



1
2 **FIGURE 287.** A few isolated split seams were
3 observed.

- 4 ▪ Backing out of fastener heads below the
5 membrane is resulting in tenting of the
6 membrane at isolated locations (Figure 288
7 and Figure 289).
- 8 ▪ Ponding was observed along the edges of the
9 breezeway roof (Figure 290 and Figure 291).



10
11 **FIGURE 288.** Fastener heads underlying the
12 membrane cause tenting.



13
14 **FIGURE 289.** Detail of tented membrane at fastener.



15
16 **FIGURE 290.** Ponding was observed along the edges
17 of the breezeway roof.



18
19 **FIGURE 291.** Ponding at the edge of the roof.

Physical Description and Condition Assessment

- 1 ▪ Especially at the museum wing, the membrane
2 is puckered at laps (Figure 292).
- 3 ▪ The existing exhaust fan curbs on the roof
4 over the concessionaire component of the
5 building have significant corrosion. One fan is
6 missing completely, resulting in an opening to
7 the kitchen below (Figure 293 and Figure 294).
- 8 ▪ The membrane is blistered adjacent to exhaust
9 fan locations at the concessionaire portion of
10 the building (Figure 295). At these areas,
11 additional layers of membrane were installed
12 previously as added protection against grease
13 splatter.
- 14 ▪ NPS staff indicated that vultures have been
15 observed eating the roof membrane. This
16 activity is less problematic since the grease
17 hoods/exhaust fans were removed from the
18 roof over the kitchen area.



19
20 **FIGURE 292.** Puckering of the membrane at a lap.



21
22 **FIGURE 293.** Corrosion of exhaust fan curb.



23
24 **FIGURE 294.** Splitting of the membrane at the
25 exhaust fan curb.



26
27 **FIGURE 295.** Blistering of the membrane.

- 1 ■ Walking pads previously located on the
2 concessionaire area roof have been removed
3 (Figure 296). It is not clear if this removal was
4 intentional or due to past storm damage.
- 5 ■ At the stair tower roof, the counterflashing
6 along the west edge of the roof is detached
7 (Figure 297).
- 8 ■ The ladder at the east wall of the stair tower is
9 not adequately secured to the wall; it is
10 attached only at the top, with loose stand-off
11 brackets provided along the wall surface
12 (Figure 298 and Figure 299).
- 13 ■ Blistering of the roof coating was observed
14 above the museum (Figure 300). The blistering
15 may be caused by chemical attack due to bird
16 droppings from the nest atop the adjacent
17 communication tower (Figure 301).



18
19 **FIGURE 296.** Former walking pad strips have been
20 removed.



21
22 **FIGURE 297.** The west edge counterflashing is
23 detached.



24
25 **FIGURE 298.** The ladder at the east wall of the stair
26 tower.



27
28 **FIGURE 299.** The ladder is secured only at the top and
29 rests loosely against the stone veneer.



1
2 **FIGURE 300.** Blistering of the roof coating above the
3 museum.



21
22 **FIGURE 302.** The guy wire anchorage is severely
23 corroded.



4
5 **FIGURE 301.** Osprey nest at the top of the
6 telecommunication tower.



24
25 **FIGURE 303.** Surface corrosion of mechanical
26 equipment supports.

- 7
- 8 ▪ The anchorage for the communication
9 antenna guy wire at the south center fascia of
10 the office area is severely corroded
11 (Figure 302).
 - 12 ▪ At the museum roof, steel mechanical
13 equipment supports have significant corrosion
14 (Figure 303). Also, the roof membrane is not
15 adequately secured to the supports
16 penetrating the roof (Figure 304).
 - 17 ▪ Approximately half of the soffit cladding is
18 missing from south edge of office area roof
19 overhang, exposing the internal wood and
20 steel framing and the tectum roof deck to
 weather (Figure 305).



27
28 **FIGURE 304.** Roof membrane sleeve at pipe support
29 for mechanical equipment.



1
2 **FIGURE 305.** Missing soffit cladding.

- 3 ■ Counterflashing is missing where the
4 museum/lobby roof meets the wall of the
5 office area; the edge of plywood underlayment
6 is exposed to weather (Figure 306).
- 7 ■ The office wing roof has a gooseneck sleeve
8 opening and support pipes for conduit
9 (Figure 307). The gooseneck is not well
10 integrated with roof membrane; also, a newer
11 communication cable has punctured the
12 gooseneck sleeve (Figure 308 and Figure 309).
13 This opening is located directly above an
14 office area where water damage is visible at the
15 interior ceiling.



