

U.S. Naval Air Station Moffett Field
Building 25 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
Architects, Planners & Conservators,
Inc.
San Francisco, California

October 2000

U.S. Naval Air Station Moffett Field
Building 25 Re-Use Guidelines

Table of Contents

	Introduction	1
I.	Executive Summary	1
II.	Methodology	1
III.	Building Summary	3
IV.	Site Evaluation	4
V.	Architectural Evaluation	5
VI.	Fire Rating/Life Safety Evaluation	8
VII.	Disabled Accessibility	10
VIII.	Energy Conservation	11
IX.	Hazardous Materials	11
X.	Mechanical and Electrical Systems	12
XI.	Structural System	12
	Appendices	
	Character Defining Features	
	Historic Significance Plans	
	Original Construction Documents	
	Current Condition Photographs (2000)	

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 25 is one of five buildings surrounding 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.

Building 25 is in good condition, however, access to the building is severely restricted until measures have been taken to abate the hazardous mold in the basement. The exterior remains in its original configuration, except for the addition of a disabled access ramp to the front entry. The significant spaces within the building have had very minor alterations, where as the less significant portions of the building have had a greater level of alteration. With minor code improvements and complete disabled access improvements, the building is very adaptable to new uses, while meeting *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (The Standards)*. 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 #23, and #25) 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. The inspection of Building #25 was limited to 45 minutes due to exposure restrictions for hazardous mold contained therein. Consequently, comments and evaluation especially regarding the basement level are limited. 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:

U.S. Naval Air Station Moffett Field
Building 25 Re-Use Guidelines

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 & Docks Record Drawings dated 1934 (reprinted from micro-
film);

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).



III. Building Summary

Location:	Building 25, Shenandoah Plaza Moffett Field Central Historic District
Area:	US Naval Air Station, Sunnyvale, CA
Date of Construction:	1933 (completed by 1932)
Historic Structure:	Yes
Historic Use:	Dispensary
Current Use:	Vacant
Hazard Level:	Moderate/High
Number of Floors:	2 stories with basement
1st Floor:	9,042 sq. ft.
2nd Floor:	9,042 sq. ft.
Basement:	9,042 sq. ft.
Total:	18,126 sq. ft.
Exterior Materials:	Concrete with integral colored stucco Terra-cotta Tile Roof
Construction Frame:	Concrete Frame

IV. Site Evaluation

A. Historical Background of Shenandoah 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 the plaza 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 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 plans, 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.

For the purpose of this report, we agree with the National Register nomination form that the Period of Significance for these structures is 1930-1935 and 1942-1946, which corresponds to the period of Navy occupation.

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 features 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, preferably 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. Description

Building 25 is a two story structure constructed in the Spanish Colonial Revival Style. The primary axis of the "T" shaped floor plan runs north/south with the cross axis running east/west. Exterior features include integrally-colored stucco wall surface, projecting string course between the first and second floor, limestone ornamental surrounds, and metal double-hung windows. The building is capped with a hip and gable (gable running north/south, hip running east/west) Spanish tile roof with shallow eaves.

The building appears much as it did during the period of significance with the exception of the aluminum windows which were installed at the second floor porch. The remainder of the building has seen minor renovations over time. The windows of the auditorium wing have been covered. The first story windows have been concealed from the exterior, whereas the second story windows have been concealed from the interior. Where the frame and glass are exposed, they have been painted. Two metal emergency exit stairways from the second floor have been added to the east and west ends of the north elevation. An additional exit from the first floor is on the west end of the north elevation with a corrugated metal enclosure that also serves as a receiving area. Also, an exit from the basement was added on the north end primary axis with a corrugated metal canopy.

The interior is similar to Building 17 in its formal arrangement and architectural detailing. The focal point of the building is the two story volume of the auditorium and balcony, along the primary axis and is detailed with features like applied ceiling tiles, run plaster crown molding with dentils, and wood tongue and groove flooring. At the intersection of the primary and cross axes at the first and second floor is a central lobby or foyer, which is flanked on the east and west by stairways connecting the two lobbies. The detailing of the first floor lobby, similar to the auditorium, features a flat plaster ceiling with run plaster crown molding and dentils and quarry tile flooring while the second floor foyer is detailed with simplified features, flat plaster ceiling with run plaster crown molding and a dentil band and terrazzo border and base with resilient tile. A central double loaded corridor runs along the east/west axis with details featuring terrazzo borders and base with resilient tile, stile and rail doors and transoms, and applied ceiling tiles. Various support spaces such as: canteen, billiards, barber, tailor, cobbler, library and welfare office, were located on either side of the corridor. A feature unique to Building 25 was the open air porch off the second floor foyer. The basement was used mainly for storage but originally featured a six lane bowling alley.

Spatially, the building retains some of its integrity. The auditorium appears to be generally intact. It

is unclear if any of the seats themselves are original. The width of the rows in the balcony have been enlarged. There is heavy water damage to the plaster walls and ceiling of the auditorium at the southeast and southwest corners. The lobby has had some minor alterations. Paneling has been installed over the original wall surface and doors have been installed between the lobby and the main circulation corridor. The corridors have been significantly altered. On the first floor, doors have been added between the stairways and corridor. It appears as though the historic fabric beyond these doors has been removed and reconstructed. On the second floor the historic fabric is more intact with the exception of the fore-shortening of the eastern end of the corridor. Apparently, the historic doors were relocated to the west of their original location. The most significant alteration occurred to the support spaces. The changes include removal/concealment of historic finished, as well as modifications to the spatial configuration. The porch was once open but has since been enclosed and subdivided.

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 handled in the most careful manner. See the floor plans and list of Character-Defining Features in the appendix for additional information. The following is a definition of each level of importance and a summary of the building features included:

1. Significant Character-Defining Features: These features are the most important, both architecturally and historically, without which the building would lose its distinctive character. Alteration or removal of these features should be avoided.

The following are significant features:

- Terra cotta tile roof, cupola, historic flues and vents
- Original entry doors
- Exterior walls, fenestration, ornamental Limestone
- First and second floor lobbies, auditorium, and light fixtures
- Terrazzo flooring and base, terrazzo border and base with resilient tile, Quarry Tile
- Stairs and stair enclosure

2. Contributing Features: Contributing features are important elements which contribute to the understanding of the original design. Alteration or removal of these features may be necessary for programmatic or building system requirements. However, removal should be minimized and where necessary mitigated.

The following are contributing features:

- Central corridor axis - second story
- Porch
- Toilet/shower rooms

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 effect on the integrity of the building.

The following are tertiary features:

- Central corridor axes - first story
- Interior doors and frames
- Basement level
- Ancillary spaces: billiard and game rooms

4. Non-Contributing Features: Non-Contributing features are areas of the building which have been remodeled and where additional alteration would not have an affect 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:

- Metal exit stairs
- Ancillary spaces: canteen, barber, tailor, cobbler, writing room, library and welfare office
- Window covering
- Corrugated metal enclosure
- Corrugated metal canopy
- Concrete ramp at front entry

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
- Quarry tile 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. The relationship of Building 25 to the other structures on the plaza has a significant effect on the ability to understand the history and evolution of the district. Maintaining these relationships is important in protecting the Historic District and National Register status of Moffett Field.

