JAY LITTLETON BALL PARK
HISTORIC STRUCTURE REPORT

ONTARIO, CALIFORNIA



Page intentionally left blank

TABLE OF CONTENTS

INTRODUCTION 1

METHODOLOGY 2
PROJECT TEAM 3
ACKNOWLEDGEMENTS 3

PART ONE

HISTORICAL BACKGROUND AND CONTEXT 7

LATE 19TH AND EARLY 20TH CENTURY BALL PARKS 7
HISTORY OF BASEBALL IN ONTARIO 9

PHYSICAL DESCRIPTION 11

CHRONOLOGY OF DEVELOPMENT 13

SIGNIFICANCE AND INTEGRITY 14

SIGNIFICANCE 14
INTEGRITY 14

EXISTING CONDITIONS 15

CHARACTER-DEFINING FEATURE CONDITIONS 15
STRUCTURAL CONDITIONS 48
ACCESSIBILITY CONDITIONS 48

PART TWO

PRESERVATION OBJECTIVES 53
STANDARDS FOR REHABILIATION 53
STATE HISTORICAL BUILDING CODE 54
RECOMMENDED TREATMENTS 55
RECOMMENDED STRUCTURAL TREATMENTS 55
RECOMMENDED MATERIAL AND FINISH TREATMENTS 56
RECOMMENDED EXTERIOR TREATMENTS 58
RECOMMENDED INTERIOR TREATMENTS 59
RECOMMENDED ACCESSIBLITY STRATEGIES 60
FIVE-YEAR PLAN 61
MAINTENANCE PLAN 65
RECOMMENDATIONS FOR FURTHER STUDY 66
REFERENCES 67
TABLE OF FIGURES 68
BIBLIOGRAPHY 69

APPENDICES

APPENDIX A: REHABILIATION PLAN
APPENDIX B: COST ESTIMATES
APPENDIX C: STRUCTURAL UPGRADE PLANS
APPENDIX D ACCESSIBLITY PLANS
APPENDIX E: AS-BUILT DRAWINGS
APPENDIX F: PHOTO KEY AND PHOTOGRAPHS

Page intentionally left blank

Page intentionally left blank

INTRODUCTION



Figure 1. Jay Littleton Ball Park, looking northwest towards the grandstand.

The Jay Littleton Ball Park is located at 1076 N. Grove Avenue at the northeast corner of John Galvin Park in Ontario, California. The ball park consists of a wood-frame grandstand completed in 1937 and a ball field with two ancillary utility sheds, one to the east of the grandstand and one to the northeast of the ball park. It is owned by the City of Ontario and operated by the Public Works Agency. The City designated the facility as a Historic Landmark in 2003.

The City is proposing to make further alterations to the ball park in order to maintain its viability and continued operation as a municipal baseball facility. As a designated landmark, the City Planning Department and Historic Preservation Commission are responsible for reviewing alterations to properties designated as local landmarks. Alterations are reviewed for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards).

GPA Consulting (GPA), Structural Focus, and Spectra Company (Spectra) were retained to prepare this Historic Structure Report (HSR) to help guide the rehabilitation of the Jay Littleton Ball Park in compliance with the Standards. The HSR is organized into two main parts based upon the guidance provided in *Preservation Brief #43: The Preparation and Use of Historic Structure Reports*. Part One documents the history and evolution of the ball park. It includes historical background information, a physical description, a chronology of the alterations, and a summary of significance and integrity. It also includes an assessment of the facility's existing conditions and identifies the ball park's character-defining features. Part Two outlines a scope of recommended work based upon the City's project objectives and the ball park's existing condition. It includes a discussion of historic preservation guidelines, recommendations for overall treatments, rehabilitation and maintenance plans, and cost estimates for the scope of recommended work.

METHODOLOGY

The purpose of this HSR is to guide the rehabilitation of the Jay Littleton Ball Park by identifying character-defining features, documenting existing conditions, and providing appropriate approaches to its rehabilitation in compliance with the Standards. To compile this report, the project team gathered and reviewed the existing information on the ball park and conducted additional research to thoroughly document its construction history. This research included reviewing historic photographs and newspaper articles. The project team also conducted intensive field inspections of the grandstand and ball field to assess the overall physical condition and identify character-defining features. During these field inspections, measurements were taken to produce as-built drawings of the grandstand. Digital photographs were also taken.

Based upon the research and inspections, the project team created a thorough inventory of the ball park's character-defining features, assessed the existing condition of the facility's structure, exterior and interior envelope, and ADA accessibility, as well as recommended treatment. The recommendations are in direct response to the conditions of features and materials observed in the field as well as the City's project objectives. The project team consulted the relevant references and source materials regarding the Standards, including the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and various National Park Service Technical Briefs, which are referenced throughout the HSR where applicable.

It is important to note that the intention of this HSR is not to provide a comprehensive recordation of conditions and rehabilitation treatments. This type of exercise is best implemented as a separate, focused task that is intended to provide specific repair recommendations and specifications. Instead, the intention is to provide a general overview of the scope of work for the rehabilitation of the Jay Littleton Ball Park. Further surveys are needed for certain features or materials. Testing, structural evaluations, and conservation assessments are recommended in order to identify more comprehensively the extent of rehabilitation treatment and repair required. Mockups of a proposed treatment or product to be reviewed and approved by a qualified architect or buildings material conservator are also recommended prior to full-scale implementation or widespread application.

PROJECT TEAM

The members of the project team who were responsible for the preparation of this HSR are as follows:

- Teresa Grimes, GPA, Principal Architectural Historian
- Emily Rinaldi, GPA, Associate Architectural Historian
- Dick Gee, Spectra Company, Architect/Project Manager
- David W. Cocke, Structural Focus, President
- Melineh Zomorrodian, Structural Focus, Associate
- Taylor Funk, Structural Focus, Design Engineer
- Christine Lamb, AEC Consultants, Inc., Project Coordinator

ACKNOWLEDGMENTS

The project team would like to thank the following City staff and commission members for their contributions to this HSR:

City of Ontario Planning and Historic Preservation Commission
- Jim Willoughby, Chairperson
- Nancy DeDiemar, Member
- Rick Gage, Member
- Fausto Reyes, Member
- James Downs, Member
- Bob Gregorek, Member
- Nicola Ricci, Member

City of Ontario Historic Preservation Subcommittee
- Bob Gregorek, Chairman
- Jim Willoughby, Member
- Richard Gage, Member

City of Ontario Recreation and Parks Commission
- Ken Dean, Chairperson
- Rita Nelsen, Vice-Chairperson
- Virginia Riley, Member
- Larry Trinidad, Member
- Marty Binney, Member
- Daniel Saucedo, Member
- Gary Ovitt, Member

City of Ontario Planning Department
- Cathy Wahlstrom, Planning Director
- Diane Ayala, Senior Planner
- Elly Antuna, Assistant Planner

City of Ontario Public Works Department
- Tito Haes, Executive Director Public Works
- Michael Johnson, Municipal Services Director
- Adrian Escamilla, Parks and Maintenance Manager

The activity, which is the subject of this Historic Structure Report, has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California Office of Historic Preservation.

Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, sex, age, disability, or national origin. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

JULY 2019

Page intentionally left blank


BALL STRIKE OUTS
ONTARIO
LUMBER & HARDWARE CO.
HARDWARE - HOUSEWARES
PAINTS

PART ONE

Page intentionally left blank

HISTORICAL BACKGROUND AND CONTEXT

The Jay Littleton Ball Park was constructed between 1936 and 1937 as part of the expansion of the recreational facilities in John Galvin Park during the 1930s. Originally called the Ontario Ball Park, the new ball park was home to the City's semi-professional baseball team, the Ontario Merchants. Additionally, Pacific Coast League teams used it for spring training. The City constructed what would have been at the time a modest, but modern baseball facility with a wood grandstand that could seat 3,500, team locker rooms, and a press box complete with radio transmission towers on the roof.

