



# Cabrillo Playground Renovation

A 2008 Clean and Safe Neighborhood Parks Bond Project

## Community Meeting #3

*October, 27, 2010*

District Supervisor Eric Mar

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Andy Maloney, Architect

Jasmine Kaw, Landscape Architect



# FINDINGS OF THE HISTORIC RESOURCE EVALUATION REPORT (HRER) FOR CABRILLO PLAYGROUND CLUBHOUSE





# Cabrillo Clubhouse History

HRER

- ❑ **Constructed in 1936 and designed by Architect William Gladstone Merchant, while being Recreation Commission's consulting architect.**
- ❑ **The clubhouse is a tall, single story recreational building with French Eclectic stylistic features, characteristic of the period styles popular in the United States around the time of construction.**
- ❑ **Cabrillo Clubhouse was designed as a community center for the neighborhood during the 1930's effort to improve the recreation facilities and programs in the outer districts.**
- ❑ **Both Cabrillo and Fulton twin Clubhouses became standard for neighborhood clubhouse architecture as attractive, well arranged, yet compact buildings for small neighborhood playgrounds.**



**HRER**

# **Cabrillo Clubhouse**

## **Evaluation of California Register Eligibility**

- ❑ **To be eligible for individual listing on the California Register of Historical Resources (CRHR), a structure must typically:**
  - **Be over 50 years old**
  - **Have historic significance**
  - **Retain its physical integrity**
  
- ❑ **A Historic Resource Evaluation Report (HRER) for Cabrillo Clubhouse was prepared to provide a description, a historic context of the building and an assessment of its historic significance, integrity and eligibility for listing in CRHR.**
  
- ❑ **The HRER will be submitted to San Francisco Planning Department Historic Preservation to determine the clubhouse eligibility as a historical resource.**



**HRER**

# **Cabrillo Clubhouse**

## **Evaluation of California Register Eligibility**

- ❑ **Cabrillo Clubhouse is 74 years old and meets the age requirement.**
- ❑ **Cabrillo Clubhouse has not been listed previously in the CRHR, in the National Register of Historic Places (NRHP), or in previous local surveys.**
- ❑ **Cabrillo Clubhouse is eligible for listing in the CRHR under:**
  - **Criterion 1 (Event) due to its association with the expansion of the Recreation Commission in the 1930s and San Francisco's response to the Great Depression with the implementation of the New Deal programs to build municipal facilities.**
  - **Criterion 3 (Design/Construction) as a good example of the 1930s playground clubhouse architecture in San Francisco.**



**HRER**

# **Cabrillo Clubhouse**

## **Evaluation of California Register Eligibility**

- ❑ **Cabrillo Clubhouse retains a high level of integrity, including its location, design, workmanship, materials, setting and association.**
- ❑ **The clubhouse was renovated in 1989 but few significant changes were made to the exterior or the building character defining features. The clubhouse still conveys the sense of a small home-like structure retaining its integrity of design and feeling.**
- ❑ **Cabrillo Clubhouse may also be a contributing resource to a potential discontinuous historical district consisting of two recreation buildings designed by William G. Merchant in the Outer Richmond District. Both Cabrillo and Fulton Clubhouses may be the best examples of neighborhood clubhouse architecture from the 1930s in the City.**



**HRER**

# **Cabrillo Clubhouse Rehabilitation**

- ❑ **There are Standards for four distinct, but interrelated, approaches for the treatment of historic properties: Preservation, Rehabilitation, Restoration and Reconstruction. Rehabilitation is the appropriate treatment for Cabrillo Clubhouse.**
  
- ❑ **Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property historic character.**
  
- ❑ **Scope of work for the rehabilitation of Cabrillo Clubhouse :**
  - **New configuration of restrooms, kitchen and office to made the clubhouse fully accessible and provision of new fixtures**
  - **Structural upgrades to have minimal impact to architecture**
  - **Electrical, plumbing, mechanical upgrades**
  - **New roofing and flashing, restored gutters and rain water leaders**
  - **Restoration of historic finishes, windows, doors and trims.**



# Final Concept Plan: **CLUBHOUSE**





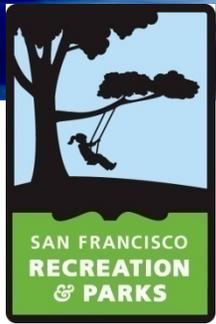
# Historical Character-Defining Features

