U.S. Naval Air Station Moffett Field

Building 23 Re-Use Guidelines

Final

Moffett Federal Air Field, California

prepared for

NASA/Ames Research Center

Moffett Federal Air Field, California

prepared by

Architectural Resources Group

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Introduction

The Guidelines for Rehabilitating Buildings on Shenandoah Plaza have been prepared to assist NASA Ames professional staff, tenants and their consultants in rehabilitating structures on the historic Navy base. The guidelines are intended to be a design aid in determining acceptable alterations, additions, and repairs for preserving the character of existing buildings. They are based upon *The Secretary of the Interior's Standards for Rehabilitation*.

The Rehabilitation Guidelines of this study are particularly concerned with identifying intact historic fabric at each building and establishing parameters for rehabilitation work for building reuse.

I. Executive Summary

Building 23 is one of five buildings around Shenandoah Plaza constructed in the Spanish Colonial Revival Style. The Shenandoah Plaza buildings have seen relatively little change to the overall landscape and configuration among the buildings. It is critical to the rehabilitation of the buildings to view them in the context of the plaza.

Other than the post 1952 addition and the three exterior metal stairways, the exterior of Building 23 is primarily intact and is in good physical condition. The interior has experienced extensive interior modifications to its spatial configuration and material finishes. With minor code improvements and complete disabled access improvements, the building is very amendable to new uses, while meeting *The Secretary of the Interior's Standards for Rehabilitation.* Further evaluation of the structural, mechanical, plumbing, and electrical systems will be required as re-use designs are developed.

II. Methodology

The buildings which comprise a portion of the US Naval Air Station Moffett Field Central Historic District (#17, #20, #21, #22, and #23) were inspected by a team from Architectural Resources Group (ARG) in August 1999 and June 2000, for the historically and architecturally significant features of each building. Building #25, also in the District, had a cursory inspection due to hazardous materials restrictions. Building 19 will not be reviewed at this time. Members of the NASA/Ames staff, as well as US Navy Public Works Department, attended the tours of the building and provided insight to the evolution and transformation of the buildings over the past 68 years.

In addition to on-site inspection, the team also photographed the buildings and used the following sources to provided documents as additional information:
DMJM - Engineering Documentation Center (Building 17 only)
DMJM - Facilities Planning Office (Building 17 only)
NASA – Facilities Planning Office

From the various repositories the following documents were utilized as the primary sources of information:
The 1994 National Register of Historic Places Nomination Form for the 1994 US Naval Air Station Moffett Field- Central Historic District;
The Navy Department's, Bureau of Yards and Docks Record Drawings dated 1934 (reprinted from

microfilm);
Existing Conditions CAD Floor Plans dated August 1999 (Building 17, 20, 23, 25);
Aerial photographs dating from 1931 through 1944 (as well as a current aerial).

This report maintains the Period of Significance as 1930-1935 and 1942-1946 as identified in the National Register nomination form.

III. Building Summary

Location:	Building 23, Shenandoah Plaza Moffett Field Central Historic District
Area:	US Naval Air Station, Sunnyvale, CA
Date of Construction:	1933
Historic Structure:	Yes
Historic Use:	Dispensary
Current Use:	Office/vacant
Hazard Level:	Ordinary
Number of Floors:	2 stories with partial basement
1st Floor:	11,535 sq. ft.
2nd Floor:	9,280sq. ft.
Basement:	7,076sq. ft.
Total:	20,891 sq. ft.
Exterior Materials:	Concrete with integral colored stucco Terra-cotta Tile Roof
Construction Frame:	Concrete Frame

IV. Site Evaluation

A. Historical Background of Shendandoah Plaza

Sunnyvale Naval Air Station was commissioned on April 12, 1932. The formality and hierarchy of the base and building designs are prime examples of military base design. Critical to the understanding of the buildings individually is to understand them in their larger context as they relate to one another. All of the buildings surrounding Shenandoah Plaza are constructed in the Spanish Colonial Revival Style and are contributing buildings to US Naval Air Station Moffett Field Central Historic District.

The buildings which surround Shenandoah Plaza are arranged in order of prominence around the plaza. Building 17, the Headquarters Building, which is the focal point of the plaza, has the greatest importance. This importance is reflected in the exterior and interior architectural detailing. Although located directly across from one another, Buildings 19 and 20 have different levels of importance. The original functions of the two buildings were enlisted men's housing and officer's quarters respectively. A small loop road connecting the two buildings defines a minor plaza between the two buildings. The original site plans generated by the Navy for construction of the base, indicate future symmetrical additions to the buildings which would have further reinforced this minor plaza. The difference in the two buildings' level of ornamentation was indicative of the rank of the men housed within. As the Bachelor's Officers Quarters, Building 20 has a richer level of detailing both inside and out than Building 19.

As with Building 19 and 20, Buildings 23 and 25 are located across from each other with similar foot prints but with different levels of importance. The front facade of Building 25 and its interior spaces have a greater level of ornamentation, while Building 23 is very simple. The front entry of Building 23 has a similar loggia design to that of Building 19 and 25 but lacks the limestone ornamentation. An element unique to Building 23 is the Ambulance drive-through at the rear of the building.

A series of site plan, drawn by the Navy, reflect the changes in the development of the base as construction progressed. These plans indicate future additions to Building 17, 19, and 20, which were never constructed. The Navy ignored these original plans early in 1935 with a one-story addition to the rear of Building 23 which complimented the original building. Further additions to Building 23, by the Army in 1940 and 1941, mimic the original building with the exception of limestone surround at the entries. Sometime after 1950, the Navy constructed a small one story addition to the rear of the east wing of Building 23. In 1951, the Navy significantly expanded Building 19 in a manner, again, inconsistent with the original site plans.

B. Recommendations/ Rehabilitation Guidelines

Although Shenandoah Plaza was originally designed with provisions for future additions, proposals for additions to the structures at this time must be very carefully considered with the integrity of the historic district in mind. Additions to the building should be considered comprehensively for the entire district as opposed to being considered on a building by building basis. Additions should be designed in concert with the intent of the original site plan to be symmetrically located relative to each structure and relative to the overall complex. All additions should be carefully designed to not destroy existing historic materials. The new work should be differentiated from the original, yet be compatible with the historic materials, features, size, scale and proportion, and massing.

Additions of ramps and other site feature should be sensitive to the context of the historic district. The addition of ramps to accommodate building access should be designed with minimal visual impact, pref-

erably as walkways with minimal slope. Landscape features such as plantings, lawns, walkways and streets should be preserved in the same manner as the buildings. Just as the buildings should be in keeping with *The Standards*, the landscaping and site features should be in keeping with *The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes*.

V. Architectural Evaluation

A. Building Description

Building 23 was constructed to serve as the base dispensary. The original 1931 building is comprised of a two story structure with a T-shaped plan. The main axis runs north/south and the cross axis runs east/west. As with all of the buildings on Shenandoah Plaza, it is constructed in the Spanish Colonial Revival Style. Exterior features exemplifying this style include a terra cotta tile roof with shallow eaves, integrally colored cement plaster wall surface, a projecting string course between the first and second floor, limestone ornamental surrounds, a loggia at the primary entrance, and recessed windows with projecting sill. An exterior feature unique to the building is the Ambulance drive-through and entrance ramp.

In 1935, a one story structure was added to the rear of the building on the main north/south axis. The addition is differentiated in that it is one story and has a flat roof. The addition complements the original building with similar window detailing, no projecting sill, and the continuation of the string course in the parapet. Minor alterations were made to the original building concurrently with the addition. The southern side of the ambulance arcade was infilled by the addition. The existing casement window on the southern elevation of the original building was removed and the opening modified to accommodate a pair of wood stile and rail doors.

The building was altered again by the army in 1940 and 1941 with the addition of wings at each end of the cross axis. The east wing was constructed in 1940 and the west wing in 1941. The exterior detailing of these additions is virtually indistinguishable from that of the original. These additions instigated further modification to the original building. Two existing exits with landings and stairs at each end of the cross axis were removed. The existing windows on the east and west elevations of the cross axes were modified to allow for doorways. The second floor corridor was extended in to each of the two new wings.

A one story flat roofed addition was constructed after 1952 to the southern side of the east wing. The window and base detailing of this addition is similar to the 1935 addition, however, the height of this addition bears no relationship to that of the main building.

Similar to most of the buildings on Shenandoah Plaza, Building 23 is organized around an entrance lobby located at the intersection of the two axes of the building. The lobby space detailing is very simple with much of the original finishes concealed under new flooring, ceiling, and wall paneling. Entrance to the corridors from the lobby is accentuated by simple arched openings. Double loaded corridors define the east/west first floor axes. The corridor and interior rooms on either side of the north/south axis on the first floor have all been removed. The central and only stairway is located adjacent to the entrance lobby.

The second floor has a central circulation corridor that runs along the east/west cross axis with various support spaces along either side. Unlike the first floor, the main axis of the second floor originally

terminated in an undivided room, the original hospital ward. It has since been subdivided with partition walls.

B. Areas of Historical Significance

The building has been surveyed and evaluated for areas of historical and architectural significance and the features have been categorized into levels of descending importance: significant, contributing, tertiary, and non-contributing.

In considering alterations and rehabilitation efforts for the building reuse, the areas of greatest significance should be dealt with in the most careful manner. The following is a definition of each level of importance and the features of the building included in each category. (See floor plans and list of Character-Defining Features for additional information.)

1. Significant Character-Defining Features: These features are the most important features of the building architecturally and historically. Alteration or removal of these features should not be considered.

The following are significant character-defining features:

Terra cotta tile roof, cupola, historic flues and vents
Exterior walls, fenestration, ornamental Limestone, and existing exterior doors on the north side of wing additions
Entry lobby including: arched openings and light fixtures
Terrazzo flooring and base, terrazzo border and base with resilient tile, and vitreous tile floor and base in various locations throughout the building
Central stairs and enclosure

2. Contributing Features: Contributing features are important elements which contribute to the understanding of the original design. Alteration or removal of these features should be minimized and where necessary mitigated.

The following are contributing features:

Front Entry Loggia
Toilet/shower rooms
Central corridor axis - second story

3. Tertiary Features: Tertiary Features are original elements of the building which are of a lower importance relative to the understanding of the original design. Alteration or removal of these features, if necessary, would have a limited affect on the integrity of the building.

The following are tertiary features:

Basement level
Central corridor axes - first story
Interior doors and frames
Open wards (1931 & 1935)
Ancillary spaces: operation room, observing room, bedrooms on the second floor
Corridor axis from the lobby to the ambulance ramp

4. Non-Contributing Features: Non-Contributing features are areas of the building which have been remodeled and where additional alteration would not have an effect on the original integrity of the building. In some cases, removal of the non-contributing features may have a positive effect on the building.

The following are non-contributing features:

- Post 1952 addition
- Entry doors
- Metal exit stairs
- Ancillary spaces: examination rooms, locker room, dental office on the first floor

C. Conservation Responsibilities

The following materials require special care and treatment in their maintenance and rehabilitation:

- Terrazzo flooring, terrazzo border and base with resilient tile
- Vitreous tile floor and base
- Integral color stucco

D. Recommendations/ Rehabilitation Guidelines

Any alterations to the significant character-defining features should be approached carefully and sensitively, following *The Secretary of the Interior's Standards for Rehabilitation.* These *Standards* define Rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." Alteration of significant character-defining features will require consultation with the California Office of Historic Preservation.

Spatial relationships on the plaza and within the buildings play a significant role in the historic character of the district. How Building 23 relates to the other structures on the plaza has a significant effect on one's ability to understand the evolution of the historic district. Maintaining these relationships is important in protecting the Historic District and National Register status of Moffett Field.

The condition of Building 23 varies from interior to exterior. The exterior remains in its early configuration with the exception of the post-1952 addition and exterior metal egress stairways. The material finishes are in good physical condition. Significant alterations have been made to the building's interior spaces and finishes as the use changed from dispensary to offices. The removal of interior partition walls on the first floor and the addition of them on the second floor has altered the original floor plan to such an extent that much of the building's original integrity has been lost.

The building's continued use for office functions is recommended. Re-use of the building could be accomplished with relatively little alteration, except as outlined in Section VI, below. Given that current programming requirements are increasingly moving toward open office plans, this may necessitate some partition removal. The only area of the building where the corridor partitions contribute to the understanding of the original circulation patterns is on the second floor in the 1931 portion of the building. If removal of these corridor walls is considered, their removal should be mitigated; possibly through some visual acknowledgement of the original axial corridor configuration in the new design, and/or through restoration of the original flooring.