Overall, Building 25 is in good condition, and the exterior remains in its original configuration. The alterations that have occurred are easily removed, which would restore some of the historic integrity to the building. The significant spaces within the building, the auditorium, the lobby, foyer and stairways, have been only slightly altered, whereas the less significant portions of the building; the ancillary spaces, corridors, and the basement have been more significantly altered. Consideration should be given to the removal of the non-contributing raised floor, dividing walls, and aluminum framed windows in the porch. Removal of the two non-contributing metal exit stairs and the corrugated metal canopy and enclosure is recommended. Consideration should also be given to removing the existing concrete ramp at the front entry and reconstructed with a more compatible design.

The building's continued mixed assembly and office use is recommended. Re-use of the building could be accomplished with relatively little alteration except as outlined in Section VI, below. It is recognized that current programming requirements are increasingly moving toward open office plans, which may necessitate some partition removal in the office wings of the building. Removal of the corridor partitions in the second floor west wing should be mitigated; possibly, through some visual acknowledgement of the original corridor configuration in the new design, and/or through restoration of the original flooring.

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 should 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 should be analyzed to determine authenticity.

Restoring the historic exterior colors is recommended as part of the scheduled maintenance for this building, and the other buildings in the district, which are all 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 25, constructed in 1933, is an unsprinklered two story building with a full basement. The building has a gross floor area of 18,126 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 mixed A-2 and 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

Fire Alarms: Section 303.9 of the CBC requires an approved fire alarm system in occupancies A-1, A-2, and A-2.1. Currently the building does not have a fire alarm system.

Stage: CBC section 405.3.1 requires minimum construction type for the stage to be as required for the building with the exception of the floor which may be wood. Where the stage is required to be one hour fire resistive construction, the stage may be unprotected when the space below is sprinklered throughout. Section 405.3.3.1 requires a mean of smoke control be provided to maintain smoke level. It shall be located not less than 6' above the highest level of assembly seating. CBC section 405.3.3.2 requires two or more vents be provided at the center and highest portion of the stage.

Projection Room: Section 303.8 of the CBC requires projection rooms shall conform to the requirements

of section 406.

Allowable Area and Height: Based on Table 5-B of the CBC, A-2 occupancy is not permitted in Type III-N construction.

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 does not have any guardrails. The auditorium exits, the east entrance, and basement exit stairways do not have code compliant guardrails.

Egress/Exiting

Section 1003.2.2.2.3 allows for the occupant load of a space with fixed seats to be determined by the number of seats.

Exterior Doors: Section 1003.3.1.6a of the CBC requires level landing at all doors which are part of the egress system. Section 1003.3.1.8 also requires the landings to be 44" in length in the direction of travel. The front entry, the east entrance, the secondary exits, the auditorium exits, and the porch do not have a level landing.

Egress: Section 1004.2.4 of the CBC requires the two exits to be separated by a distance greater than 1/2 the diagonal length of the building. With the removal of the existing emergency metal stairs, the second floor's remaining two exits are not separated by a distance greater than 1/2 the diagonal.

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, and the auditorium exits and the east entrance do not have code compliant handrails. In order to provide a level landing at the secondary exits, an additional step would be constructed and therefore a handrail would then be required. The existing emergency exit stairs and the existing interior stairs do not have code compliant handrails.

Dead-end Corridors: Section 1004.2.6 of the CBC requires dead-end corridors to be no greater than 20' in length from an exit door. With the removal of the non-contributing emergency exit stair, the west hallway would become a dead-end corridor greater than 20' in length.

C. Recommendations/ Rehabilitation Guidelines

Occupancy

Fire Alarms: Provide a code compliant fire alarm system.

Stage: Further evaluation is needed to determine possible deficiencies in this area.

Projection Room: Further evaluation is needed to determine possible deficiencies in this area.

Allowable Area and Height: Section 508 of the CBC allows for an approved automatic sprinkler system to be installed to substitute for one hour fire resistive construction. Provide a code compliant sprinkler system in the A occupancy areas. The construction type becomes Type III One Hour. Based on table 5-

B, the building is then within all area and height limitations.

Guardrails: Provide code compliant guardrails at the main entry. Modify existing guardrails at the auditorium exits, the east entrance, and the basement exit stairways.

Egress/Exiting

Exterior Doors: Provide a level landing at the basement exit doors. In conjunction with the construction of the accessible ramp at the entry, reconfigure the stair landing to be level with the interior floor. Modify landing at the secondary exits to be level to the interior floor. Reconstruct the east entrance to provided a level landing 44”in length. See plan for proposed configuration.

Egress: Reconfigure the exit-access doorways so at least two of the exit-access doorways are separated by a distance that is equal or greater than 1/2 the diagonal.

Stairs (Exterior): Provide code compliant handrails at the front entry. Provide code compliant handrails which are compatible to the existing design at the secondary entrances, and the east entrance. If the existing emergency stairways are left in place, then modify the existing handrails to meet code.

Stairs (interior): Provide code compliant handrails in the two stairs flanking the auditorium in a manner consistent with approved system developed for Building 19, which are compatible to the existing ornamental metal hand rail.

Dead-end Corridors: On the west wing of the second floor, removal of the non-contributing emergency exit stairs leaves the existing corridor to this wing as a dead-end corridor in excess of 20’. Rectifying this deficiency will require some reconfiguration of the doors to the rooms.

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. Currently an accessible ramp exists to the front entry, but within the building there is no accessible path to the basement and second floor.

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 side walk, and a ramp to first floor front entry. See plan for suggested location and configuration.

Building Access: Provide code compliant elevator to the basement and second floor. See plan for suggested location. Consideration should also be given to removing the existing concrete ramp at the front entry and reconstructed with a more compatible design.

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 25 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, not replaced.

IX. Hazardous Materials

A. Description

Building 25 is currently condemned due to abatement issues and mold contamination. A full hazardous materials report has not yet been completed, but preliminary reports and test have been done on the mold growth which is in the basement. The ARG survey of the building was limited to 45 minutes due to the 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 25 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 25 is a two-story structure with a full attic and full 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 and gabled 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

Shenandoah Plaza Historic District
 Building 25

Character-Defining Features				
Note: Due to Hazardous mold conditions and the time allotted for the survey, a thorough conditions analysis will have to be performed later.				
Elements	Material	Significance	Condition	Comment
Exterior				
Roof				
		S		
Tile Roof	Terra Cotta	S		
Hipped and gabled form		C		
Gutters & Roof Leaders	Copper	C		
Collection Boxes	Copper	C		
Antennas	Metal	N		
Attic Window Vents		C		
Corrugated metal		N		At one story enclosure and basement exit stair
Original Flue & Vents				
		S		
Cap @ flue	Tile	C		
Cap @ vent	Metal	C		
Stucco- integral color (painted over)		C		
Grille work	Metal	C		
Flashing @ flue	Sheet Metal			
Cladding				
		S		
Stucco- integral color (painted over)		C		
Banding course	Stucco	C		
Base	Conc	C		
Corrugated Metal		N		At one story enclosure
Entries				
Primary-The primary entrance is located on symmetrical axis on the north elevation.				
loggia w/ inset quarry tile	Conc/tile	C		
stair	Concrete	C		
lanterns	Metal/ Glass	C		
cheek walls	Concrete	C		
Light Fixtures	Metal/ Glass	C		
Secondary- secondary entrance is located at the east facade				
ornamental surround	Limestone	S		
landings & stair	Conc/tile	C		
Light Fixtures	Metal/ Glass	C		
Theater Exits- the theater entry/exit are located on the sides of the theater at stage ends				
Landing & stair	Concrete	C		
Handrail	Metal	C		
Light Fixtures	Metal/ Glass	C		
Windows				
		S		
Double-hung, 6/6, recessed with projecting sill	Metal	S		integral exterior screen units missing
Single pane 3/3	Aluminum	N		at porch
Surrounds- second story window openings on primary axis on the South elevation	Limestone	S		
Integral screens	Wire Mesh	C		
Wood Covering		N		
Paint		N		
Doors & Frames				
		S		