## Exterior

- Setting on a raised plinth
- Steeply pitched interlocking roof forms
- Large central mass with projecting wings
- Projecting bay window at center mass
- Dentils and wood trim surrounding the bay window
- Multi-lite windows
- Rainwater leader heads

## Interior

- Main room with exposed ceiling joists, chained trusses, knotty pine wall cladding, bay window with built-in seating, and light sconces
- Wood plank and paneled doors



# Clubhouse Exterior





# Clubhouse Exterior





# Clubhouse Exterior





# Clubhouse Interior





# Clubhouse Interior





# Clubhouse Interior



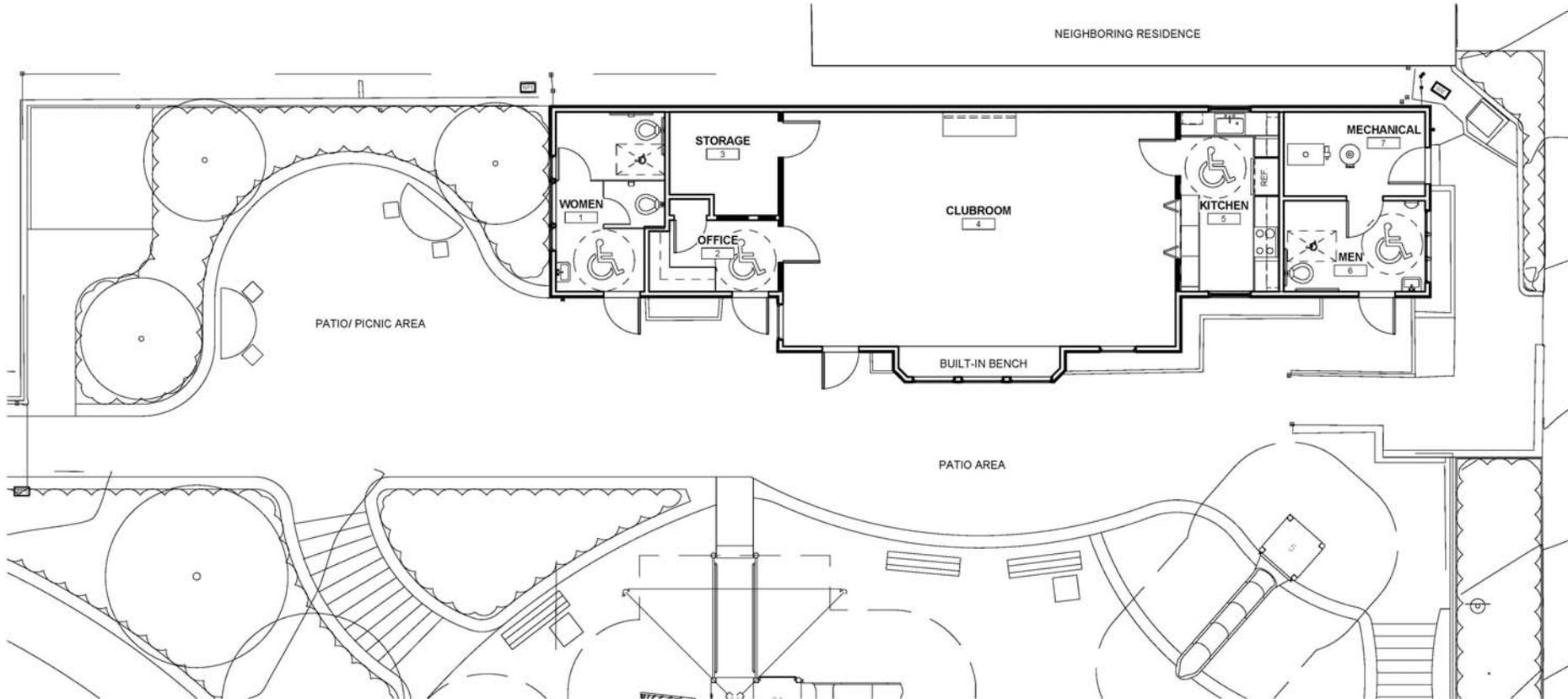


# Clubhouse Interior



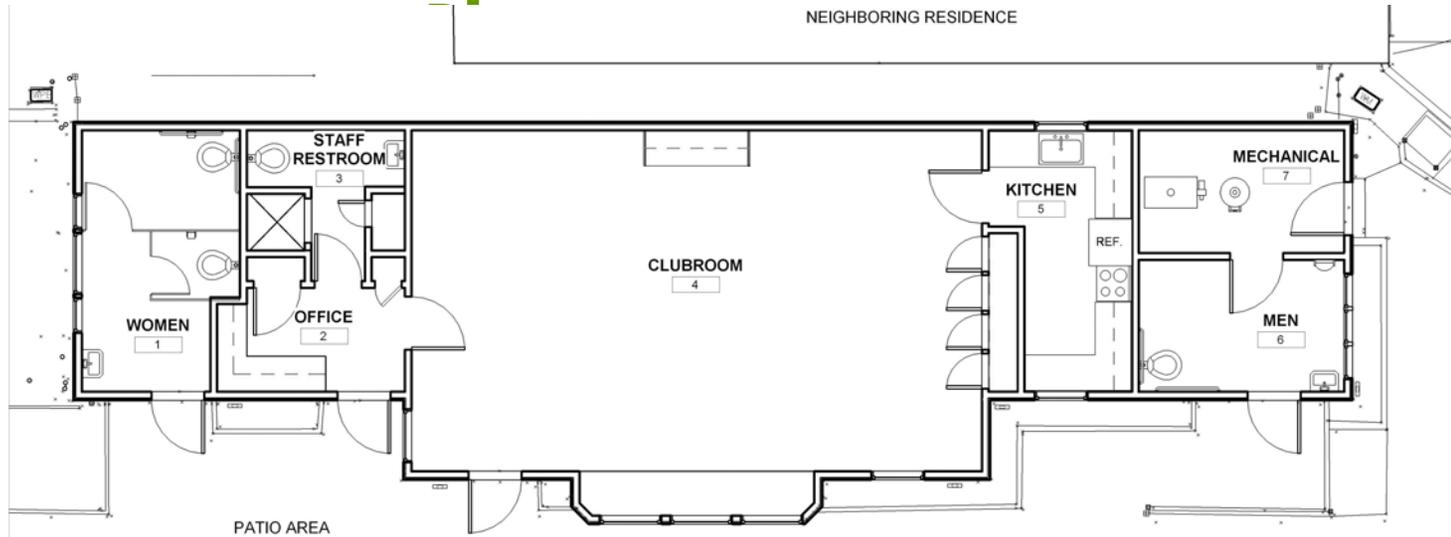


# Proposed Floor Plan

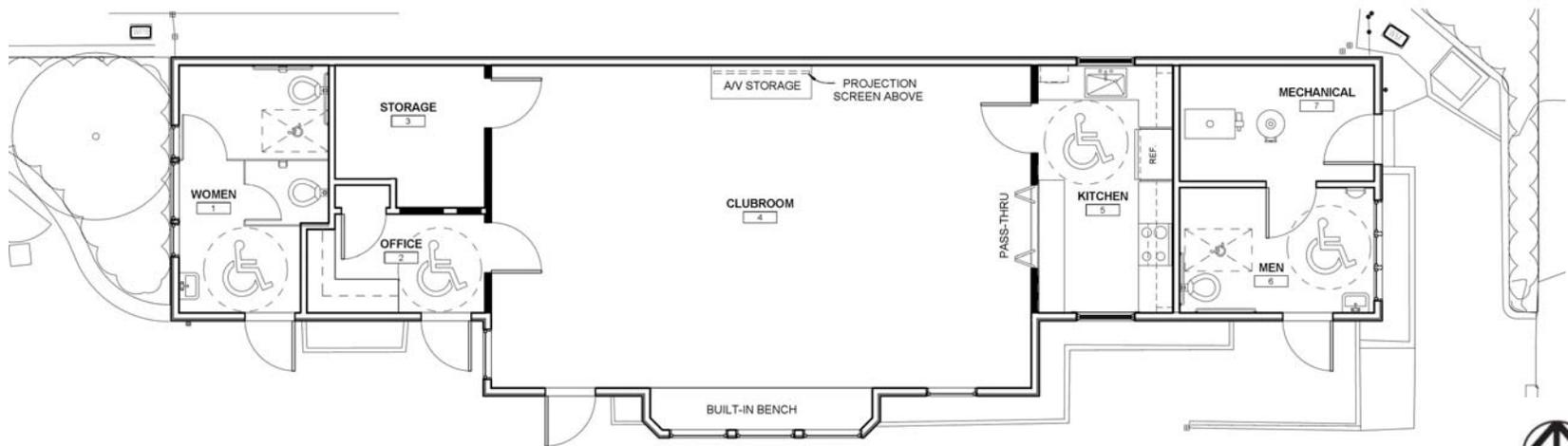