Since the remainder of the building as been significantly altered, removal of interior partitions would not diminish the historic significance. In fact, the level of significance of the open ward and solarium on the

second floor, and the open ward in the 1935 addition, would be raised by removing the non-contributing partition walls and infill construction. Consideration should also be given to remove the three non-contributing metal exit stairs and replace them with new internal exit stairs. Consideration should be given to removing the existing non-contributing addition to the east wing.

Due to various alterations over the years, it is anticipated that some historic finishes may be concealed beneath existing finishes. Removal of the existing finishes is considered "soft demolition," and a necessary process used to uncover historic fabric. Finishes identified as non historic should be removed to determine what historic materials can be salvaged. The carpet throughout the building could be removed, as well as acoustical tiles in the dropped ceilings, to determine if the ceiling is an original finish. Applied paint coatings on the walls and the fireplace limestone surround may be analyzed to determine authenticity.

Restoration of the historic exterior color scheme is recommended as part of the scheduled maintenance of the building. The exterior of all of the buildings were an integral-colored stucco. This original finish has been painted many times. As it is not known what the original color scheme was, a complete analysis should be performed on the integrally-colored stucco and other exterior components prior to the next coating application. Consideration should be given to removing paint and restoring the original integrally-colored stucco finish.

VI. Fire Rating/Life Safety Evaluation

A. Description

Building 23, constructed in 1933, is an unsprinklered two story building with a partial basement. The building has a gross floor area of 20,891 square feet, and consists of a concrete foundation, concrete exterior walls, and metal framed interior walls with plaster and gypsum wall covering. The building was reviewed for general code compliance with the provisions of the 1998 California Building Code (CBC).

The building is currently classified as B occupancy and Type III-N construction. The following review is based on the same occupancy. If a change in occupancy or a change in the ratio of mixed occupancy is proposed, further detailed code analysis will be required.

B. Requirements

Occupancy

Based on Table 5-B of the CBC, the building is in compliance with all area and height requirements.

Guardrails: Section 509 of the CBC requires guardrails at all unenclosed floor or roof openings, open or glazed stairways, aisles, landings, ramps, balconies or porches which are over 30" above grade or the floor below. Currently the main entry and roof to the 1935 addition do not have any guardrails. The secondary entries, basement exit stairways, and the interior stairway do not have code compliant guardrails.

Egress/Exiting

Exterior Doors: Section 1003.3.1.6a of the CBC requires level landing at all doors which are part of the means of egress system. Section 1003.3.1.8 also requires the landings to be 44" in length in the direction

of travel.

Egress: Section 1004.2.3.2 of the CBC requires two exits from basements and all floors other than the ground floor. If the non-contributing emergency exit stair are removed as recommended, the second floor does not have to meet the required second exit. Section 1004.2.4 of the CBC requires the two exits to be separated by a distance greater than ½ the diagonal length of the building.

Stairs: CBC section 1003.3.3.6 requires all stairs (2 or more risers) to have handrails on each side and stairs greater than 88" in width to have intermediate handrails for every 88". The intermediate handrails must be placed equally across the width of the stair. Currently the entry stair does not have handrails; the secondary exits do not have code compliant hand rails. The existing emergency exit stairs and the existing interior stairs do not have code compliant handrails.

Corridors: CBC section 1004.2.2 states when the cumulative occupant load reaches 10 or more persons then the occupants may exit through one more intervening room before having to enter an exit or to a corridor that provides direct access to an exit. Also, when two or more exits are required, one exit must be direct or lead to a corridor that provides direct access to an exit. Section 1004.3.4.3 requires the corridors to be constructed of fire-resistive material. Currently, the basement, first floor and second floor have the corridors but do not meet fire-resistive construction requirements.

Dead-end Corridors: Section 1004.2.6 of the CBC requires dead-end corridors to be no greater than 20' in length form an exit door. If the non-contributing emergency exit stair is removed, the second floor has a dead end of greater than 20'.

C. Recommendations/ Rehabilitation Guidelines

Occupancy

Guardrails: Provide code compliant guardrails, consistent with the approved system developed in Building 19, at the main entry and the interior stair. Modify existing guardrails at the secondary entries, and the basement exit stairways. If the existing exit stair is required, in lieu of providing a guardrail at the perimeter of the roof of the 1935 addition, provide a guardrail to define the path of travel to the exit stair.

Egress/Exiting

Exterior Doors: Provide a level landing at all basement exit doors. In conjunction with the construction of the accessible ramp at the main entrance, reconfigure the stair landing to be level with the interior floor. See plan for proposed configuration. Reconstruct the east and west wing entrances to provide a level landing 44" in length.

Egress: If the emergency exit stairs are removed as recommended, the second floor will require a second exit. It is not possible to locate an exit which is separated from the existing exit stairway by distance equal or greater than ½ the diagonal length of the building. Therefore, two new exit stairs will be required. We propose the exit stairs be located at the east and west wings of the building which are separated from each other by a distance equal or greater than ½ the diagonal length of the building. See plan for suggested location.

Stairs: Provide code compliant handrails at the front entry. Provide code compliant handrails which

are compatible with the existing design at the secondary entrances and at the existing interior stairs. Consideration should be given to seek approval to use the new additional stairs as the required code compliant stairways, thereby necessitating only one code compliant handrail on the wall of the existing interior stairway. If the existing emergency stairways are left in place, then modify the existing handrails to meet code.

Corridor: Under section 1004.3.4.3, exception #5 allows corridor walls and ceilings to not be constructed with fire resistive materials if the occupant load served is 100 or less and the building is equipped with a automatic fire sprinkler system throughout. Provide an automatic fire sprinkler system for the entire building.

Dead-end Corridors: If the non-contributing interior partitions in the south wing are left in place and the exterior emergency exit stair is removed as recommended previously, a new internal stair will need to be constructed to eliminate the dead-end corridor. If the existing non-contributing interior partitions are removed to return this space to an open ward as originally configured, a second egress stair is not required.

VII. Disabled Accessibility

A. Description

The building was reviewed for general code compliance with the provisions of the 1998 California Building Code (CBC).

Site Access: CBC Section 1127B.1 requires the site to be designed to provide access to all building entrances and exterior ground floor exits. Currently, there is no accessible path to the building entry. CBC section 1129.1 requires accessible parking be provided. Section 1127.5 requires curb ramps where a pedestrian may cross a curb.

Building Access: CBC section 1114B.1.3 requires all building entrances and all exterior ground floor exits to be accessible. CBC section 1114B.1.2 requires an accessible route of travel to all portions of the building which are required to be accessible. There is currently no accessible entrance or route through the building.

Door Hardware: CBC 1003.3.1.8 requires doors to be openable without the use of a key or any special knowledge or effort.

Toilet Facilities: Section 1115.7.1 requires all multiple stall facilities to have a clear floor area for wheel-chair turning radius, clear fixture space at all sinks, and an accessible water closet compartment with an accessible compartment door. Currently there are no accessible toilet facilities.

B. Recommendations/ Rehabilitation Guidelines

The California Historic Building Code shall be used in conjunction with the California Building Code as stated in section 8-102.1: “These regulations are applicable for all issues regarding building code compliance for qualified historical buildings or properties. These regulations are to be used in conjunction with the regular code to provide alternatives to the regular code to facilitate the preservation of qualified historical buildings or properties. These regulations shall be used whenever compliance with the regular

code is required for qualified historical buildings or properties."

Site Access: Provide code compliant disabled parking, a curb ramp to the sidewalk, and ramp to a new raised terrace level. See plan for extent. Consider design of the access to the terrace level as a 1:20 walkway rather than a 1:12 ramp eliminating the need for handrails required at a ramp.

Building Access: Provide code compliant elevator to the basement and second floor. See plan for suggested location.

Door Hardware: Provide code compliant door hardware throughout the building.

Toilet Facilities: The State Historic Building Code section 8-603.4 allows for construction of a unisex accessible toilet in lieu of modifying the existing toilet room. Consideration should be given to preserving the existing toilet room in the eventual re-use of the building.

VIII. Energy Conservation

A. Description

The historic structure was designed with some energy-conserving features. Monolithic terrazzo floors throughout the building, thick concrete walls, large well-ventilated attic spaces, and axial orientation to the cardinal points all contribute to the effectiveness of passive climate control for the building. As mentioned previously, the terrazzo floors have been covered.

B. Recommendations/ Rehabilitation Guidelines

As a historic building, Building 23 is exempt from the energy code. However, measures to reduce energy consumption and provide for user comfort are recommended. These may include ceiling insulation, attic insulation, and exterior wall insulation where the walls are opened during construction. The existing steel sash windows are historic features and they should be repaired and weather-stripped, rather than replaced.

IX. Hazardous Materials

A. Description

Although a hazardous materials report has not yet been completed, signs posted around the building indicate that several types of historic material and finishes are known to contain asbestos and that other hazardous materials exist in the building. ARG was unable to survey the basement of Building 23 due to the presence of hazardous mold growth.

B. Recommendations/ Rehabilitation Guidelines

It is recommended that a complete hazardous materials assessment be performed.

X. Mechanical and Electrical Systems

The mechanical and electrical systems were not inspected as part of this report. It is assumed that the

rehabilitation and reuse of Building 23 will entail all new mechanical and electrical systems, with the possible exception of plumbing drainage/waste systems.

All new mechanical and electrical systems will need to be designed with care to preserve the character of significant materials and spaces identified in this report.

XI. Structural System

Building 23 is a two-story structure with a full attic and partial basement. Its exterior walls are 10" thick reinforced concrete with stucco-exterior finish coat. The interior structure consists of reinforced concrete columns (12" square) on a grid supporting concrete floor beams. The first floor, second floor and attic floor are 6-8" thick structural slabs. The roof is hipped, constructed of 2x10" wood rafters and straight sheathing resting on the top of the concrete walls and concrete attic floor.

Interior walls are non-structural metal framed with a plaster finish on each side.

The building appears to be in excellent condition. In the course of design for rehabilitation and reuse, it should be analyzed for seismic and gravity load deficiencies and strengthened as necessary. Strengthening provisions should be designed with care to preserve significant materials and spaces.

Shenandoa Plaza Historic District
Building 17 Re-Use Guidelines
Moffett Federal Air Field, California

1. Character Defining Features

XII. Character-Defining Features				
Elements	Material	Significance	Condition	Comments
Exterior				
1931 (original building)				
Roof		S	G	
Tile Roof	Terra Cotta	S	G	
Hipped form		C	G	
Collection Boxes	Copper	C	G	
Antennas	Metal	N		
Original Flue & Vents		S		
Cap @ flue	Tile	C	G	
Cap @ vent	Copper		G	
Stucco- integral color		C	G	Painted Over
Grille work	Metal	S	G	
Flashing @ Flue & Vent	Copper	C	G	
Sheet Metal Flue	Metal	N		
Cladding		S		
Stucco- integral color		C	G	Painted Over
Banding course	Stucco	C	G	
Base	Conc	C	G	2 step
Foundations Vent	Metal	C	G/P	At crawl space only
Entries				
Primary-The primary entrance is centered on the northern elevation.				
Arches	Stucco	C	G	
landings w/ inset quarry tile	Conc/tile	C	G	
cheek walls	Concrete	C	G	
Wall mounted lantern fixtures	Metal/ Glass	C	G	
Ambulance- the ambulance entry is on the symmetrical axis of the building off of the ambulance drive through				
Arches	Stucco	S	G	
Covered Drive Through	Stucco/ Concrete	S	G	
Windows		S		
Double-hung, 6/6, recessed with projecting sill	Metal/ Glass	S	G	
casement	Metal/ Glass	S	F	At Solarium
Surrounds- Above Primary Entrance	Stucco	S	G	
Integral Screens	Wire Mesh	S	G	Bottom Sash only
Basement with Bars	Metal/ Glass	C	G/P	Many have been infilled with HVAC duct.
Doors & Frames		S		
Primary (Door & Frame)	Aluminum/ glass	N		
Transom	Aluminum/ glass	N		
Ambulance (Door & Frame)	Wood Stile & Rail/ Glass	S	G	
Transom	Wood/ Glass	S	G	
Emergency Exit with Exit Stairs	Metal/ Glass	N		Modified original window for exit door & stair.
1935 Addition				
Roof				
Flat roof	Tar & Gravel	C	G	
Cladding		S		
Stucco- integral color		C	G	painted over

Significance Rating:

S=Significant
C=Contributing
T=Tertiary
N=Non-contributing

Condition Rating:

G=Good
F=Fair
P=Poor

XII. Character-Defining Features				
Elements	Material	Significance	Condition	Comments
Banding course	Stucco	C	G	Top of Roof Parapet Height
Base	Conc	C	G	2 step base
Entry				
Main entry (see 1931 Ambulance entry)				
Rear exit	Wood & Glass	N		
Windows		S		
Double-hung, 6/6, not recessed, no projecting sill	Metal	S	G	
Doors & Frames				
Main entry (Ambulance entry)	Wood Stile & Rail/ Glass	S	P	The original doors have been heavily modified over the years.
Rear exit		N		
1940 &1941 Addition				
Roof		S		
Tile Roof	Terra Cotta	S	G	
Hipped form		C	G	
Collection Boxes	Copper	C	G	
Antennas	Metal	N		
Original Flue & Vents		S		
Cap @ vent	Copper	C	G	
Stucco- integral color (painted over)		C	G	
Grille work	Metal	S	G	
Flashing @ Vent	Copper	C	G	
Cladding		S		
Stucco- integral color		C	G	painted over
Banding course	Stucco	C	G	
Base	Conc	C	G	2 step base
Entries				
Secondary- secondary entrances are at the north facade of the east & west wing additions				
Ornamental Surround	Limestone	S	G	Minor Organic Staining
Landings & Stairs	Concrete	C	G	
Railings	Metal	C	G	
Windows		S		
Double-hung, 6/6, recessed with projecting Sill	Metal/ Glass	S	G	
Integral Screens	Metal/ Glass	S	G	Bottom Sash Only
Basement w/ metal bars	Metal/ Glass	C	G/P	Many have been infilled with HVAC duct.
Doors & Frames		S		
Secondary	Wood Stile & Rail/ Glass	S		
transom	Wood/ Glass	S		
Post 1952 Addition		N		
Roof				
Flat roof	Tar & Gravel	N		
Cladding				
Stucco- integral color (painted over) to Match Original		N		
Base	Conc	N		

Significance Rating:

S=Significant
C=Contributing
T=Tertiary
N=Non-contributing

Condition Rating:

G=Good
F=Fair
P=Poor

XII. Character-Defining Features				
Elements	Material	Significance	Condition	Comments
Windows				
Double-hung, 6/6, not recessed, no projecting sill	Metal	N		
Doors & Frames				
Exit Door	Metal	N		
Interior				
Basement -1931, 1940 & 1941				
Unable to gain access- Condemned due to hazardous mold.				
First Floor - 1931				
Flooring (1st & 2nd floor)		S		
Terrazzo flooring & base	Terrazzo	S	G/P	Concealed under carpet in various locations.
Terrazzo border and base with resilient tile (checked pattern)	Terrazzo w/ Tile	S	G/P	Concealed under carpet in various locations. Base has been removed when wall locations modified.
Vitreous tile and base	Tile	S	G/P	Concealed under carpet in various locations. Base has been removed when wall locations modified.
Carpeting		N		
Walls (1st & 2nd floor)				
Plaster		S	G	
Wainscot	vitreous tile	S	G/P	Concealed or possibly removed.
Gypsum		N		
Doors & Frames (1st & 2nd floor)		C		
Door	Metal	T	G	
Transom	hollow metal/ textured glass	T	G	
Frame	hollow metal	T	G	Wall surface flush with frame.
Hardware	Metal	T	G	
Door	Wood	N		
Frame	Wood	N		Trim raised above wall surface
Hardware	Metal	N		
Window Features (1st & 2nd floor)		S		
Trim & Casing	Wood	C	G	
Hardware spring-loaded double-hung devices	Brass	C	G	
Ceiling (Lobby & Corridors) (1st & 2nd floor)				
Suspended Acoustical Ceiling		N		
Applied Ceiling Tile	Tile	C	G/P	Concealed or possibly removed.
Ceiling (Rooms) (1st & 2nd floor)				
Suspended Acoustical Ceiling		N		
Suspended Plaster Ceiling		C	G/F	Concealed or possibly removed.
Toilet & Shower (1st & 2nd floor)		C		
Tile Flooring	vitrified tile	C	G	
Threshold	Marble	T	G	
Tile Wainscot	tile	C	G	
Partitions with hardware	marble/ nickel plated brass	C	G	
Shower stall	Marble	C	G	

Significance Rating:

S=Significant
C=Contributing
T=Tertiary
N=Non-contributing

Condition Rating:

G=Good
F=Fair
P=Poor

XII. Character-Defining Features				
Elements	Material	Significance	Condition	Comments
Pipe Railings and Fittings	Metal	C	G	
Doors	Oak	C	G	Some have been painted
Door closers	Metal	T	G	
Lavatories	Ceramic	T	G	
Accessories		T	G	
First Floor - 1935				
Flooring				
Carpet		N		
Integrally colored concrete		T	G/P	Concealed
Walls				
Concrete w/ plaster finish		T	G	
Interior plaster partitions		T/N		
Doors & Frames				
Door	wood	T/N		Have been removed
Frame	wood	T/N		
Hardware	metal	T/N		
Window Features		S		
Trim & Casing	Wood	C	G	
Hardware spring-loaded double-hung devices	Brass	S	G	
Ceiling				
Suspended Acoustical Ceiling		N		
Suspended perferated metal ceiling	Metal	C		Concealed or possibly removed.
First Floor - 1940				
Flooring				Original flooring concealed or possibly removed.
Carpet		N		
Asphalt Tile		C		Concealed by carpeting
Walls				
Plaster		C		
Gypsum Board		N		
Doors & Frames				
Door (flush)	Wood	T		
Transom	Wood/ Glass	T		
Frame	Wood	T		
Hardware	Brass	T		
Door (solid core)	Wood	N		
Frame	Wood	N		
Hardware	Metal	N		
Window Features				
Trim & Casing	Wood	C	G	
Hardware spring-loaded double-hung devices	Brass	C	G	
Ceiling				Original Ceiling concealed or possibly removed
Suspended Acoustical Ceiling		N		
First Floor - 1941				
Flooring				Original flooring concealed or possibly removed.
Carpet		N		

Significance Rating:

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T=Tertiary
N=Non-contributing

Condition Rating:

G=Good
F=Fair
P=Poor

XII. Character-Defining Features				
Elements	Material	Significance	Condition	Comments
Walls				Original wall construction possibly removed.
Gypsum		N		
Doors & Frames				Original doors possibly removed.
Door (solid core)	Wood	N		
Frame	Wood	N		
Hardware	Metal	N		
Window Features				
Trim & Casing	Wood	C	G	
Hardware spring-loaded double-hung devices	Brass	C	G	
Ceiling				Original Ceiling concealed or possibly removed
suspended Acoustical Ceiling		N		
First Floor - Post 1941 Addition		N		
Flooring				
Walls		N		
Doors & Frames		N		
Window Features		N		
Ceiling		N		
Stair		S		
Ornamental rails, balusters, newel post	Metal	S	G	Painted
Stringer	Metal	S	G	Painted
Treads & Risers	Tile	S	G	Concealed behind carpet
Flooring	Tile	S	G	Concealed behind carpet
Second Floor - 1931 (See first floor description more info on other finishes)				
Doors & Frames (1st & 2nd floor)		C		
Door (solarium)	Wood	T	G	
Trim & Casing	Wood	T	G	
Frame	Wood	T	G	
Hardware	Metal	T	G	
Window Features (1st & 2nd floor)		C		
casement (solarium)	metal	C	G	
Hardware- hand crank	Brass	T	G	
Trim & Casing	Wood	T	G	
Second Floor - 1940 & 1941				
Flooring				Original flooring concealed or possibly removed.
Carpet		N		
Walls				Original wall construction possibly removed.
Gypsum		N		
Doors & Frames				Original doors possibly removed.
Door (solid core)	Wood	N		
Frame	Wood	N		
Hardware	Metal	N		

Significance Rating:

S=Significant
C=Contributing
T=Tertiary
N=Non-contributing

Condition Rating:

G=Good
F=Fair
P=Poor

XII. Character-Defining Features				
Elements	Material	Significance	Condition	Comments
Window Features				
Trim & Casing	Wood	C	G	
Hardware spring-loaded double-hung devices	Brass	C	G	
Ceiling				Original Ceiling concealed or possibly removed
suspended Acoustical Ceiling		N		

Significance Rating:

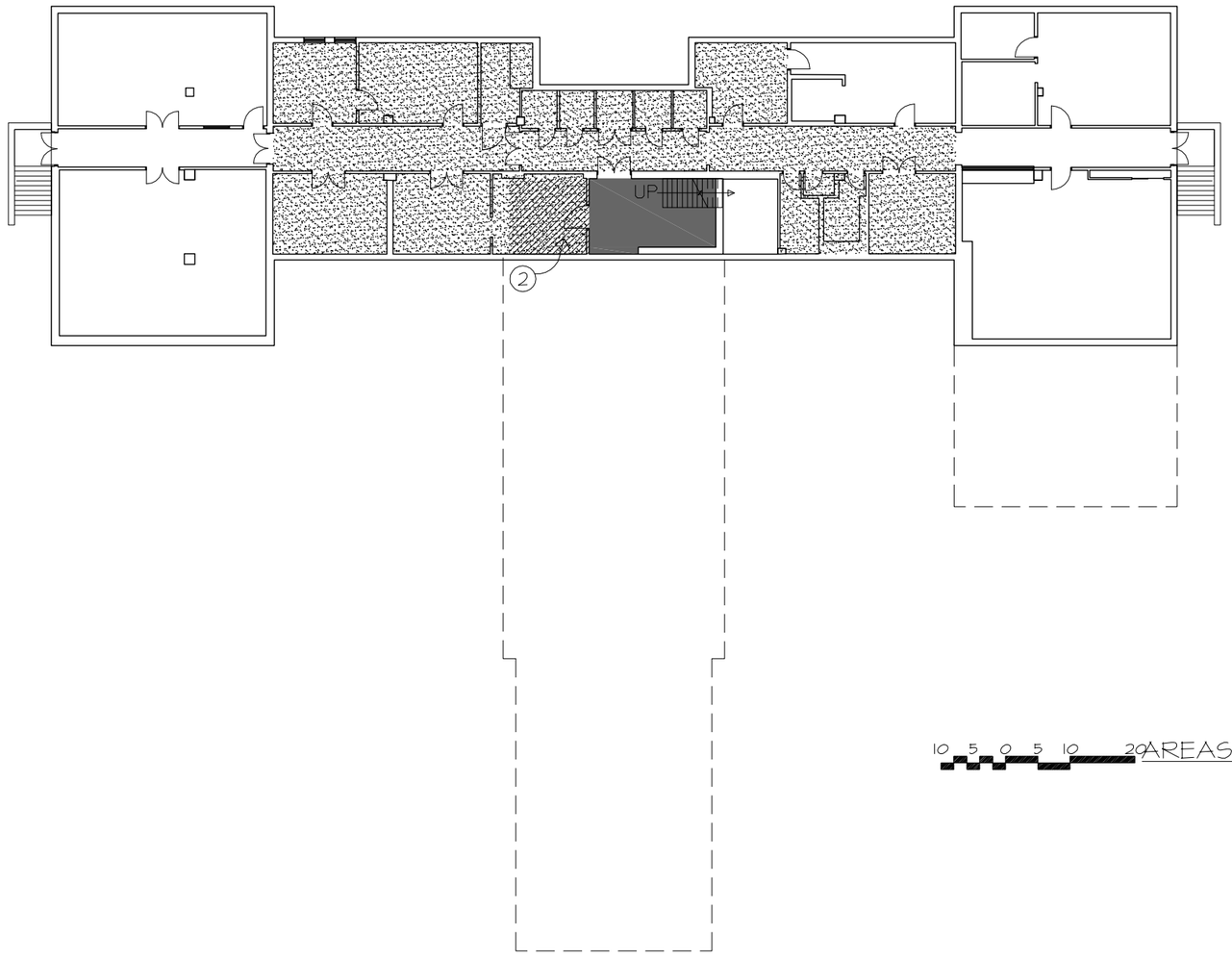
S=Significant
C=Contributing
T=Tertiary
N=Non-contributing

Condition Rating:

G=Good
F=Fair
P=Poor

Shenandoa Plaza Historic District
Building 17 Re-Use Guidelines
Moffett Federal Air Field, California

2. Historical Significance Plans



LEGEND

- SIGNIFICANT
- SIGNIFICANT EXTERIOR WALL SURFACE
- CONTRIBUTING
- TERTIARY
- NON-CONTRIBUTING

REHABILITATION NOTES

1. SUGGESTED AREA FOR NEW EGRESS STAIR.
2. SUGGESTED AREA FOR NEW ELEVATOR.
3. SUGGESTED AREA FOR NEW RAMP.
4. RAISE TERRACE ±6" TO BE LEVEL WITH EXISTING LOBBY FLOOR.