Significance Rating:

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

Condition Rating:

- G=Good
- F=Fair
- P=Poor

Shenandoah Plaza Historic District
 Building 25

Character-Defining Features					
Note: Due to Hazardous mold conditions and the time allotted for the survey, a thorough conditions analysis will have to be performed later.					
Elements	Material	Significance	Condition	Comment	
Primary Entry	Wood	S		door is not original, frame is original	
transom	Wood	S			
East Entry	Wood	S			
transom	wood	S			
Stair exit	wood	S			
transom	wood	S			
Auditorium exits	Wood	N			
transom	Wood	S			
Interior					
Basement due to limited time for inspection the basement was not surveyed					
Flooring					
Walls					
Ceiling					
Doors & Frames					
Windows					
Toilet & Shower					
Tile Flooring	Vitrified Tile				
Threshold	Marble				
Tile Wainscot	Vitrified Tile				
Partitions with hardware	Marble				
Accessories	Nickle Plated Brass				
Pipe Railing and fittings	Nickle Plated Brass				
Door closers	Metal				
Shower stall	Marble				
Other					
First Floor					
Flooring (1st & 2nd floor)					
Quarry tile		S			
Terrazzo border and base with resilient tile (checked pattern)		S			
Cement Motar		C			
Carpet		N			
Walls					
Plaster		C			
Gypsum wall board		N			
Panelling		N			

Significance Rating:
 S=Significant
 C=Contributing
 T=Tertiary
 N=Non-contributing

Condition Rating:
 G=Good
 F=Fair
 P=Poor

Shenandoah Plaza Historic District
 Building 25

Character-Defining Features				
Note: Due to Hazardous mold conditions and the time allotted for the survey, a thorough conditions analysis will have to be performed later.				
Elements	Material	Significance	Condition	Comment
Doors & Frames (1st & 2nd floor)				
Door (Stile & Rail)	Wood	C		
Transom	Wood	C		
Frame	Wood	T		
Hardware	Metal	T		
Door (flush)	Wood	N		
Frame	Wood	N		
Hardware	Metal	N		
Window Features (1st & 2nd floor)				
Double-hung units	Metal	S		
Trim & Casing	Wood	C		
Hardware spring-loaded double-hung devices	Metal	C		
Ceiling (Lobby & Foyer)				
Plaster		S		
Run plaster crown molding with dentils-first floor		S		
Run plaster crown molding with dentil band-second floor		S		
Ceiling (Corridors - 1st & 2nd floor)				
Plaster		T		
Ceiling (Auditorium)				
Plaster		C		
Applied acoustical ceiling tile		T		
Ceiling (Rooms)				
Suspended Acoustical Ceiling		N		
Concrete		T		
Toilet & Shower (1st & 2nd floor)				
Tile Flooring	Vitrified Tile	C		
Threshold	Marble	T		
Tile Wainscot	Vitrified Tile	C		
Partitions with hardware	marble	C		
Accessories	Nickle Plated Brass	T		
Pipe Railing and fittings	Nickle Plated Brass	T		
Door closers	Metal	T		
Shower stall	Marble	C		
Lighting				
Lobby fixture	Metal/ Glass	N		
Room Fixtures		T		
Other				
Volume of Public Spaces: Lobby, Auditorium		S		
Stair				
Ornamental rails, balusters, newel post	Metal	S		
Stringer	Metal	S		
Treads & Risers	Metal	S		

Significance Rating:

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

Condition Rating:

- G=Good
- F=Fair
- P=Poor

Shenandoah Plaza Historic District
 Building 25

Character-Defining Features				
Note: Due to Hazardous mold conditions and the time allotted for the survey, a thorough conditions analysis will have to be performed later.				
Elements	Material	Significance	Condition	Comment
Flooring at First & second floor	Terrazo Border w/ Tile	S		
Flooring at landings	Quarry Tile	S		
Second Floor				
Doors from foyer to porch				
Doors (Stile & Rail)	Wood	S		
Transom	Wood	S		
Frame	Wood	C		
Hardware	Metal	C		
Other				
Volume of Public Spaces: Foyer, Corridors, & Porch		S		

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

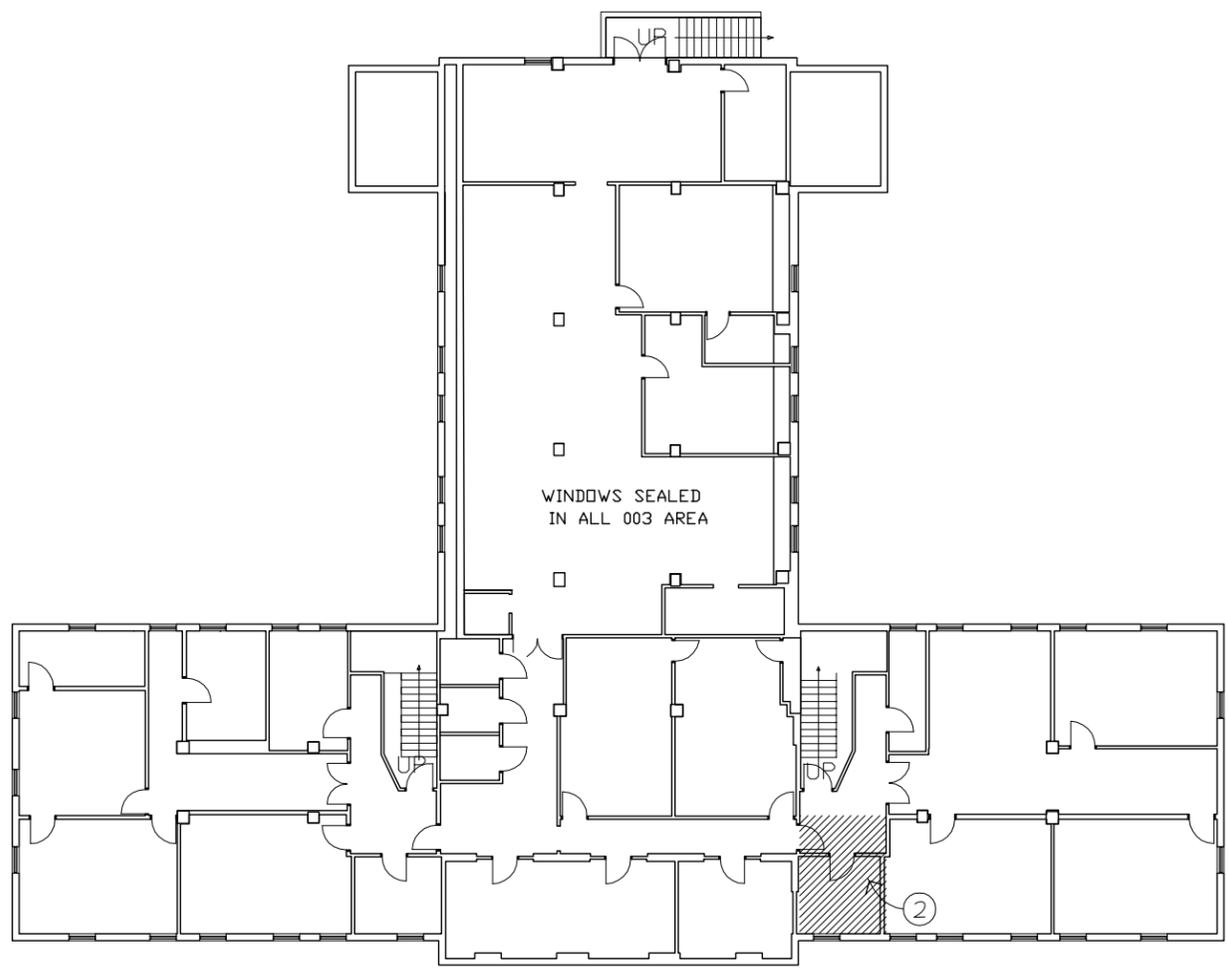
2. Historical Significance Plans

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. 



