	OC	ON CENTER
DX	DRAWING	GA	GALVANIZED	OC	ON CENTER
DY	DRAWING	GB	GALVANIZED	OC	ON CENTER
DZ	DRAWING	GC	GALVANIZED	OC	ON CENTER
EA	DRAWING	GD	GALVANIZED	OC	ON CENTER
EB	DRAWING	GE	GALVANIZED	OC	ON CENTER
EC	DRAWING	GF	GALVANIZED	OC	ON CENTER
ED	DRAWING	GG	GALVANIZED	OC	ON CENTER
EE	DRAWING	GH	GALVANIZED	OC	ON CENTER
EF	DRAWING	GI	GALVANIZED	OC	ON CENTER
EG	DRAWING	GL	GALVANIZED	OC	ON CENTER
EH	DRAWING	GM	GALVANIZED	OC	ON CENTER
EI	DRAWING	GN	GALVANIZED	OC	ON CENTER
EJ	DRAWING	GO	GALVANIZED	OC	ON CENTER
EK	DRAWING	GP	GALVANIZED	OC	ON CENTER
EL	DRAWING	GQ	GALVANIZED	OC	ON CENTER
EM	DRAWING	GR	GALVANIZED	OC	ON CENTER
EN	DRAWING	GS	GALVANIZED	OC	ON CENTER
EO	DRAWING	GT	GALVANIZED	OC	ON CENTER
EP	DRAWING	GU	GALVANIZED	OC	ON CENTER
EQ	DRAWING	GV	GALVANIZED	OC	ON CENTER
ER	DRAWING	GW	GALVANIZED	OC	ON CENTER
ES	DRAWING	GX	GALVANIZED	OC	ON CENTER
ET	DRAWING	GY	GALVANIZED	OC	ON CENTER
EU	DRAWING	GA	GALVANIZED	OC	ON CENTER
EV	DRAWING	GB	GALVANIZED	OC	ON CENTER
EW	DRAWING	GC	GALVANIZED	OC	ON CENTER
EX	DRAWING	GD	GALVANIZED	OC	ON CENTER
EY	DRAWING	GE	GALVANIZED	OC	ON CENTER
EZ	DRAWING	GF	GALVANIZED	OC	ON CENTER



SCOPE OF WORK

- PROPOSED WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
1. REMOVAL OF 8 EXISTING ALUMINUM AND PLASTIC SKYLIGHTS AND INSTALLATION OF 8 NEW TRANSPARENT SKYLIGHTS. INSTALL STEEL BEAM AND WOOD CURB SUPPORTS AND VENTS AT EACH SKYLIGHT.
 2. REMOVE, MODIFY, AND REINSTALL GUARDRAILS ON (B) CONCRETE SUPPORTS AT 8 (D) SKYLIGHTS. ALSO REMOVE AND MODIFY GUARDRAILS AT 1 (E) SKYLIGHTS.
- THIS SUMMARY INCLUDES A LIST OF MAJOR AREAS OF WORK. THE CONTRACT DOCUMENTS AS DEFINED IN THE OWNER CONTRACTOR AGREEMENT SHALL SERVE AS THE COMPLETE DESCRIPTION OF THE WORK AND SHALL NOT BE LIMITED OR ABRIDGED BY THIS SUMMARY.

CODE INFORMATION

THE FEDERAL GOVERNMENT OWNS THIS PROPERTY AND THE PROJECT THEREFORE DOES NOT FALL UNDER THE JURISDICTION OF THE SAN FRANCISCO BUREAU OF BUILDING INSPECTION OR THE STATE OF CALIFORNIA AND A BUILDING PERMIT WILL THEREFORE NOT BE REQUIRED. ALL WORK AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, REGULATIONS, AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA TO THE EXTENT DEEMED NECESSARY BY THE NATIONAL PARK SERVICE.

For Study Purposes Only
All Other Uses Require Permission
San Francisco Planning
Department
1500 Market Street
San Francisco, CA 94102

INSTALLATION OF SKYLIGHT COVERS AT VICTORIAN PARK & THE MARITIME MUSEUM BUILDING SAN FRANCISCO, CA.

REVISIONS

NO.	DATE	REVISION	BY

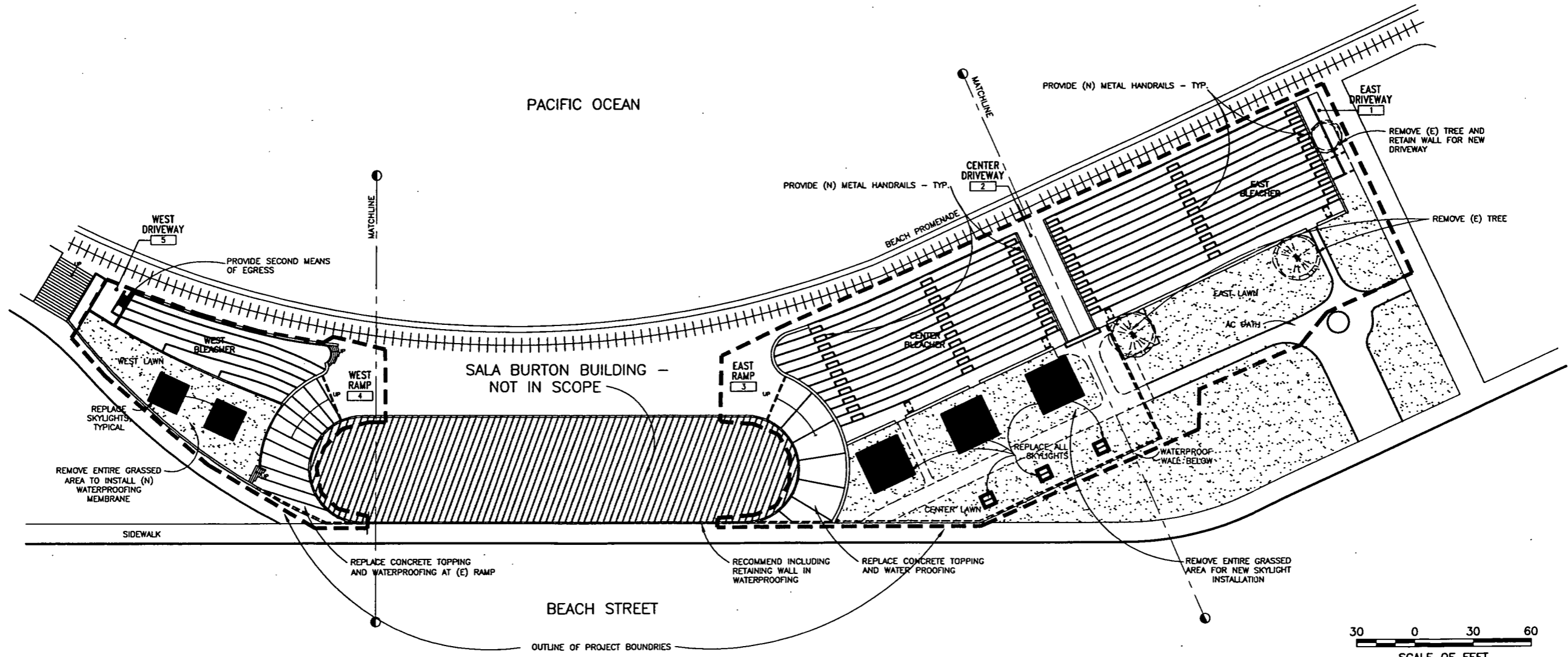
TITLE PAGE

SCALE: AS NOTED	SHEET NO. A-1
DATE: 9/10/94	
DRAWN BY: ELJAL	
CHECKED BY: ZH	
JOB NO: 9409	1 OF 3 SHEET

Appendix C Existing Conditions Drawings, dated 23 May 2005, by BSA Architects

9/20/04 15:38 DAVID.W. B16 7:00-0853.2004.0402A.C-000.DRAWINGS\MISC\WORK\25011.DWG. 7:00-0853.2004.0402A.C-000.DRAWINGS\MISC\WORK\25011.DWG. 7:00-0853.2004.0402A.C-000.DRAWINGS\MISC\WORK\25011.DWG. 7:00-0853.2004.0402A.C-000.DRAWINGS\MISC\WORK\25011.DWG. 7:00-0853.2004.0402A.C-000.DRAWINGS\MISC\WORK\25011.DWG.

SHEET NOTES

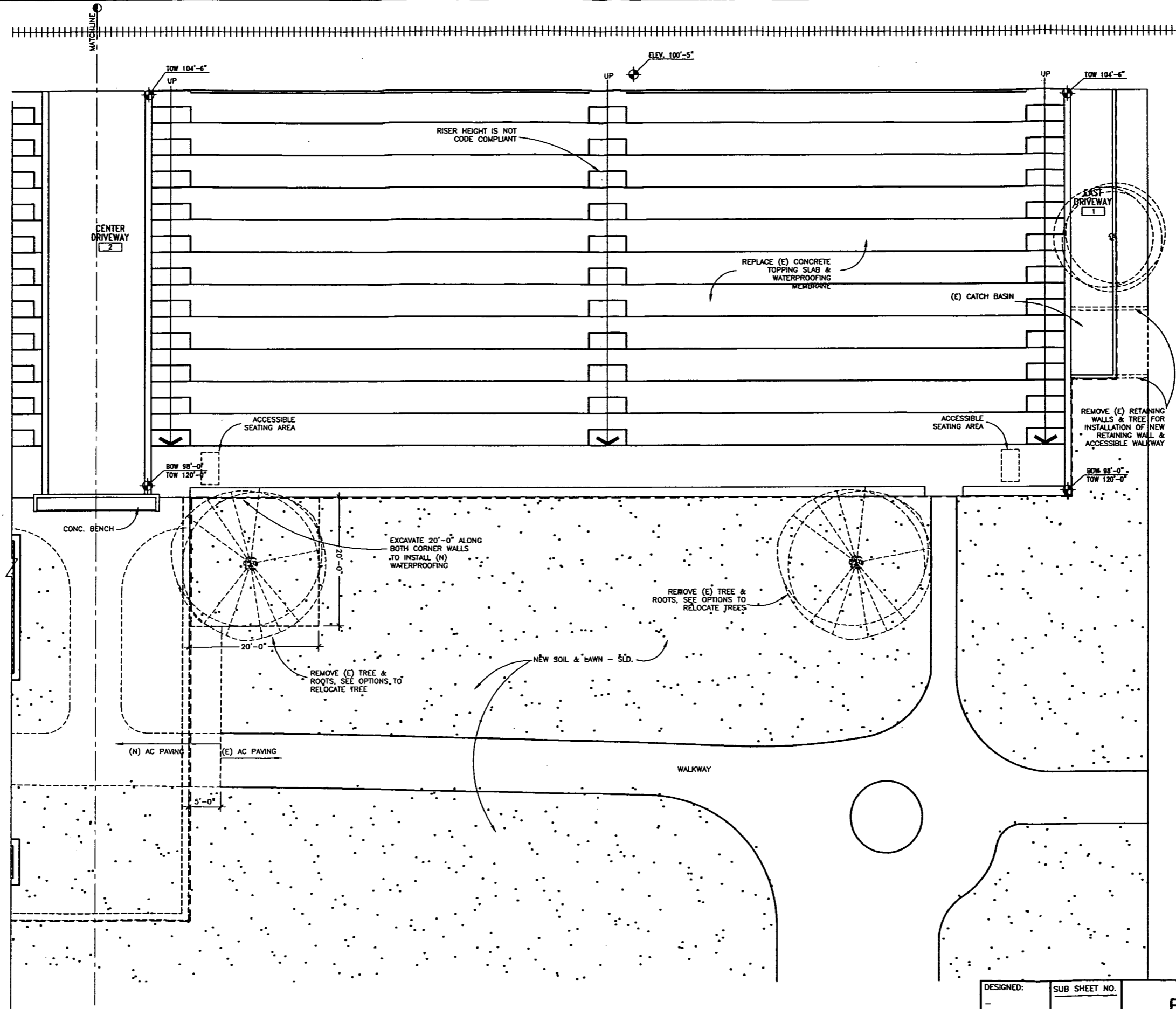


1 SITE PLAN/SCOPE OF WORK
1"=30'-0"

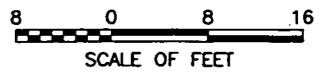


DESIGNED: - GADD	SUB SHEET NO. A1.1	TITLE OF SHEET SITE PLAN/ SCOPE OF WORK	DRAWING NO. 350 25011
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DATE: 05/23/05			