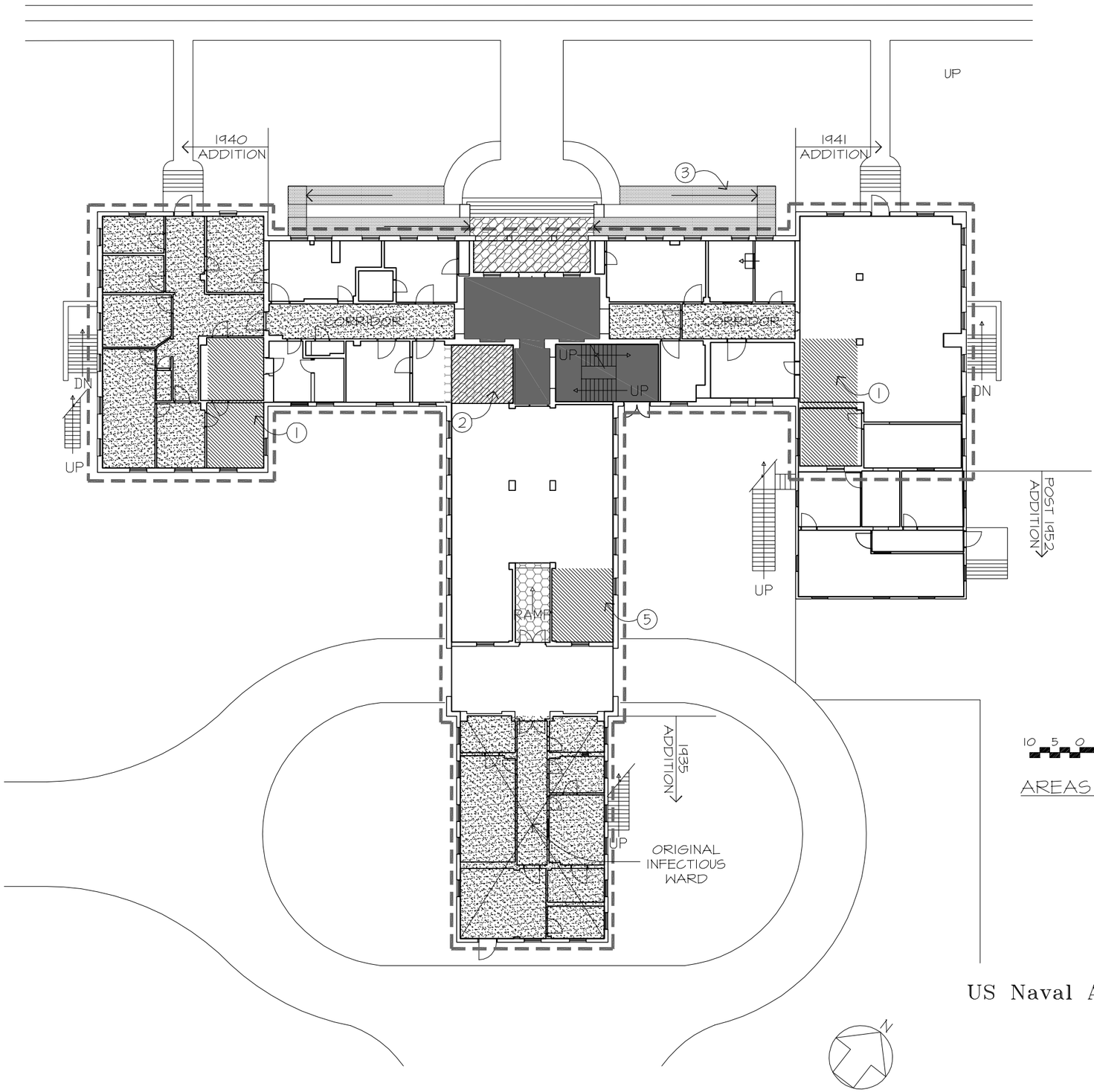
10 5 0 5 10 20

AREAS OF HISTORICAL SIGNIFICANCE
BASEMENT

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

BUILDING 23
US Naval Air Station Historic Distric
Shenandoah Plaza
Sunnyvale, California
00114

10.23.00



LEGEND

- SIGNIFICANT
- SIGNIFICANT EXTERIOR WALL SURFACE
- CONTRIBUTING
- TERTIARY
- NON-CONTRIBUTING

REHABILITATION NOTES

1. SUGGESTED AREA FOR NEW EGRESS STAIR.
2. SUGGESTED AREA FOR NEW ELEVATOR.
3. SUGGESTED AREA FOR NEW RAMP.
4. RAISE TERRACE ±6" TO BE LEVEL WITH EXISTING LOBBY FLOOR.
5. IF SECOND FLOOR LEFT UNALTERED, SUGGESTED LOCATION FOR NEW STAIR.

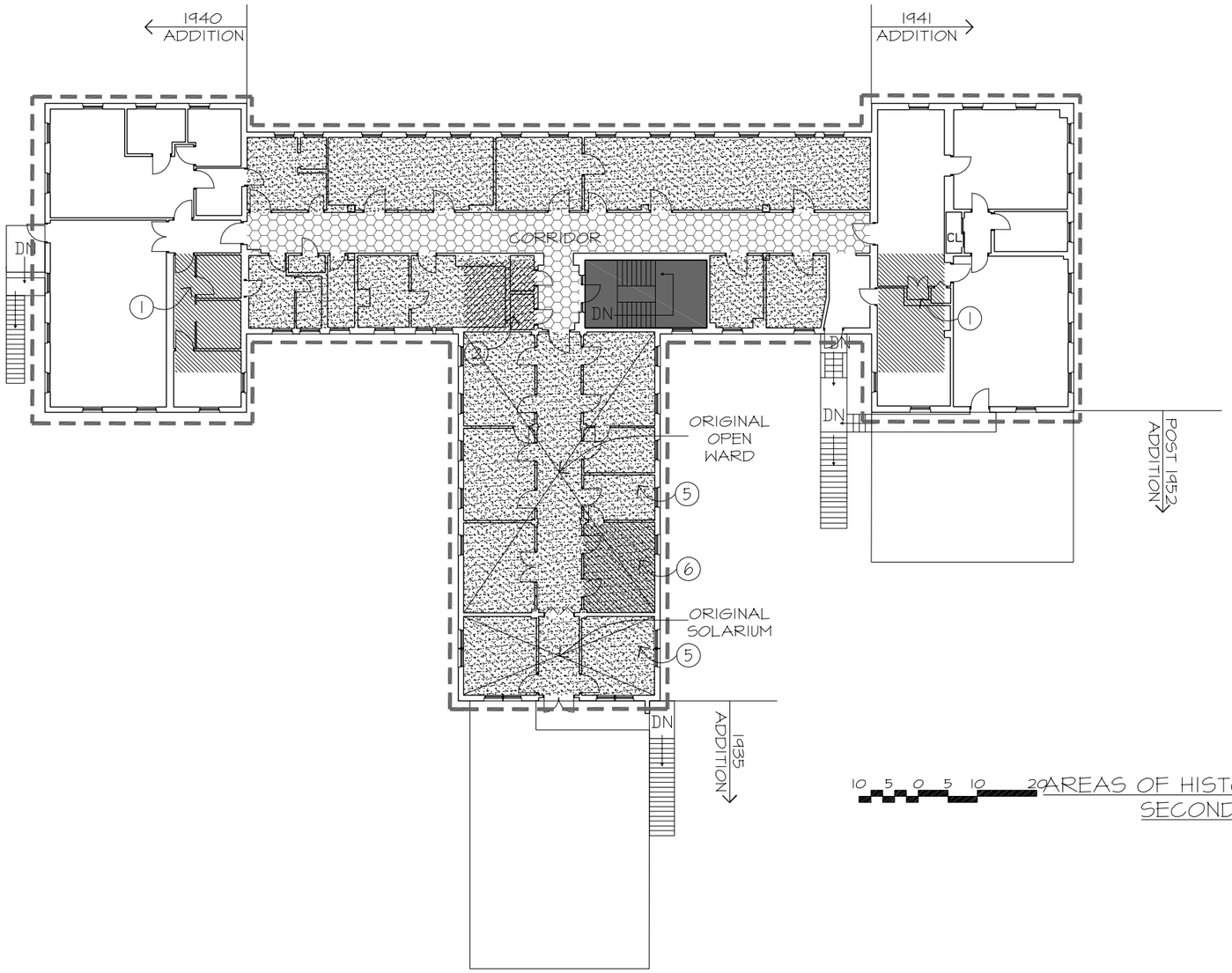
10 5 0 5 10 20

AREAS OF HISTORICAL SIGNIFICANCE
GROUND FLOOR PLAN

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

BUILDING 23
US Naval Air Station Historic Distric
Shenandoah Plaza
Sunnyvale, California
00114

10.23.00



LEGEND

- SIGNIFICANT
- SIGNIFICANT EXTERIOR WALL SURFACE
- CONTRIBUTING
- TERTIARY
- NON-CONTRIBUTING

REHABILITATION NOTES

1. SUGGESTED AREA FOR NEW EGRESS STAIR.
2. SUGGESTED AREA FOR NEW ELEVATOR.
3. SUGGESTED AREA FOR NEW RAMP.
4. RAISE TERRACE ±6" TO BE LEVEL WITH EXISTING LOBBY FLOOR.
5. IF NON-CONTRIBUTING ELEMENTS ARE REMOVED RANKING COULD BE ELEVATED TO SIGNIFICANT.
6. IF FLOOR PLAN LEFT UNALTERED, SUGGESTED LOCATION FOR NEW STAIR.

10 5 0 5 10 20

AREAS OF HISTORICAL SIGNIFICANCE
SECOND FLOOR PLAN

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

BUILDING 23
US Naval Air Station Historic Distric
Shenandoah Plaza
Sunnyvale, California
00114

10.23.00

Shenandoa Plaza Historic District
Building 17 Re-Use Guidelines
Moffett Federal Air Field, California