LATE 19TH AND EARLY 20TH CENTURY BALL PARKS

America's earliest ball parks typically featured U-shaped, open-tier grandstands that were sited behind home plate and extended along the first and third baselines. These grandstands had one or two-tiers of stepped seating covered by a flat or gabled roof and were almost always constructed entirely of wood. Larger ball parks also may have had uncovered stands along the outfield. All early ball parks were enclosed by wood plank fences in order to keep out non-paying spectators.

A typical example of an early ball park was the first League Park in Cleveland, Ohio. Built in 1891 for the National League Cleveland Spiders, the grandstand was sited behind home plate, U-shaped in plan, featured exterior wood siding, and had a roof supported by wood trusses.[1] It was later dismantled and reconstructed in 1910 using steel and concrete. While League Park was simple in its design, a more elaborate early example of a ball park was the second South End Grounds in Boston. Often referred to as the Grand Pavilion, it was built for the National League Boston Red Stockings (later known as the Red Sox) between 1887 and 1888. It was an elaborate double-decked wood grandstand with a series of conical towers.[2] Designed by architect John Jerome Deery, the grandstand resembled a medieval castle and could seat approximately 6,800 spectators. It was later destroyed in the Great Roxbury Fire of May 15, 1894.



Figure 2. League Park in Cleveland in circa 1900.

[1] Michael Rotman, "League Park," Cleveland Historical, accessed December 6, 2018, https://clevelandhistorical.org/items/show/16?tour=10&index=0.

[2] Bob Ruzzo, "South End Grounds (Boston)," Society for American Baseball Research, accessed December 6, 2018, https://sabr.org/bioproj/park/south-end-grounds-boston.

Because early wooden grandstands like the South End Grounds were susceptible to fire, most ball parks for professional teams were constructed of less flammable materials like brick, concrete, and steel by the 1900s and early 1910s. However, semi-professional and amateur ball parks continued to be constructed partially or entirely of wood. Rickwood Field in Birmingham is America's oldest ball park still in operation. Modeled after Forbes Field in Pittsburgh, it was built for the Southern League's Birmingham Barons in 1910 and later became home to the Negro League's Birmingham Black Barons.[3] It features a wood-and-steel frame grandstand with a Period Revival-style concrete façade. There are also a few extant wood grandstands dating from the 1920s. An example is Duncan Park Stadium in Spartanburg, South Carolina. The ball park was constructed between 1925 and 1926 for the Southern Atlantic League Spartanburg Spartans and is of wood construction with steel framing and wood weatherboard siding.[4]

Beginning in the late 19th century with the onset of the Progressive Era, city governments began to devise public policies and programs that linked supervised play and active recreation with the idea of social progress.[5] Facilities, such as parks, playgrounds, and swimming pools, were constructed as a means of combating what was seen as a decline in the public health and general welfare of America's urban inhabitants. This idea that organized physical activities supported a healthy citizenry and positive social and moral conduct later became embedded in the ethos of the New Deal programs instituted during the Great Depression. As a result, thousands of public parks and recreational facilities were built during this period.
New Deal programs like the Works Progress Administration (WPA) were designed to bring economic relief to the country necessitated by the Great Depression. The WPA expanded on the existing Civil Works Administration as a vehicle for both easing unemployment and improving infrastructure in the form of dams, roads, bridges, and buildings including ball parks. Examples of WPA-era ball parks listed in the National Register include: Warren Ballpark (1909/1936) in Bisbee, Arizona; Richmond City Grandstand and Baseball Field (1935-136) in Richmond City, Utah; Carson Park Baseball Stadium (1936) in Eau Claire, Wisconsin; Eugene Civic Stadium (1938) in Eugene, Oregon; and Taylor Field (1939) in Pine Bluff Arkansas. An extant example in Southern California is the Jackie Robinson Memorial Field (1932) in Pasadena. Many of these ball parks were partially or entirely built of wood.



Figure 3. Second South End Grounds in Boston in circa 1890.

[3] Chloe S. Mercer and Melanie Betz, Alabama Historical Commission, "National Register of Historic Places Nomination: Rickwood Field, Birmingham, Alabama," August 19, 1992.
[4] Katherine Ferguson, "National Register of Historic Places Nomination: Duncan Park Stadium, Spartanburg, South Carolina," December 11, 2015, sect. 7, 4-5.
[5] "History of Recreation in Parks," NYC Parks, accessed December 6, 2018, https://www.nycgovparks.org/about/history/recreation.



Figure 4. Hollywood Stars training at Jay Littleton Ball Park in 1946.

The City of Ontario received $5,000 through the California State Emergency Relief Administration (SERA) for the purchase of materials for Jay Littleton Ball Park.[6] The State Legislature created SERA in 1933 as a provision of the California Unemployment Bond Relief Act.[7] It was later succeeded by the State Relief Administration (SRA) in 1935. California created these agencies to distribute state and federal funds for unemployment relief. Projects fully or partially funded by the SERA or SRA in Ontario include the North Hall building and swimming pool at Chaffey High School in Ontario.[8]

HISTORY OF BASEBALL IN ONTARIO

Baseball quickly made its way west across the United States as the game grew in popularity on the East Coast following the Civil War. Its growth was aided by the completion of the transcontinental railroad in 1869 and the rapid increase in the migration of Easterners to the West Coast. An early baseball game in Ontario documented in the Los Angeles Times took place on November 30, 1894 between the Ontario Wheelmen, a local bicycle club, and the Cricket Club, a cricket team from England.[9] It was allegedly the first baseball game many of the members of the Cricket Club had played, which likely explains why the Wheelmen won with a score of 40 to 13. It is unclear exactly where this game took place; however, known locations of early ball fields in Ontario include a field on East "A" Street in front of the Citrus Fruit Exchange Packing House and a field located on Stowell Street, just south of the Atchison Topeka Santa Fe Railroad line. These early ball fields were mostly used by amateur teams and local clubs, like the Ontario Invincibles and Ontario Athletic Club, and semi-professional teams in a Class D league until the city became a popular spring training site for teams in the Pacific Coast League beginning in 1920.[10]

Established in 1903, the Pacific Coast League was the West Coast's leading professional baseball league prior to the expansion of the National and American major leagues. Until the 1950s, major league baseball was limited to 16 teams playing in only ten cities, and only one of those teams, St. Louis, was east of the Mississippi River. Therefore, alternative leagues, teams, and clubs developed on the West Coast to entertain baseball fans. At this time, baseball like most social activity in the United States was racially segregated.

[6] Pamela Daly, Daly & Associates, *Historic Resources Assessment Report of East 4th Street Park-John Galvin Park* (Ontario: City of Ontario, August 2015), 34-36.

[7] "Inventory of the State Administration Records Finding Aid," Online Archive of California, accessed December 6, 2018, http://www.oac.cdlib.org/findaid/ark:/13030/tf4489n6b0/?query=baseball.

[8] "New Deal Agency: State Emergency Relief Administration (SERA)," The Living New Deal, accessed December 10, 2018, https://livingnewdeal.org/new-deal-agencies/state-emergency-relief-administration-sera/.

[9] "Ontario," *Los Angeles Times*, November 30, 1894.

[10] "Sporting: Baseball," *Los Angeles Times*, April 10, 1899, 8; "Ontario: Loving Cup Game," *Los Angeles Times*, April 9, 1902; "Orendorff Busy: Organizes New League," *Los Angeles Times*, February 17, 1910, 17.

African Americans formed their own baseball leagues. Teams in California included the Los Angeles White Sox, Oakland Larks, San Diego Tigers, and San Francisco Sea Lions. After the integration of the major leagues in 1947, interest in black baseball teams began to wane. Mexican Americans were not officially excluded from minor or major league teams like African Americans, but there were few players until the 1950s. Yet baseball was among the most popular sports in Mexican American communities. Amateur baseball teams were often sponsored by businesses with large numbers of Mexican American workers such as fruit packing companies. The sport's popularity was also promoted by the Catholic Church as well as Mexican baseball leagues.[11]

The Pacific Coast League developed a very separate identity from major league baseball. They paid their players competitive salaries, drew huge crowds, and could play many more games because of the milder year-round weather. In fact, while the Pacific Coast League was officially classified as a "minor league," fans and sportswriters called it the "third major league" and derisively referred to the major leagues as the "Eastern League." The Los Angeles Angels, Hollywood Stars, and San Diego Padres were the three Pacific Coast League teams located in Southern California.