9/20/04 15:38 DAVID W. R16 Z:\00-10851\2004\0402\A\C-CADD\DRAWINGS\MISC\DWG\1-01.DWG XREFS: Z:\00-10851\2004\0402\A\C-CADD\DRAWINGS\MISC\DWG\1-01.DWG Z:\00-10851\2004\0402\A\C-CADD\DRAWINGS\MISC\DWG\1-01.DWG Z:\00-10851\2004\0402\A\C-CADD\DRAWINGS\MISC\DWG\1-01.DWG Z:\00-10851\2004\0402\A\C-CADD\DRAWINGS\MISC\DWG\1-01.DWG



SHEET NOTES
1. SEE SHEET AXXX FOR MORE DETAIL ON SCOPE OF WORK



1 EAST BLEACHER ROOF PLAN
1/8"=1'-0"

PLAN

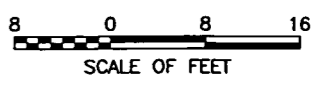
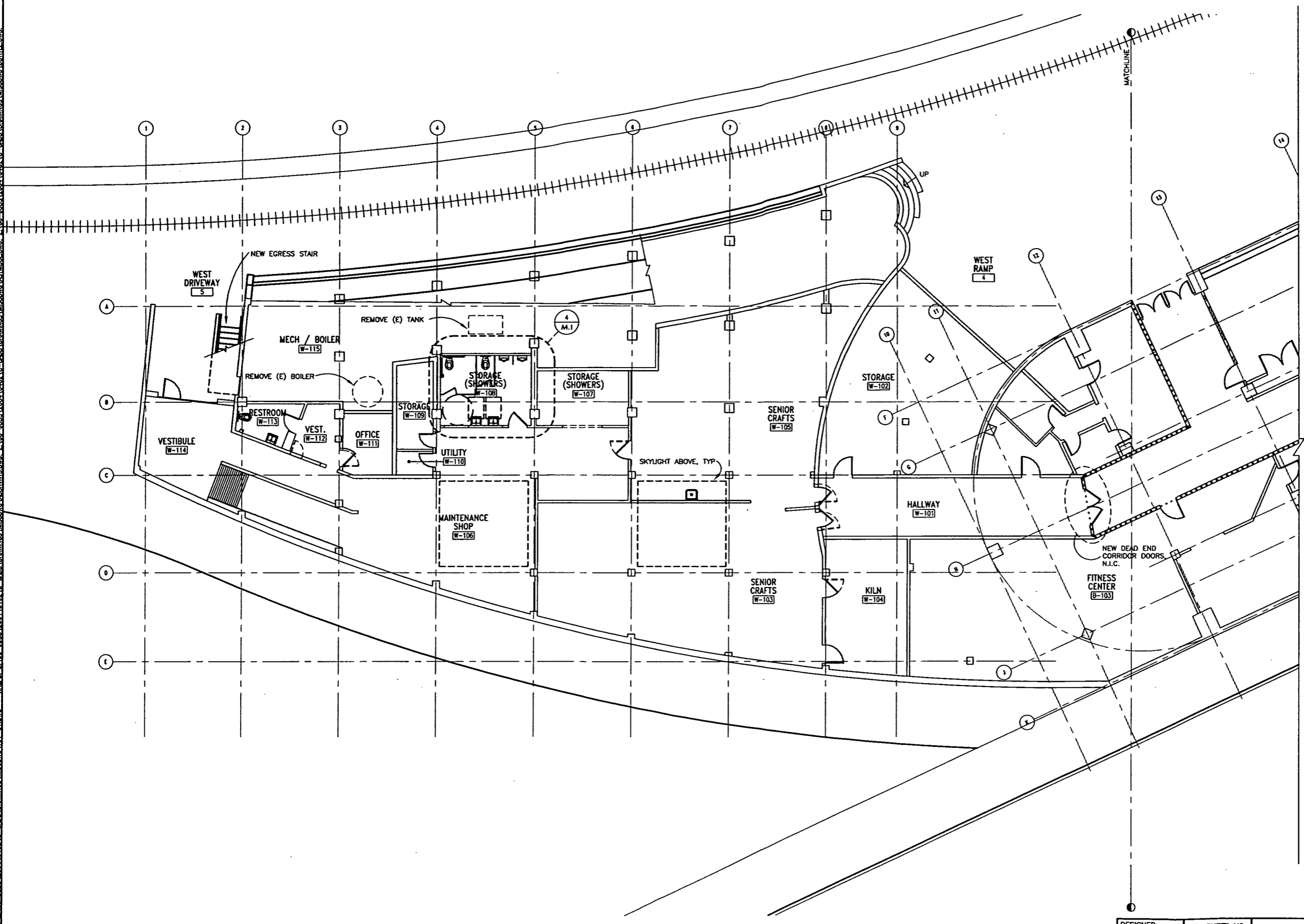
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GAO	A2.2.1	EAST BLEACHER ROOF PLAN	350
TECH. REVIEW:			25011
DATE:			PKG. NO.
05/23/05			SHEET
			OF

SALA BURTON BUILDING BLEACHERS
SAN FRANCISCO MARITIME NHP

9/29/04 15:38 DAVID W. RLB Z:\00-0885\2004\0402\1.C-CA00.DRAWINGS\MISC\DWG\101-01.DWG XREFS: Z:\00-0885\2004\0402\1.C-CA00.DRAWINGS\MISC\DWG\101-01.DWG Z:\00-0885\2004\0402\1.C-CA00.DRAWINGS\MISC\DWG\101-01.DWG Z:\00-0885\2004\0402\1.C-CA00.DRAWINGS\MISC\DWG\101-01.DWG

SHEET NOTES

1. SEE PROGRAM BREAKDOWN SPREADSHEET FOR SCOPE OF WORK IN EACH SPACE.
- 2.

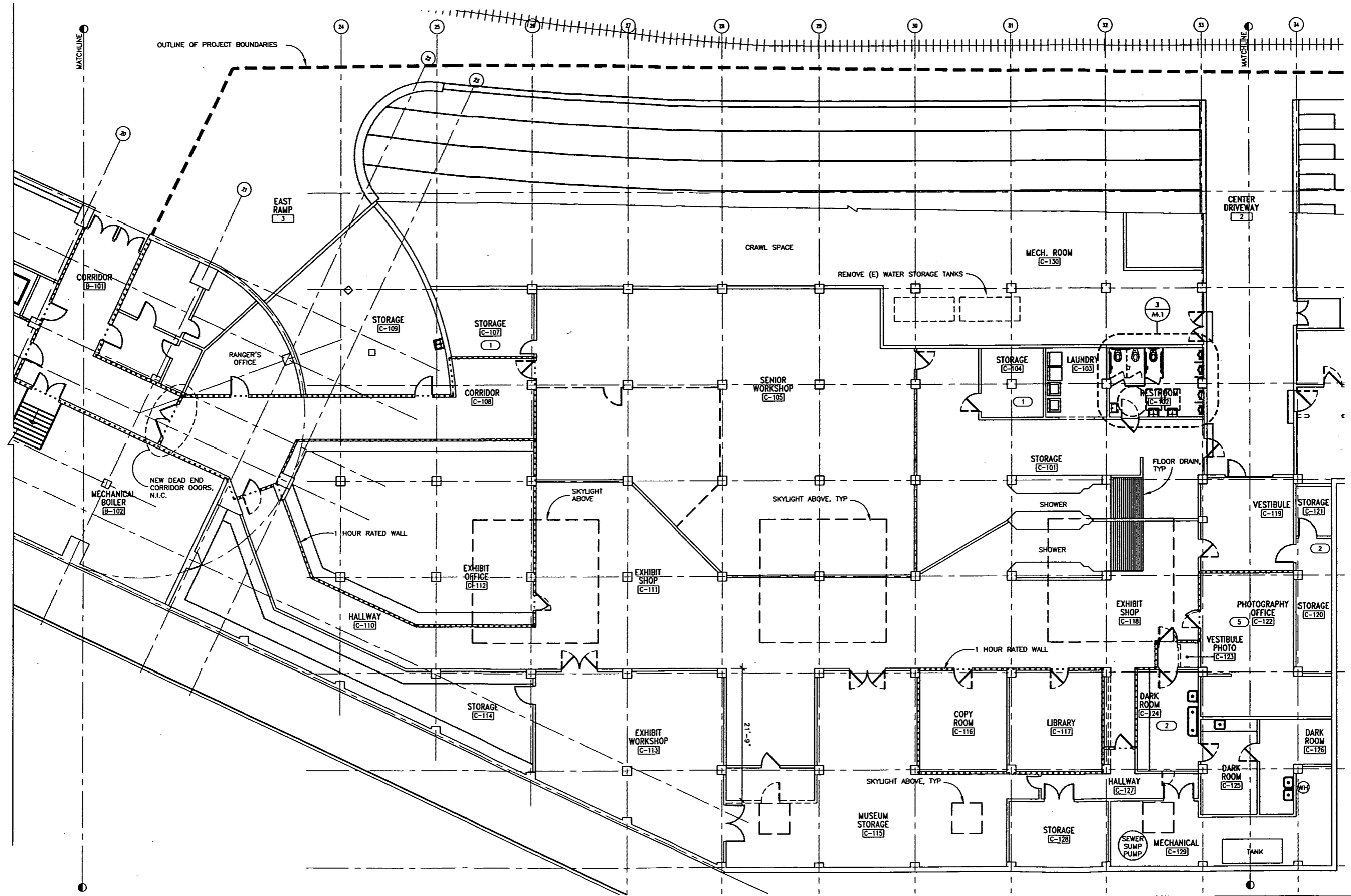


1 WEST BLEACHER FIRST FLOOR PLAN
1/8"=1'-0"

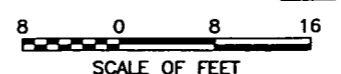
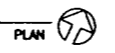
PLAN