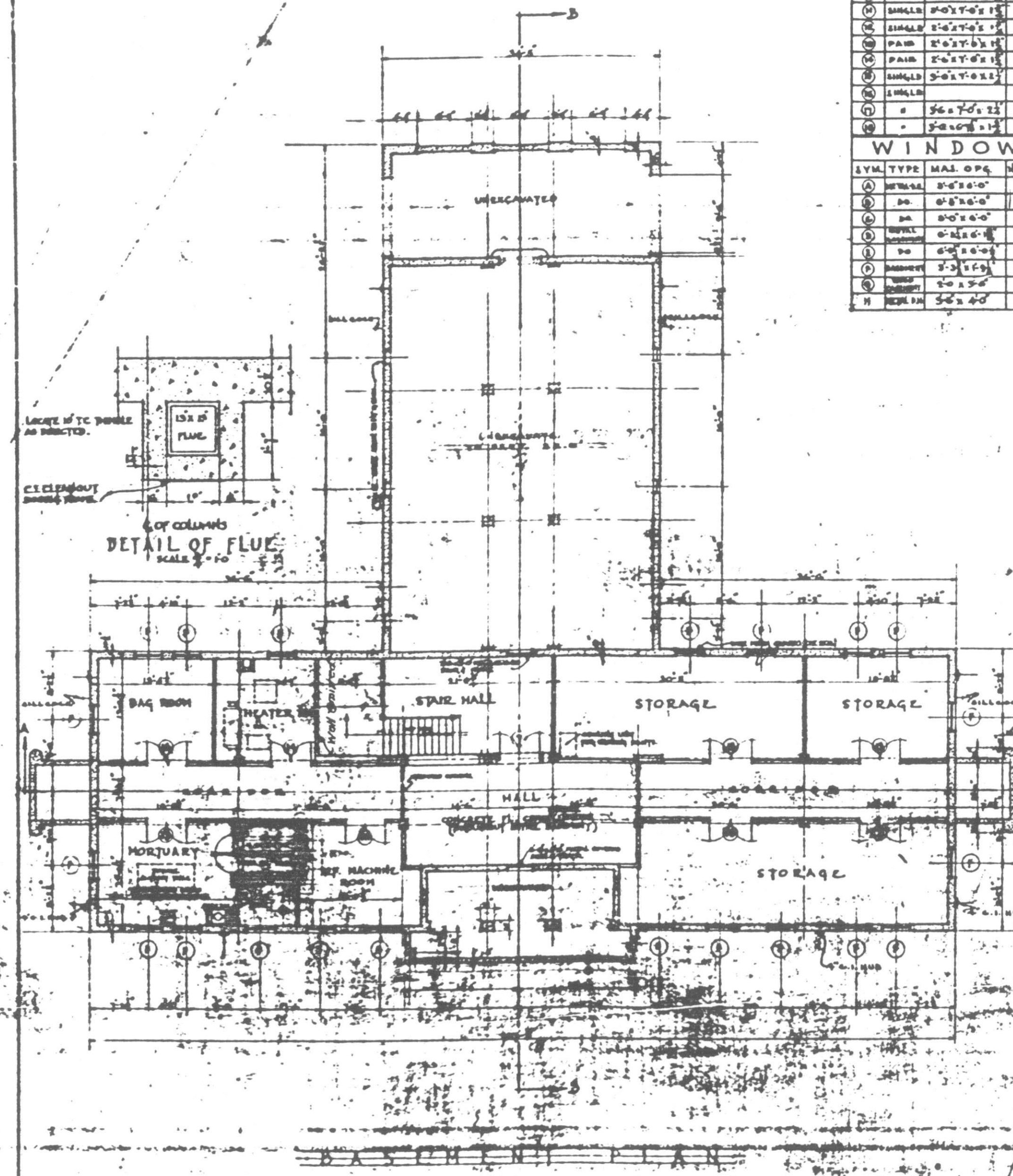
3. Original Construction Documents

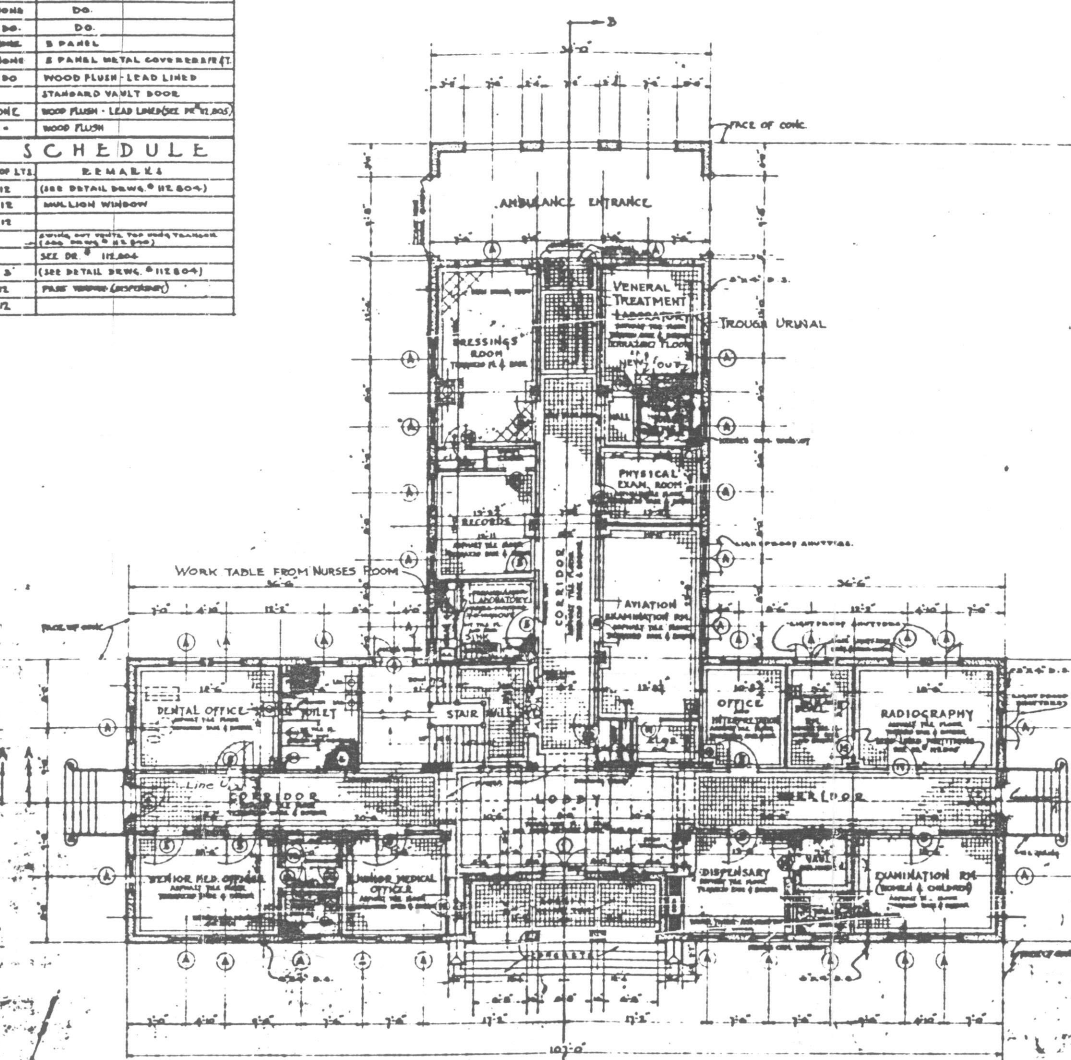
DOOR SCHEDULE

SYM.	TYPE	SIZE	TRANS. HT.	REMARKS
1	PAIR	2'-6" x 7'-0" x 2¼"	1'-2½"	(SEE DETAIL DRWG. # 112 603)
2	SINGLE	3'-6" x 7'-0" x 2¼"	1'-2½"	DO.
3	PAIR	2'-6" x 7'-0" x 2¼"	3'-0½"	DO.
4	PAIR	3'-6" x 7'-0" x 2¼"	NONE	DO.
5	SINGLE	3'-0" x 7'-0" x 1¾"	1'-6"	WOOD FLUSH
6	SINGLE	3'-6" x 7'-0" x 1¾"	NONE	DO.
7	PAIR	2'-6" x 7'-0" x 1¾"	NONE	HOLLOW METAL DOOR & JAMB, FLUSH TYPE
8	PAIR	2'-0" x 7'-0" x 1¾"	1'-6"	WOOD FLUSH
9	PAIR	3'-0" x 7'-0" x 1¾"	NONE	DO.
10	SINGLE	3'-0" x 7'-0" x 1¾"	1'-6"	DO.
11	SINGLE	3'-0" x 7'-0" x 1¾"	NONE	DO.
12	SINGLE	2'-6" x 7'-0" x 1¾"	DO.	DO.
13	PAIR	2'-0" x 7'-0" x 1¾"	NONE	5 PANEL
14	PAIR	2'-6" x 7'-0" x 1¾"	NONE	5 PANEL METAL COVERED BEFR. ST.
15	SINGLE	3'-0" x 7'-0" x 2¼"	DO	WOOD FLUSH - LEAD LINED
16	SINGLE			STANDARD VAULT DOOR
17	"	3'-6" x 7'-0" x 2¼"	NONE	WOOD FLUSH - LEAD LINED (SEE DR. # 112 805)
18	"	3'-0" x 6'-8" x 1¾"	"	WOOD FLUSH

WINDOW SCHEDULE

SYM.	TYPE	MAS. OPG.	NO. OF LTS.	REMARKS
A	METAL DBL. HUNG	3'-6" x 6'-0"	12	(SEE DETAIL DRWG. # 112 804)
B	DO.	6'-8" x 6'-0"	12	MULLION WINDOW
C	DO.	3'-0" x 6'-0"	12	
D	METAL CASEMENT	6'-8" x 6'-1½"		SWING OUT VENTS TOP HUNG TRANSOM (SEE DRWG. # 112 800)
E	DO	6'-0" x 6'-0"		SEE DR. # 112 804
F	CASEMENT	3'-3" x 1'-9"	3	(SEE DETAIL DRWG. # 112 804)
G	WOOD CASEMENT	2'-0" x 5'-6"	12	PASS WINDOW (DISPENSARY)
H	METAL DH	5'-6" x 4'-0"	12	





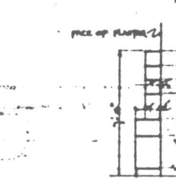


DIAGRAM OF SHELVING IN DISPENSARY

NOTE:
EQUIPMENT SHOWN BY DOTTED LINES NOT FURNISHED OR INSTALLED UNDER THIS SPEC. PROVIDE OUTLETS AS REQUIRED BY PLUMBING HEATING AND ELECTRICAL DRAWINGS.
FLOOR FINISH IN ALL CLOSETS SHALL BE TERRAZZO, EXCEPT CLOSET IN AVIATION EXAM. ROOM SHALL BE ASPHALT TILE WITH TERRAZZO BORDER.
LOWER SASH OF ALL TOILET, WASH ROOM & BATH ROOM WINDOWS SHALL BE GLAZED WITH OBSCURE GLASS.

RECORD DRAWING

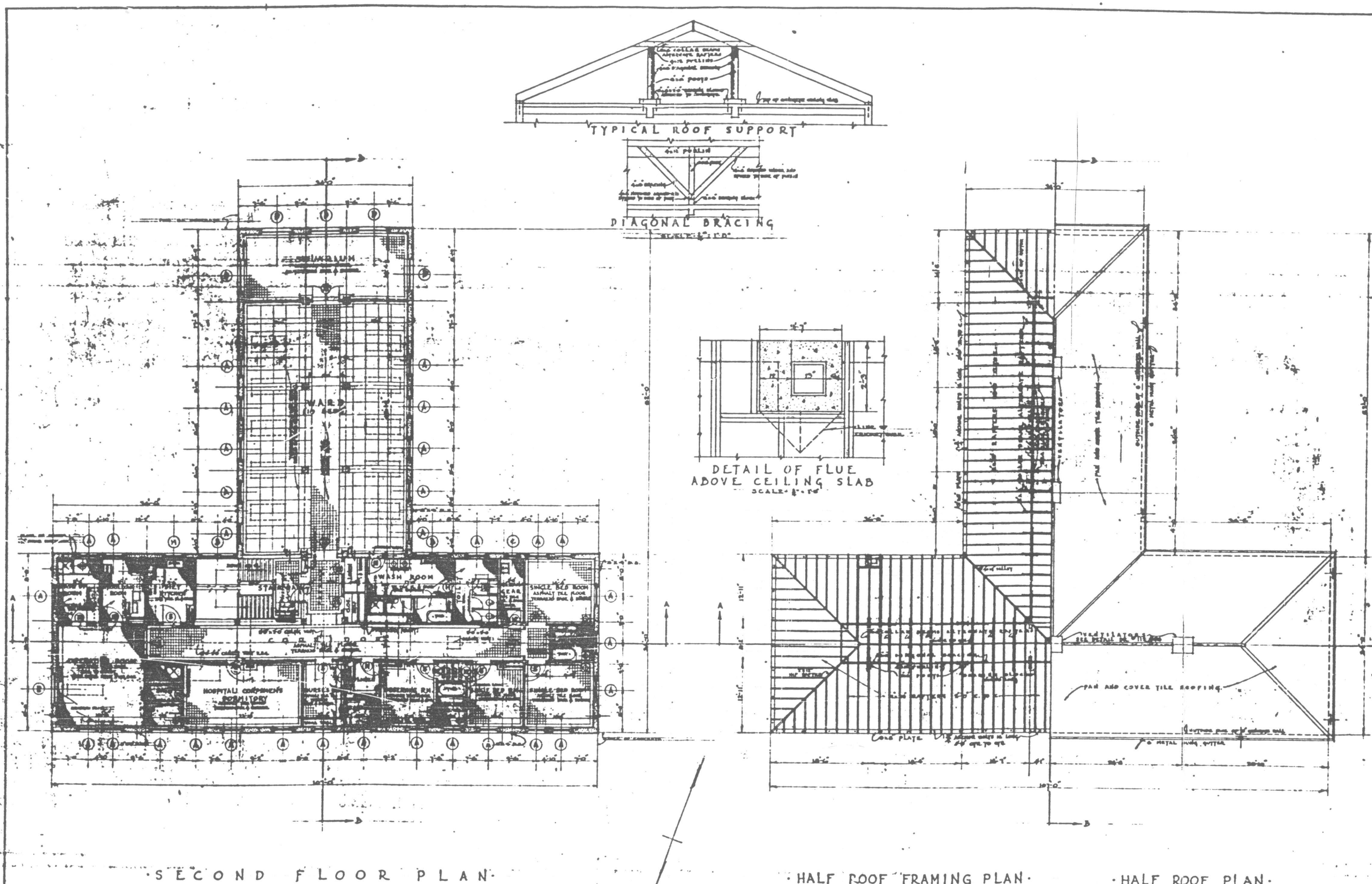
Revision	Date	Brief	By

Drawn by Gerlikoff	NAVY DEPARTMENT — BUREAU OF YARDS & DOCKS
Traced by Dudgeon	U.S. NAVAL AIR STATION
Checked by MEAKIN	SUNNYVALE CALIF.
Supv. Dftsm. H. C. S.	DISPENSARY
Chief Dftsm. J. T. M.	BASEMENT & FIRST FLOOR PLANS
Prod. Mgrs.	
Design Mgr. Allen	Approved DEC 21 1931
Sheet of accompanying specification No.	