AREAS OF HISTORICAL SIGNIFICANCE
BASEMENT

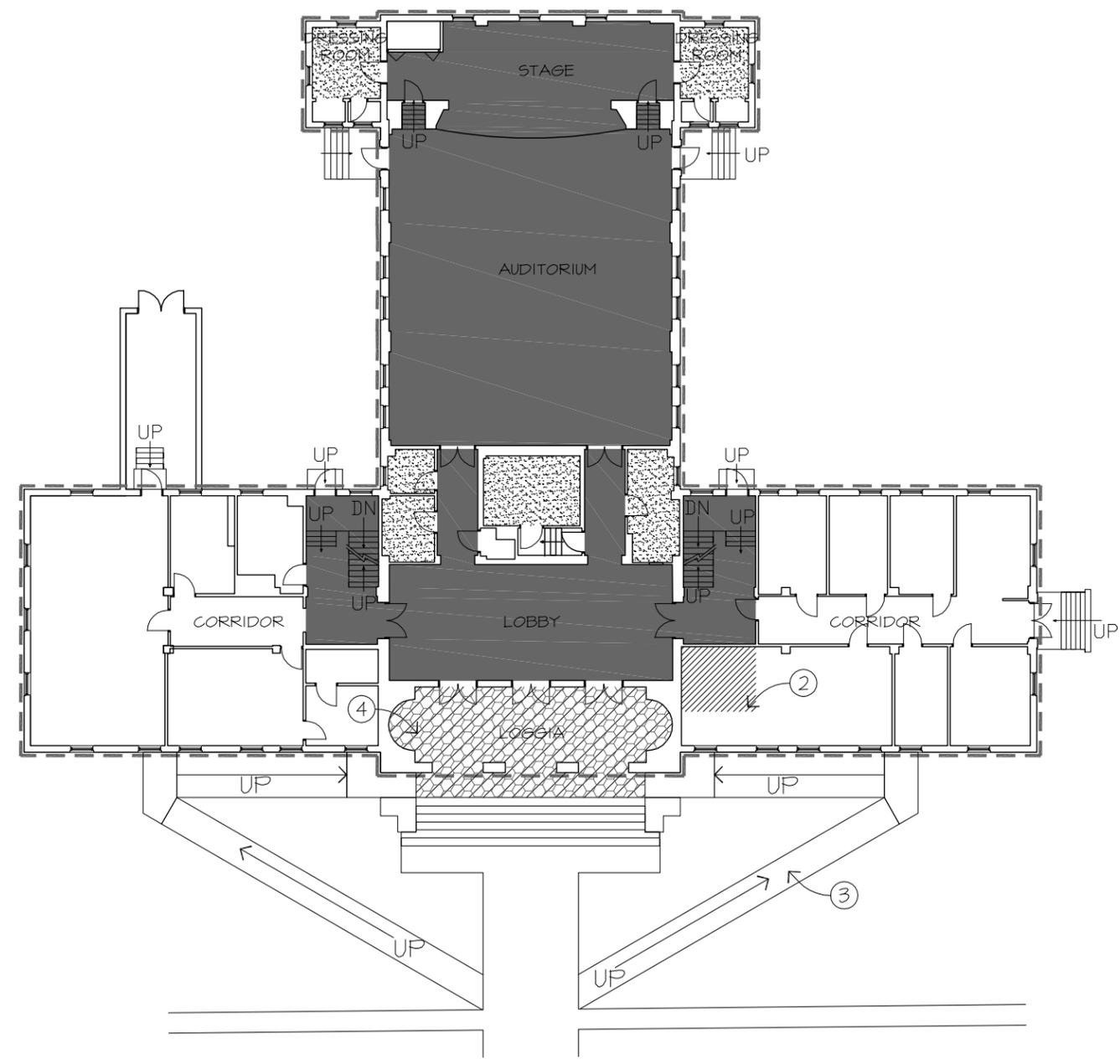


LEGEND

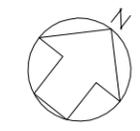
- SIGNIFICANT 
- SIGNIFICANT EXTERIOR WALL SURFACE 
- CONTRIBUTING 
- TERTIARY 
- NON-CONTRIBUTING 

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. 