DESIGNED: GAD	SUB SHEET NO. A2.1.3	TITLE OF SHEET WEST BLEACHER FIRST FLOOR	DRAWING NO. 350 25011
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DATE: 05/23/05			

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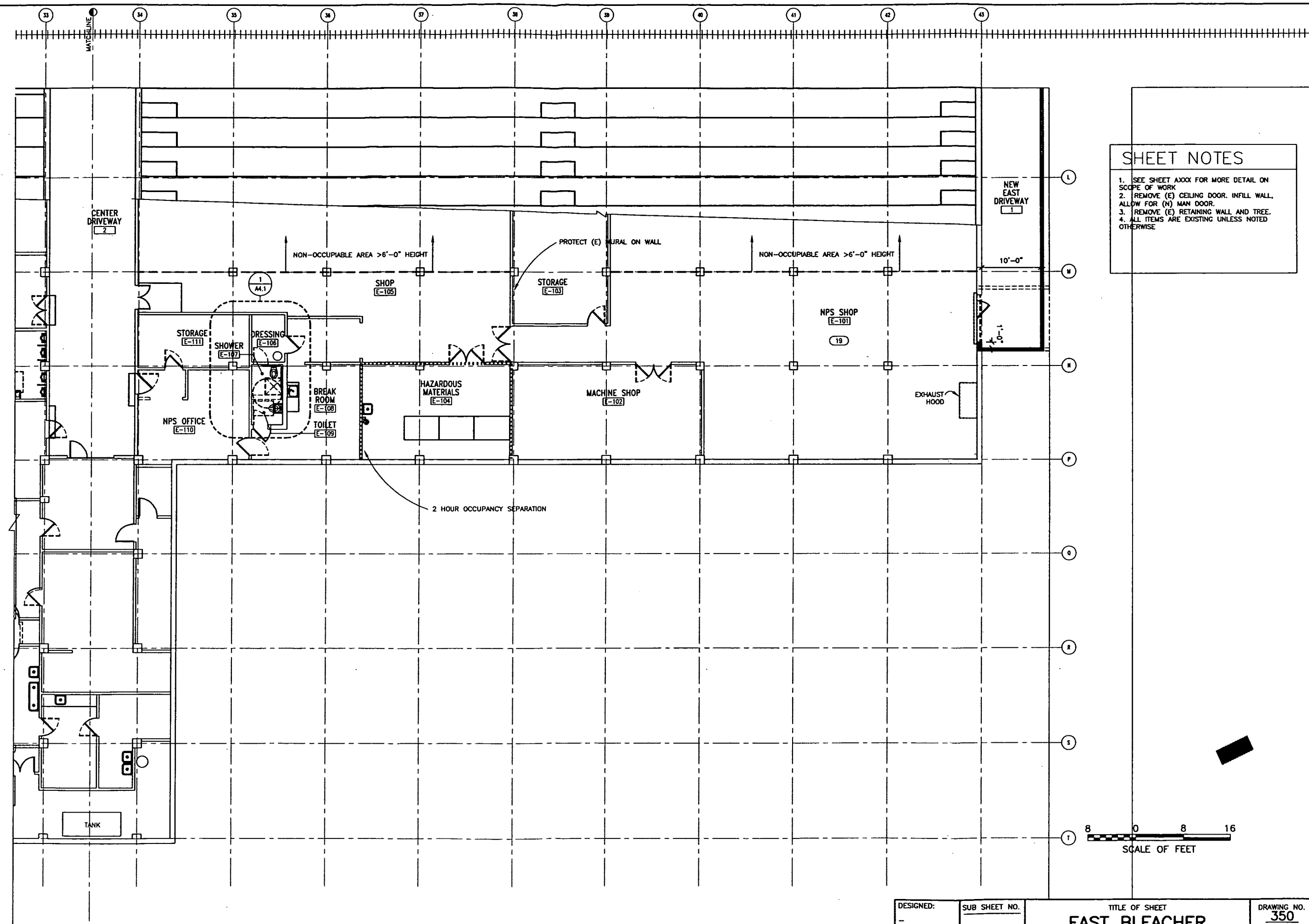


1 CENTER BLEACHER FIRST FLOOR PLAN
1/8"=1'-0"



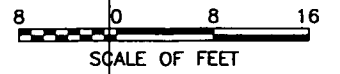
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DATE: 05/23/05			SHEET — OF —

9/20/04 15:38 DAVID.W. R16 2:100-1085\2004\0402\CAD\DRAWINGS\MISC\DWG\25011-01.DWG XREFS: 2:100-1085\2004\0402\CAD\DRAWINGS\MISC\DWG\25011-01.DWG 2:100-1085\2004\0402\CAD\DRAWINGS\MISC\DWG\25011-01.DWG 2:100-1085\2004\0402\CAD\DRAWINGS\MISC\DWG\25011-01.DWG



SHEET NOTES

1. SEE SHEET AXXX FOR MORE DETAIL ON SCOPE OF WORK
2. REMOVE (E) CEILING DOOR, INFILL WALL, ALLOW FOR (N) MAN DOOR.
3. REMOVE (E) RETAINING WALL AND TREE.
4. ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE

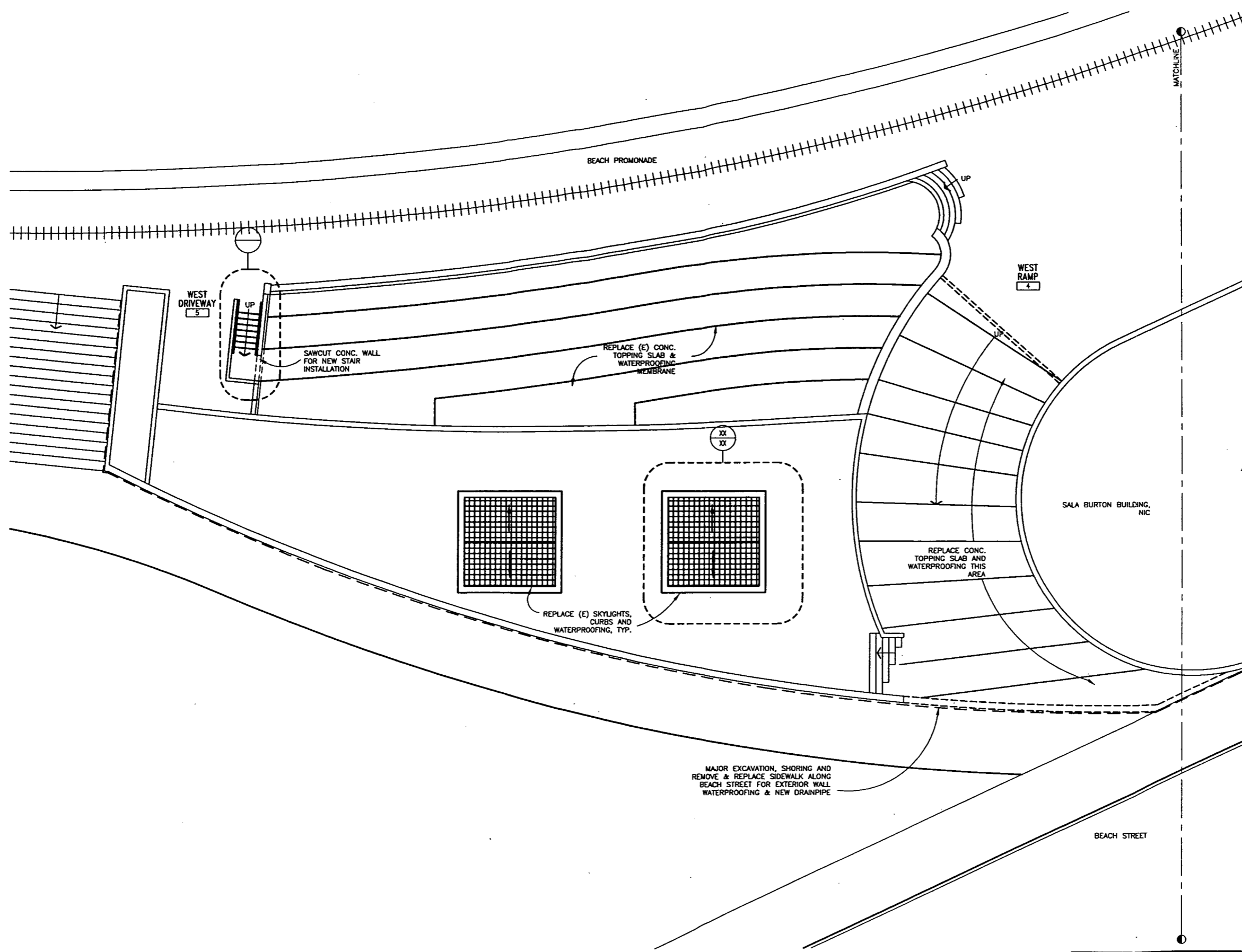


1 EAST BLEACHER FIRST FLOOR PLAN
1/8"=1'-0"



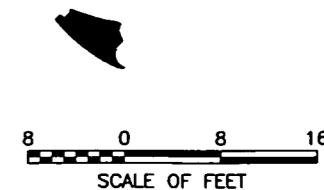
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TECH. REVIEW: -	DATE: 05/23/05	SALA BURTON BUILDING BLEACHERS SAN FRANCISCO MARITIME NHP	PKG. NO. SHEET - OF -

9/20/04 15:38 DAVID W. R16 Z:\00-JOB5\2004\0402\16-CADD\DRAWINGS\MISC\DWG\1-01.DWG XREFS: Z:\00-JOB5\2004\0402\16-CADD\DRAWINGS\MISC\DWG\1-01.DWG Z:\00-JOB5\2004\0402\16-CADD\DRAWINGS\MISC\DWG\1-01.DWG Z:\00-JOB5\2004\0402\16-CADD\DRAWINGS\MISC\DWG\1-01.DWG