RECORD DRAWING
Sheet 1 of 44
9/27/34

1202-34-41

23

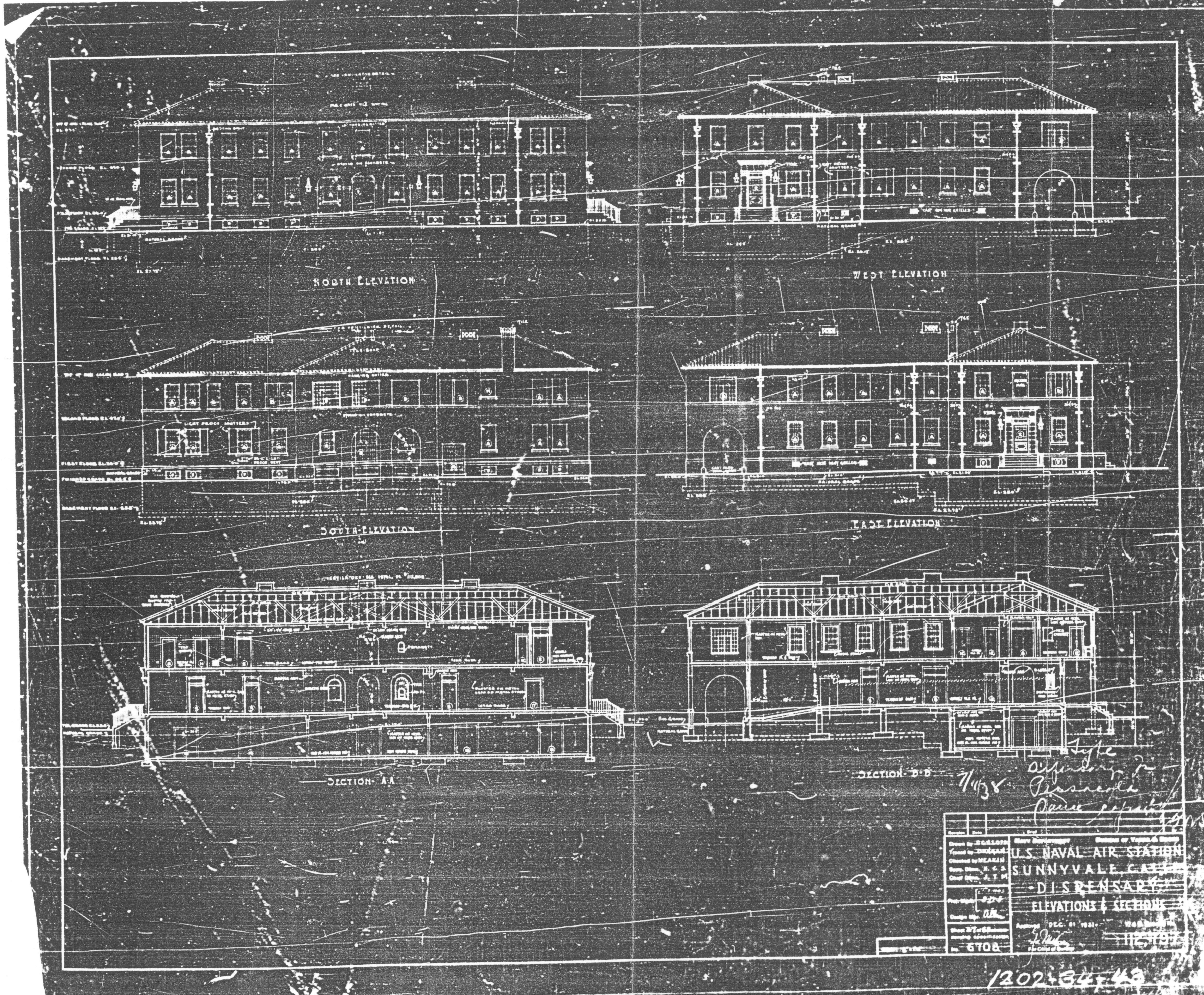


RECORD DRAWING

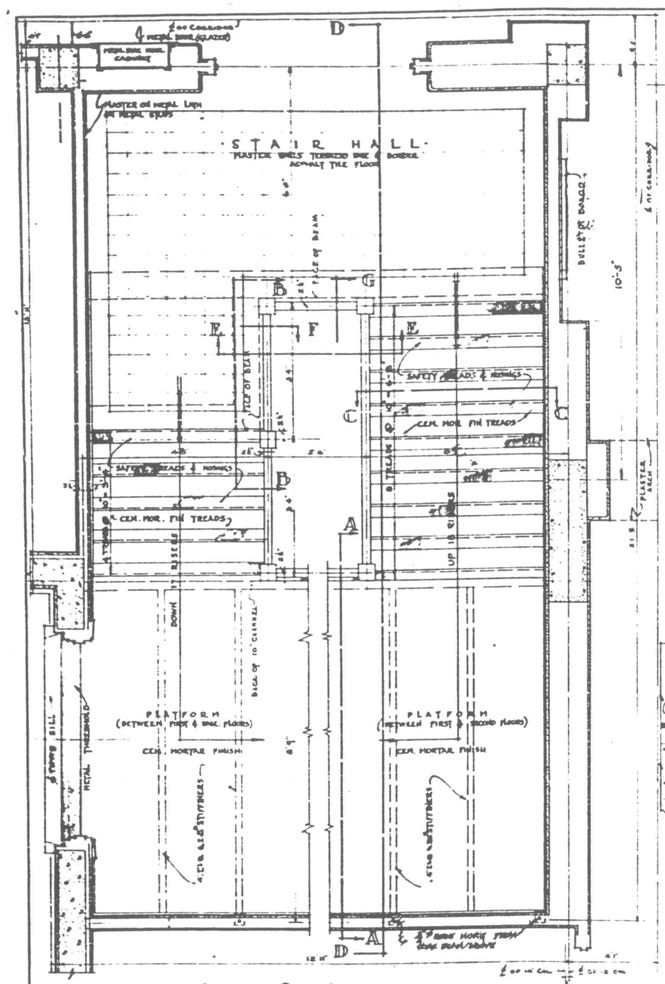
Drawn by KELLOFF	NAVY DEPARTMENT — BUREAU OF YARDS & DOCKS
Traced by DUNGAN	U. S. NAVAL AIR STATION
Checked by	SUNNYVALE CALIF.
Supv. Dftsm. H. C. S.	·DISPENSARY·
Chief Dftsm. J. T. M.	SECOND FLOOR & ROOF PLANS
	Approved DEC. 31 1931
	Y. & D. Drawing No. 112,796

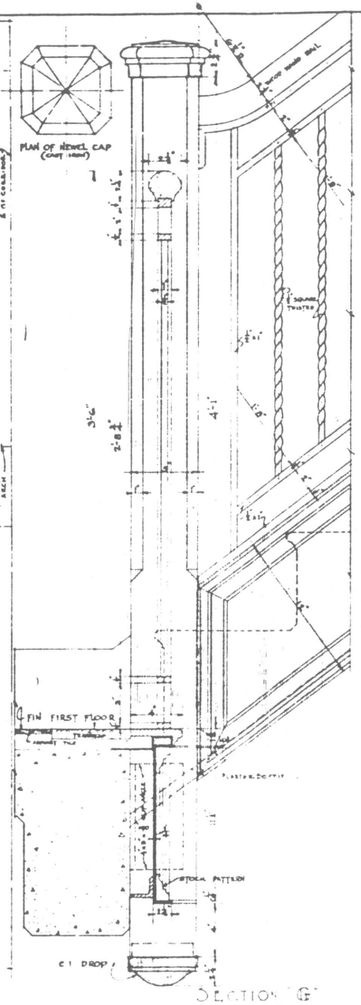
RECORD DRAWING
Sheet 20 of 44
9/27/24

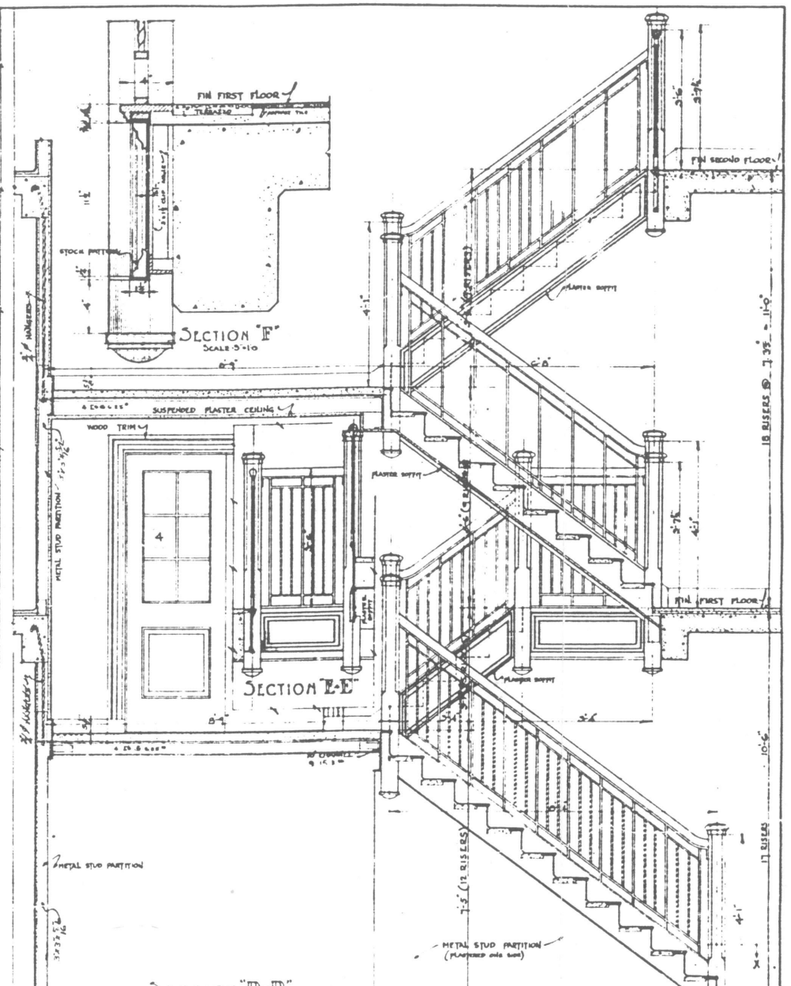
1202 34

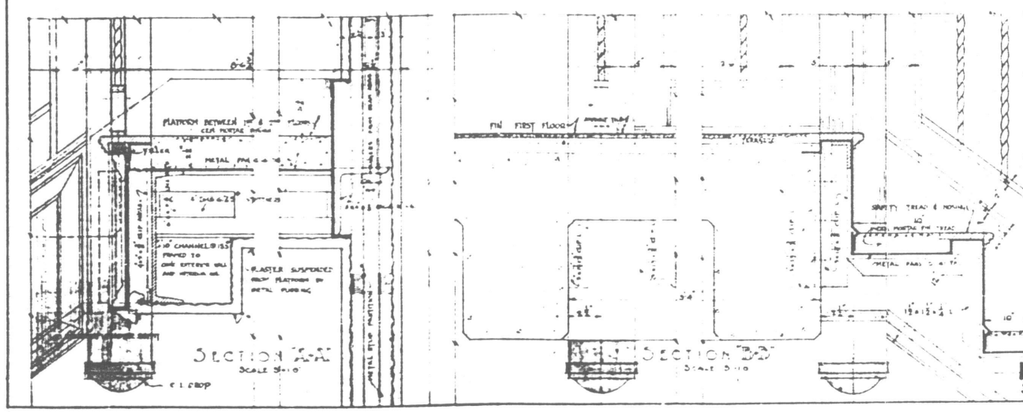


NORTH ELEVATION
WEST ELEVATION
SOUTH ELEVATION
EAST ELEVATION
SECTION-A-A
SECTION-B-B
Checked by MEAKIN
U.S. NAVAL AIR STATION
SUNNYVALE, CAL.
DISPENSARY
ELEVATIONS & SECTIONS
DEC. 31 1931
No. 6708
1202-34-43









RECORD DRAWING

Designed by	E.C.R. Duff
Drawn by	G.R.B. & S.
Checked by	F. Rankin
Supervised by	H.C.S.
Chief Draftsman	J.T.M.
Approved by	J.M.S.
Design Manager	Allen
Blueprint Specification No.	41 of 68 sheets 6708