16
17 **FIGURE 306.** Missing counterflashing (right side of
18 view).



19
20 **FIGURE 307.** View of the gooseneck conduit sleeve on
21 the office wing roof.



22
23 **FIGURE 308.** The membrane is detached from the
24 pipe support.



25
26 **FIGURE 309.** There is a gap in the membrane at a
27 recently installed conduit penetration.

28

1 **Exterior Metal.**

- 2 ■ Corrosion was noted on metal exterior light fixtures around doors and mounted below
3 roof eaves (Figure 310).
4
- 5 ■ Severe corrosion and deterioration of the
6 metal open tread stair was observed on the
7 west elevation of the concessionaire
8 component (Figure 311 and Figure 312). The
9 structural integrity of the handrails and treads
10 has been severely compromised and at some
11 locations the handrails exhibit complete loss
12 of structural section. The stair is roped off at
13 the base to prevent access.



20
21 **FIGURE 312.** Severe corrosion of exterior metal stair
22 supports.



14
15 **FIGURE 310.** Corrosion of metal exterior light fixtures.



16
17 **FIGURE 311.** Severe corrosion of the exterior metal
18 handrail and stringer at the base of the service yard
19 stairs.

1 Interior Description

2 The interior of the visitor center is divided
 3 between the two components. The north portion
 4 of the structure houses a museum as well as NPS
 5 offices while the south building once contained
 6 concessionaire facilities including a restaurant, gift
 7 store and lounge. The concessionaire component
 8 of the visitor center has been unused since 2005,
 9 when Hurricanes Katrina and Wilma passed
 10 through South Florida, causing significant
 11 flooding to the building. The office and museum
 12 component currently houses public restrooms on
 13 the ground floor and a lobby, museum, staff
 14 offices, and public restrooms on the second level.

15 The lobby of the office and museum component is
 16 accessed from the second level of the breezeway
 17 through a set of aluminum-framed doors with
 18 screen inserts (Figure 312). The open air lobby has
 19 ochre-colored rock-salt textured concrete floors
 20 surrounded by a cement tile base (Figure 313), six
 21 inch wide vertical plank painted wood paneled
 22 walls, and a plaster ceiling (Figure 314). Two
 23 Keystone planters flank the entrance into the
 24 lobby. One of the planters has been altered for use
 25 as a storage area (Figure 315).

26 A smooth textured cast-in-place concrete stair
 27 with decorative aluminum railings connects the
 28 lobby with an entrance vestibule on the ground
 29 floor (Figure 316). The stair railing is constructed
 30 of aluminum bars and consists of an upper and
 31 lower rail with a continuous aluminum baluster
 32 shaped in a zigzag pattern. The north wall of the
 33 staircase is a painted plaster accent wall (refer to
 34 Figure 313). Two aluminum-framed doors leading
 35 to public restrooms are located adjacent to the top
 36 of the stairs (refer to Figure 314). Originally, a
 37 small recessed hallway led to the restrooms. The
 38 current configuration was constructed at
 39 unknown time with further alterations made in
 40 1998 to make the restrooms ADA compliant.¹²⁷



41
 42 **FIGURE 312.** Entrance to the lobby of the visitor
 43 center.



FIGURE 313. Open plan and cement tile base in
 lobby. Note the accent wall above the stairs.



FIGURE 314. Wood panel walls and plaster ceiling in
 the second floor lobby. The two doors provide
 access to restrooms.

127. NPS drawing 160-60202Z1, "Flamingo Visitor Center Restrooms," September 14, 1998.



FIGURE 315. A former planting bed has been altered for use as a storage area.



FIGURE 316. Second floor view of main concrete stair with decorative metal railing.

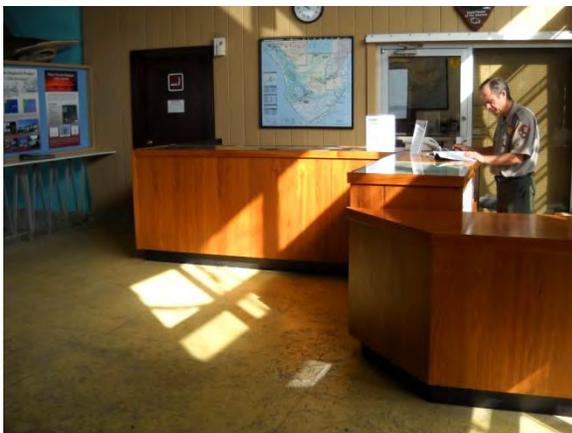


FIGURE 317. Wood information desk.



FIGURE 318. North wall of the lobby, behind the information desk.