AREAS OF HISTORICAL SIGNIFICANCE
GROUND FLOOR PLAN

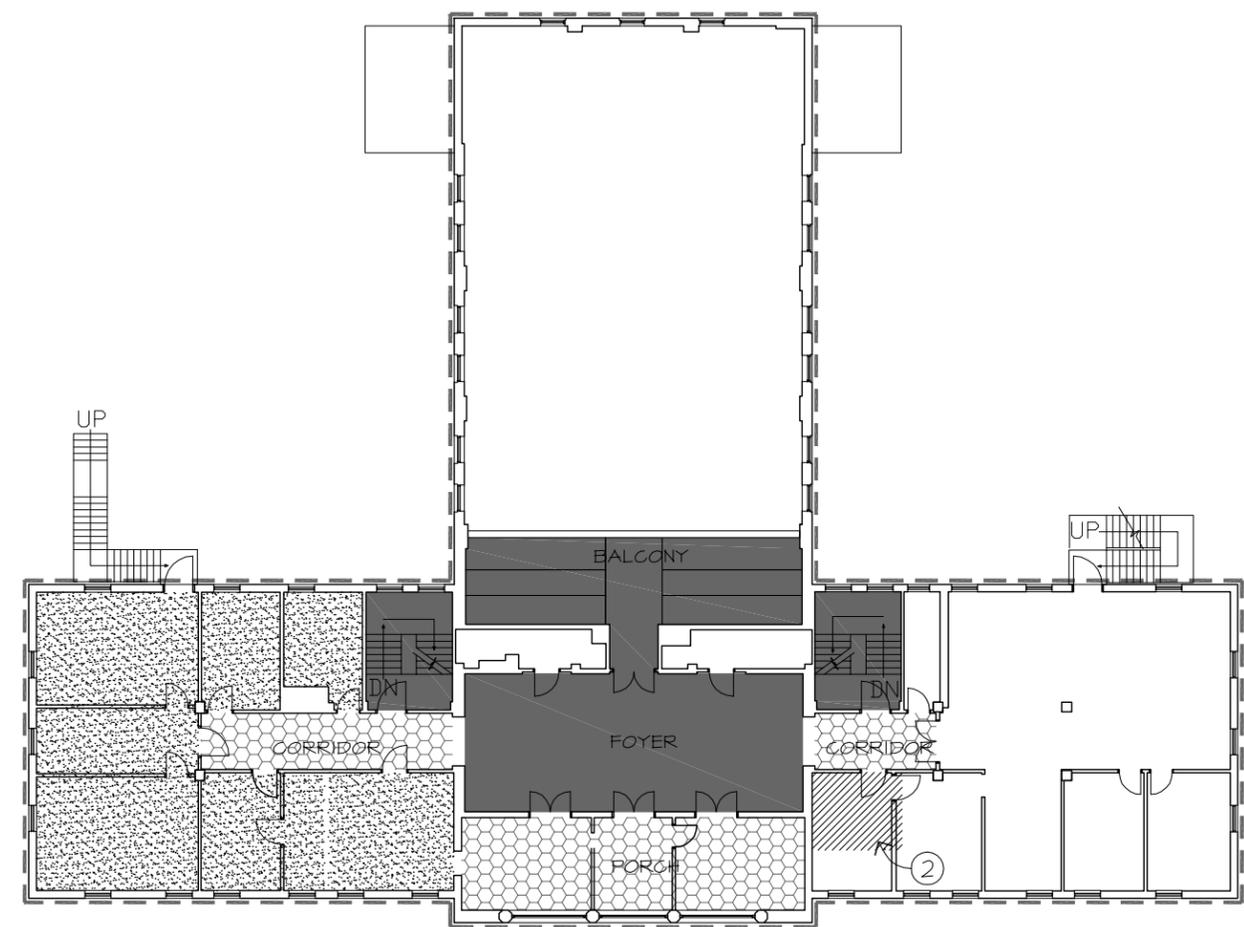


LEGEND

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

REHABILITATION NOTES

- ① SUGGESTED AREA FOR NEW EGRESS STAIR. 
- ② SUGGESTED AREA FOR NEW ELEVATOR. 

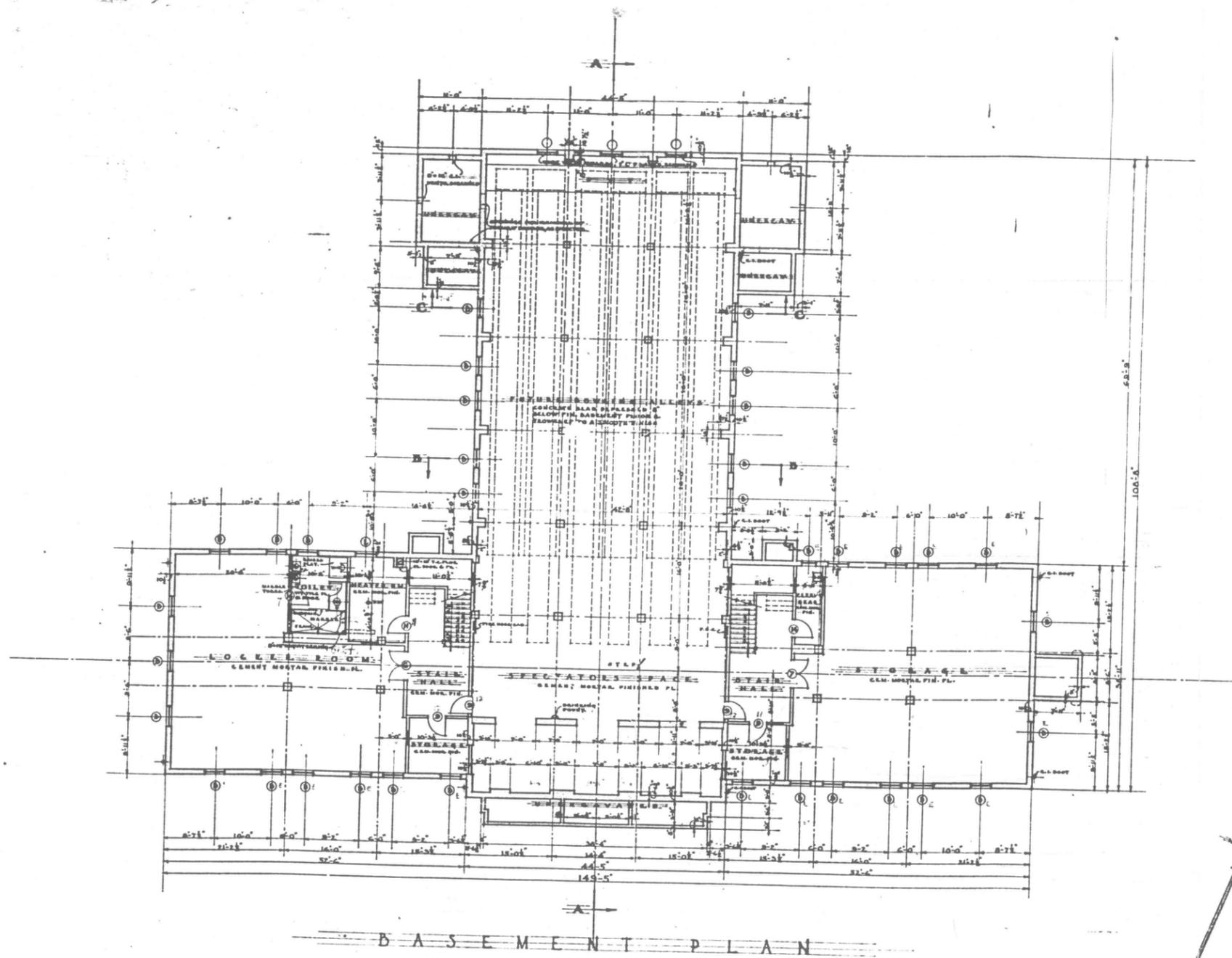


AREAS OF HISTORICAL SIGNIFICANCE
SECOND FLOOR PLAN



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

3. Original Construction Documents



B A S E M E N T P L A N

Drawn by	Monkin	Navy Department	Bureau of Yards and Docks
Checked by	Dr.	U.S. NAVAL AIR STATION	
Sup. Dfwn.	BC S	SUNNYVALE CALIF.	
Chief Dfwn.	ITM	RECREATION BUILDING	
		BASEMENT PLAN	
Scale	1/8" = 1'-0"	Appr. No.	5-24-1951
Sheet No.	6.6.7.4	Y&D Drawing No.	115,618