NAVY DEPARTMENT — BUREAU OF YARDS & DOCKS

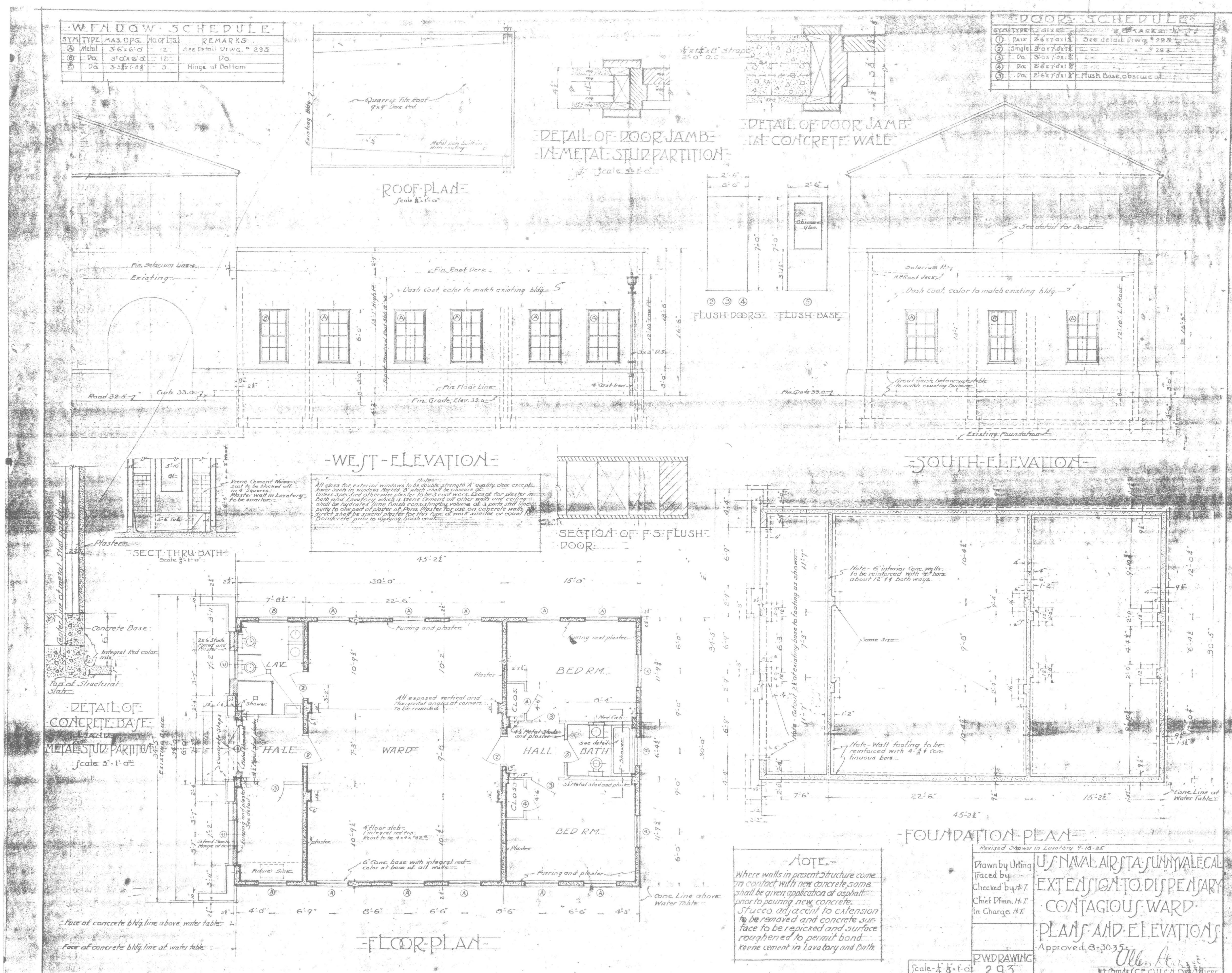
U.S. NAVAL AIR STATION
SUNNYVALE, CALIF.
DISPENSARY
STAIR DETAILS

Approved DEC 31 1941
F.H. McLean
for Chief of Bureau

Y. & D. Drawing No. 112,801

RECORD DRAWING
Sheet 22 of 44

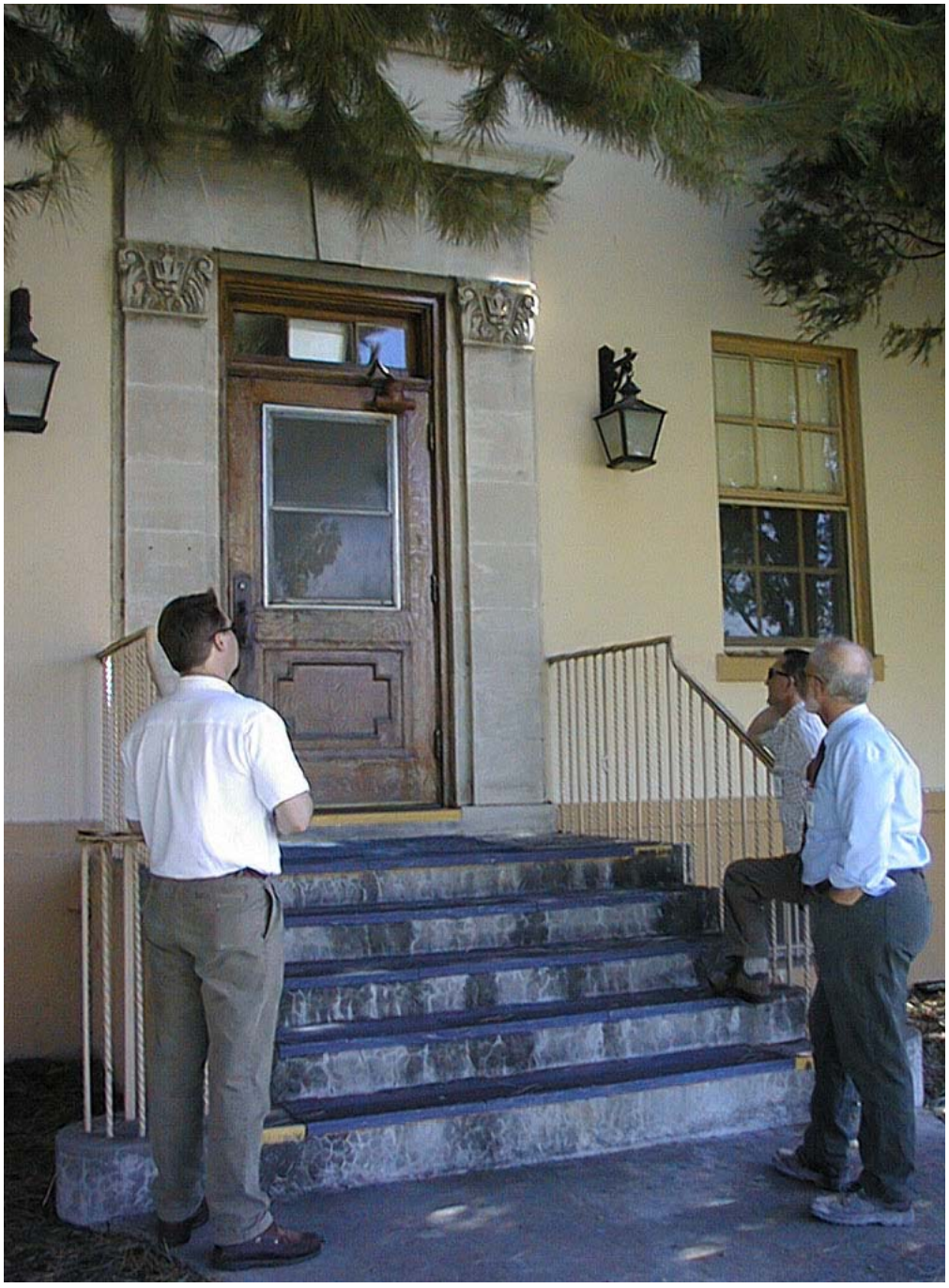
1202-34-47


WINDOW SCHEDULE
SYM | TYPE | MAS. OPG. | NO. OF LTS. | REMARKS
A | Metal | 3'-6" x 6'-0" | 12 | See Detail Drwg. # 295
B | Do. | 3'-0" x 6'-0" | 12 | Do.
C | Do. | 3'-3⅝" x 1'-6⅝" | 3 | Hinge at Bottom
DOOR SCHEDULE
1 | Pair | 2'-6" x 7'-0" x 1¾" | See detail Drwg. # 295
2 | Single | 3'-0" x 7'-0" x 1¾" | # 295
3 | Do. | 3'-0" x 7'-0" x 1⅜"
4 | Do. | 2'-6" x 7'-0" x 1⅜"
5 | Do. | 2'-6" x 7'-0" x 1⅜" | Flush Base, obscure gl.
ROOF PLAN
Scale ⅛" = 1'-0"
Quarry tile Roof
DETAIL OF DOOR JAMB IN METAL STUD PARTITION
DETAIL OF DOOR JAMB IN CONCRETE WALL
FLUSH DOORS
FLUSH BASE
Obscure gl.
Fin. Roof Deck
Dash Coat, color to match existing bldg.
Fin. Floor Line
Fin. Grade, Elev. 33.0
Road 32.5
Curb 33.0
Existing
Existing Foundation
WEST ELEVATION
SOUTH ELEVATION
Note
All glass for exterior windows to be double strength "A" quality clear except lower sash in windows Marked "B" which shall be obscure gl. Unless specified otherwise plaster to be 3 coat work. Except for plaster in Bath and Lavatory which is Keene Cement, all other walls and ceiling shall be hydrated lime finish consisting by volume of 3 parts stiff lime putty to one part of plaster of Paris. Plaster for use on concrete walls direct shall be special plaster for this type of work similar or equal to "Bondcrete" prior to applying finish coat.
SECTION OF F.S. FLUSH DOOR
SECT. THRU BATH
Scale ½" = 1'-0"
DETAIL OF CONCRETE BASE AND METAL STUD PARTITION
Scale 3" = 1'-0"
LAV.
HALL
WARD
BED RM.
CLOS.
BATH
All exposed vertical and horizontal angles at corners to be rounded.
Furring and plaster
6" Conc. base with integral red color at base of all walls
FLOOR PLAN
Face of concrete bldg. line above water table
Face of concrete bldg. line at water table
Note - 6" interior Conc. walls to be reinforced with ⅜" bars about 12" c/c both ways.
Note - Wall footing to be reinforced with 4-⅜" ∅ continuous bars.
Conc. Line at Water Table
45'-2½"
FOUNDATION PLAN
NOTE
Where walls in present Structure come in contact with new concrete, same shall be given application of asphalt prior to pouring new concrete. Stucco adjacent to extension to be removed and concrete surface to be repicked and surface roughened to permit bond Keene cement in Lavatory and Bath.
Revised Shower in Lavatory 9-18-35
Drawn by Urling
Traced by
Checked by H.T.
Chief Dfmn. H.T.
In Charge H.T.
U.S. NAVAL AIR STA. SUNNYVALE CAL.
EXTENSION TO DISPENSARY
CONTAGIOUS WARD
PLANS AND ELEVATIONS
Approved 8-30-35
Lt. Comdr. (C.E.C.) U.S.N. P.W. Officer
Scale ¼" = 1'-0"
P.W. DRAWING
293

Shenandoa Plaza Historic District
Building 17 Re-Use Guidelines
Moffett Federal Air Field, California