1 WEST BLEACHER ROOF PLAN
1/8"=1'-0"

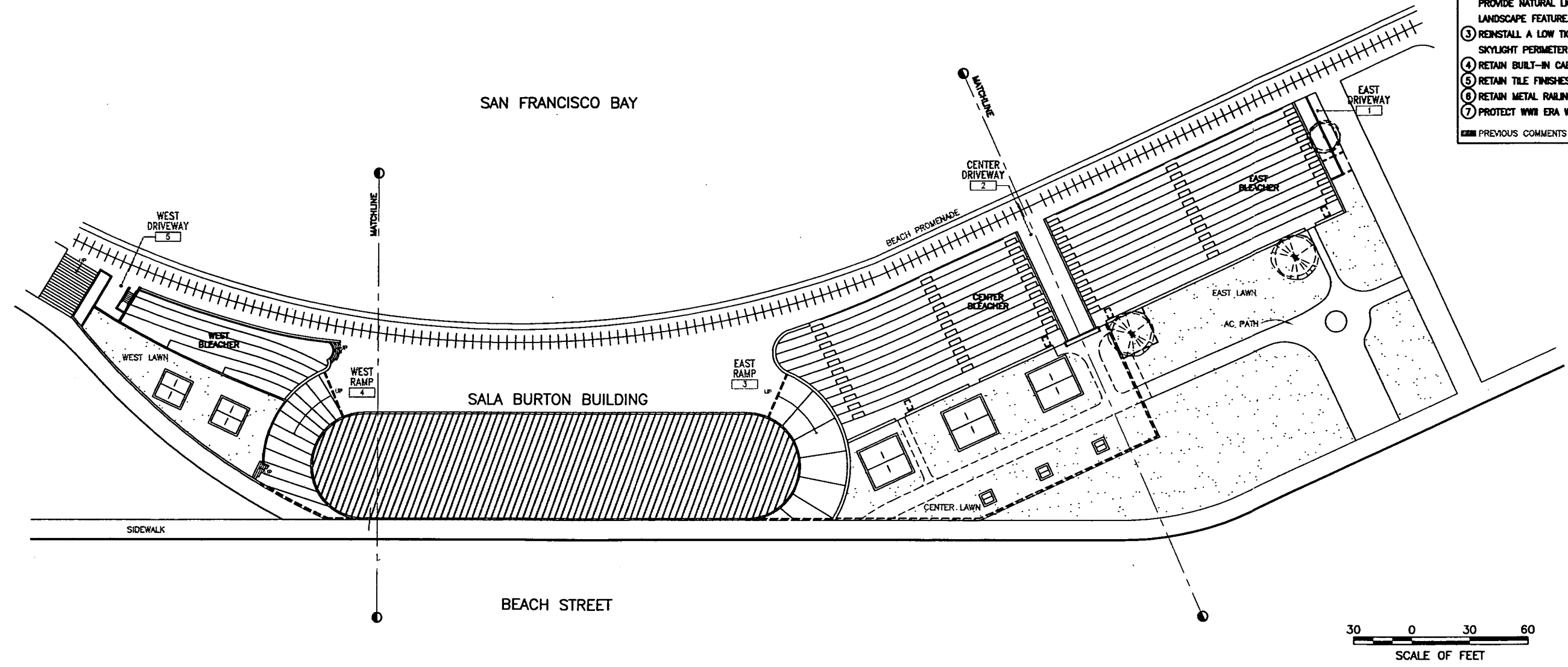
PLAN



DESIGNED: GADD	SUB SHEET NO. A2.2.3	TITLE OF SHEET WEST BLEACHER ROOF PLAN	DRAWING NO. 350 25011
TECH. REVIEW:		SALA BURTON BUILDING BLEACHERS SAN FRANCISCO MARITIME NHP	PKG. NO. _____ SHEET _____ OF _____
DATE: 05/23/05			

Appendix D Recommended Treatment Drawings, dated 20 June 2005, by Architectural Resources Group

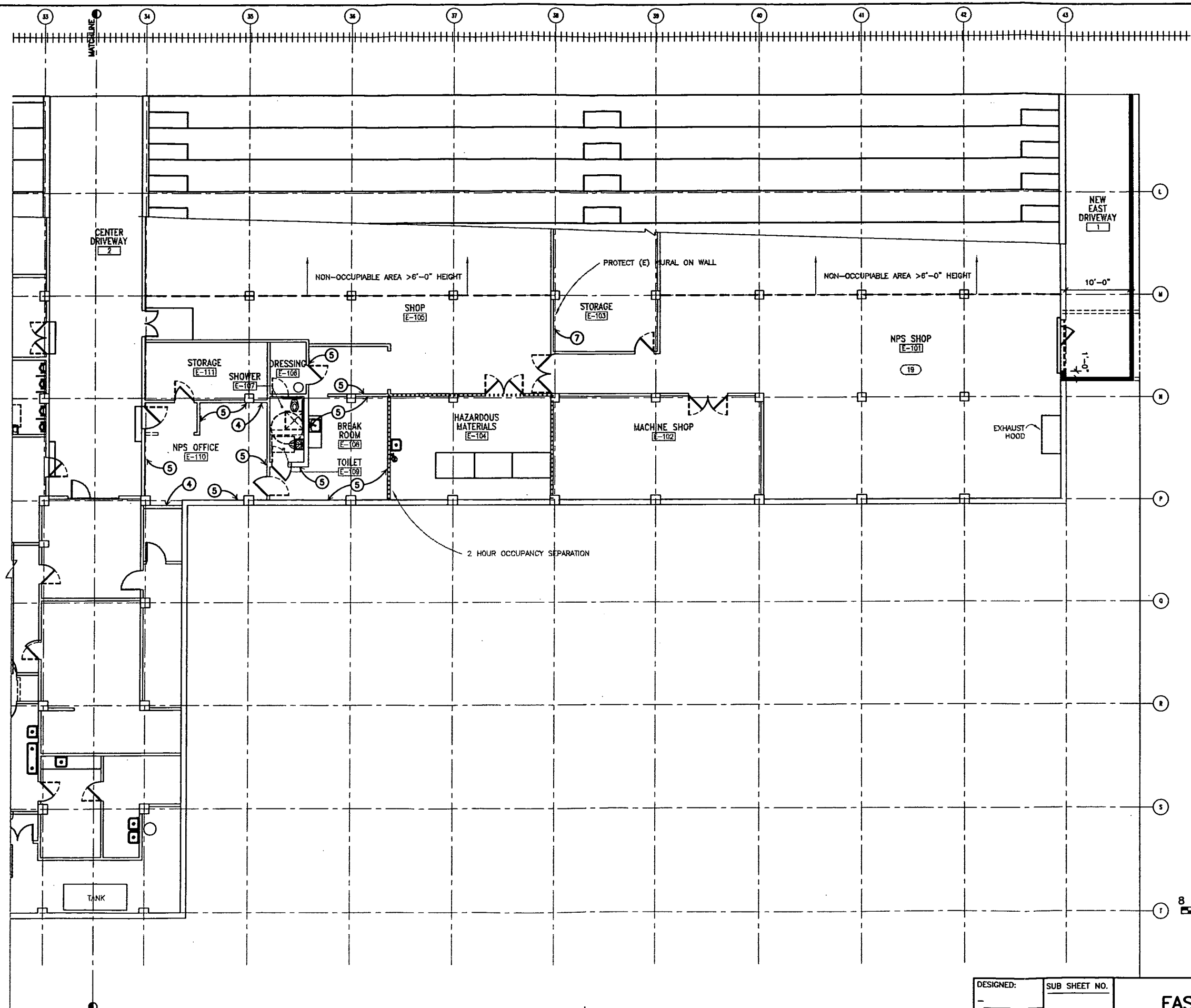
- GENERAL NOTES:**
1. RETAIN AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE AT CONCRETE BLEACHERS AND EXTERIOR SEATING.
 2. RETAIN THE TEXTURE OF POURED CONCRETE FORM WORK IN THE UNFINISHED SPACES, WHERE POSSIBLE.
 3. WHERE REPAIR OF THE POURED CONCRETE IS REQUIRED, MATCH THE ORIGINAL APPEARANCE.
- SHEET NOTES:**
- ① RETAIN ORIGINAL TREAD AND RISER PROFILE.
 - ② REPLACE SKYLIGHTS, REINFORCE CONCRETE GRID AND LITES, WITH SIMILAR DESIGN TO MATCH ORIGINAL. RETAIN ORIGINAL DESIGN INTENT OF THE SKYLIGHTS TO CONTINUE TO PROVIDE NATURAL LIGHT AND AS AN EXTERIOR LANDSCAPE FEATURE.
 - ③ REINSTALL A LOW TIGHT HEDGE AT THE SKYLIGHT PERIMETER AS PER ORIGINAL DESIGN.
 - ④ RETAIN BUILT-IN CABINETRY.
 - ⑤ RETAIN TILE FINISHES.
 - ⑥ RETAIN METAL RAILINGS.
 - ⑦ PROTECT WWII ERA WALL PAINTING.
- PREVIOUS COMMENTS BY PROJECT ARCHITECT.



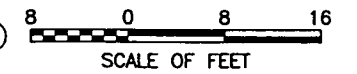
① SITE PLAN/SCOPE OF WORK
1"=30'-0"



DESIGNED: — @ADD	SUB SHEET NO. R1.1	TITLE OF SHEET SITE PLAN/ SCOPE OF WORK	DRAWING NO. 350 25011
TECH. REVIEW: —		SALA BURTON BLEACHERS SAN FRANCISCO MARITIME NHP	PKG. NO. — SHEET — OF —
DATE: 06/20/05			



- GENERAL NOTES:**
1. RETAIN AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE AT CONCRETE BLEACHERS AND EXTERIOR SEATING.
 2. RETAIN THE TEXTURE OF POURED CONCRETE FORM WORK IN THE UNFINISHED SPACES, WHERE POSSIBLE.
 3. WHERE REPAIR OF THE POURED CONCRETE IS REQUIRED, MATCH THE ORIGINAL APPEARANCE.
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 - 5 RETAIN TILE FINISHES.
 - 6 RETAIN METAL RAILINGS.
 - 7 PROTECT WWII ERA WALL PAINTING.
- PREVIOUS COMMENTS BY PROJECT ARCHITECT.