1 A wood information desk is located east of the
2 stairs (Figure 317). The existing information desk
3 is not original. The original desk at this location
4 was a smaller unit with walnut veneer and
5 aluminum edging.¹²⁸ On the north wall behind the
6 desk, an original aluminum-framed storefront with
7 a single door provides access to the adjacent
8 offices (Figure 318). Mounted to the wall above
9 this storefront is an aluminum track that can be
10 used to secure hurricane shutters over the
11 storefront. Another doorway is located between
12 the information desk and the stairs. Aluminum-
13 framed awning windows form the east wall of the
14 room behind the desk. One window unit is
15 covered by a fixed display panel; several of the
16 sash at this window are missing. An original
17 aluminum-framed storefront south of the
18 information desk and east of the main entrance
19 leads to the adjacent museum (Figure 319).

20 There are six offices in the office space north of
21 the lobby, organized around a central hallway.
22 Typically, all of the offices contain terrazzo floors,
23 plaster walls and ceilings and a vinyl base. The
24 doors are generally hollow core wood doors with
25 wood trim, while the windows are aluminum-
26 framed awning units with tile sills and no trim.

128. NPS drawing 160-3116, "Information Counter," November 20, 1957, and archival photographs of the lobby interior.

- 1 The hallway that extends through the office space
- 2 contains the typical finishes seen in the adjacent
- 3 offices (Figure 320). A metal doorway leading to an
- 4 exterior stair is present at the end of the hallway
- 5 (Figure 321).



6
7 **FIGURE 319.** East interior elevation of the lobby.



FIGURE 320. Main hallway through office space.



FIGURE 321. Door at end of main hallway.



FIGURE 322. Front office, directly access from the lobby.

- 8 Accessed through the aluminum-frame storefront
- 9 behind the information desk, the front office
- 10 contains the finishes typical of the office space
- 11 (Figure 322). A wood hollow core door leads to
- 12 the adjacent hallway.

- 13 The first aid room is located in the southwest
- 14 corner of the north wing of the office and museum
- 15 component, across the hall from the front office
- 16 (Figure 323). The room contains typical finishes as
- 17 seen throughout the office space, as well as built-in
- 18 wood cabinets and laminate countertop, and an
- 19 aluminum-framed partition enclosing the toilet
- 20 (Figure 324 and Figure 325).



FIGURE 323. First aid room.



FIGURE 324. Built-in cabinetry and countertop in first aid room.



1
2 **FIGURE 325.** Aluminum-framed partition enclosing
3 toilet in first aid room.

4 The naturalist's office is located north of the front
5 office (Figure 326). While largely typical of the
6 offices seen in the building, this office also
7 contains built-in wood shelving units as well as a
8 small closet (Figure 327 and Figure 328). A typical
9 wood hollow-core door connects the room to the
10 adjacent front office, while another door provides
11 access to the hallway.

12 A small office housing the district naturalist is
13 located north of the first aid room and across the
14 hallway from the naturalist's office (Figure 329).
15 The office contains typical finishes as seen in the
16 adjacent offices and hallway. A small closet is
17 present in the room.

18 The squad room is located north of the district
19 naturalist's office. The largest of the offices, this
20 room contains a small closet as well as all typical

21 finishes seen throughout the office space. The
22 ceiling in the room shows signs of moisture or
23 impact damage (Figure 330).

24 Across the hallway from the squad room and
25 adjacent to the naturalist's office is the district
26 ranger's office (Figure 331). The finishes in the
27 room are typical.



FIGURE 326. Naturalist's office.



FIGURE 327. Built-in wood shelving in naturalist's office.



FIGURE 328. Small closet located in naturalist's office.



FIGURE 331. District ranger's room.



FIGURE 329. Office for the district naturalist.

- 1 A small mechanical closet is accessible from the
- 2 hallway. Sliding louvered wood doors, now
- 3 removed from their track and stored in the
- 4 hallway, provided access to the closet (Figure 332).



- 5
- 6 **FIGURE 332.** Mechanical closet.



FIGURE 330. The squad room ceiling.

- 7 Accessed through doors in an aluminum-framed
- 8 storefront, the museum is situated east of the
- 9 lobby (Figure 333). Finishes in the museum
- 10 include non-original vinyl flooring and a vinyl base
- 11 (Figure 334). The walls are plaster, and the ceiling
- 12 has a spray-applied textured plaster finish
- 13 (Figure 335). Although the original drawings
- 14 indicate plaster for all upper level ceilings, the
- 15 textured finish is likely not original, as it does not
- 16 match other spaces indicated to receive plaster
- 17 ceilings. Abstract murals depicting themes of
- 18 nature are painted on the north and east walls of
- 19 the room (Figure 336). The space is illuminated by
- 20 ceiling-mounted track lighting (Figure 337).