The Portland Beavers are the first Pacific Coast League team noted to have held their spring training in Ontario beginning in 1920.[12] City officials successfully negotiated with owner Judge W. W. McCredie to host the team at their local ball park.[13] During that spring training season, one of Ontario's first exhibition games between a major league team and a Pacific Coast League team was played between the Beavers and the National League Chicago Cubs. After hosting the Portland Beavers, the City constructed a new ball park on South Campus Avenue in 1924 for the express purpose of hosting wintering professional clubs.[14] Other teams known to have played in Ontario during the 1920s and 1930s were the Ontario Merchants, a local semi-professional team, and the Hotpoint Electric Company, an amateur team in the Southern California Night Baseball League.[15]

The State authorized the construction of Jay Littleton Ball Park through the allocation of SERA funding in July 1936 almost simultaneous with the City's approval of plans to host the Los Angeles Angels for spring training the following year.[16] The new ball park was subsequently dedicated on March 14, 1937 with a game between the Angels and Ontario Merchants. Ontario continued to host the Angels' spring training through 1942, during which several exhibition games were held with major league teams like the National League's Chicago White Sox, Pittsburgh Pirates, and Chicago Cubs.[17]

After the Angels decamped for another spring training site, the Jay Littleton Ball Park was used for training by the Pacific Coast League Hollywood Stars in 1946, the Sunset League Ontario Orioles in 1947, and the Pacific Coast League Portland Beavers in 1959.[18] The ball park also continued to host local amateur and semi-professional teams as well as youth and Little League Division baseball teams. In 1998, it was renamed after Joe P. "Jay" Littleton, who was an important local figure in baseball and youth sports. Today, the ball park continues to be used by little leagues and amateur leagues, and is also rented out by the City for filming.

[11] GPA Consulting, "National Register of Historic Places Multiple Property Documentation Form, Latinos in Twentieth Century California," 2014, 39-40.
[12] "McCredie Busy After Players," *Los Angeles Times*, February 1, 1920.
[13] Daly & Associates, 23.
[14] "Hollywood and El Monte Mix," ~~*Los Angeles Times*~~, January 12, 1924, 10.
[15] "Ontario Team Takes Contest," *Los Angeles Times*, February 4, 1924; "Baseball at Night Proves Very Popular," *Los Angeles Times*, August 12, 1924, 12; and Daly & Associates, 23.
[16] Daly & Associates, 22; "Ontario Picked by Angel Club for Spring Camp," *Los Angeles Times*, July 9, 1936, A13.
[17] Joe Blackstock, "Ontario, Home of the Angels," Daily Breeze, March 17, 2008, accessed December 9, 2018, https://www.dailybreeze.com/2008/03/17/ontario-home-of-angels/.
[18] Daly & Associates, 24; Blackstock, "Ontario, Home of the Angels;" "City Selected as Official Series Site," *Los Angeles Times*, December 20, 1959, SG1.

PHYSICAL DESCRIPTION

The Jay Littleton Ball Park is located near the northeastern corner of John Galvin Park.[19] It consists of a grandstand sited along the north, northwest, and west sides of an octagonal baseball field. A concrete block and metal chain link fence surrounds the remaining sides of the field. Directly east of the grandstand is a small, one-story equipment shed. To the north of the field is also a one-story utility shed.

The grandstand is roughly U-shaped in plan and approximately two stories in height. It is divided into three sections, the shorter center section which is located behind home plate and the two longer wings which extend to the south and east along the first and third base lines, respectively. The center section is approximately 48 feet in length, while the south and east wings are approximately 122 feet in length. The grandstand is primarily a wood-frame structure consisting of a metal-and-wood truss system supporting a gable roof with an extended rear roof slope covered in asphalt shingles. Vertical posts supporting the roof are set into concrete and are primarily wood, except for those directly bordering the field which are metal. The exterior faces the street and is clad in wood beadboard siding, while the grandstand seating is located beneath the roof and is open onto the field.

The main entrance is located on the center section. It consists of a large rectangular opening that extends almost the length of the elevation and is accessed via a brick-paved path bordered by integral planters. The entrance is covered by a metal chain-link sliding gate. Ticket booths are located to either side of the entrance and consist of rectangular openings with wood counters. The open entryway has concrete paving, wood board and batten siding on the walls, and a corrugated metal ceiling. To the northeast of the entryway is a men's restroom and to the southwest is a women's restroom. Tunnels that lead to the grandstand seating are also located to either side of the entryway.

On the center section of the grandstand facing the baseball field is a concession stand consisting of a rectangular opening in the wall covered by a metal security gate. The wall is wood board and batten siding and the paving in front of the concession stand is concrete. To the north of the concession stand is a stair with wood treads, risers, and handrails that leads to the press box above. The press box is enclosed by



Figure 5. Jay Littleton Ball Park, aerial view.

[19] Adapted from Daly & Associates, 32-36.

a metal gate and has wood floors and walls. To either side of the concession stand and press box is stepped grandstand seating. The steps are wood while the seating consists of metal benches. The paving in front of the grandstand seating is concrete, and the entire grandstand is bordered by a wood railing and netting along the playing field.

There are two dugouts, one in front of the south wing near first base and another along the east wing near third base. The dugouts are below ground, lined with poured concrete walls, and accessed via steep concrete steps. A flat roof extends from the railing in front of the grandstand seating and is supported by simple round metal poles at the outer corners of the dugout. An opening in the dugout wall, opposite the baseball field, leads to a poured concrete ramp that rises from the dugout to the player's locker rooms. The narrow locker rooms are situated underneath the seating area in the south and east wings adjacent to the exterior wall. They both feature wood cubbies and benches, and have concrete floors, plywood and concrete walls, and a corrugated metal ceiling.

At the east end of the grandstand's east wing is a manager's office. It has carpeted floors, plywood or wood plank walls, and a wood plank ceiling. It also features wood cubbies and benches like those found in the locker rooms. A door opening on the east wall of the office leads to a one-story shed roof building used for storing maintenance and baseball field equipment. According to historic aerials, it was constructed sometime between 1948 and 1952. The building has a shallow-pitch shed roof with exposed rafter tails and is clad with beadboard siding on its south elevation and clapboard siding on its north and east elevations. There is a pair of simple, hinged doors located on its south elevation. Additionally, there is a second utility shed just to the northeast of the grandstand. It has corrugated metal gable roof and siding.

The playing field is standard regulation dimensions for a professional ball park with the outfield fence at 378 feet from home plate. The night game lighting fixtures and support poles, are regularly placed around the edges of the playing field. A scoreboard is situated along the center field fence, and is supported by four, vertically set steel beams.



Figure 6. Jay Littleton Ball Park, looking towards the main entrance.



Figure 7. Jay Littleton Ball Park, looking towards the east wing of the grandstand.



Figure 8. Jay Littleton Ball Park, east wing of the grandstand.



Figure 9. Jay Littleton Ball Park, locker room.

CHRONOLOGY OF DEVELOPMENT

Completed between 1936 and 1937, the Jay Littleton Ball Park has since been altered on its exterior and interior.[20] However, because of a lack of documentation, the majority of these alterations occurred at an unknown date. There are no architectural drawings that document the original design of the grandstand. While there are a few historic photographs of the baseball field and southwest face of the grandstand, no photographs of the street-facing elevations of the grandstand were found. Additionally, many of the original features and materials that have been removed appear to have been replaced in kind; therefore, it is difficult to determine the full extent of the alterations to the ball park.

GRANDSTAND STREET-FACING ELEVATION	
DATE (IF KNOWN)	DESCRIPTION OF ALTERATION
Before 1952	Radio transmission towers removed from roof.
Unknown	Original siding possibly covered with existing beadboard siding.
Unknown	Original sign removed.