# Existing & Proposed Floor Plans



Existing Floor Plan

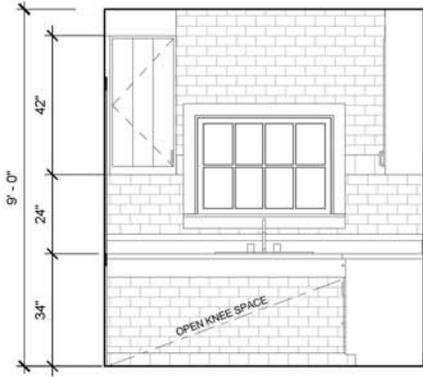


Proposed Floor Plan





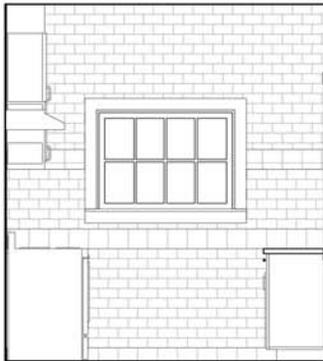
# Enlarged Kitchen Floor Plan & Elevations



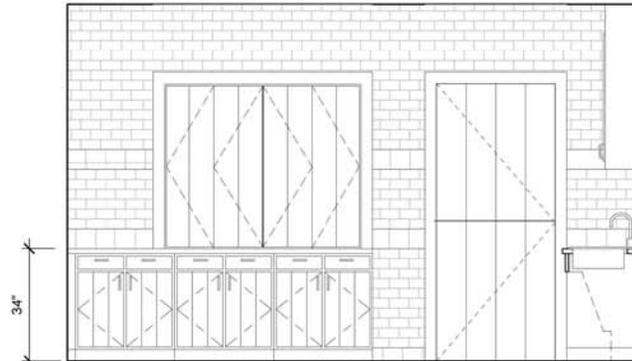
2 KITCHEN NORTH  
1/2" = 1'-0"



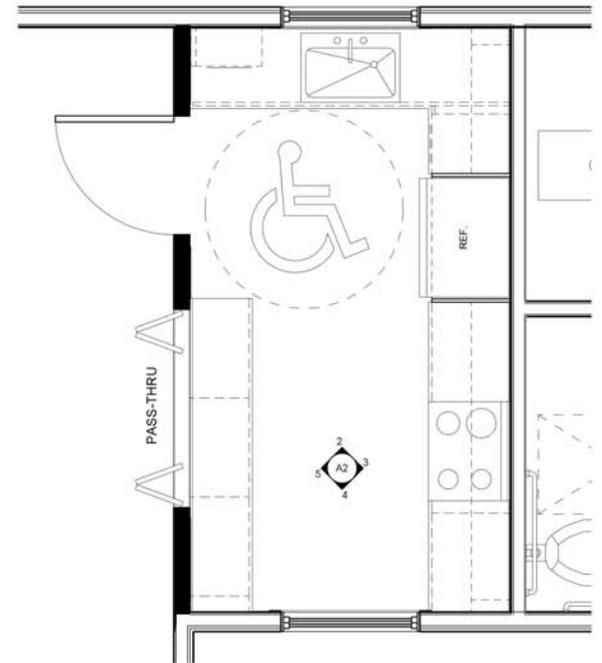
3 KITCHEN EAST  
1/2" = 1'-0"