Physical Description and Condition Assessment

- 1 There are several built-in display cases throughout
- 2 the museum space (Figure 338). Two fish tanks as
- 3 well as in-wall display cases are also present
- 4 (Figure 339).



FIGURE 333. Entrance from the lobby to the museum.

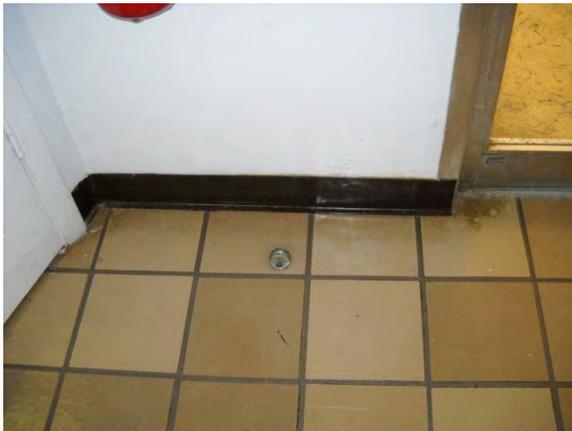


FIGURE 334. Vinyl tile and base are typical interior finishes within the museum.



FIGURE 335. Textured spray plaster ceiling finish.



FIGURE 336. Murals on the east and north interior elevations of the museum.



FIGURE 337. Typical track lighting fixtures in the museum.



FIGURE 338. Various built-in display cases within the museum area.



FIGURE 339. Several fish tanks in the museum, mounted flush with wall.

1 As noted, a concrete stair connects the entrance
 2 vestibule on the ground floor with the second level
 3 lobby (Figure 340). Cement tile, matching the base
 4 of the second level lobby, covers the walls around
 5 the lower portion of the stair. The tiles are 12
 6 inches square and have a mottled buff-colored
 7 finish. The cement tiles are likely original.¹²⁹

8 The ground level entrance vestibule is accessed
 9 from the lower level of the breezeway through two
 10 aluminum-framed doors with metal screen inserts.
 11 The floor in the vestibule is concrete while the
 12 walls are covered in cement tile. The ceiling is
 13 plaster. There are three restrooms adjacent to the
 14 vestibule: a family restroom as well as a men's and
 15 women's restroom (Figure 341). A small closet is
 16 located below the stair. Screened openings are
 17 present on the east wall of the space as well as
 18 around the aluminum doors that lead to the
 19 ground level breezeway. The space is lit by
 20 ceiling-mounted fluorescent fixtures.

21 The concessionaire component of the visitor
 22 center previously contained several commercial
 23 spaces including a restaurant, gift shop, and
 24 lounge. These spaces were abandoned due to
 25 significant damage caused by Hurricanes Katrina
 26 and Wilma in 2005.

129. The cement tile is indicated on the original drawings in the Room Finish Schedule, sheet 6 of 15.



27
 28 **FIGURE 340.** First floor view of main concrete stairs
 29 with aluminum handrail.



30
 31 **FIGURE 341.** Aluminum handrail of main stairs. Note
 32 restroom door in background.

33 Located on the ground level of the northeast
 34 corner of the concessionaire component, the
 35 former gift shop space has plaster walls and
 36 ceramic tile floors with a vinyl base. Three
 37 exposed concrete columns run north to south
 38 through the center of the room. There is an
 39 exposed structural ceiling on the northern portion
 40 of the shop with a lower suspended acoustical tile
 41 ceiling over the southern part of the room
 42 (Figure 342 and Figure 343). Two aluminum-
 43 framed doors serve as the entrance from the
 44 ground level of the breezeway (Figure 344). There
 45 are two aluminum-framed windows on both the
 46 east and north walls of the room.



1
2 **FIGURE 342.** View of gift shop at the first floor of the
3 concessionaire component. The ceiling in this area
4 consists of exposed framing (foreground) and
5 suspended acoustical tile (background).



6
7 **FIGURE 343.** Gift shop interior, 2003. Source:
8 Everglades National Park, Facilities staff.



9
10 **FIGURE 344.** Interior view of the main entrance to the
11 gift shop.

12 There are three doorways on the west side of the
13 room. The doorway on the far northern portion of
14 the west wall is a single door leading to former
15 support spaces. A double louvered door is present
16 at the center doorway, while the furthest south
17 doorway contains a double wood door
18 (Figure 345).