GRANDSTAND FIELD-FACING ELEVATION	
DATE (IF KNOWN)	DESCRIPTION OF ALTERATION
1975	Upgrade existing restroom facilities.
2004	Original wood plank benches were replaced with existing metal benches.
2005	Existing opening to concession stand constructed on the center section of the grandstand facing the baseball field. Former opening infilled on the opposite side of the center section facing the entrance. Original grandstand seating behind homeplate also possibly removed at this time.

GRANDSTAND FIELD-FACING ELEVATION	
DATE (IF KNOWN)	DESCRIPTION OF ALTERATION
2018	Select wood steps on grandstand seating replaced.
After 1960	Concrete foundation and pylons along baseball field replaced and new wood fence installed. Metal poles possibly replaced at this time.
After 1960	Portions of siding replaced (near utility shed).
After 1960	New netting installed.
After 1960	Dugouts expanded and dugout awnings replaced.

BASEBALL FIELD	
DATE (IF KNOWN)	DESCRIPTION OF ALTERATION
1948–1952	Utility building to the east of the grandstand constructed.
1959–1966	Utility building to the northeast of the baseball field constructed.
circa 1980	Scoreboard replaced and relocated.
2005	Night game light fixtures and support poles replaced with existing light fixtures.
Unknown	Wood plank fence around baseball field replaced with existing metal chain-link fence.

[20] Adapted from Daly & Associates, 32-36.

SIGNIFICANCE AND INTEGRITY

SIGNIFICANCE

The Jay Littleton Ball Park was previously evaluated by Daly & Associates in 2015 as eligible for listing in the National Register and California Register under Criterion A/1 for its association with ERA and SERA, forerunners to the Works Progress Administration. The ball park was also evaluated as eligible under Criterion C/3 as an excellent and rare example of a 1930s wood-frame grandstand and baseball field. The period of significance for the ball park is 1936 to 1937, the date of construction.

The City of Ontario designated the ball park as a Historic Landmark in 2003 for meeting the local criteria.[21] The evaluation of eligibility from the designation resolution is as follows:

> *It exemplifies or reflects special elements of the City's history.*
>
> *The ball park's relationship to early American and Californian baseball, as well as its long relationship to youth baseball reflect special elements of Ontario's history.*
>
> *It is identified with persons or events significant in local, state, or national history.*
>
> *The ball park is related to the Pacific Coast League, Southern California's major professional baseball league prior to the Dodgers moving to Los Angeles. It is also related to Jay Littleton, who was involved with American Legion Baseball in Ontario for many years. Mr. Littleton's contribution to Ontario baseball was recognized by the City Council when the Ontario Ballpark was renamed in Mr. Littleton's honor.*
>
> *It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.*
>
> *As discussed earlier, the ball park contains all of the elements typically found in early ball parks, regardless of size.*
>
> *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*
>
> *The Ontario Ballpark is the only example of an early ball park in Ontario, as well as one of the few left in Southern California. In addition, the grandstand has been unaltered, except for removal of a radio transmission tower, which is also rare in Southern California. The vast majority of early ball parks, if surviving, have been modernized over the years.*

INTEGRITY

The Jay Littleton Ball Park retains sufficient integrity to convey its significant historical and architectural associations. The ball park has not been moved and therefore retains its integrity of location. It retains its integrity of design because it still retains the necessary essential physical features to convey its historic use as a ball park. These include its site plan, massing, structural system, and arrangement of features and spaces. It also retains its integrity of feeling as a 1930s-era ballpark as well as its important associations under Criteria A and C for the period from 1936 to 1937.

The integrity of materials and workmanship have been diminished by alterations over time, namely the removal of the original wood plank benches and wood-and-concrete fence bordering the grandstand as well as the replacement in kind of original wood features throughout. Except for the construction of new utility sheds, the immediate setting of the Jay Littleton Ball Park remains substantially unaltered, while the broad setting has noticeably changed. Outside of John Galvin Park, the agricultural properties that once characterized this area have been re-developed with tracts of single-family residences. Within John Galvin Park, new surface parking lots were constructed to the north and south of the ball park and Grove Street widened to a four-lane thoroughfare with two-way traffic. However, despite the removal or original features and materials and alterations to the surrounding setting, the Jay Littleton Ball retains sufficient integrity overall.

[21] Resolution Number 2003-075. A Resolution of the City Council of the City of Ontario, California, Approving File No. PHP03-014, The Designation of the Ontario Ballpark, Commonly Known as Jay Littleton Ballpark, Located at John Galvin Park, as a Local Historic Landmark. Adopted by City Council September 16, 2003.

EXISTING CONDITIONS

In order to understand the general condition of the Jay Littleton Ball Park, the project team performed a visual inspection of the facility in November 2018 and January 2019, which included the grandstand's structural system, exterior and interior envelope, and ADA accessibility. The primary goal was to provide a general understanding of typical conditions for existing materials and features as well as any localized conditions that warrant further investigation or immediate correction. It is important to note that the intention is not to provide a comprehensive recordation of conditions. This type of exercise is best implemented as a separate, focused task that is intended to provide specific repair recommendations and specifications.

The following is a summary of existing conditions for the Jay Littleton Ball Park. These conditions are organized into three sections: Character-Defining Feature Conditions, Structural Conditions, and ADA Accessibility Conditions. Overall, the ball park is in fair condition; however, potentially significant conditions were identified, and warrant further investigation or immediate correction. The majority of conditions are primarily aesthetic and relate to damaged or deteriorating building materials and features. These material conditions as well as other structural issues or deficiencies in accessibility require replacement or correction in order to maintain the ball park for continued use.

CHARACTER-DEFINING FEATURE CONDITIONS

Character-defining features are the architectural components that contribute to a property's sense of time and place. *Preservation Brief #17: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* notes:

> *A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the original builder, owners, and later occupants; and knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.*[22]



Figure 10. Jay Littleton Ball Park, looking towards the dugout near third base.

[22] Lee H. Nelson, "Preservation Brief #17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character," US Department of the Interior, National Park Service, Cultural Resources, 1.

The character-defining features of properties can be generally grouped into three categories: the overall visual character of a building, the exterior materials and craftsmanship, and the interior spaces, features, and finishes. The relative importance of character-defining features depends on the level of craftsmanship, visibility, and integrity. In addition, some character-defining features are more important than others in conveying the significance of the building. Primary character-defining features are considered the most important elements contributing to the significance of the property, while secondary features are considered less important.

As previously stated, the Jay Littleton Ball Park is historically significant for its association with ERA and SERA, forerunners to the Works Progress Administration. It is also architecturally significant as an excellent and rare example of a 1930s ball park with a wood-frame grandstand. As such, those distinctive features, spaces, and materials that are key to the feeling and function of a ball park from the 1930s are character defining. The period of significance for the ball park is 1936 to 1937, the date of construction.

The character-defining features of the Jay Littleton Ball Park are described in detail, illustrated, and analyzed in the table on the following pages. The table lists each feature and indicates if it is primary or secondary. The table also lists non-character-defining features for the sake of clarity. Photographs are of representative examples of the character-defining features outlined in the table. Every instance of every feature was not photographed or included in this table. Although practices within the field vary, for this report the three categories of character-defining features are defined as follows:

Primary

- It dates from the period of significance
- It directly relates to the original use and type
- It retains integrity; with no or only minor alterations
- It displays craftsmanship
- It is highly visible

Secondary

- It dates from the period of significance
- It has been altered, but retains integrity overall
- It is less visible and/or not originally accessible to the public

Not

- It post dates the period of significance
- It has been substantially altered
- It is utilitarian in design
- It is constructed from common materials
- It is not visible and/or not originally accessible to the public

The table also lists the condition of each character-defining feature and includes a recommended treatment for preservation, rehabilitation, repair, removal, or replacement. The condition of non-character-defining features were not surveyed as part of this report. The conditions are described as either good, fair, or poor, and are defined as follows:

Good

- Intact, structurally sound, and performing its intended purpose; and
- Needs no repair or rehabilitation beyond routine or preventative maintenance.

Fair

- Signs of wear, failure, or deterioration; and
- Needs repair or rehabilitation beyond routine or preventative maintenance; but
- Structurally sound and performing its intended purpose overall.