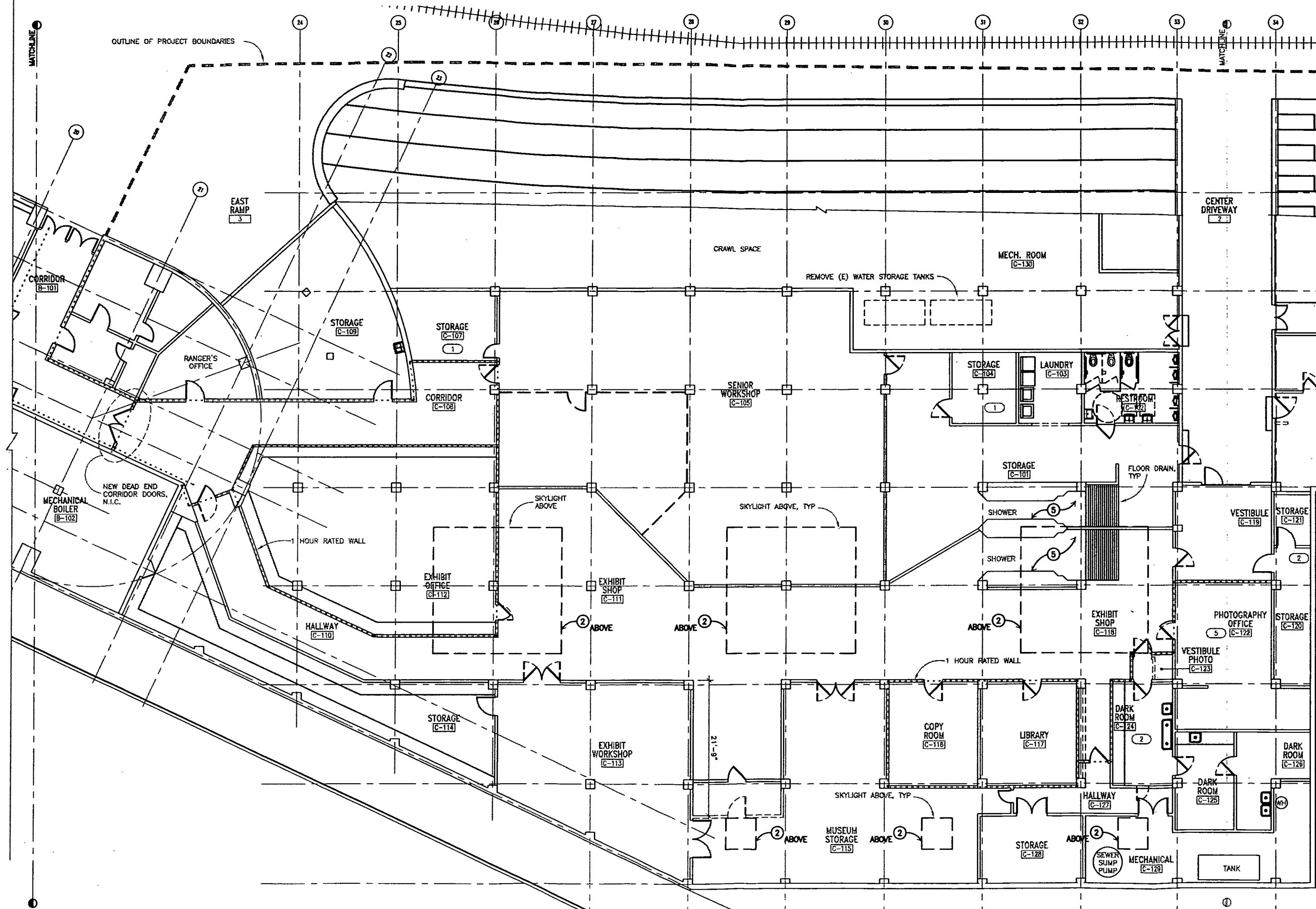


1 EAST BLEACHER FIRST FLOOR PLAN
1/8"=1'-0"

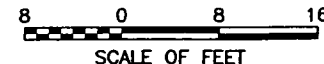
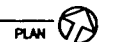
PLAN

DESIGNED: GAD	SUB SHEET NO. R2.1.1	TITLE OF SHEET EAST BLEACHER FIRST FLOOR PLAN	DRAWING NO. 350 25011
TECH. REVIEW:		SALA BURTON BUILDING BLEACHERS SAN FRANCISCO MARITIME NHP	PKG. NO. / SHEET
DATE: 06/20/05			OF

- GENERAL NOTES:**
1. RETAIN AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE AT CONCRETE BLEACHERS AND EXTERIOR SEATING.
 2. RETAIN THE TEXTURE OF POURED CONCRETE FORM WORK IN THE UNFINISHED SPACES, WHERE POSSIBLE.
 3. WHERE REPAIR OF THE POURED CONCRETE IS REQUIRED, MATCH THE ORIGINAL APPEARANCE.
- SHEET NOTES:**
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 - ② REPLACE SKYLIGHTS, REINFORCE CONCRETE GRID AND LITES, WITH SIMILAR DESIGN TO MATCH ORIGINAL. RETAIN ORIGINAL DESIGN INTENT OF THE SKYLIGHTS TO CONTINUE TO PROVIDE NATURAL LIGHT AND AS AN EXTERIOR LANDSCAPE FEATURE.
 - ③ REINSTALL A LOW TIGHT HEDGE AT THE SKYLIGHT PERIMETER AS PER ORIGINAL DESIGN.
 - ④ RETAIN BUILT-IN CABINETRY.
 - ⑤ RETAIN TILE FINISHES.
 - ⑥ RETAIN METAL RAILINGS.
 - ⑦ PROTECT WWII ERA WALL PAINTING.
- ■ ■ ■ ■ PREVIOUS COMMENTS BY PROJECT ARCHITECT.



1 CENTER BLEACHER FIRST FLOOR PLAN
1/8"=1'-0"



DESIGNED:
GADD
TECH. REVIEW:
DATE: 06/20/05

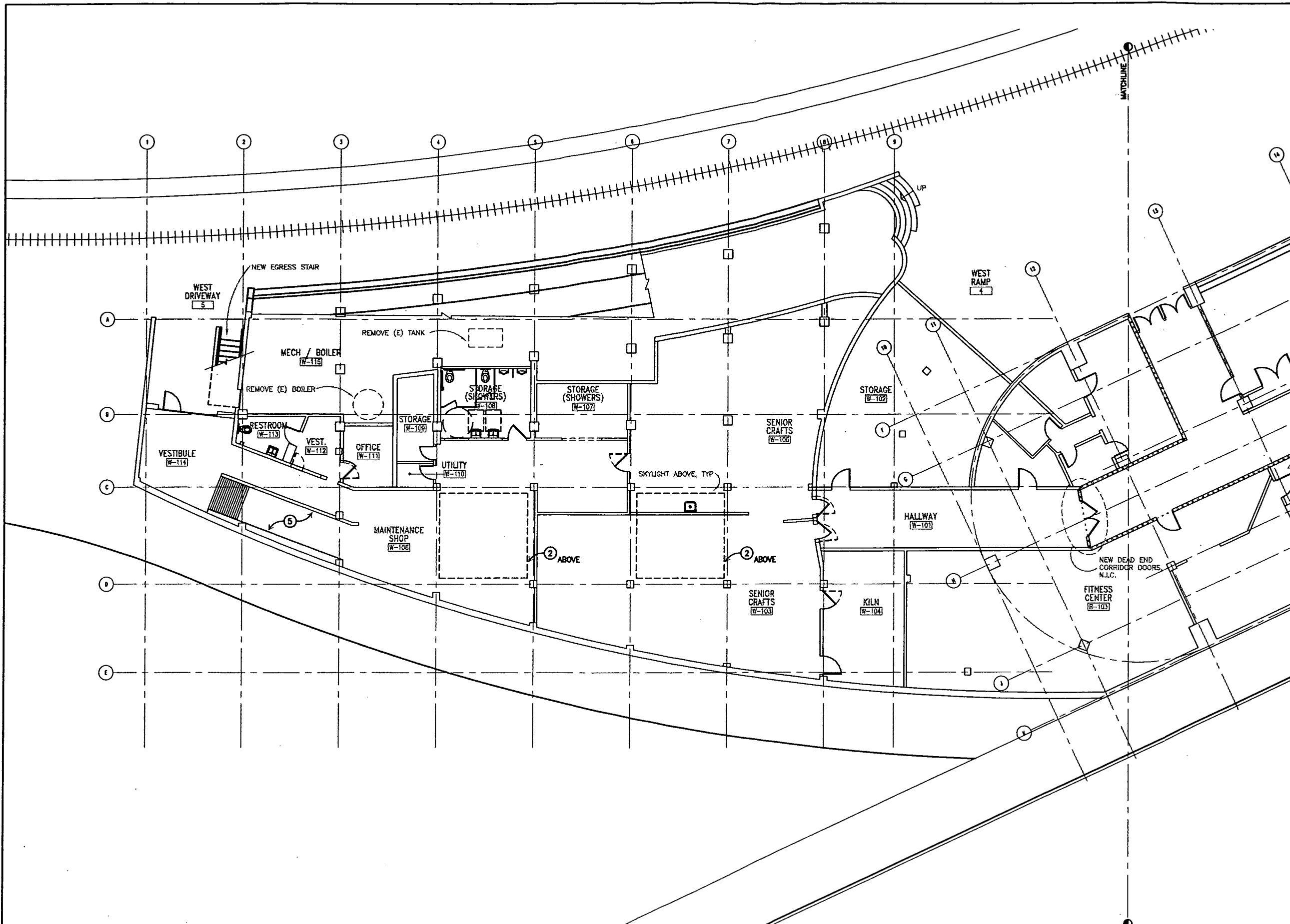
SUB SHEET NO.
R2.1.2

TITLE OF SHEET
**CENTER BLEACHER
FIRST FLOOR PLAN**

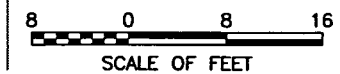
SALA BURTON BUILDING BLEACHERS
SAN FRANCISCO MARITIME NHP

DRAWING NO.
**350
25011**

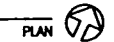
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OF



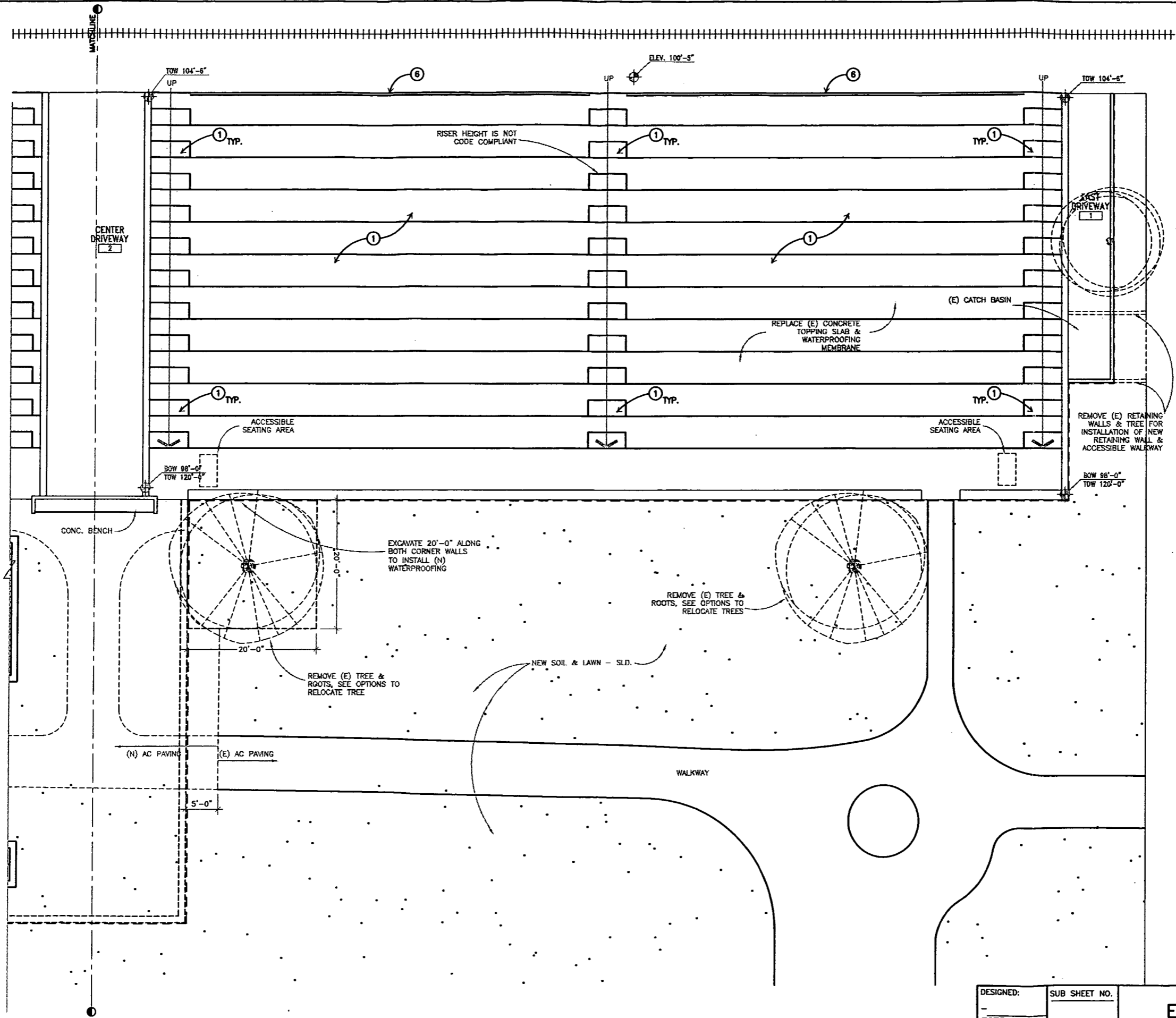
- GENERAL NOTES:**
1. RETAIN AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE AT CONCRETE BLEACHERS AND EXTERIOR SEATING.
 2. RETAIN THE TEXTURE OF POURED CONCRETE FORM WORK IN THE UNFINISHED SPACES, WHERE POSSIBLE.
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 - 5 RETAIN TILE FINISHES.
 - 6 RETAIN METAL RAILINGS.
 - 7 PROTECT WWII ERA WALL PAINTING.
- PREVIOUS COMMENTS BY PROJECT ARCHITECT.