19 Accessed through the single door at the northern
20 portion of the west wall, the former stockroom is
21 located to the west of the gift shop. The stockroom
22 has a concrete floor with a wood base, and plaster
23 walls and ceilings (Figure 346).

24 Adjacent to the stockroom is a small fitting room.
25 The fitting room has carpet floors, wood paneled
26 walls, and plaster ceilings (Figure 347).

27 West of the stockroom and fitting room is the
28 former concessionaire office. Most recently the
29 space appears to have been affiliated with the gift
30 shop. This area includes a larger open space, three
31 closets, and a restroom. The open area has plaster
32 walls with wood paneling in some areas, a vinyl tile
33 floor with a vinyl base, and a suspended acoustical
34 tile ceiling (Figure 348).



35
36 **FIGURE 345.** The two southernmost door openings on
37 the west interior elevation of the gift shop.



1
2 **FIGURE 346.** Interior view of the stockroom.



3
4 **FIGURE 347.** The fitting room has carpeted floor,
5 wood paneled walls, and a plaster ceiling.

6 The north closet has a carpet floor covering vinyl
7 tile, wood paneled walls, and a suspended acoustic
8 tile ceiling (Figure 349). There are also built-in
9 wood shelves (Figure 350).

10 The center closet has wall paper covering a plaster
11 wall, a textured plaster ceiling, and shag carpeting
12 installed over vinyl tile (Figure 351).

13 The south closet is the smallest of the three. The
14 closet has plaster walls and a concrete floor
15 (Figure 352).



FIGURE 348. Former concessionaire office, adjacent to the gift shop.



FIGURE 349. Carpet flooring in the north closet, off the former office space.



FIGURE 350. Built-in wood shelving in the north closet.



FIGURE 351. Shag carpeting and wall covering in the center closet.



FIGURE 352. View of the south closet.

1 The bathroom in the former office area has a vinyl
2 tile floor with a wood base, and plaster walls with a
3 plastic wainscot (Figure 353). The fixtures in the
4 bathroom are newer than the original construction
5 of the building.

6 A corridor connects the gift shop spaces to the
7 lounge, the service elevator, and the loading dock.
8 The corridor has a concrete floor with a vinyl base,
9 plastic panel walls, and a plaster ceiling
10 (Figure 354). On the south side of the corridor
11 there is a door to an adjacent freezer space
12 (Figure 355). At the west end of the corridor,
13 access is provided to the loading dock, which is
14 located on the south side of the concessionaire
15 component (Figure 356). Stairs and a service
16 elevator are located opposite the doors leading to
17 the loading dock (Figure 357).

18 The former lounge is located south of the former
19 gift shop space and accessed from the covered

20 plaza under the south wing of the concessionaire
21 component. The lounge has a concrete floor that is
22 partially covered by carpet with a wood base
23 (Figure 358). The walls in the room are painted
24 wood paneling while the ceiling is exposed with
25 remnants of a suspended acoustical tile ceiling
26 (Figure 359 and Figure 360).



27
28 **FIGURE 353.** Restroom with plaster walls and plastic
29 wainscot. This room is accessible from the former
30 concessionaire office.



FIGURE 354. View of corridor south of the former
concessionaire office space. The corridor connects
the gift shop, lounge, service elevator, and loading
dock.



FIGURE 355. Door to freezer space.



FIGURE 358. Concrete subfloor and carpeting in the lounge.



FIGURE 356. Exterior door to loading dock.



FIGURE 359. Wood-paneled walls in lounge.



FIGURE 357. Service elevator.



FIGURE 360. Ceiling of the lounge. Note exposed structural framing, pipes, and suspended ceiling framing.



FIGURE 361. Bar and countertop in lounge.



FIGURE 362. Built-in display cases flanking the entrance to the restroom area.

1 A built-in wood paneled bar with a laminate
2 countertop is located along the north wall of the
3 room. A walk-up counter is situated along the
4 storefront at the east wall of the lounge
5 (Figure 361).

6 Two built-in display cases flank the entry hallway
7 leading to the restrooms on the west side of the
8 room (Figure 362). The two restrooms have similar
9 finishes, although in different colors. Each
10 restroom has ceramic tile flooring and partial
11 height tiled walls over plaster (Figure 363).
12 Suspended acoustical tile ceilings are also present
13 in both of the restrooms (Figure 364). The original
14 drawings indicate plaster ceilings for these rooms,
15 thus the suspended acoustic tile is assumed to be
16 non-original. The men's restroom contains blue
17 and white tile while the women's restroom has
18 pink and white tile (Figure 365). The ceramic tile

19 may be original, as this finish material is indicated
20 on the original drawings.¹³⁰

21 A small kitchen accessible from the lounge and the
22 corridor south of the former concessionaire office
23 space is located north of the restrooms. The
24 kitchen has vinyl flooring with a vinyl base, plastic
25 paneling on the walls, and a plaster ceiling
26 (Figure 366).