Poor

- Signs of wear, failure, or deterioration, as well as no longer structurally sound or performing its intended purpose.

Not Applicable

- Original feature, finish, or material is missing or has been replaced with a new, non-compatible feature, finish, or material.

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
OVERALL VISUAL CHARACTER	Immediate Setting • Setback from the street • Brick paved paths to the north and northwest • Concrete sidewalk to the west • Planters located to the northwest and west • Utility sheds to the north and east • Asphalt paved driveways to the north and west		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • No notable conditions observed
	Massing • U-shaped plan • Two stories • Gable roof		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • No notable conditions observed
	Roof Design • Gable roof with an extended rear roof slope • Fascia board • Exposed rafter tails • Exposed structural members		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • See features below for notable conditions observed at the roof

CHARACTER-DEFINING FEATURE CONDITIONS TABLE

TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
OVERALL VISUAL CHARACTER	Grandstand Street-Facing Elevation • Two stories • Vernacular • Symmetrical design		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • See features below for notable conditions observed on the Grandstand Street-Facing Elevation
	Grandstand Field-Facing Elevation • Two stories • Vernacular • Symmetrical design		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • See features below for notable conditions observed on the Grandstand Field-Facing Elevation
	Ball Field • Grass infield and outfield • Dirt running paths • Dirt pitchers mound at the center of the infield • Concrete and metal fence surrounds outfield		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • No notable conditions observed

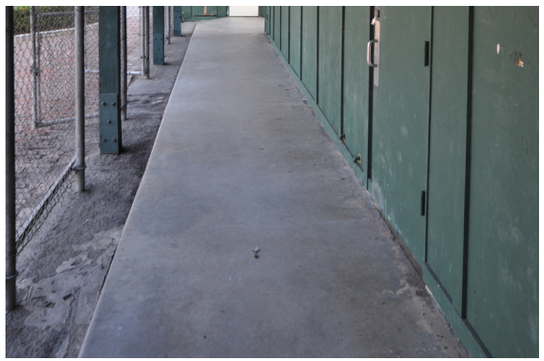
CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
OVERALL VISUAL CHARACTER	Main Entrance Configuration • First story • Grandstand street-facing elevation • Large rectangular opening • Wood frame • Metal chain-link gate • Brick paved path		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair Condition • Cracking and checking observed at wood posts to either side of the main entrance
	Secondary Entrance Openings • First story • Grandstand street-facing elevation • Two openings on south wing, one off center to the south and one at south end • Two openings on east wing, one at center and one off center to east • Rectangular opening • Wood frame		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair Condition • Cracking and checking observed at wood frames
	Ticket Window Openings • First story • Grandstand street-facing elevation • Flanking main entrance • Rectangular opening • Wood frame		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair Condition • Mechanical damage observed at wood frames

CHARACTER-DEFINING FEATURE CONDITIONS TABLE

TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
OVERALL VISUAL CHARACTER	Window Openings • Second story • Grandstand street-facing elevation • Irregularly located throughout • Rectangular opening • Wood frame		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Gaps between the window frame and beadboard siding observed at select window openings • Cracking and checking observed on wood frames throughout • Severe cracking observed at locations of metal nails
	Dugout Configuration • Ball Field • Adjacent south and east wings at first and third bases • Rectangular trench • Flat awning		Secondary: Dates from the period of significance and highly visible, but altered since the end of the period of significance.	Fair Condition • Dugout trench enlarged and non-original stairs added • See features below for notable conditions observed at the dugouts
	Scoreboard • Ball field • Adjacent to outfield fence, west of center field • Electronic metal scoreboard • Steel columns		Not: Post dates period of significance.	Not Applicable • Original scoreboard removed and replaced with existing scoreboard

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
OVERALL VISUAL CHARACTER	East Utility Shed • East of the east wing • Rectangular massing • Shed roof • Wood siding		Not: Post dates period of significance.	Not Applicable • Non-original utility shed added to the east elevation
	North Utility Shed • North of the east wing • Rectangular massing • Gable roof • Corrugated metal siding		Not: Post dates period of significance.	Not Applicable • Non-original utility shed added to the north of the ball field
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Board-Formed Concrete • First story • Grandstand field-facing elevation • Retaining wall		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair Condition • Peeling and deteriorating paint observed throughout • Scaling of the concrete surface observed at select locations • Cracking and spalling observed at select locations

CHARACTER-DEFINING FEATURE CONDITIONS TABLE

TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Poured Concrete • All elevations • Sidewalks • Curbs • Column footings		Secondary: Dates from the period of significance and highly visible, but altered since the end of the period of significance.	Good Condition • Select replacement of concrete elements throughout • Cracking observed at select locations
	Brick • Grandstand street-facing elevation • Center and east wings • Entrance paths		Secondary: Dates from the period of significance and highly visible, but altered since the end of the period of significance.	Fair to Poor Condition • Select replacement of brick throughout • Cracked and damaged bricks observed throughout • Deteriorated or missing mortar observed throughout
	Wood • All elevations • Roof sheathing • Structural members • Grandstand seating platforms • Siding • Fencing • Stairs		Secondary: Dates from the period of significance and highly visible, but altered since the end of the period of significance.	Fair to Poor Condition • Select replacement of wood elements throughout • Peeling and deteriorating paint observed throughout • Weathering, cracking, checking, erosion, and material loss observed throughout

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Metal • All elevations • Structural members • Window infill • Handrails • Fencing		Not: Post dates period of significance.	Not Applicable • Non-original metal features added
	Corrugated metal • Roof sheathing		Not: Post dates period of significance.	Not Applicable • Original wood sheathing likely removed and replaced with existing corrugated metal
	Asphalt • Roof		Not: Post dates period of significance.	Not Applicable • Non-original roofing material added

CHARACTER-DEFINING FEATURE CONDITIONS TABLE

TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Roof • Sheathing • Wood		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair Condition • Peeling and deteriorating paint observed throughout • Cracking and checking observed at select locations • Severe cracking observed at select locations, most notably at locations of metal nails
	Grandstand Roof Trusses • Exposed beams • Wood		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Peeling and deteriorating paint observed throughout • Weathering observed throughout • Checking and cracking observed at select locations • Severe cracking observed at select locations, most notably at locations of metal bolts
	Grandstand Roof Square Columns • All elevations • Center, south, and east wings • Wood post • Concrete footing		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Peeling and deteriorating paint observed throughout • Weathering observed throughout • Checking and cracking observed at select locations • Severe cracking observed at select locations, most notably at locations of metal bolts

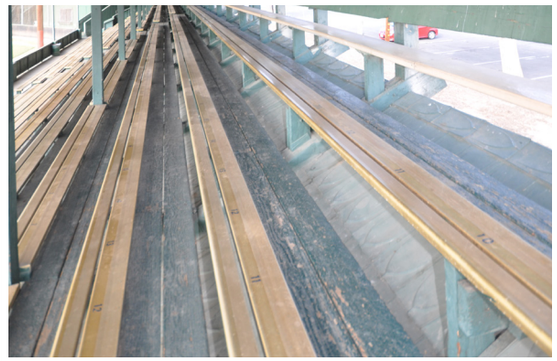
CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Roof Round Columns • Grandstand field-facing elevation • Center, south, and east wings • Metal post • Concrete footing		Not: Post dates period of significance.	Not Applicable • Original round columns removed and replaced with existing columns
	Grandstand Roof Fascia Board • All elevations • Wood		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair Condition • Peeling and deteriorating paint observed throughout • Cracking and checking observed throughout
	Grandstand Roof Exposed Rafter Tails • All elevations • Wood	(See Above)	Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Peeling and deteriorating paint observed throughout • Cracking, checking, and material loss observed at select locations