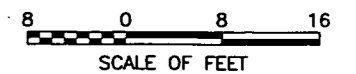
1 WEST BLEACHER FIRST FLOOR PLAN
1/8"=1'-0"



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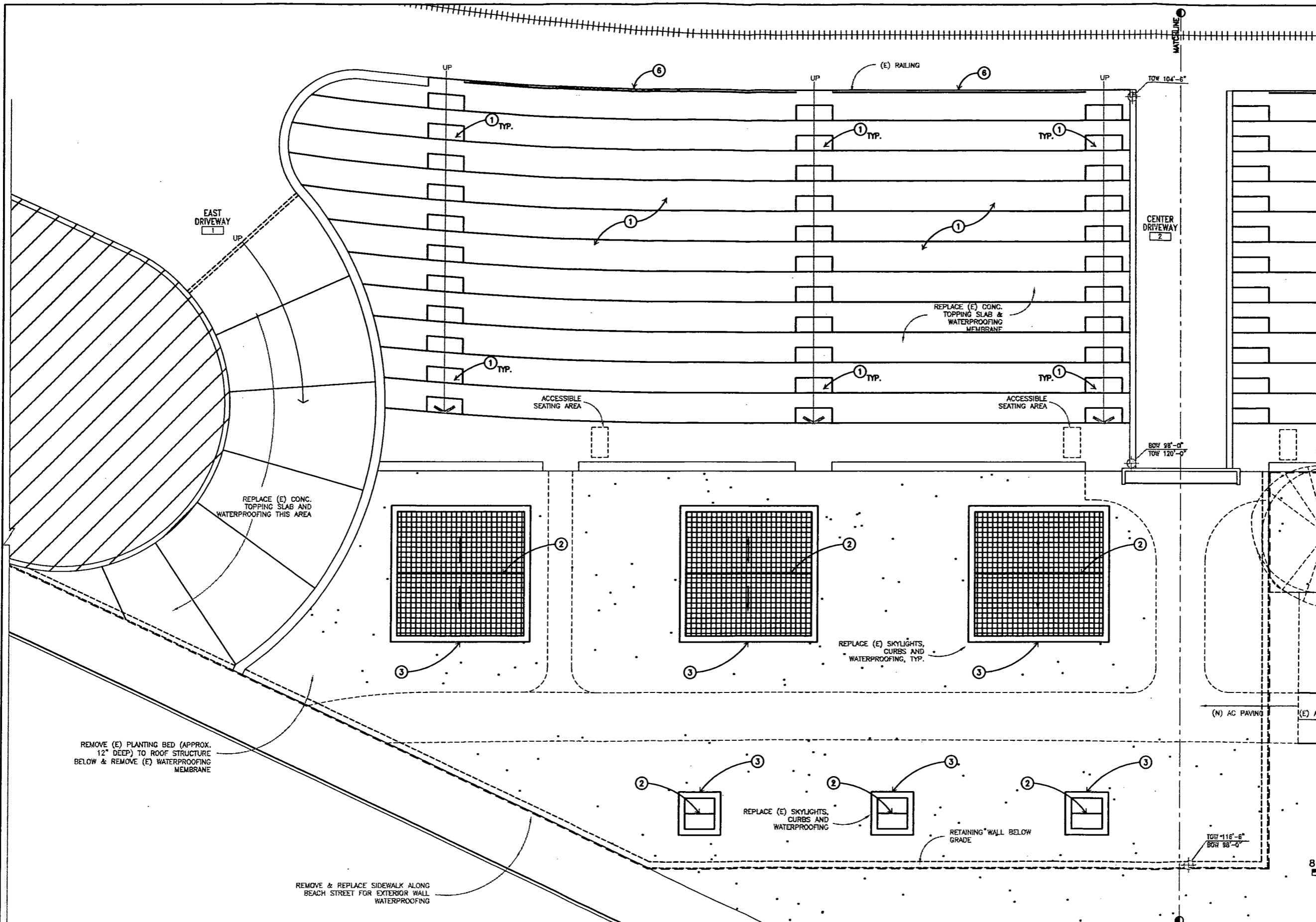
- GENERAL NOTES:**
1. RETAIN AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE AT CONCRETE BLEACHERS AND EXTERIOR SEATING.
 2. RETAIN THE TEXTURE OF POURED CONCRETE FORM WORK IN THE UNFINISHED SPACES, WHERE POSSIBLE.
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 - 5 RETAIN TILE FINISHES.
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 - 7 PROTECT WWII ERA WALL PAINTING.
- PREVIOUS COMMENTS BY PROJECT ARCHITECT.



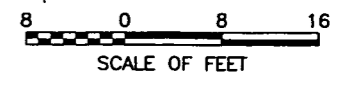
1 EAST BLEACHER ROOF PLAN
1/8"=1'-0"

PLAN

DESIGNED: - GADD	SUB SHEET NO. R2.2.1	TITLE OF SHEET EAST BLEACHER ROOF PLAN	DRAWING NO. 350 25011
TECH. REVIEW: -			PKG. NO. SHEET - -
DATE: 06/20/05		SALA BURTON BUILDING BLEACHERS SAN FRANCISCO MARITIME NHP	OF -



- GENERAL NOTES:**
1. RETAIN AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE AT CONCRETE BLEACHERS AND EXTERIOR SEATING.
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 - 5 RETAIN TILE FINISHES.
 - 6 RETAIN METAL RAILINGS.
 - 7 PROTECT WWII ERA WALL PAINTING.
- PREVIOUS COMMENTS BY PROJECT ARCHITECT.



REMOVE (E) PLANTING BED (APPROX. 12" DEEP) TO ROOF STRUCTURE BELOW & REMOVE (E) WATERPROOFING MEMBRANE

REPLACE (E) CONC. TOPPING SLAB AND WATERPROOFING THIS AREA

REMOVE & REPLACE SIDEWALK ALONG BEACH STREET FOR EXTERIOR WALL WATERPROOFING

REPLACE (E) SKYLIGHTS, CURBS AND WATERPROOFING, TYP.

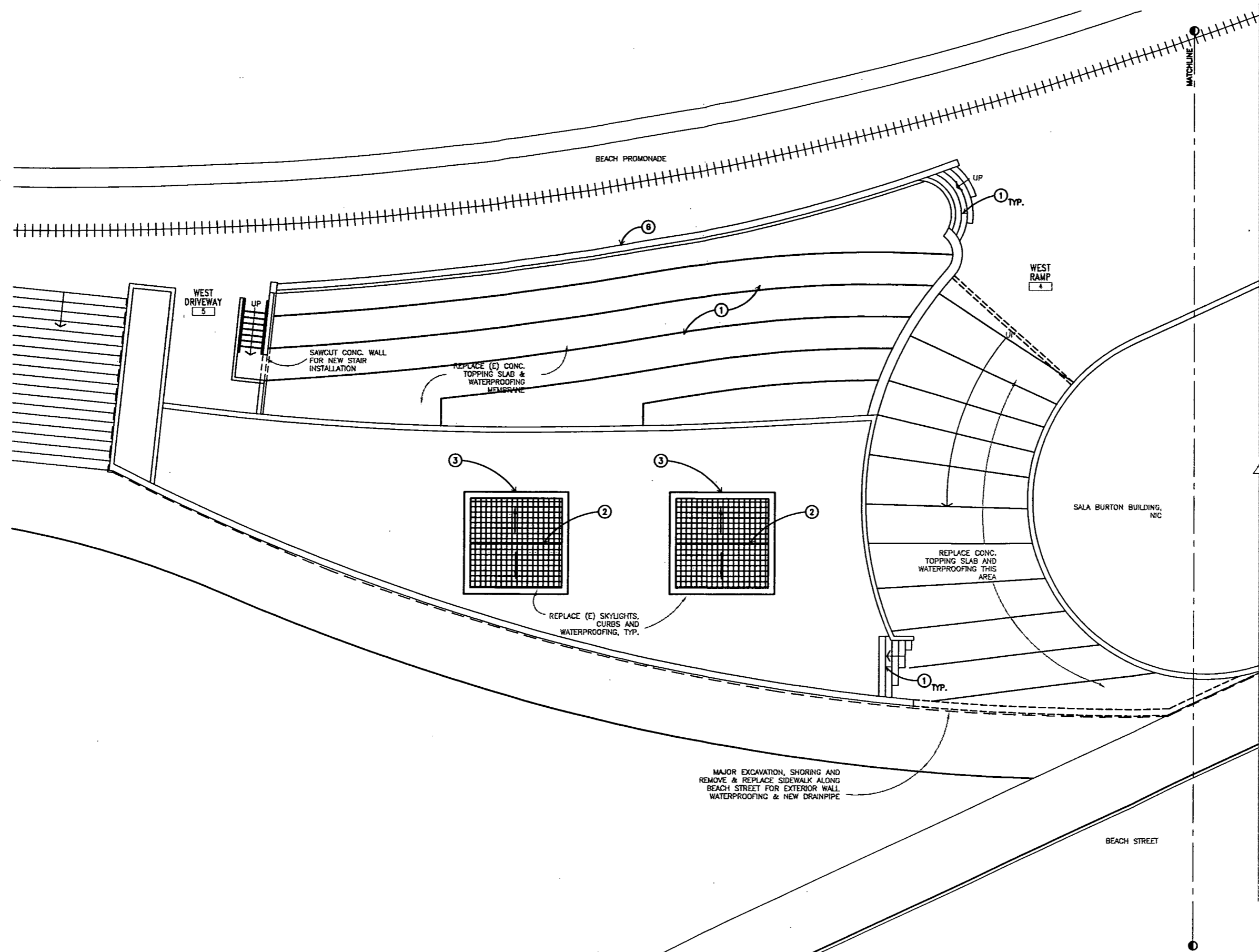
REPLACE (E) SKYLIGHTS, CURBS AND WATERPROOFING

RETAINING WALL BELOW GRADE

1 CENTER BLEACHER ROOF PLAN
1/8"=1'-0"

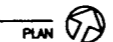
PLAN

DESIGNED: - GADD	SUB SHEET NO. R2.2.2	TITLE OF SHEET CENTER BLEACHER ROOF PLAN	DRAWING NO. 350 25011
TECH. REVIEW: -	DATE: 06/20/05	SALA BURTON BUILDING BLEACHERS SAN FRANCISCO MARITIME NHP	PKG. NO. SHEET - OF -