27
28 **FIGURE 363.** Tiled flooring and walls are typical
29 interior finishes of the restrooms.



30
31 **FIGURE 364.** Suspended acoustical tile ceiling in
32 restrooms.

130. Refer to original drawings, Room Finish Schedule, sheet 7 of 20.



1
2 **FIGURE 365.** Women's restroom has a pink and white
3 color palette.



4
5 **FIGURE 366.** The kitchen has vinyl tile flooring and
6 plastic wall paneling.

7 The second level of the concessionaire component
8 contains the former restaurant. The restaurant is
9 composed of four separate areas: the bar/lobby,
10 dining room, kitchen, and employee dining room.

11 The bar/lobby portion of the restaurant is
12 accessed from the second level of the breezeway
13 through a pair of aluminum-framed double doors
14 (Figure 367). The bar/lobby has vinyl tile flooring
15 at the entryway with remnants of carpet
16 throughout the remainder of the room
17 (Figure 368). There are plaster walls, wood base
18 and trim, a suspended acoustical tile ceiling and
19 jalousie windows along the south wall
20 (Figure 369). A wood bar with laminate
21 countertops is present along the south wall of the

22 room (Figure 370 and Figure 371). There is a
23 doorway on the west wall of the room adjacent to
24 the bar as well as a door in the northern part of the
25 west wall.



FIGURE 367. Interior view of the second floor
entrance doors.



FIGURE 368. Vinyl tile flooring in bar/lobby area.



FIGURE 369. View of bar/lobby space.



1
2 **FIGURE 370.** Interior view of the bar/lobby, looking
3 south.



4
5 **FIGURE 371.** Interior view of the bar, 2003. Source:
6 Everglades National Park, Facilities staff.

7 South of the bar/lobby area are two restrooms.
8 The men's and women's restrooms have similar
9 finishes. Epoxy floors and bases are present in
10 both restrooms, as are partial height ceramic tile
11 walls behind the sinks and toilets. The ceramic tile
12 covers plaster walls, which are visible in the rest of
13 the rooms (Figure 372). The ceilings in both rooms
14 are plaster as well. A small janitor's closet is
15 present in the men's restroom (Figure 373).

16 A small Keystone planter is present outside of the
17 restrooms. The Keystone has been coated with
18 paint (Figure 374).

19 The dining room is located south of the restrooms
20 in the south wing of the concessionaire
21 component. The dining room has carpeted floors
22 with wood trim and base (Figure 375 and
23 Figure 376). The east and south walls in the room

24 are plaster, while the north and west walls are
25 painted wood paneling. The ceilings are
26 suspended concealed-spline acoustical tile that is
27 likely original (Figure 377).¹³¹



28
29 **FIGURE 372.** View of typical bar/lobby area restroom.



30
31 **FIGURE 373.** Janitor's closet.

131. The original drawings indicate "acoustic tile" for the ceiling finish in the dining room. Refer to the Room Finish Schedule on sheet 7 of 20.



1
2 **FIGURE 374.** Interior planting bed with paint coating
3 over original Keystone.



9
10 **FIGURE 377.** Concealed-spline acoustical ceiling and
11 track lighting fixtures in dining room.



4
5 **FIGURE 375.** The entrance to the restaurant, 2003.
6 Source: Everglades National Park, Facilities staff.



7
8 **FIGURE 376.** View looking south of dining room area.

12 The dining room has a raised seating area three
13 steps above the main level. This raised area is
14 surrounded by a wood railing (Figure 378).

15 There are five sets of aluminum-framed windows
16 on the east and south walls of the room. Each set
17 consists of four window units. None of the
18 windows in the dining room are original
19 (Figure 379).

20 A partial height wall offset from the west wall of
21 the room hides the waiters' alley, which connects
22 the kitchen to the dining room (Figure 380). The
23 floor in the waiters' alley is vinyl tile with non-skid
24 stripping. There are built-in wood shelves on the
25 west wall of the space (Figure 381). Two doors
26 lead from the waiters' alley and dining room to the
27 kitchen and dining room (Figure 382).



FIGURE 378. View of dining room, looking north.
Note upper dining level at left side of photo.