CHARACTER-DEFINING FEATURE CONDITIONS TABLE

TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Street-Facing Elevation Original Guard Rail • Second story • South and east wings • Lower guard rail • Wood		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Cracking and checking observed throughout • Cracking notably observed at locations of nails • Severe cracking observed at select locations, most notably at locations of metal nails
	Grandstand Street-Facing Elevation Non-Original Guard Rail • Second story • South and east wings • Upper guard rail • Wood	(See Above)	Not: Post dates period of significance.	Not Applicable • Non-original guard rail added
	Grandstand Street-Facing Elevation Siding • Center, south, and east wings • Beadboard • Wood		Not: Post dates period of significance.	Poor Condition • Original wood plank siding likely covered by non-original beadboard siding • Cracking and checking observed throughout • Erosion or total loss of material was notably observed along the bottom of the siding adjacent to the baseboard

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Street-Facing Elevation Window Infill • Second story • Center, south, and east wings • Metal grate infill		Not: Post dates period of significance.	Not Applicable • Original window infill likely removed and replaced with existing metal grates
	Grandstand Street-Facing Elevation Main Entrance Gate • First story • Center section • Metal chain-link • Paired swinging entry gates		Not: Post dates period of significance.	Not Applicable • Original entrance gate possibly removed and replaced with existing entrance gate • Main entrance also possibly originally not enclosed by a gate
	Grandstand Street-Facing Elevation Ticket Window Infill • First story • Center section • Wood plank		Secondary: Dates from the period of significance, but utilitarian feature that retains overall integrity.	Fair Condition • Peeling and deteriorating paint observed throughout • Cracking and checking observed

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Street-Facing Elevation Original Secondary Entrance Doors • First story • South and east wings • Located at entrances to locker room tunnels • Wood plank doors covered with beadboard siding		Secondary: Dates from the period of significance and highly visible, but altered since the end of the period of significance.	Poor Condition • Non-original beadboard siding appears to cover original wood plank at secondary entrance doors to locker room tunnels • Cracking and checking observed throughout • Erosion or total loss of material was notably observed along the bottom
	Grandstand Street-Facing Elevation Non-Original Secondary Entrance Doors • First story • South and east wings • Located at east and south ends of grandstand • Plywood doors covered with beadboard siding		Not: Post dates period of significance.	Not Applicable • Non-original doors likely added
	Grandstand Street-Facing Elevation Light Fixtures • Second story • All elevations • Center, south, and east wings • Metal		Not: Post dates period of significance.	Not Applicable • Original light fixtures removed and replaced with existing light fixtures

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Field-Facing Elevation Grandstand Tiered Platforms • First and second stories • South and east wings • Wood		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Peeling and deteriorated paint observed throughout • Weathering observed throughout • Cracking and checking observed throughout • Severe cracking notably observed at locations of nails
	Grandstand Field-Facing Elevation Grandstand Benches • First and second stories • South and east wings • Metal		Not: Post dates period of significance.	Not Applicable • Original wood plank seating removed and replaced with existing metal bleachers
	Grandstand Field-Facing Elevation Grandstand Steps • First and second stories • South and east wings • Wood		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Original steps selectively removed and replaced in kind • Peeling and deteriorating paint observed throughout • Weathering observed throughout • Cracking and checking observed throughout • Severe cracking notably observed at locations of nails

CHARACTER-DEFINING FEATURE CONDITIONS TABLE

TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Field-Facing Elevation Wood Plank Siding • First and second stories • South and east wings • Wood plank		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Peeling and deteriorating paint observed throughout • Weathering observed throughout • Cracking and checking observed throughout • Severe cracking notably observed at locations of nails
	Grandstand Field-Facing Elevation Beadboard Siding • First and second stories • East wing • Wood		Not: Post dates period of significance.	Fair to Poor Condition • Peeling and deteriorating paint observed throughout • Checking and material loss observed throughout
	Grandstand Field-Facing Elevation Board and Batten Siding • First story • Center section • Wood		Not: Post dates period of significance.	Not Applicable • Original siding removed and replaced with existing board-and-batten siding

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Field-Facing Elevation Concession Stand • First story • Center section • Metal frame and security gates • Rectangular opening		Not: Post dates period of significance.	Not Applicable • Concession stand enlarged and non-original window opening added
	Grandstand Field-Facing Elevation Press Box Stair and Railing • First and second stories • Center section • Wood treads and risers • Wood plank railing		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair Condition • Peeling and deteriorating paint observed throughout • Weathering observed throughout • Cracking and checking observed throughout • Cracking notably observed at locations of nails
	Grandstand Field-Facing Elevation Press Box Stair Hand Rail • First and second stories • Center section • Metal		Not: Post dates period of significance.	Not Applicable • Non-original metal handrail added

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Field-Facing Elevation Original Sidewalk • First story • Center, south, and east wings • Concrete		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • Cracking observed at select locations
	Grandstand Field-Facing Elevation Non-Original Sidewalk • First story • Center section • Concrete		Not: Post dates period of significance.	Not Applicable • Original concrete sidewalk removed and replaced with existing sidewalk
	Grandstand Field-Facing Elevation Center Section Field Fence • Plywood		Not: Post dates period of significance.	Not Applicable • Original fence at center section removed and replaced with existing fence

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Field-Facing Elevation South and East Wing Field Fence • First story • Wood plank or plywood, depending on location		Secondary: Dates from the period of significance and highly visible, but altered since the end of the period of significance.	Fair to Poor Condition • Wood planking appears to have been replaced in select locations, possibly throughout • Cracking and checking observed throughout
	Grandstand Field-Facing Elevation Netting • First and second stories • Center, south, and east wings • Nylon • Wood poles		Not: Post dates period of significance.	Not Applicable • Non-original netting added
	Grandstand Field-Facing Elevation Original Water Fountains • First story • Center section • Concrete		Secondary: Dates from the period of significance, but utilitarian feature that retains overall integrity,	Good Condition • No notable conditions observed

CHARACTER-DEFINING FEATURE CONDITIONS TABLE

TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Grandstand Field-Facing Elevation Non-Original Water Fountains • First story • Center section • Metal		Not: Post dates period of significance.	Not Applicable • Non-original water fountain added
	Grandstand Field-Facing Elevation Memorial Plaque • First story • Center section • Brick plinth • Metal plaque		Not: Post dates period of significance.	Not Applicable • Non-original memorial plaque added
	Ball Field Dugout Awnings • Asphalt roofing material • Wood sheathing and fascia board • Metal columns		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • Peeling and deteriorating paint observed throughout • Weathering of wood observed throughout • Cracking and checking of wood observed throughout

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Ball Field Dugout Trench • Concrete		Secondary: Dates from the period of significance and highly visible, but altered since the end of the period of significance.	Fair Condition • Dugout trench enlarged and non-original stairs added • Scaling of the concrete surface observed
	Ball Field Dugout Benches • Wood plank • Concrete footings		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair Condition • Peeling and deteriorating paint observed throughout • Weathering of wood observed throughout • Cracking of concrete observed at select locations
	Ball Field Batting Practice Areas • Located to the south and east of the grandstand • Concrete curb		Not: Post dates period of significance,	Not Applicable • Non-original batting practice areas added

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Ball Field Water Fountains • Located adjacent to dugouts • Brick		Not: Post dates period of significance.	Not Applicable • Non-original water fountains added
	Ball Field Bat Racks • Located adjacent to dugouts • Metal		Not: Post dates period of significance.	Not Applicable • Non-original bat racks added
	Ball Field Infield • Grass		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • No notable conditions observed

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Ball Field Running Paths • Dirt		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • No notable conditions observed
	Ball Field Outfield • Grass		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • No notable conditions observed
	Ball Field Fence • Bordering ball field • Concrete block and metal chain link, depending on location		Not: Post dates period of significance.	Not Applicable • Original wood plank fence removed and replaced with existing fence

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
EXTERIOR MATERIALS AND CRAFTSMANSHIP	Ball Field Lights • Regularly spaced along the boundary of the ball field • Metal poles • Downlights		Not: Post dates period of significance.	Not Applicable • Non-original ball field lights added
INTERIOR SPACES, FEATURES, AND FINISHES	Entrance Vestibule – Space • First story • Center section • Located at the main entrance		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • No notable conditions observed
	Entrance Vestibule – Features & Finishes • Corrugated metal ceiling • Board-and-batten siding • Concrete sidewalk	(See Above)	Not: Post dates period of significance.	Not Applicable • Non-original ceiling, siding, and sidewalk added