- GENERAL NOTES:**
1. RETAIN AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE AT CONCRETE BLEACHERS AND EXTERIOR SEATING.
 2. RETAIN THE TEXTURE OF POURED CONCRETE FORM WORK IN THE UNFINISHED SPACES, WHERE POSSIBLE.
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 - ② REPLACE SKYLIGHTS, REINFORCE CONCRETE GRID AND LITES, WITH SIMILAR DESIGN TO MATCH ORIGINAL. RETAIN ORIGINAL DESIGN INTENT OF THE SKYLIGHTS TO CONTINUE TO PROVIDE NATURAL LIGHT AND AS AN EXTERIOR LANDSCAPE FEATURE.
 - ③ REINSTALL A LOW TIGHT HEDGE AT THE SKYLIGHT PERIMETER AS PER ORIGINAL DESIGN.
 - ④ RETAIN BUILT-IN CABINETRY.
 - ⑤ RETAIN TILE FINISHES.
 - ⑥ RETAIN METAL RAILINGS.
 - ⑦ PROTECT WWII ERA WALL PAINTING.
- PREVIOUS COMMENTS BY PROJECT ARCHITECT.

1 WEST BLEACHER ROOF PLAN
1/8"=1'-0"



DESIGNED: - @ADD	SUB SHEET NO. R2.2.3	TITLE OF SHEET WEST BLEACHER ROOF PLAN	DRAWING NO. 350 25011
TECH. REVIEW: -	DATE: 06/20/05	SALA BURTON BUILDING BLEACHERS SAN FRANCISCO MARITIME NHP	PKG. NO. - SHEET - OF -

MAJOR EXCAVATION, SHORING AND REMOVE & REPLACE SIDEWALK ALONG BEACH STREET FOR EXTERIOR WALL WATERPROOFING & NEW DRAINPIPE

REPLACE (E) SKYLIGHTS, CURBS AND WATERPROOFING, TYP.

REPLACE CONC. TOPPING SLAB AND WATERPROOFING THIS AREA

REPLACE (E) CONC. TOPPING SLAB & WATERPROOFING MEMBRANE

SAWCUT CONC. WALL FOR NEW STAIR INSTALLATION

Appendix E NPS Report Review Comments and Actions, dated June 2005

HSR_X_PD__SD_X_DD__CD-100% Draft__CD-100% Complete__

Project Title: Rehabilitate Falling Amphitheater	NPS Project Manager: Mike Casias	Phone No.: 303-969-2302
Construction FY: 2007	NPS Project Specialist: Brian Lippert	Phone No.: 303-969-2234
A/E Prime: BSA Architects	NPS Contracting Officer: Sally McMahon	Phone No.: 303-969-2413
QA Due Date: 5/17/05	NPS Contract Specialist: Sally McMahon	Phone No.: 303-969-2413
QA Completed & Posted Date: 5/25/05		

Remarks/Special Instructions: 52.236-23 Responsibility of the Architect-Engineer Contractor.

RESPONSIBILITY OF THE ARCHITECT-ENGINEER CONTRACTOR (APR 1984)

(a) The Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Contractor under this contract. The Contractor shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications, and other services.

(b) Neither the Government's review, approval or acceptance of, nor payment for, the services required under this contract shall be construed to operate as a waiver of any rights under this contract or of any cause of action arising out of the performance of this contract, and the Contractor shall be and remain liable to the Government in accordance with applicable law for all damages to the Government caused by the Contractor's negligent performance of any of the services furnished under this contract.

SEE THE TABS AT THE BOTTOM OF THIS FORM FOR INDIVIDUAL REVIEW COMMENTS

Quality Assurance review comments shall apply to all issues throughout the review set that have either identical or similar concerns. No attempt is made to identify all occurrences. The contractor's own Quality Control shall ensure that these review comments are thoroughly resolved prior to any subsequent submittals.

ROUTING INFORMATION (route only to marked boxes):

Discipline	Summary Comments
✓ Civil Engineering (CE-WW/W)	LRT 5/16/05 No comments.
✓ Civil Engineering (CE-Surv/Site)	JR 5/17/05 no comments
✓ Landscape Architecture (LA)	JHC 5/12/05 no comments
✓ Architecture (AR) / Lighting (LT)	5/06/05 See comments
✓ Preservation Architecture (PA)	DS 5/9/05 See comments
✓ Structural Engineering (SE)	LR 5/6/05 Refer to comments.
✓ Mechanical Engineering (ME)	AMR 5/23/05 - No comments.
✓ Electrical Engineering (EE)	CRS 5/16/05 No comments
✓ Roofing/Waterproofing (RW)	PET 5/25/05 No Comments
✓ Safety Engineer (SF)	bo 5/6/05 See Comments Is this building safe to occupy? This is not a Type I, it is actually Type IV or V.
Constructability (CN)	
Estimating (EST)	
NPS-10 (ET)	
Natural Resource Specialist (NRS)	
Cultural Resource Specialist (CRS)	
✓ Project Specialist (PS)	
✓ Project Manager (PM)	
✓ Park	

DENVER SERVICE CENTER
Quality Assurance

SAFR-102086-HSR

Milestone
HSR_X_PD_SD_X_DD_CD-100% Draft CD-100% Complete

ARCHITECTURE-LIGHTING

REVIEWER: Ed Nieto (303) 969-2577

DATE REVIEWED:

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
1		The document has no mention of the interior and exterior lighting. These elements are important to the overall character defining features. The documentation of the significance of the fixtures and approaches would certainly be of great value in future retrofit assessments.	See description of Interior Spaces Below Bleacher for interior lighting, all utilitarian. No exterior fixtures with the exception of fixtures set into the ground, non-functioning.
2		End of comments.	
3			

DENVER SERVICE CENTER
Quality Assurance

SAFR/102086 PMIS

Milestone
HSR_X_PD_SD_DD_CD-100% Draft CD-100% Complete

PRESERVATION ARCHITECTURE

REVIEWER: Dave Snow (303) 987-6631

DATE REVIEWED:

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
1	General	This report should be bound with a cover. It is a formal report and will be sent to the library of Congress, among other places.	Done.
2	Drawings	Fan-folded 11 X 17 inch 1/2 size drawings need to be provided for the following: Annotated and referenced Historic Drawings Annotated and referenced Existing Condition Drawings Annotated and referenced Recommended Treatment Drawings	Done.
3	Historic Photographs	Annotated and referenced historic photographs need to be provided.	Done.
4	Page 17	These Design Recommendations need to be graphically represented on Recommended Treatment Drawings.	Done.
5		End of comments	
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DENVER SERVICE CENTER
Quality Assurance

SAFR-102086-HSR

Milestone
HSR_X_PD_SD_X_DD_CD-100% Draft CD-100% Complete

STRUCTURAL ENGINEERING

REVIEWER: Larry L. Reynolds, P.E. (303) 987-6630
DATE REVIEWED: 5/6/2005

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
1		Design Recommendations page 17: Should recommendations include addressing the deteriorated structural elements? Please clarify	Done.
2		General: document appear to be architectural based with no engineering input.	Not part of document scope.
3		General: HSR appears to have been submitted "out-of-sequence."	Contract issued out-of-sequence.
4		End of review comments.	
5			

DENVER SERVICE CENTER
Quality Assurance

SAFR-102086-HSR

Milestone
HSR_X_PD_SD_X_DD_CD-100% Draft CD-100% Complete

SAFETY ENGINEERING

REVIEWER: Brian C. Olson P.E., CSP (303) 969-2196

DATE REVIEWED:

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
1	III. Page 9	It is a misnomer to call this a reinforced concrete building, with so many failed structural elements. The original construction may have been reinforced concrete, but it now appears that the load carrying structural elements are wood beams and columns. The HSR should note that the construction type should no longer be considered as Type I, and it should be considered Type IV or Type V-B.	The wood beams and columns were installed as temporary shoring circa 2002.
2	III. Page 9	A code analysis should be done to determine if this building is even safe to occupy. At other parks we have stabilized buildings, but we don't occupy them at the same time. The use seems to be a mix of A-5, B, and F-1.	Completed by BSA Architects, prime architect.
3		(End of comments)	
4			

DENVER SERVICE CENTER
Quality Assurance

SAFR-102086-HSR

Milestone

HSR_X_PD_SD_X_DD_CD-100% Draft CD-100% Complete

PROJECT SPECIALIST

REVIEWER:

DATE REVIEWED:

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DENVER SERVICE CENTER
Quality Assurance

SAFR-102086-HSR

Milestone
HSR_X_PD_SD_X_DD_CD-100% Draft CD-100% Complete

PROJECT MANAGER

REVIEWER:

DATE REVIEWED:

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DENVER SERVICE CENTER

Milestone
 HSR_X_PD_SD_X_DD_CD-100% Draft CD-100% Complete

PARK

REVIEWER: Steve Hyman [SH], Stephen Cairright [SC], Robbyn Jackson [RJ]
 DATE REVIEWED: 5/24/2005, 5/10/05, 5/5/05