FIGURE 379. Windows on east wall of dining room.



FIGURE 382. Wood door at end of waiters' alley leads to kitchen.



FIGURE 380. Waiters' alley.



FIGURE 381. Built-in wood shelving on west wall of waiters' alley.

1 The kitchen is located west of the dining room in
2 the west wing of the concessionaire component.
3 Divided into two spaces by a wall running north-
4 south through the center of the room, the kitchen
5 has ceramic tile walls as well as walls covered by
6 plastic panels, ceramic tile floors, and plaster
7 ceilings (Figure 383). Windows are present on the
8 south wall of the room and are covered by interior
9 storms. Several pieces of kitchen equipment
10 remain throughout the space (Figure 384). A three-
11 room freezer is located west of the kitchen and is
12 accessed through an insulated metal door
13 (Figure 385). The freezer has plastic paneled walls
14 and ceilings with a ceramic tile floor similar to that
15 seen in the kitchen (Figure 386).

16 A small hallway connects the kitchen with the
17 staircase and service elevator (Figure 387). The
18 hallway has a concrete floor with a vinyl base,
19 plastic paneled walls, and remnants of a suspended
20 ceiling (Figure 388).



FIGURE 383. Kitchen.



FIGURE 384. Although the kitchen is not currently in use, several pieces of kitchen equipment remain.



FIGURE 385. Freezer access door on west wall of kitchen.



FIGURE 386. Interior of the freezer.



FIGURE 387. Service stair.

- 1 Accessed from the bar/lobby space, the employee
- 2 cafeteria has wood paneled walls, carpet flooring,
- 3 and a suspended acoustical ceiling covering the
- 4 original suspended concealed-spline acoustical tile
- 5 ceiling above (Figure 389).

- 6 South of the employee cafeteria is a hallway that
- 7 connects the bar/lobby to a room containing the
- 8 serving line where employees were served. The
- 9 hallway has plaster walls, tile floors with a wood
- 10 base, and a suspended ceiling (Figure 390).

- 11 The serving line contains painted plastic paneled
- 12 walls, tile floors, and a suspended ceiling
- 13 (Figure 391). Wood paneling is present on the
- 14 south wall of the room behind the remaining
- 15 kitchen equipment (Figure 392).



FIGURE 388. Hallway between kitchen and service elevator and stair.



FIGURE 391. Vinyl tile, plastic panel, and suspended-frame acoustic tile ceiling in serving line.



FIGURE 389. Employee cafeteria ceiling showing original suspended concealed-spline acoustical tile ceiling above newer suspended ceiling.



FIGURE 392. Wood paneling on south wall of serving line.



FIGURE 390. Hallway leading to serving line room.

- 1 A corridor located south of the employee dining
- 2 area connects the serving line to the back hallway.
- 3 This corridor also provides access to two
- 4 restrooms and a small closet (Figure 393). The
- 5 corridor has ceramic tile floors with a vinyl base,
- 6 plaster walls and ceiling, and built-in wood
- 7 shelving (Figure 394).

- 8 The women's restroom has similar finishes to the
- 9 corridor while the men's restroom has plastic
- 10 paneled walls and ceilings (Figure 395). Wood
- 11 partitions are present in both restrooms.



FIGURE 393. Restroom corridor.



FIGURE 394. Ceramic tile flooring, plaster walls, and built-in shelving in restroom corridor.



FIGURE 395. The men's restroom has plastic paneling and wood partitions.

3 Interior Condition Assessment

4 The visitor center interior was surveyed and the
5 following notable conditions were observed.

6 First Floor, Office and Museum 7 Component.

- 8 ▪ The soffit at the first floor entrance of the
9 office and museum component shows signs of
10 water damage (Figure 396).
- 11 ▪ There is spalling adjacent to the stair tread
12 nosing plates in the office and museum
13 component (Figure 397).
- 14 ▪ Moisture damage was observed on the fascia
15 above the stairs in the office and museum
16 component of the building (Figure 398).
- 17 ▪ The grout joints of the wall tile surrounding
18 the stairs in the office and museum
19 component are cracked (Figure 399).



20
21 **FIGURE 396.** Peeling paint as a result of water
22 damage at first floor soffit in office and museum
23 component.

1

2



1
2 **FIGURE 397.** Spalling of concrete treads on main stair
3 in office and museum component.



4
5 **FIGURE 398.** Visible moisture damage to fascia above
6 stairs in office and museum component.



7
8 **FIGURE 399.** Cracking of grout joints between wall
9 tiles in ground floor entrance area.