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	Ticket Booths – Space, Features, & Finishes • First story • Located to the north and south of the entrance vestibule • Corrugated metal ceiling • Wood plank siding • Wood counter • Concrete floor		Secondary: Dates from the period of significance and retains integrity, but not originally intended for public access.	Good Condition • No notable conditions observed
	Restrooms – Space • First story • Located to the north and south of the main entrance • Cement plaster ceiling • Cementer plaster walls • Concrete floor		Secondary: Dates from the period of significance, but not highly visible and altered since the end of the period of significance.	Good Condition • No notable conditions observed

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	Restrooms – Features & Finishes • Plaster ceiling • Plaster walls • Plastic toilet partitions • Concrete floor	(See Above)	Not: Post dates period of significance.	Not Applicable • Restrooms likely remodeled and non-original features and fixtures added
	Concession Stand – Space, Features, & Finishes • First story • Located to the east of the entrance vestibule • Plaster ceiling • Plaster walls • Concrete floor		Not: Post dates period of significance.	Not Applicable • Concession stand enlarged and non-original features and fixtures added
	Entrance Tunnels – Space, Features, & Finishes • First story • Located to the north and south of the entrance vestibule • Rectangular opening • Wood plank siding • Concrete walkway		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Fair to Poor Condition • See Grandstand Ball Field Elevation, Wood Plank Siding for notable conditions observed

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	Grandstand Walkways – Space, Features, & Finishes • First story • Located along the grandstand seating • Concrete		Primary: Dates from the period of significance, highly visible, and retains overall integrity.	Good Condition • See Grandstand Field-Facing Elevation for notable conditions observed
	Locker Room Tunnels – Space, Features, & Finishes • First story • Located to the north and west of the dugouts • Corrugated metal ceiling • Wood plank walls atop cement foundation • Wood plank floor		Secondary: Dates from the period of significance and retains integrity, but not originally intended for public access.	Fair Condition • Weathering of wood observed throughout • Cracking and checking of wood observed at select locations • Material loss of wood planking observed at select locations
	Locker Rooms – Space, Features, & Finishes • First story • Located to the west and north of the locker room tunnels • Corrugated metal ceiling • Plywood walls • Wood locker partitions • Concrete floor		Secondary: Dates from the period of significance and retains integrity, but not originally intended for public access.	Fair Condition • Non-original plywood walls added • Weathering of wood observed throughout • Cracking and checking observed at select locations • Material loss observed at plywood walls • Missing, loose, and displaced elements of lockers observed at select locations

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	Lock Room Restrooms – Space • First story • Located at the center of the locker room		Secondary: Dates from the period of significance and retains integrity, but not originally intended for public access.	Good Condition • No notable conditions observed
	Lock Room Restrooms – Features & Finishes • Corrugated metal ceiling • Plaster walls • Concrete floor	(See Above)	Not: Post dates period of significance.	Not Applicable • Restrooms likely remodeled and non-original features and fixtures added

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	Manager's Office – Space, Features, & Finishes • First story • Located at the east end of the grandstand • Wood plank ceiling • Plywood walls • Carpet floor		Secondary: Dates from the period of significance and retains integrity, but not originally intended for public access.	Fair to Poor Condition • Non-original carpet and plywood walls added • Material loss at plywood walls observed at select locations
	Storage Spaces – Space, Features, & Finishes • First story • Located o the southeast and southwest of the entrance vestibule • Wood plank ceiling • Wood plank walls • Concrete or dirt floor, depending on location		Secondary: Dates from the period of significance and retains integrity, but not originally intended for public access.	Good Condition • No notable conditions observed

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	Grandstand Base – Space, Features, & Finishes • First story • Located beneath grandstand seating • Exposed structural members • Wood plank siding • Dirt floor		Secondary: Dates from the period of significance and retains integrity, but not originally intended for public access.	Fair to Poor Condition • See above features for notable conditions observed
	Press Box – Space, Features, & Finishes • Second story • Located above the concession stand • Plywood walls • Rectangular opening covered by metal security gate • Plywood floors		Secondary: Dates from the period of significance and retains integrity, but not originally intended for public access.	Fair Condition • Non-original metal security gate added • Weathering of wood features observed

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	East Utility Shed – Space, Features, & Finishes • Located to the east of the grandstand • Wood plank ceiling • Wood plank walls • Concrete floor		Not: Post dates period of significance.	Not Applicable • Non-original utility shed added
	North Utility Shed – Space, Features, & Finishes • Located to the northwest of the ball park • Corrugated metal ceiling and walls • Concrete floor		Not: Post dates period of significance.	Not Applicable • Non-original utility shed added

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	Door Type A • Wood slab • Metal hardware		Not: Post dates period of significance.	Not Applicable • Non-original door added
	Door Type B • Wood paneled • Metal hardware		Not: Post dates period of significance.	Not Applicable • Non-original door added

CHARACTER-DEFINING FEATURE CONDITIONS TABLE				
TYPE	FEATURE	PHOTO (IF APPLICABLE)	IMPORTANCE: REASON	CONDITION
INTERIOR SPACES, FEATURES, AND FINISHES	Door Type C • Metal gate		Not: Post dates period of significance.	Not Applicable • Non-original gate added
	Light Fixtures • Fluorescent		Not: Post dates period of significance.	Not Applicable • Non-original light fixtures added

STRUCTURAL CONDITIONS

The ball park's gravity system consists of wood roof trusses and joists supported on wood and steel posts that are continuous to the foundation. The wood framed bleachers are also supported on wood posts that are continuous to the foundations. A series of small rooms are situated underneath the high side of the bleachers and are currently used for bathrooms, storage and locker rooms. For this evaluation, it was assumed that the lateral resisting system for the building consists of a straight sheathed wood roof diaphragm supported on a series of cantilever columns with frame action provided by the bleacher stringers in the transverse direction, and cantilever columns along with the exterior straight sheathed wood walls in the longitudinal direction. Overall the ball park is structurally in good condition. There is no sign of significant damage of the structural members, and there were no member failures observed.

The following structural conditions were observed:

- Existing wood members show signs of minor deterioration in select locations.
- Most notable area of minor structural deterioration observed is the connection of the high end of the bleacher stringers to the exterior wood posts, which have been exposed to weather over time.
- Members throughout the structure exhibit large splits in the wood, such as the kickers from the roof to the intermediate posts.

ACCESSIBILITY CONDITIONS

The ball park was not originally constructed as an accessible facility. Although the City has undertaken alterations to make the ball park more accessible over time, deficiencies in accessibility were identified that are not in compliance with the most current code applicable for the facility, the 2016 California Building Code. The building would also be eligible to utilize the State Historic Building Code, Part 8 Title 24 as applicable. If an existing building cannot meet full compliance, the California Building Code, Section 11B-202.4, Exception 8, lists priorities for compliance. Existing accessibility conditions are listed below according to the following priorities:

"In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, storage and alarms."

The following accessibility conditions were observed:

Accessible Entrance

Not Accessible:

- Chain-link sliding gates at main entrance
- Path of travel from the public right-of-way to the main entrance

Accessible:

- Path of travel from parking to the main entrance
- Level landings at main entrance

Accessible Route to the Altered Area

Not Accessible:

- Upper-level seating
- Upper-level press box
- Restrooms
- Locker rooms and showers
- Dugout seating
- Storage spaces

Accessible:

- Route to concession stand
- Seating area behind home plate

At Least One Accessible Restroom for Each Sex

Not Accessible:

- Women's restroom
- Men's restroom

Accessible Telephones

- Not considered in this report

Accessible Drinking Fountains

Not Accessible:

- Drinking fountain fixture throughout

Accessible:

- Route and landing to drinking fountain

Accessible Elements Such as Parking, Storage and Alarms

Not Accessible:

- Van accessible parking space(s)
- Storage spaces
- Alarms are not considered in this report

Accessible:

- Two standard parking spaces



Figure 11. Baseball game at Jay Littleton Ball Park at unknown date.