1202-34-127

LITERS

25

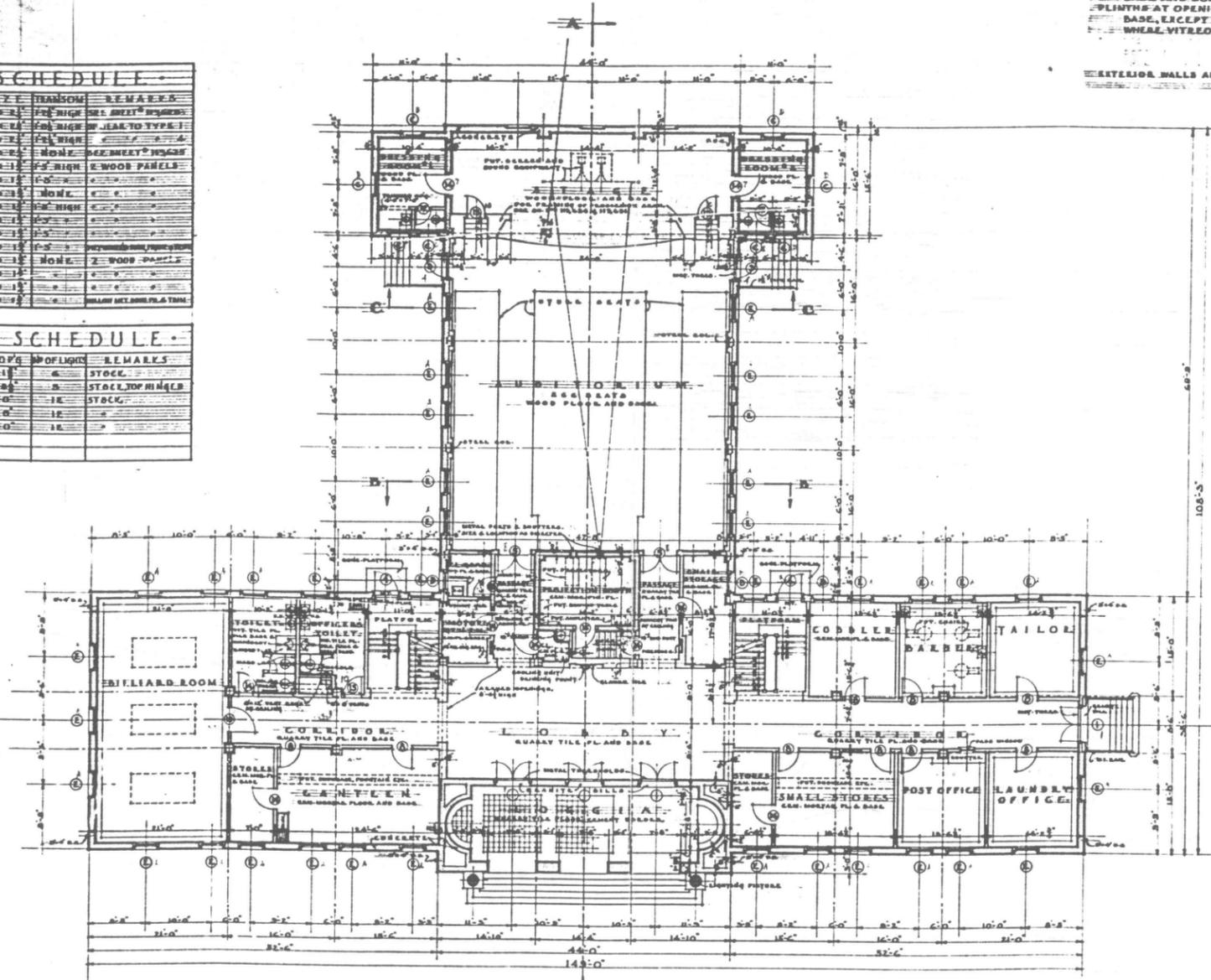
GENERAL NOTES

EXTERIOR WALLS SHALL BE CONCRETE STUDDED ON EXTERIOR AND FULLER ABOVE BASEMENT ON INTERIOR WITH 1" X 2" WOOD FURRING STRIPS, E.G. EXCEPT IN AMBITIOUS USE FOR FURNISHING OF AUDITORIUM SEE SHEET NO. H. 134
 INTERIOR PARTITIONS SHALL BE PRESSE-METAL STUDS, 1" X 6" AS DETAILS ON SHEET NO. H. 133
 FLOOR FINISH SHALL BE ASPHALT TILE WITH TERRAZZO BASE AND BORDERS EXCEPT WHERE OTHERWISE NOTED
 PLINTHS AT OPENINGS SHALL BE SAME MATERIAL AS WALL BASE, EXCEPT THAT MARBLE PLINTHS SHALL BE PROVIDED WHERE VITREOUS TILE BASE OCCURS

EXTERIOR WALLS ARE DIMENSIONED TO FACE OF CONCRETE

DOOR SCHEDULE				
NO.	TYPE	LEAF	TRANSOM	REMARKS
1	PAIR	2'-0" X 7'-0"	2'-0" HIGH	SEE SHEET NO. H. 133
2	PAIR	2'-0" X 7'-0"	2'-0" HIGH	SEE SHEET NO. H. 133
3	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	SEE SHEET NO. H. 133
4	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	SEE SHEET NO. H. 133
5	PAIR	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
6	PAIR	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
7	PAIR	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
8	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
9	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
10	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
11	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
12	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
13	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
14	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS
15	SINGLE	2'-0" X 7'-0"	2'-0" HIGH	WOOD PANELS

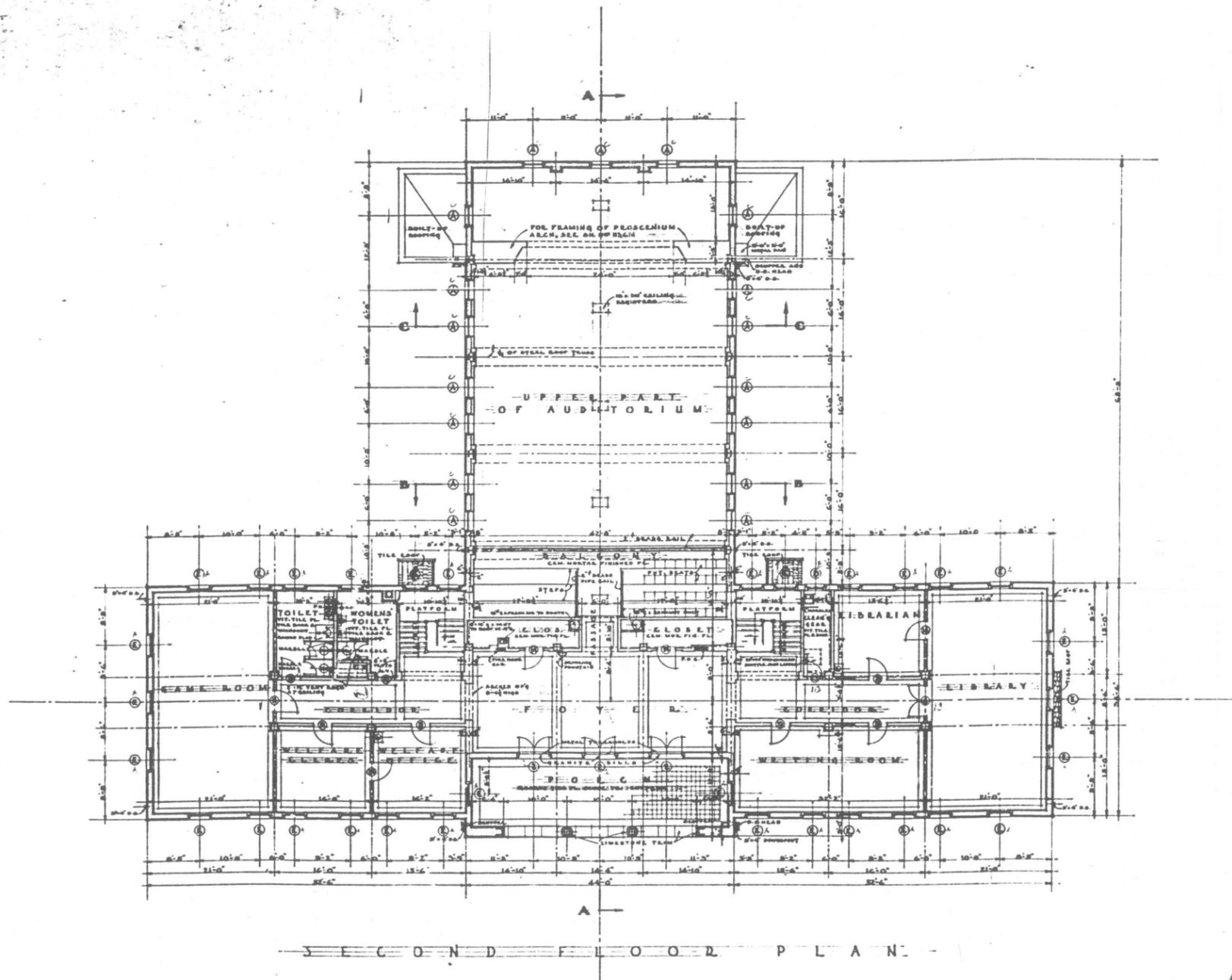
WINDOW SCHEDULE				
NO.	TYPE	MASONRY OPN.	NO. OF LIGHTS	REMARKS
A	SPALL	2'-0" X 2'-0"	6	STOCK
B	SPALL	2'-0" X 2'-0"	6	STOCK, TOP HINGED
C	METAL BR.	2'-0" X 2'-0"	12	STOCK
D	SPALL	2'-0" X 2'-0"	12	STOCK
E	SPALL	2'-0" X 2'-0"	12	STOCK