4 KITCHEN SOUTH  
1/2" = 1'-0"



5 KITCHEN WEST  
1/2" = 1'-0"

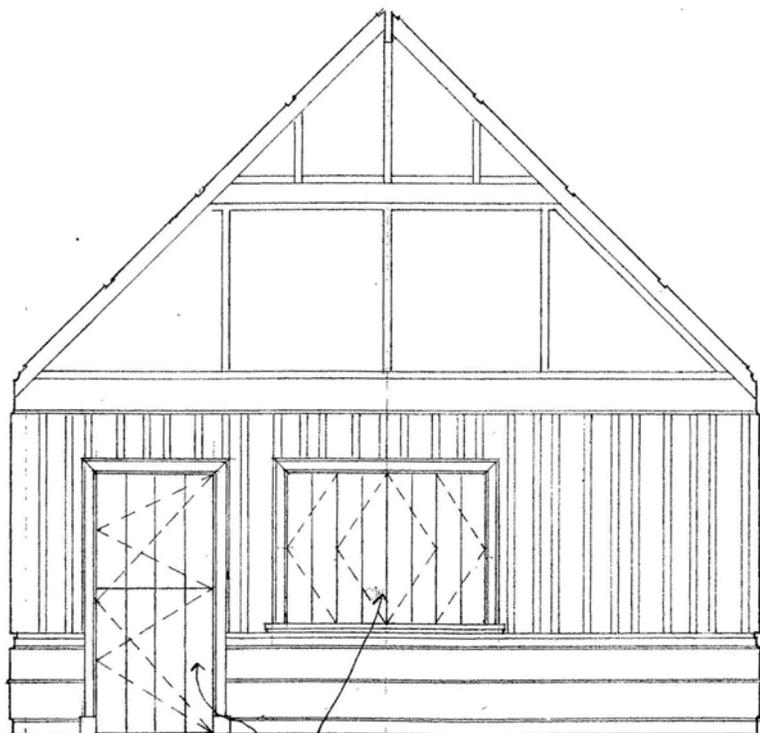


1 ENLARGED KITCHEN FLOOR PLAN  
1/2" = 1'-0"





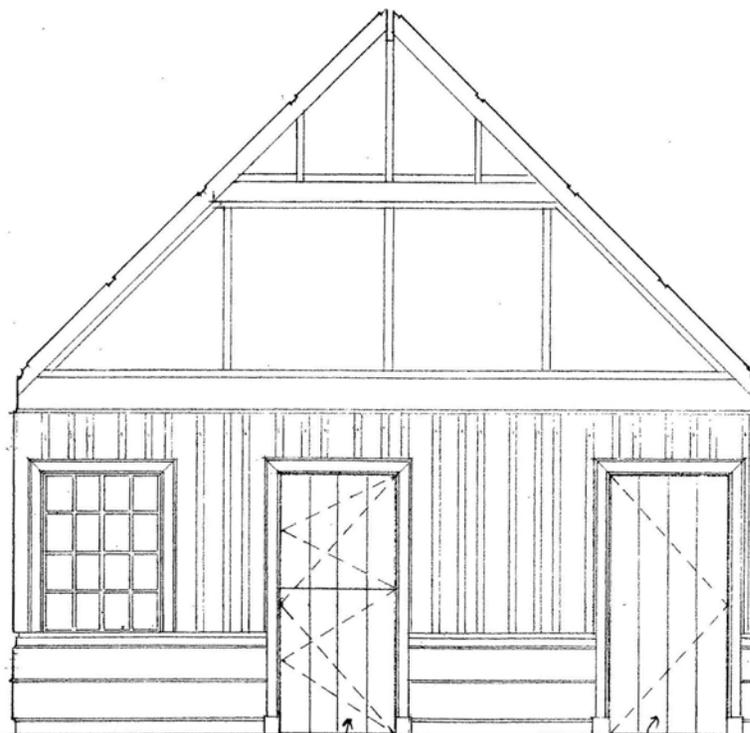
# Clubroom Interior Elevations



<N> 3'0" DUTCH DOOR

<N> 5'0" x 3'-10"  
BI-FOLD DOORS TO KIT.

East Elev.



<N> 3'0" DOORS  
+ TRIM TO MATCH

West Elev.



# Final Concept Plan: **SITE**





# Community Mtg #2 Comments

## General Comments

- Simple stair at 38<sup>th</sup> Ave entrance is preferred
- Can we have wall with mosaic/art? With sea creature theme?
- “Real” garden at the corner (picnic area to the left) would be a nice area for the “Friends” to maintain with real produce, herbs, etc.

