



## PARKS AND RECREATION COMMISSION AGENDA REPORT

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June 11, 2020  
Item 3

### **TITLE: REVIEW AND DISCUSS CENTURY HOUSE INTERIOR RENOVATION OPTIONS**

#### **SUMMARY**

The Century House Master Plan was previously discussed at the April 11, 2019, August 8, 2019 and October 10, 2019 Parks and Recreation Commission meetings. Topics at the meetings have included the Century House Building Assessment, facility usage and programming, and site plan and parking options.

As the next step in the process, staff has prepared four interior renovation options of the Century House for Commission review and input.

#### **RECOMMENDATION**

Review and discuss Century House interior renovation options.

#### **FINANCIAL STATEMENT**

The fiscal impact of the Century House Master Plan is unknown until the plan is completed.

## **BACKGROUND**

The Pleasanton Century House, located at 2401 Santa Rita Road, has been closed to public use since 2014 due to numerous building and life safety code deficiencies. The City Council adopted the preparation of a Master Plan for the future of the Century House as one of their Work Plan priorities for 2019-2020. As a first step towards this end, the City of Pleasanton retained the services of Jeff Katz Architecture (JKA) to provide a comprehensive analysis of the building and determine structural, mechanical, plumbing, electrical, and Americans with Disabilities Act (ADA) issues.

At the April 11, 2019 Parks and Recreation Commission meeting, the report from JKA was shared with the Commission and public comment was received. The commissioners asked for more information on the history of the usage and revenue received for the Century House.

At the August 8, 2019 Parks and Recreation Commission meeting, staff presented operational and revenue information for the Century House from 2010 to 2014 before it closed. The commissioners asked for more information regarding the potential of adding parking spaces, adding an “outbuilding” or accessory structure to house accessible restrooms and a catering kitchen, and the useable square footage or size of the house.

At the October 10, 2019 Parks and Recreation Commission meeting, staff presented four site plan options including the provision of additional parking and an outbuilding to accommodate accessible restrooms and a catering kitchen. The commissioners preferred Site Plan Option 4, which maximizes the number of parking spaces and places an outbuilding at the rear of the house while preserving the width of the park.

## **DISCUSSION**

The formation of the Century House Master Plan involves the integration of four primary factors: desired usage and programming, the facility site plan, the facility floor plan, and cost (which is primarily within the purview of the City Council). Based on consensus reached by the Commission, it is assumed the exterior appearance of the structure will generally be preserved. Decisions regarding each factor directly affect potential outcomes for other factors and therefore staff is requesting discussion of each factor independently before all considerations are integrated into a final plan. The Commission began the discussion on use and programming at their August meeting and continued with the discussion on site plan for the facility at the October meeting.

Staff has developed four interior renovation options for the Commission to review and comment. A description of the existing facility conditions and four interior renovation options are provided below. While there are likely more options that could be considered, staff believes discussion of these options cover the range of choices available to the Commission to inform whatever choices they may make related to interior improvements.

### Existing Facility Conditions

As stated above, the City of Pleasanton retained the services of Jeff Katz Architecture (JKA) to provide a comprehensive analysis of the building and determine structural, mechanical, plumbing, electrical, and Americans with Disabilities Act (ADA) issues. Existing floor plans of the first and second floor are included as Attachment 2 to this report. In addition to the JKA assessment, staff consulted with the Building and Safety Division to understand minimum building and accessibility requirements. Not all elements of the facility would need to be upgraded to current building code requirements due to the historic nature of the facility and staff would continue to coordinate with the Building and Safety Division depending on the outcome of the Century House Master Plan.

The existing facility has been vacant since 2014 due to numerous building and life safety code deficiencies. The existing ramp and main building entrance are non-compliant, as well as the existing restrooms. Many of the existing interior door openings are not adequate in width, clear floor space or level. The existing mechanical, electrical and plumbing systems require replacement to bring the facility up to operational, safety and code compliant standards. The existing structural system exhibits many deficiencies, including dry rot and material deficiencies throughout, inadequate connections of building framing to foundations and other miscellaneous deficiencies.