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
1	General	I found that inconsistent nomenclature throughout the document left this reader confused about which structure actually was the subject of or being referred to in the report. The terms Maritime Museum, bleacher structures, Maritime Museum Bleacher Building, Maritime Museum bleachers, Aquatic Park Bathhouse, bathhouse, and Aquatic Park Casino are used almost interchangeably throughout the document. Was this report on the Aquatic Park bathhouse, the entire bathhouse complex, or just the bleachers? My understanding is that the preferred park nomenclature for the bleachers is presently the "Amphitheater." Perhaps the gross distinctions could be made by referring to the Aquatic Park bathhouse complex with the bathhouse and the bleachers structures as subsets of that complex. [SH]	Done. For clarity, the terms "Casino" and "bathhouse" have been eliminated except when used in the discussion of historical context only. For consistency the term "Amphitheater" is used to describe the overall project. "Bleachers" describes specific spaces.
2	Page 2	Use consistent nomenclature throughout. In the last paragraph change "now Fort Mason" to read "now a part of Fort Mason." Black point is only a feature of Fort Mason. [SH]	Done.
3	Page 3	Add "1915" to the Panama Pacific International Exposition to place it in proper chronology for the reader not familiar with local history. [SH]	Done.
4	Page 4	The section on the Development of the Maritime Museum seems to concentrate upon the bathhouse proper as opposed to the bleachers structures. [SH]	Historical information pertaining only to the bleacher structures is minimal, rather the facility is described as a whole in historical references.
5	Page 5	Reference to Karl Kortum as a "marine enthusiast" demeans his background as a Cape Horn sailor and his seminal as well as continuing influence upon the international maritime preservation movement. Kortums' preference was to be called the Founding Director of the San Francisco Maritime Museum. He was the visionary behind the establishment of the Maritime Museum which has now become the National Park. Scott Newhall should be mentioned prior to David Nelson because Nelson was a reporter at the San Francisco Chronicle working for Newhall who was an editor. Newhall assigned Nelson to work with Kortum to establish the maritime museum. [SH]	Done.
6	Page 6	Under Architect William Mooser change "or Mooser, Sr." to read "known as Mooser, Sr." for clarity. [SH]	Done.
7	Page 6	Change reference to the "Haslett Warehouse" to read "Argonaut Hotel." [SH]	Done.
8	Page 6	Change the next to the last sentence in this section from "Maritime Museum" to read "Aquatic Park bathhouse complex." [SH]	Done.
9	Page 8	Chronology should read: 1977 San Francisco Maritime State Historic Park transferred the vessels at Hyde Street Pier and its interest in the pier and Victorian Park to the Golden Gate National Recreation Area (GGNRA). 1978 The Aquatic Park Bathhouse, Haslett Warehouse and the holdings of the San Francisco Maritime Museum Association transferred to GGNRA including the ship BALCLUTHA. [SH]	Done.
10	Page 9	Add: 1990 Public showers were closed by order of the Superintendent of San Francisco Maritime NHP. [SH]	Done.
11	Page 10	Second from the last paragraph should read, "The office space ..." inserted in lieu of "Here the ...finishes on walls" since as written it implies that the entire space below the bleachers is tiled. [SH]	Done.
12	Page 12	Under Existing Conditions there is no specific mention of the recent projects to seal the bleachers. [SH]	Done.
13	Page 12	Under skylight conditions change the second sentence from "The protective covers were installed in 1993" to read "The protective covers, installed in 1993..." since this is mentioned many times. [SH]	Done.

PARK

REVIEWER: Steve Hyman [SH], Stephen Canright [SC], Robbyn Jackson [RJ]

14	Page 12	The last sentence seems awkward. Suggest the revision to read - "Replacement of the skylights will be necessary, however it is recommended that the original design intent of the skylights be retained, as an exterior landscape feature and to provide natural light below." [SH]	Done.
15	Page 13	Under Period of Significance, once again, consistency in terminology is imperative. In the first paragraph suggest adding "ventilators and styling" after the word "artwork" to the sentence regarding the nautical theme. [SH]	Done.
16	Page 13	In the last paragraph the sentence "Current uses include the National Maritime Museum, the San Francisco Senior Center, exhibition workshops, and a darkroom" should read "Current uses include the San Francisco Senior Center and the exhibition workshops and darkroom of the San Francisco Maritime NHP." [SH]	Done.
17	Page 14	The confused terminology under Location and Design implies that the Aquatic Park bathhouse is the "Maritime Museum" and visa versa. [SH]	Done.
18	Page 15	Terminology in all paragraphs must be consistent. The last paragraph appears to be one of the only uses of "Maritime Museum Bleachers" other than in the title and on the first page. [SH]	Done.
19	Page 2 (and throughout document)	I feel strongly the use of the terms "Maritime Museum Bleachers" and "Maritime Museum Building" is incorrect. The complex overall should be referred to as Aquatic Park. The bleachers are the "Aquatic Park Bleachers" (If it has to be "amphitheater" for the PMIS, then "Aquatic Park Amphitheater"). The main building is the "Aquatic Park Bathhouse Building". The building is currently in use as a maritime museum, but clearly was not built for the function, and this reality should not be lost. The bleachers are used as support facilities for the operations of the Maritime Park, and have nothing directly to do with the maritime museum function. The term "National Maritime Museum" should never be used. The Bathhouse Building has been officially dedicated to the memory of Congresswoman Sala Burton, but we have not, and should not, use this name as a public name for the building. The Aquatic Park Historic District has been acknowledged to be an architecturally and historically significant site. Regardless of current use or ownership, we, as preservationists, should do the site the courtesy of using the recognized historical name for the complex and its elements. [SC]	Done. Done.
20	Page 2	What is the reference to the "Maritime Archives, San Francisco Public Library"? Could this possibly be our Park library at Fort Mason? [SC]	Done.
21	Page 6	We probably have to call the former warehouse "The Argonaut Hotel". [SC]	Done.
22	Page 8	The major alterations to the first floor, including removal of the concession stand, were done in 1964-65 as part of the elevator project. Between about 1982 and 1990 the various partitions were installed in the exhibit and darkroom work areas under the center bleachers. We should note the resurfacing of the bleachers in 1999 and the internal shoring of the East Bleachers in 2003. [SC]	Done.
23	Page 17	We may have practical problems with reinstating the hedges around the skylights. This is clearly correct historically, but may make for problems with homeless sleeping there and folks lurking. May have to compromise on this one. [SC]	A low hedge is recommended as appropriate.
24	General	The Line Item project is about the "amphitheater" structure, yet here, and in the park we refer to the bleachers. I hope this does not cause confusion - bleachers seems to make more sense in the HSR. [RJ]	Done. See Methodology.
25	Page 2	Methodology - there is no mention of the SAFR Library and Archives, but I thought ARG utilized them. [RJ]	Done.
26	Page 4	Development of the Maritime Museum - This section needs a basic description of the building and the bleachers, as well as a mention of the rest of the structures in Aquatic Park. [RJ]	Done.
27	Page 6, last sentence	The park needs to supply ARG with some language related to Sala Burton and why the building was renamed for her. Wasn't she instrumental with the creation of SAFR as a separate unit? [RJ]	Done.
28	Page 6	Architect William Mooser - after "California Fruit Canners Association Warehouse" - delete "now know as the Haslett Warehouse" and add "which now houses the San Francisco Maritime National Historical Park Visitor Center and the Argonaut Hotel." [RJ]	Done.

PARK

REVIEWER:

Page 9m
Chronology

Steve Hyman [SH], Stephen Canright [SC], Robbyn Jackson [RJ]

There needs to be more information on the more recent changes and the park will need to supply that information to ARG. Specifically - where were the non-historic spaces under the central bleacher (book room, museum storage, etc.) installed; when was the hazmat storage and other maintenance areas under the east bleacher installed? The chronology should note when the stabilization project (topping) was done as well as the shoring project. It should also include that in 1998 the Women's Shower room was converted to a park maintenance office. [RJ]

Done.

Page 11

Bleachers Historical Information - perhaps this should be moved up after Maritime Museum Development? [RJ]

Done.

Page 12 - IV

Existing Conditions - add "of the Bleachers" [RJ]

Done.

Page 16

Character Defining Features - Interior - note where the built-in cabinetry and the WWII mural are. [RJ]

Done.

DENVER SERVICE CENTER
Quality Assurance

SAFR-102086-HSR

Milestone

HSR_X_PD_SD_X_DD_CD-100% Draft CD-100% Complete

REGION

REVIEWER: JV (Jonathan Gervais), TN (Trung Nguyen)

DATE REVIEWED: 5/23/2005

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
1	General	The report is entitled "Maritime Museum Bleachers Focused Historic Structure Report" however the report focuses on the Museum and not on the bleachers. Suggest a more focused report going from the large (Aquatic Park Historic District including a discussion of the museum) to the narrow (focus on the bleachers). [JG]	The report title has been changed to Aquatic Park Amphitheatre Focused Historic Structure Report. The bleachers are part of the larger structure and for that reason the history of this architectural element is associated with the entire building. We agree that additional historic information on the bleachers would be desirable; however, it would take considerably more research to identify historic events associated specifically with the bleachers as distinct from the building. This project did not allow for primary research of this type.
2	Page 9	Chronology: Recent repair work to the seating of the bleachers is not documented. [TN]	Based upon documents supplied by the Park, additional information has been included in the report.
3	Page 10	Building Description, Construction of Bleachers: Verify description of the construction of the concrete bleachers with recent core samples taken from the bleachers to confirm the actual construction. [TN]	Done.
4	Page 12	Existing Conditions, Exterior: New coating from recent repair work exists on top of concrete topping of the bleachers beside other repairs and patching. This would need to be identified. [TN]	Done. Original specifications for the project were reviewed.
5	Page 13	The Period of Significance is not well defined. What period should we be restoring the bleachers (not the Museum) too? Is the bathhouse period, military period, or "social history" as a senior center most important? [JG]	In conversation with Robbyn Jackson, it was determined that the period of significance is the bathhouse period. The period of significance statement in the report identifies that the building was constructed between 1936 and 1939 and continues to discuss its national architectural significance as being its overall design.

REGION

REVIEWER: JV (Jonathan Gervais), TN (Trung Nguyen)

6	Page 14	<p>The report does not appear to capture the reason the bleachers are part of the Aquatic Park Historic District. "Aquatic Park is nationally significant under Criterion C for its design and construction which embodies an important example of the application of modern forms to a federally funded recreational facility of the 1930s (East Bleachers Nomination Form)." Instead the report discusses the design, setting, and location of the Museum. [JG]</p>	<p>The period of significance statement has been edited to address this comment.</p>
7	Page 17	<p>Revised recommendations as needed to the repair of exterior concrete bleachers based on the existing condition found regarding recent repair/coating work to the exterior seating of the bleachers. [TN]</p>	<p>The project by BSA includes complete removal of the topping slab which underwent the repair/coating work. Thus, there is no impact of the repair/coating work on the proposed project.</p>
8	General	<p>The recommendations appear without sufficient context. For example, there are recommendations for the metal railings, cabinetry, and hedges, but could not find these features in the text. Why are the railings important? [JG]</p>	<p>The text has been amended to include descriptions of these features. In general, original interior character defining features are recommended to be preserved.</p>
9	General	<p>What about the bleachers as a public gathering place? How does this fit into the bleacher history? What about the historic rail alignment that runs directly in front of the bleachers? What about the planting features associated with the design? [JG]</p>	<p>First question: Please see response under No. 5 above. Second question: The history of the historic rail alignment is provided in the report. Third question: There is a separate report for this project that addresses the plant design for the project and its historic precedent. It is our understanding that the plant design report will cover planting issues.</p>
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REGION

REVIEWER: JV (Jonathan Gervais), TN (Trung Nguyen)

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DENVER SERVICE CENTER
Quality Assurance

SAFR-102086-HSR

Milestone
HSR_X_PD_SD_X_DD_CD-100% Draft CD-100% Complete

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DATE REVIEWED:

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