FIRST FLOOR PLAN

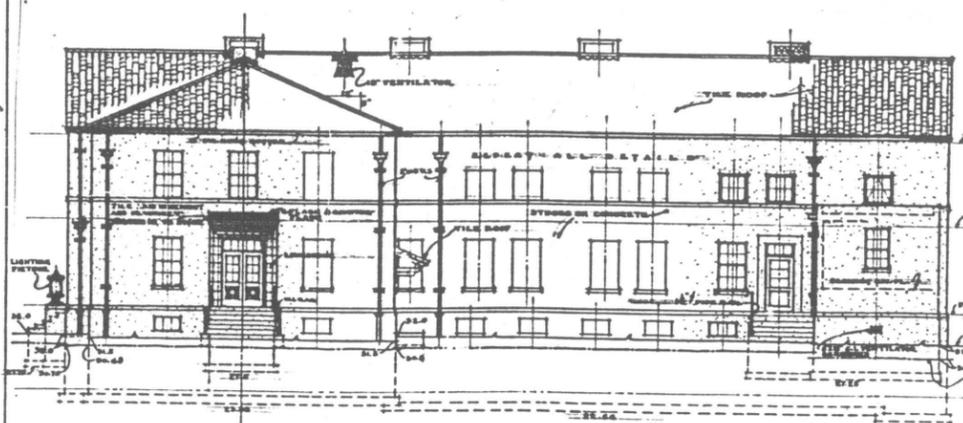
Drawn by Mackin	U.S. NAVAL AID STATION
Checked by R.L.S.	SUNNYVALE CALIF.
Supv. Dfns. S.C.S.	RECREATION BUILDING
Chief Dfms. J.J.H.	FIRST FLOOR PLAN
Scale 1/8" = 1'-0"	113,619

120234-128

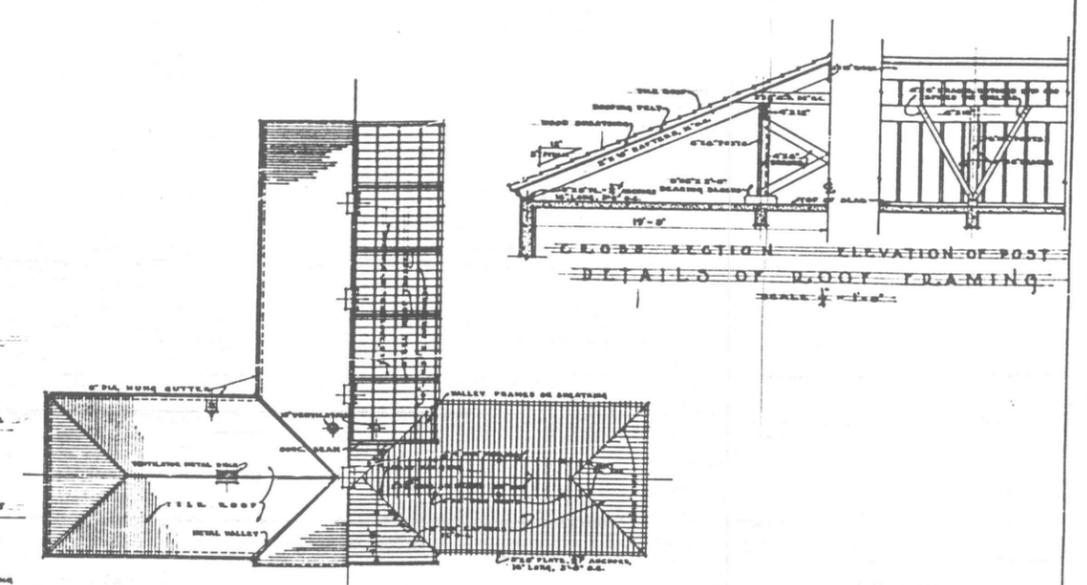


SECOND FLOOR PLAN

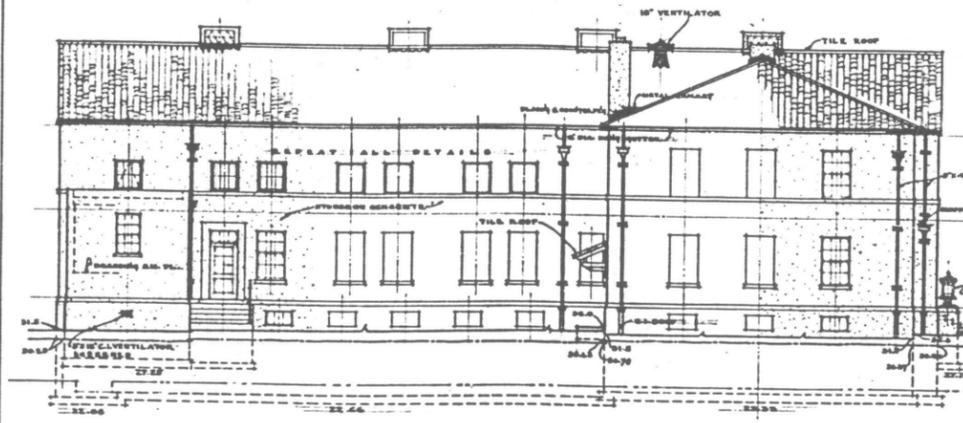
Division	Naval	Detail	107
Drawn by	Manekin	Navy Department	Bureau of Yards and Docks
Checked by	Do.	U.S. NAVAL AIR STATION	
Supv. Divn.	HCS	SUNNYVALE CALIF.	
Chief. Divn.	3-TM	RECREATION BUILDING	
Project No.	275	SECOND FLOOR PLAN	
Appr. by	Coll.	Approved	S-27-300E. Y. & D. Drawing No. 113,620
Scale	1/8" = 1'-0"	6774	1202-34-729