The existing exterior siding, trim, roof, windows, deck material and deck railings/stairs would require major repair and/or replacement. The existing interior stairway is non-compliant and if retained as-is, would limit the use of the second floor to staff use only. The existing interior surfaces, flooring, trim, hardware, light fixtures, etc. would require repair and/or replacement. A more detailed assessment of the interior finishes and materials would be completed at a later date during the design and development phase of the project.

### Interior Renovation Options

Staff has developed four interior renovation options for the commission to discuss (see Attachment 3). All options assume the “kitchen” would be relocated to an outbuilding in the form of a catering kitchen, as discussed at the October 10, 2019 Parks and Recreation Commission meeting. Due to the existing deteriorated condition of the “staff” room on the first floor, it is also assumed the “staff” room would be demolished and the previous functions would be incorporated elsewhere on the first floor. Other assumptions include: establishing the bridal room on the first floor in the “living room” with the fireplace; reconstructing the restrooms to provide a minimum of one accessible restroom (gender neutral); reconstructing the stairway to meet minimum building code requirements; reconstructing the exterior ramp to meet minimum accessibility requirements; and replacement of damaged deck material and railings. An elevator would not be required to access the second floor as long as equivalent programs and services would be provided on the first floor. A summary of each option is provided below:

- Option A: This option provides the highest level of interior preservation and maintains all the existing interior wall locations. Doorway or openings on the first floor would need to be widened in key locations for accessibility. The first floor provides a dining/classroom occupancy of 36 and standing/chair occupancy of 78 between Program Space 1 and 2. The second floor provides a classroom occupancy of 47 (due to ceiling heights and location upstairs, it is not recommended to host exercise or social events). Total dining/classroom occupancy between the two floors is 83.
- Option B: This option provides a moderate level of interior preservation and proposes demolition of the interior wall between the existing “dining room” and “kitchen” to accommodate a large second program space on the first floor similar in size to the existing main living room. All other existing interior wall locations would remain. Doorway or openings on the first floor would need to be widened in key locations for accessibility. The first floor provides a dining/classroom occupancy of 45 and standing/chair occupancy of 98 between Program Space 1 and 2. The second floor provides a classroom occupancy of 47 (due to ceiling heights and location upstairs, it is not recommended to host exercise or social events). Total dining/classroom occupancy between the two floors is 92.
- Option C: This option provides a reduced level of interior preservation and proposes demolition of the interior walls between the existing “dining room”, main “living room”, and “entry” to accommodate one large program space. The first floor provides a dining/classroom occupancy of 43 and standing/chair occupancy of 92 in one program space. The second floor provides a classroom occupancy of 47 (due to ceiling heights and location upstairs, it is not recommended to host exercise or social events). Total dining/classroom occupancy between the two floors is 90.
- Option D: This option provides the lowest level of preservation and proposes demolition of the stairway and interior walls between the existing restrooms, “living room” with fireplace, “entry”, and main “living room” to accommodate one large, symmetrical program space. The existing “dining room” would be transformed into a bridal room and the existing “kitchen” would be transformed into an accessible restroom and janitor/storage room. A new stairway location would be needed to access the second floor. Significant structural and foundation upgrades would be needed and the cost is unknown at this time. The first floor provides a dining/classroom occupancy of 58 and standing/chair occupancy of 125 in one large program space. The second floor provides a classroom occupancy of 47 (due to ceiling heights and location upstairs, it is not recommended to host exercise or social events). Total dining/classroom occupancy between the two floors is 105.

**NEXT STEPS**

Staff will return to a subsequent Parks and Recreation Commission meeting with options for a draft Master Plan which attempt to integrate feedback from the Commission and the public related to use and programming of the facility, site planning considerations, and floor plan considerations to the existing structure.

**ALTERNATIVE ACTION**

Any other action as determined by the Parks and Recreation Commission.

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Attachments:

1. Century House Square Footage/Occupancy Data
2. Existing Floor Plans
3. Interior Renovation Options