Cabrillo Playground Renovation
A 2008 Clean and Safe Neighborhood Parks Bond Project

Community Meeting #3

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FINDINGS OF THE
HISTORIC RESOURCE EVALUATION REPORT
(HRER)
FOR CABRILLO PLAYGROUND CLUBHOUSE
• **Construction**

  - Constructed in 1936 and designed by Architect William Gladstone Merchant, while being Recreation Commission’s consulting architect.

• **Architecture**

  - The clubhouse is a tall, single story recreational building with French Eclectic stylistic features, characteristic of the period styles popular in the United States around the time of construction.

• **Purpose**

  - Cabrillo Clubhouse was designed as a community center for the neighborhood during the 1930’s effort to improve the recreation facilities and programs in the outer districts.

• **Legacy**

  - Both Cabrillo and Fulton twin Clubhouses became standard for neighborhood clubhouse architecture as attractive, well arranged, yet compact buildings for small neighborhood playgrounds.
HRER

Cabrillo Clubhouse
Evaluation of California Register Eligibility

To be eligible for individual listing on the California Register of Historical Resources (CRHR), a structure must typically:

- Be over 50 years old
- Have historic significance
- Retain its physical integrity

A Historic Resource Evaluation Report (HRER) for Cabrillo Clubhouse was prepared to provide a description, a historic context of the building and an assessment of its historic significance, integrity and eligibility for listing in CRHR.

The HRER will be submitted to San Francisco Planning Department Historic Preservation to determine the clubhouse eligibility as a historical resource.
Cabrillo Clubhouse Evaluation of California Register Eligibility

- Cabrillo Clubhouse is 74 years old and meets the age requirement.

- Cabrillo Clubhouse has not been listed previously in the CRHR, in the National Register of Historic Places (NRHP), or in previous local surveys.

- Cabrillo Clubhouse is eligible for listing in the CRHR under:
  - Criterion 1 (Event) due to its association with the expansion of the Recreation Commission in the 1930s and San Francisco’s response to the Great Depression with the implementation of the New Deal programs to build municipal facilities.

  - Criterion 3 (Design/Construction) as a good example of the 1930s playground clubhouse architecture in San Francisco.
Cabrillo Clubhouse retains a high level of integrity, including its location, design, workmanship, materials, setting and association. The clubhouse was renovated in 1989 but few significant changes were made to the exterior or the building character defining features. The clubhouse still conveys the sense of a small home-like structure retaining its integrity of design and feeling. Cabrillo Clubhouse may also be a contributing resource to a potential discontiguous historical district consisting of two recreation buildings designed by William G. Merchant in the Outer Richmond District. Both Cabrillo and Fulton Clubhouses may be the best examples of neighborhood clubhouse architecture from the 1930s in the City.
There are Standards for four distinct, but interrelated, approaches for the treatment of historic properties: Preservation, Rehabilitation, Restoration and Reconstruction. Rehabilitation is the appropriate treatment for Cabrillo Clubhouse.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property historic character.

Scope of work for the rehabilitation of Cabrillo Clubhouse:
- New configuration of restrooms, kitchen and office to make the clubhouse fully accessible and provision of new fixtures
- Structural upgrades to have minimal impact to architecture
- Electrical, plumbing, mechanical upgrades
- New roofing and flashing, restored gutters and rain water leaders
- Restoration of historic finishes, windows, doors and trims.
Final Concept Plan:

CLUBHOUSE
Historical Character-Defining Features

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

Interior
- Main room with exposed ceiling joists, chained trusses, knotty pine wall cladding, bay window with built-in seating, and light sconces
- Wood plank and paneled doors
Clubhouse Exterior
Clubhouse Exterior
Clubhouse Interior
Clubhouse Interior
Clubhouse Interior
Clubhouse Interior
Existing & Proposed Floor Plans

Existing Floor Plan

Proposed Floor Plan
Enlarged Kitchen Floor Plan & Elevations
Clubroom Interior Elevations

East Elev.

West Elev.
Final Concept Plan: SITE
### Community Mtg #2 Comments

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

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

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

BUCKET SWING
Pre-School Independents

GROUP SEE-SAW

DOLPHIN SEE-SAW

SADDLE SPINNER

TURTLE CLIMBER
School-Age Structure

- Peaked Roof
- Pyramid and Whale Tail
- Traditional Post and Deck
- Sails and Whale Tail
School-Age Swings

DISC SWING

TIRE SWING
School-Age Spinners

- 2-TIER WHIRL
- GALAXY WHIRL
- BALL WHIRL
- SADDLE SPINNER
School-Age Miscellaneous

ABACUS SEE-SAW

SEA CREATURE CLIMBER
Final Concept:
Pre-School Age Equipment

Big Ship Play Structure

Sea-Turtle Climber

Dolphin See-Saw

Bucket Swing

Group See-Saw

School Age Play Area

Pre-School Play Area
Final Concept:
School Age Equipment

Reverse View

Peaked Roof Play Structure

School Age Play Area

Pre-School Play Area

Saddle Spinner

Solo Swing

Slide Winder (Corner Slide)

Whirl
Next Steps

- Final Conceptual Design by early December 2010

- Obtain CEQA (California Environmental Quality Act) Categorical Exemption for further environmental review since the proposed Clubhouse Rehabilitation follows the standards of the guidelines for the treatment of historic resources.

- Recreation and Park Commission Approval of Conceptual Design in January 2011.

- Creation of Community Working Group for input during the design phase.

- Design phase and bid/award of construction contract in 2011.

- Start of construction anticipated in February 2012.
Thank you!

Additional questions, contact Paulina Araica, Project Manager via e-mail: Paulina.Araica@sfgov.org or phone: 581-2558