## Sports Courts

- 1.5 basketball courts is OK
- Split on tennis court fencing. Some says yes (prevents balls from jumping into other courts) Other say no (isolates it)

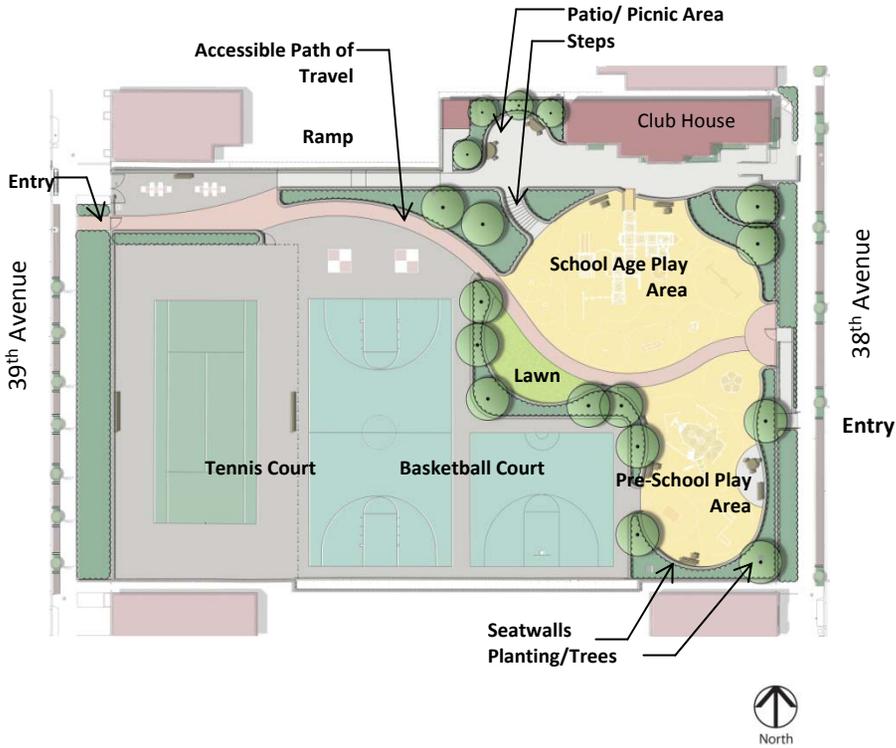
## Play Areas

- Prefer the whirl and slide winder (corner slide) for all play areas
- Need to add path through school-age area so you can access clubhouse from middle of the park