10

11 **Second Floor, Office and Museum**
12 **Component.**

- 13 ▪ The concrete floor in the second level lobby is
14 cracked (Figure 400).
- 15 ▪ There are areas of staining on concrete floor in
16 the second level lobby (Figure 401).
- 17 ▪ Moisture damage is present on ceilings
18 throughout the offices (Figure 402).
- 19 ▪ Moisture damage was observed on the
20 museum ceiling (Figure 403).



21
22 **FIGURE 400.** Cracking in the second floor concrete
23 slab in the office and museum component.



24
25 **FIGURE 401.** Staining on the concrete floor slab.



1
2 **FIGURE 402.** Moisture damage to ceiling materials in
3 offices.



4
5 **FIGURE 403.** Visible moisture damage to acoustical
6 tile ceiling in the museum.

7 **First Floor, Concessionaire Component.**

- 8 ■ The suspended ceiling in the gift shop shows
9 signs of damage (Figure 404).
- 10 ■ There is moisture related damage to plaster
11 throughout the first floor of the
12 concessionaire component (Figure 405).
- 13 ■ Areas of the tile floor in the gift shop show
14 signs of heaving (Figure 406).
- 15 ■ There is moisture related damage to wood
16 paneled walls throughout the first floor of the
17 concessionaire component (Figure 407).
- 18 ■ The ceilings throughout the first floor of the
19 concessionaire component show signs of
20 moisture damage (Figure 408).

- 21 ■ The paint coatings are peeling throughout the
22 office and museum and concessionaire
23 components of the building (Figure 409).



24
25 **FIGURE 404.** Moisture damage to suspended
26 acoustical tile ceiling in gift shop.



FIGURE 405. Peeling paint and moisture damage to
plaster walls in gift shop.

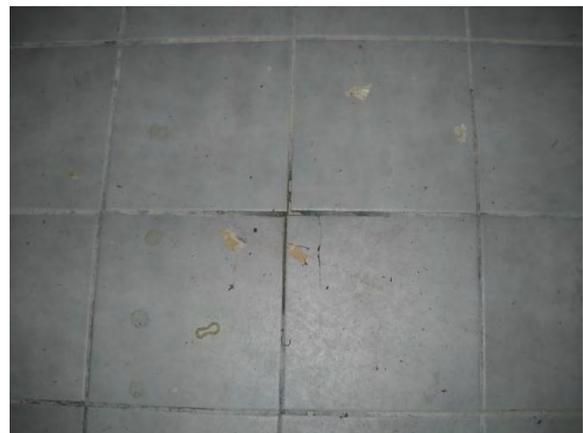


FIGURE 406. Visible heaving in floor tiles.



FIGURE 407. Moisture damage to wood paneled walls in concessionaire component.



FIGURE 408. Moisture damage and staining at ceilings in concessionaire component.



FIGURE 409. Peeling paint at plaster soffit below service stair.

- 2 ▪ The suspended ceiling in the former
- 3 concessionaire offices west of the gift shops is
- 4 deteriorated, with the rails of the ceiling
- 5 significantly corroded (Figure 410).

- 6 ▪ At several locations, delaminated wood
- 7 paneling was observed (Figure 411).

- 8 ▪ There are signs of mold infestation throughout
- 9 the first floor of the concessionaire
- 10 component.

- 11 ▪ Exposed, corroded conduit was observed in
- 12 the back hallway on the first floor of the
- 13 concessionaire component (Figure 412).

- 14 ▪ The double doors at loading dock are
- 15 damaged. Evidence of corrosion is visible at
- 16 the bottom of the doors (Figure 413).

- 17 ▪ The vinyl tile floor in lounge kitchen shows
- 18 signs of moisture damage (Figure 414).



19
20 **FIGURE 410.** Deterioration of suspended ceiling
21 framing and panels.



1
2 **FIGURE 411.** Delaminated wood paneling.



FIGURE 414. Moisture damage to vinyl tile flooring.



FIGURE 412. Surface corrosion on exposed electrical conduit.



FIGURE 413. The loading dock doors are damaged with evidence of corrosion visible at the foot of the doors.

- 3 ▪ The ceiling in the lounge kitchen shows signs
- 4 of water damage (Figure 415).
- 5 ▪ There is exposed electrical wiring hanging
- 6 down from the ceiling of the lounge
- 7 (Figure 416).
- 8 ▪ The ceilings on the second level of the
- 9 concessionaire component show signs of
- 10 moisture damage (Figure 417).
- 11 ▪ One window unit is missing from the west wall
- 12 of stair tower (Figure 418).



FIGURE 415. Deterioration of ceiling in lounge kitchen.