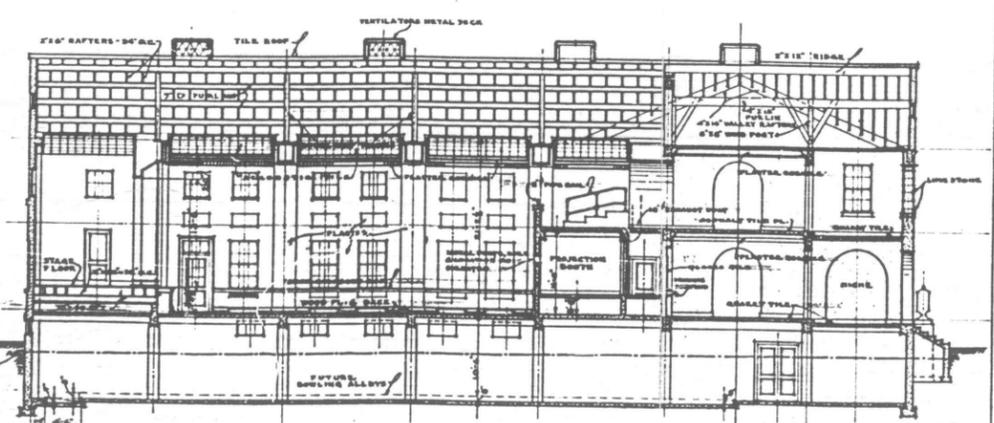
EAST ELEVATION
SCALE: 1/8" = 1'-0"



HALF ROOF PLAN HALF ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SECTION ON LINE A-A
SCALE: 1/8" = 1'-0"

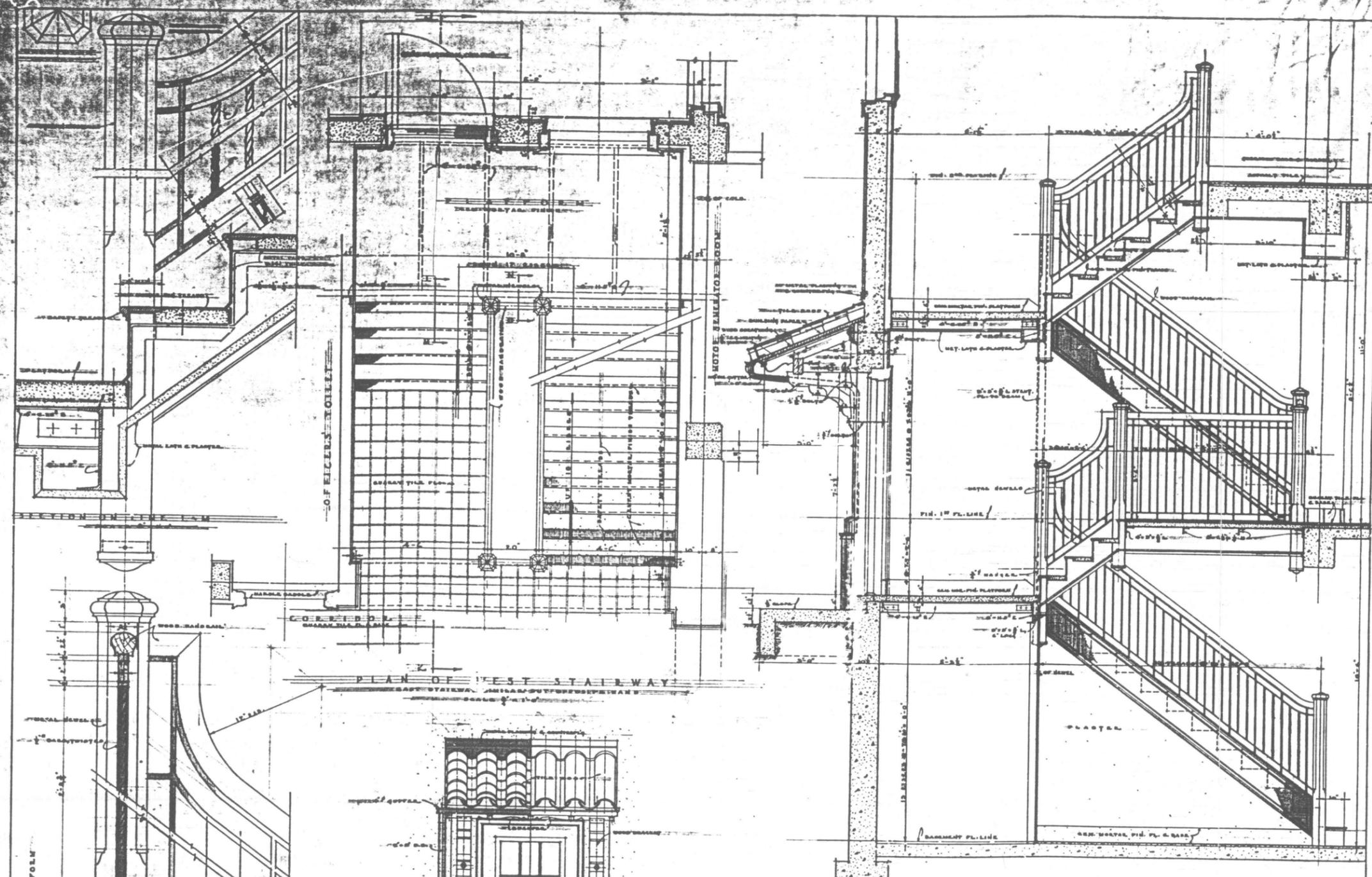
Drawn by... Mankin	NAVY DEPARTMENT	BUREAU OF YARDS & DOCKS
Traced by... LEZARIS	U.S. NAVAL AIR STATION	
Checked by... J.C.K.	SUNNYVALE CALIF.	
Supv. Wm. J.S.B.	RECREATION BUILDING	
Chief Wm. J.C.K.	ELEVATIONS SECTION	
Proj. Wm. J.S.B.	ROOF FRAMING PLAN	
Design Wm. J.S.B.	Approved 5-24-1932	Y. & D. Drawing No.
Sheet 2401-B-10000	Wm. J.S.B.	115,622
parting specification	No. 6,874	

Scale: As indicated

1202-34-131

5
ON
G
NS
L

115622



PLAN OF WEST STAIRWAY

SECTION ON LINE J-K

ELEVATION OF STAIR CASE ENTRANCE

Drawn by: Mackin	Checked by: H.E. CARTER	Sup. Mem: J.C.S.	Chief Mem: J.L.M.
NAVY DEPARTMENT BUREAU OF YARDS & DOCKS		U.S. NAVAL AIR STATION	
SUNNYVALE CALIF.		RECREATION BUILDING	
STAIR DETAILS		115,625	
Scale: 3/8" = 1'-0"	Approved: 5-24-1907	U.S. Drawing No.	
No. 6, D. 7. A.		115,625	

1207 34-134

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

4. Current Condition Photographs (2000)



Front Entry
Building 25
Moffett Field



Front Facade
Building 25
Moffett Field



Building Viewed from the North East
Building 25
Moffett Field



North Facade of Auditorium Wing
Building 25
Moffett Field



East Entrance
Building 25
Moffett Field



Building Viewed from the North West
Building 25
Moffett Field



Auditorium Exit
Building 25
Moffett Field



Sill Detail
Building 25
Moffett Field



Stair Exit
Building 25
Moffett Field



South West Corner - Auditorium Balcony
Building 25
Moffett Field



Rear Wall - Auditorium
Building 25
Moffett Field



Foyer-Second Floor
Building 25
Moffett Field



East Wall - Auditorium
Building 25
Moffett Field



Auditorium Stage
Building 25
Moffett Field



Lobby
Building 25
Moffett Field



Corridor - Second Floor
Building 25
Moffett Field



Typical Auditorium Window
Building 25
Moffett Field



Non-Contributing Doors to Auditorium - Foyer
Building 25
Moffett Field



Non Contributing ALuminum WIndow - Porch
Building 25
Moffett Field



Stair Enclosure
Building 25
Moffett Field



Water Damage - Dressing Rooms
Building 25
Moffett Field