4. Current Condition Photographs (2000)

West Facade
Building 23
Moffett Field



Entry - 1941 Addition
Building 23
Moffett Field

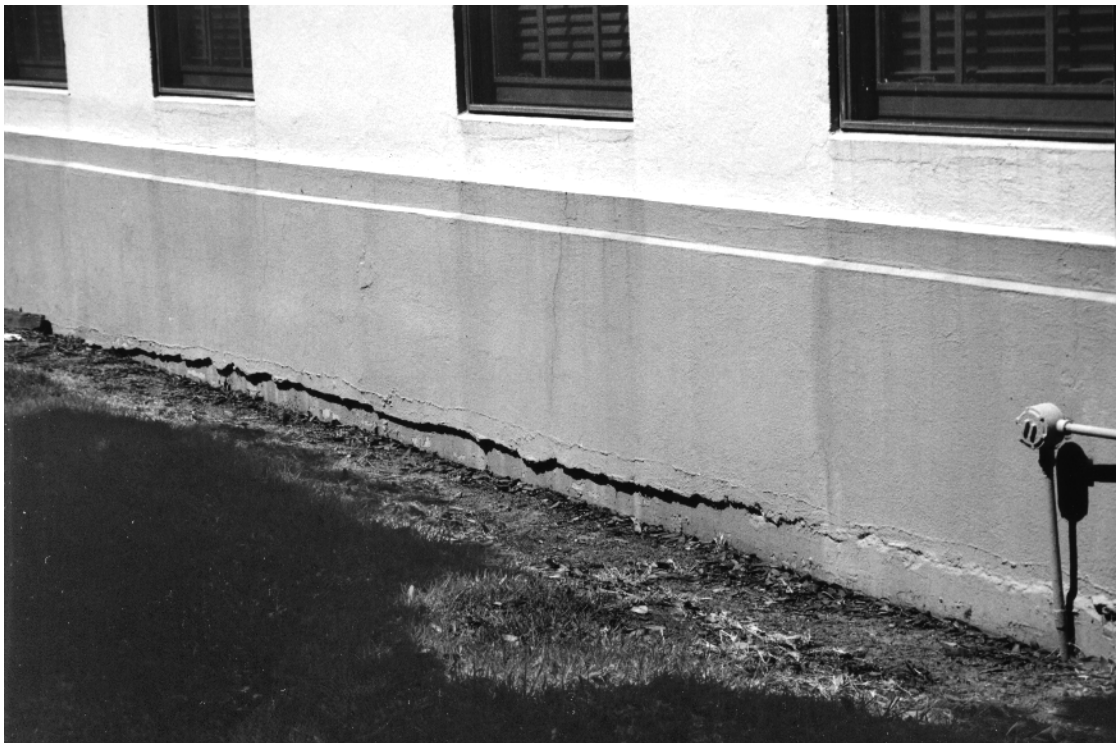
Solarium Exit Doors
Building 23
Moffett Field

Non-contributing Sheet Metal Flue with Original Flue Beyond
Building 23
Moffett Field

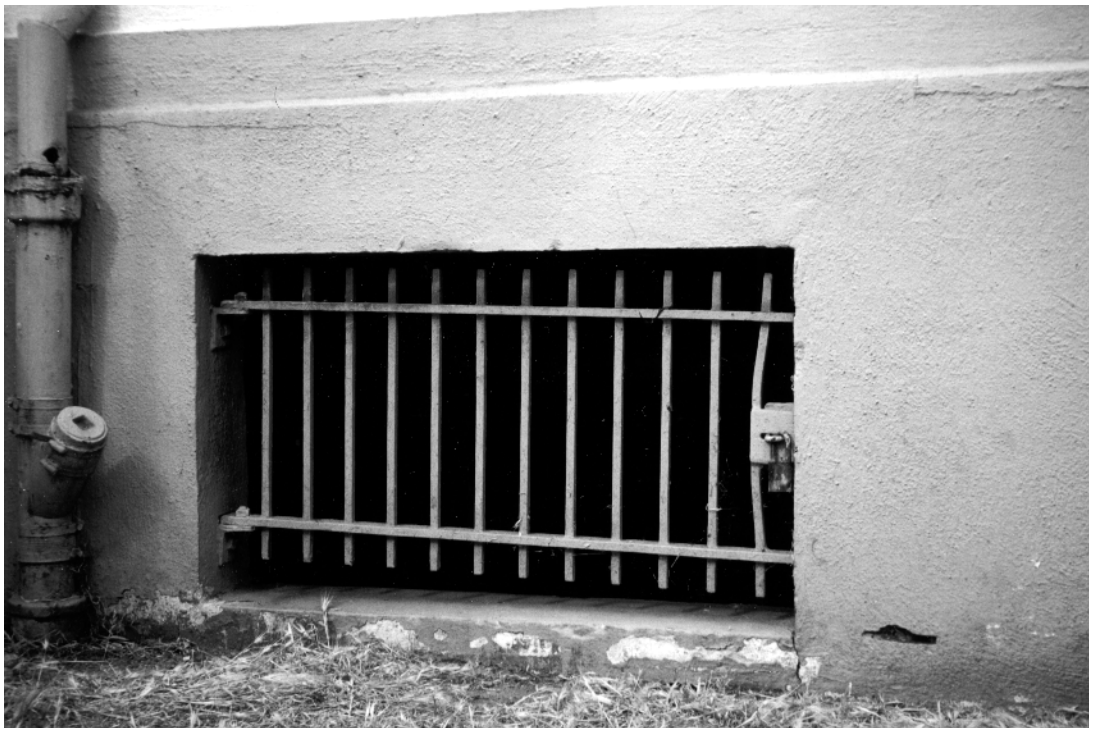
Portion of the South Facade
Building 23
Moffett Field

Portion of the East Facade
Building 23
Moffett Field

HVAC Equipment at Original Crawlspace Vent
Building 23
Moffett Field



Exterior Concrete Wall - 1935 Infectious Ward Addition
Building 23
Moffett Field



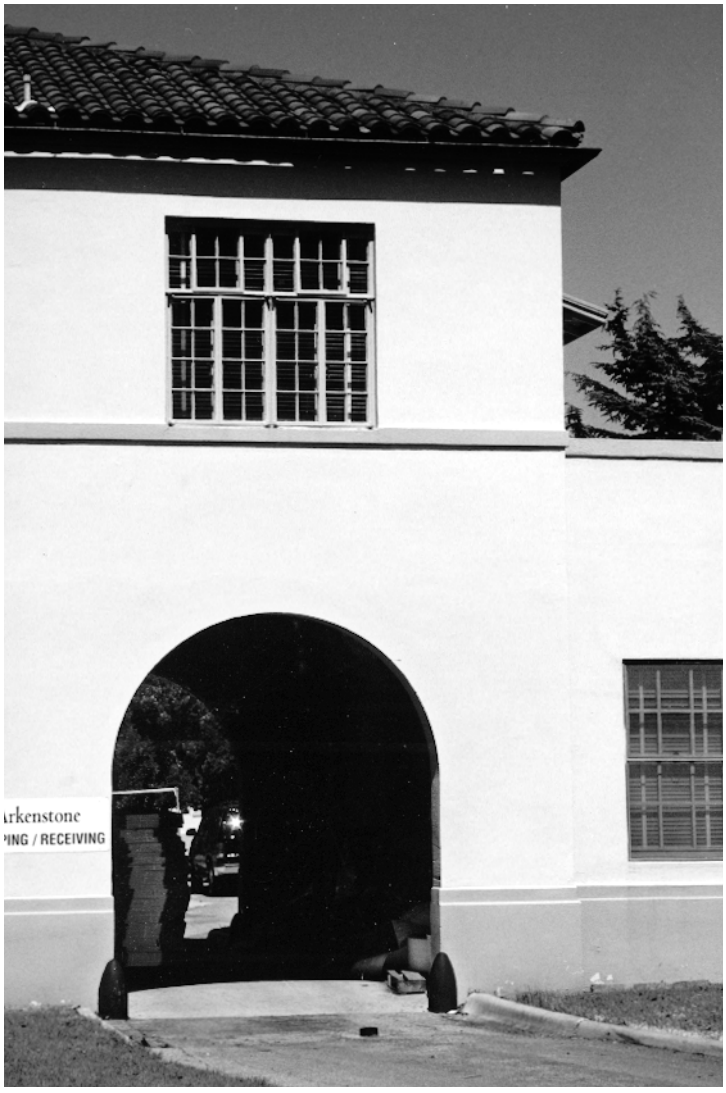
Typical Crawl Space Vent
Building 23
Moffett Field

Exterior Basement Stair
Building 23
Moffett Field

Typical Window
Building 23
Moffett Field

Ambulance Drive Through
Building 23
Moffett Field

Non-contributing Infill Construction - Second Floor
Building 23
Moffett Field



Exterior View - Ambulance Drive-Through
Building 23
Moffett Field

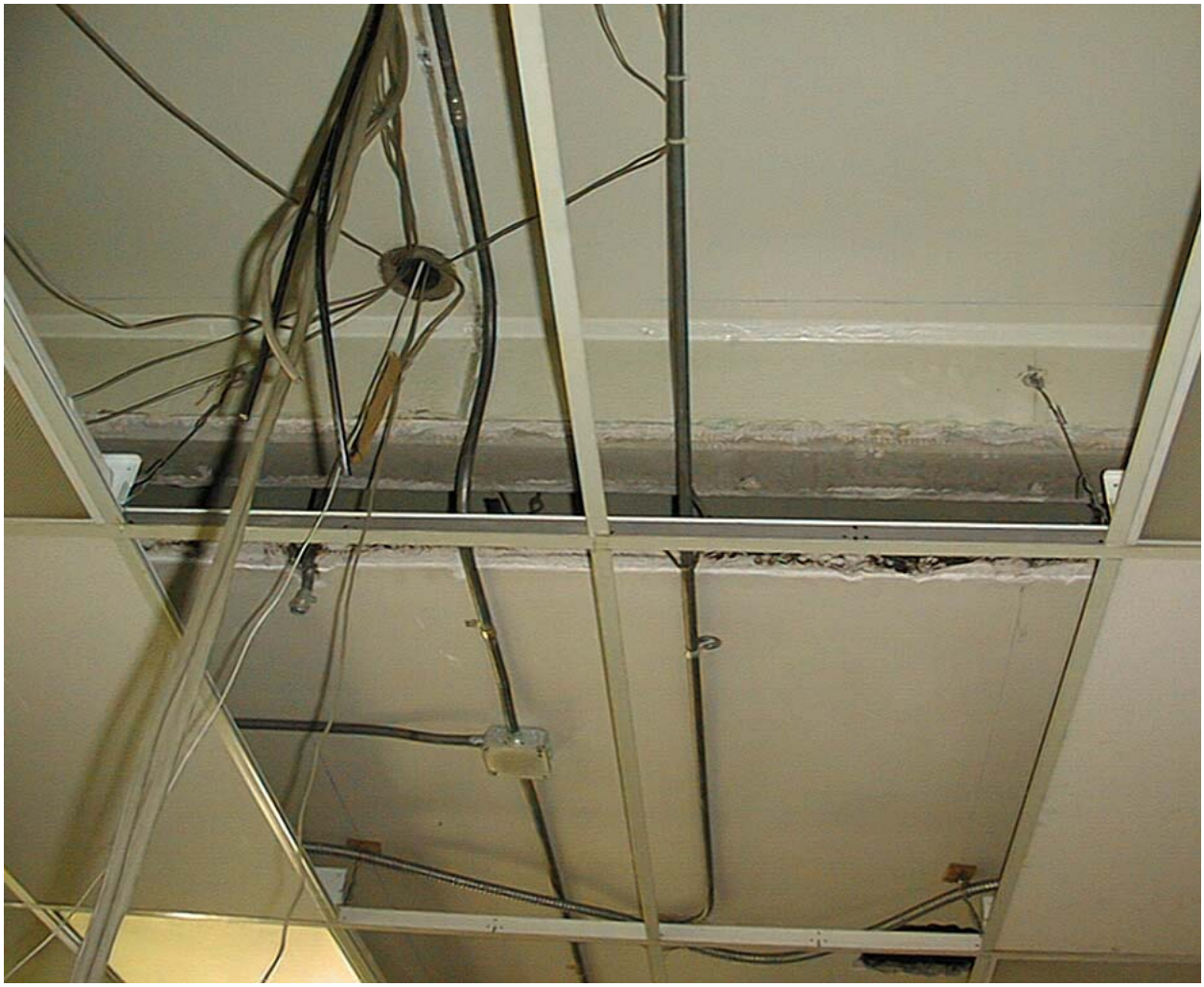
Ceiling - 1935 Infectious Ward
Building 23
Moffett Field

Solarium Windows
Building 23
Moffett Field

Typical Flush Framed Door and Transom
Building 23
Moffett Field

Ambulance Ramp and Door
Building 23
Moffett Field

Typical Window Stool & Apron
Building 23
Moffett Field



Second Floor Ceiling
Building 23
Moffett Field

Detail of Metal Double Hung Window
Building 23
Moffett Field

Detail of Metal Double Hung Window
Building 23
Moffett Field

Textured Glass - Bathroom Windows, 1941 Addition
Building 23
Moffett Field

Main Lobby
Building 23
Moffett Field

Central Stair
Building 23
Moffett Field

Interior View of 1940 Entry Door
Building 23
Moffett Field

Exposed Original Floor Pattern - 1940 Addition
Building 23
Moffett Field

Central Stair
Building 23
Moffett Field

Non-contributing Wall Finish and Ceiling - 1941 Addition
Building 23
Moffett Field