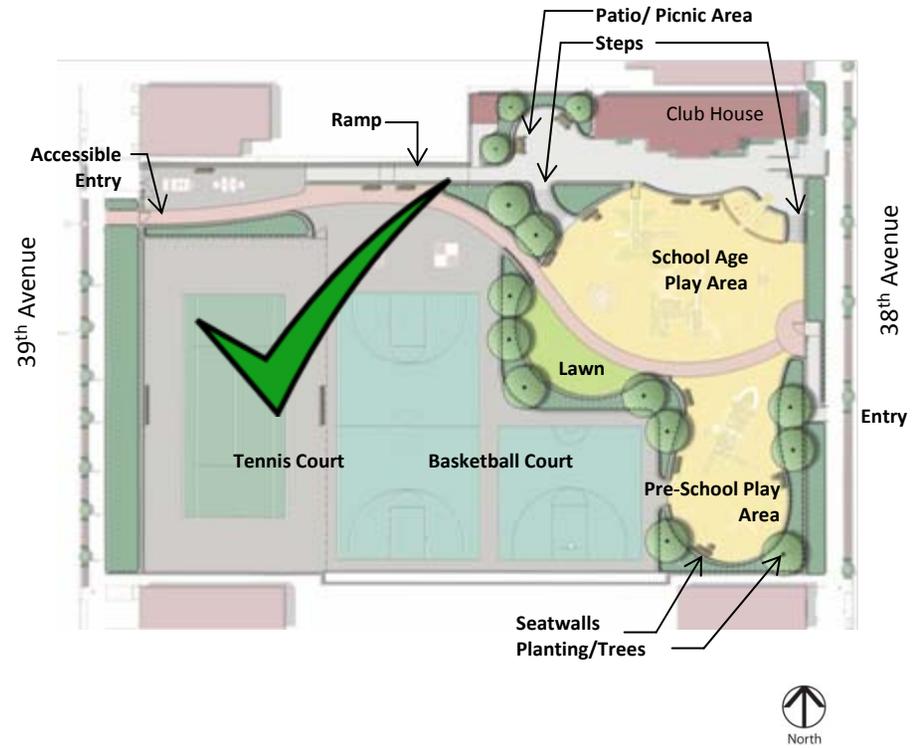


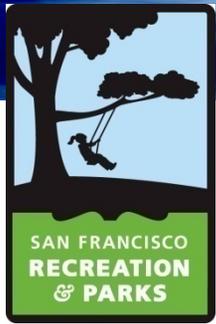
# Layout

## Layout 1



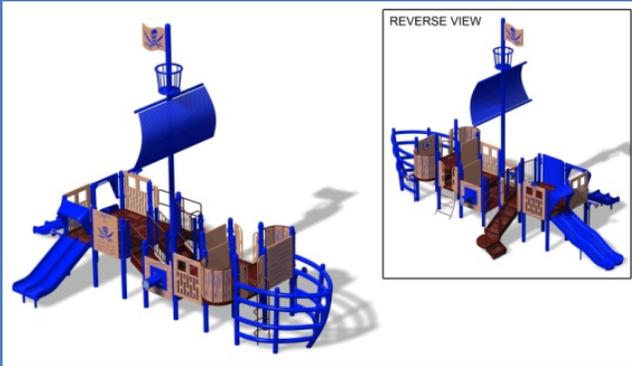
## Layout 2





# Pre-School Structure

## BIG SHIP



## SMALL SHIP



## WHALE TAIL

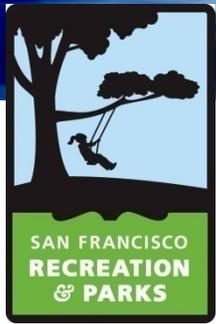




# Pre-School Swing

BUCKET SWING



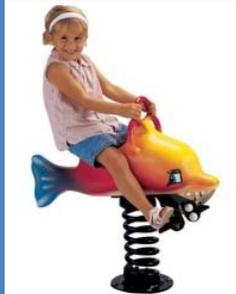


# Pre-School Independents

GROUP  
SEE-SAW



DOLPHIN SEE-



SADDLE SPINNER



TURTLE  
CLIMBER





# School-Age Structure

Peaked  
Roof



Pyramid and  
Whale Tail



Traditional  
Post and Deck



Sails and  
Whale Tail





# School-Age Swings

DISC SWING



TIRE SWING





# School-Age Spinners

## 2-TIER WHIRL



## GALAXY WHIRL



## BALL WHIRL



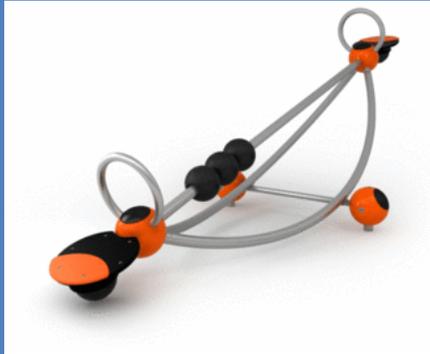
## SADDLE SPINNER





# School-Age Miscellaneous

ABACUS SEE-SAW



SEA CREATURE CLIMBER





SAN FRANCISCO  
RECREATION  
& PARKS

# Final Concept Layout





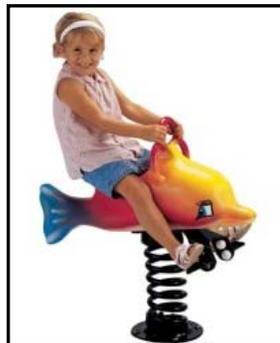
# Final Concept: Pre-School Age Equipment



*Big Ship Play Structure*



*Sea-Turtle Climber*



*Dolphin See-Saw*



*Bucket Swing*



*Group See-Saw*



Peaked Roof Play Structure

# Final Concept: School Age Equipment



Saddle Spinner



Solo Swing



Slide Winder (Corner Slide)



Whirl



## Next Steps

- Final Conceptual Design by early December 2010
- Obtain CEQA (California Environmental Quality Act) Categorical Exemption for further environmental review since the proposed Clubhouse Rehabilitation follows the standards of the guidelines for the treatment of historic resources.
- Recreation and Park Commission Approval of Conceptual Design in January 2011.
- Creation of Community Working Group for input during the design phase.
- Design phase and bid/award of construction contract in 2011.
- Start of construction anticipated in *February 2012*



# Thank you!

Additional questions, contact Paulina Araica,  
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