Page intentionally left blank



PART TWO

Page intentionally left blank

PRESERVATION OBJECTIVES

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) are a series of best practices issued by the National Park Service for maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations to historic properties. The Standards are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. The Standards are used by the City's Planning Department and Historic Preservation Commission in their review of proposed alterations to buildings designated as local landmarks. As a designated landmark, the Jay Littleton Ball Park is subject to the Standards.

As described in Part One, the Jay Littleton Ball Park is architecturally significant as an excellent and rare example of a 1930s ball park with a period of significance of 1936–1937, the date of construction. Since it was completed, the ball park has been altered. Many of these alterations have negatively impacted the historic and architectural character of the Jay Littleton Ball Park, diminishing its overall integrity of design and materials.

The City is proposing to make further alterations to the Jay Littleton Ball Park in order to maintain its viability and continued operation as a municipal baseball facility. The recommendations in Part Two of this report are intended to help guide future projects so that they are undertaken in a manner that preserves the integrity of this historical resource. The overall objective of these recommendations is to preserve the features that are significant to the ball park's historic and architectural character, and to further enhance its integrity of original design by replacing features that have been removed or are deteriorated beyond repair, while also making appropriate changes to suit modern amenities and code requirements. The most appropriate treatment for the buildings is therefore rehabilitation. Rehabilitation emphasizes the protection of existing historic fabric while allowing for compatible change.

STANDARDS FOR REHABILITATION

The definition of rehabilitation assumes that at least some repair or alteration of the historic property will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic and architectural character. To this end, the character-defining features of the Jay Littleton Ball Park are identified in Character-Defining Features section of this report.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials,

features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance.

STATE HISTORICAL BUILDING CODE[37]

The California State Historical Building Code (SHBC) is one of the state's most valuable tools for the preservation of historic buildings. It is defined in Sections 18950 to 18961 of Division 13, Part 2.7, of the Health and Safety Code and is part of California law. While the California Building Code (§ 3403.5) makes provisions for the special treatment of qualified historic buildings, the SHBC amplifies and codifies this protection. The intention of the SHBC is to save California's architectural heritage by recognizing the unique construction issues inherent in maintaining and adaptively reusing historic buildings. It provides alternative building regulations for permitting repairs as well as for alterations and additions necessary for the preservation, rehabilitation, or continued use of a "qualified historical building or structure."

As a designated landmark, the Jay Littleton Ball Park is considered a "qualified historic building or structure" under the SHBC. Relevant sections of the SHBC that allow alternative means of code compliance should be applied when code-required work would otherwise negatively impact its historic character.



Figure 12. Aerial photograph of Jay Littleton Ball Park and John Galvin Park in 1939.

[37] Adapted from "State Historical Building Code," California Office of Historic Preservation, accessed October 2, 2018, http://ohp.parks.ca.gov/?page_id=21410.

RECOMMENDED TREATMENTS

The recommendations for the Jay Littleton Ball Park are in direct response to the conditions of features and materials observed in the field as well as the City's project objectives. These recommendations are organized into five sections: Recommended Structural Treatments, Recommended Material and Finish Treatments, Recommended Exterior Treatments, Recommended Interior Treatments, and Recommended Accessibility Strategies. Within each section, the recommendations are prioritized according to the following categories:

- High Priority: Recommended for further investigation or immediate repair. Postponing high priority items will likely allow further deterioration or damage to occur.
- Medium Priority: Recommended for further investigation or repair if budget allows.
- Low Priority: Recommended to improve the historic character and integrity of the building. Low priority items typically pertain more to cosmetic than functional improvements.

Following the Recommended Treatments section is the Five-Year Plan and Maintenance Plan. The Five-Year Plan sequences recommended treatments that are high priority and/or meet the City's project objectives to maintain the ball park's viability and continued operation as a municipal baseball facility. Preventative maintenance items are listed in the Maintenance Plan. For a full sequencing of all the recommended treatments, please see Appendix A, Rehabilitation Plan. For additional cost estimates for recommended structural treatments and accessibility strategies as well as cost estimates for other rehabilitation treatments, please see Appendix B, Cost Estimates. Please also see Appendix C for proposed structural upgrades plans and Appendix D for proposed accessibility upgrade plans.

RECOMMENDED STRUCTURAL TREATMENTS

Overall, the ball park's structure is in good condition; however, minor structural deterioration was observed at select wood members throughout. Most notably, minor structural deterioration was noted at the connection of the high end of the bleacher stringers to the exterior wood posts, which have been exposed to weather over time and should be repaired. Several members throughout the structure also exhibit large splints in the wood, such as the kickers from the roof to the intermediate posts. It is recommended that the split members be replaced in kind to protect against the member possibly failing in the future.

The recommended treatments for the ball park's structure relate to repairing or replacing wood structural members as well as seismically upgrading the facility's structure to meet current seismic performance standards. Under the SHBC, any seismic upgrades would be considered as voluntary by the City of Ontario Building Department. The SHBC allows for the evaluation of the building using engineering judgement, instead of the prescriptive rules of the current code provisions, and limits required structural modifications in order to keep the historic character of the ball park intact. The recommended structural treatments are as follows:

- Split members should be replaced in kind or sistered with the same size members as required. (High Priority)
- Deteriorated ends of wood members that are supporting occupiable areas (supporting gravity loads, such as bleacher seats and steps) should be treated with a water-repellant wood preservative that can be painted and sealed for continued use. (High Priority)
- Existing wood exterior posts should be strengthened to provide adequate lateral support for the roof by installing new 2x6 wood members on each side of the existing triple 2x6 wood posts (two – new 2x6 members total at each post). In addition, new connections should be provided between the posts and the foundations to resist uplift. The connection between the post and the bleacher stringer and the roof framing should be strengthened as well. (High Priority)
- Existing intermediate posts should be strengthened to provide adequate lateral support for the roof by installing new MC7 steel channels on each side of the existing triple 2x6 wood posts (two – new MC7 members total at each post). In addition, new connections should be provided between the posts and the foundations to resist uplift. The connection between the post and the bleacher stringer and the roof framing should be strengthened as well. (High Priority)
- Existing double 2x12 wood stringers should be strengthened for the lateral frame action by sistering a new 2x12 stringer on each side of the existing members (two – new 2x12 members total at each

stringer). In addition, new connections should be provided between the posts and the foundations to resist uplift. The connection between the bleacher stringer and the posts should be strengthened as well. (Medium Priority)

- Along the exterior wood sheathed walls, new steel rod braces should be provided on the interior side of the sheathing below bleachers. At this time, it is assumed that six bays of bracing will be required along the North and West exterior elevations. Enlarge existing footings at end columns of multi-bay braced frames to resist uplift. (Medium Priority)
- Deteriorated ends of wood members not supporting occupiable areas (not supporting gravity loads such as the cantilevered extensions of bleacher stringers) should be treated with a water-repellant wood preservative that can be painted and sealed for continued use. (Low Priority)

RECOMMENDED MATERIAL AND FINISH TREATMENTS

The grandstand at Jay Littleton Ball Park is primarily a wood-frame structure clad in wood beadboard siding. The treatments recommended for these exterior materials relate to cleaning, repairing physical conditions, and conducting further investigation of materials as required. Where the severity of deterioration requires replacement, treatment of exterior materials may include replacement in kind or, in select cases, replacement with a compatible substitute material (see *Preservation Brief #16*). The recommended material and finish treatments are as follows:

Wood

Throughout the grandstand, wood features exhibit a range of conditions from good to poor. Previous repair campaigns have also resulted in the removal and replacement of original wood features over time. As an organic material, wood is often more susceptible to damage as well as deterioration and decay due to persistent exposure to weather and moisture. While wood features should be replaced in kind when they are deteriorated beyond repair, removing wood features that should be stabilized and repaired negatively impacts the ball park's historic character, diminishing its overall integrity of materials and workmanship. Therefore, a qualified buildings material conservator, architect, or contractor should be engaged to conduct further surveys to determine the extent of repair and replacement of wood features required.

- Further investigation should be conducted by a qualified professional to determine whether wood features exhibiting signs of deterioration can be strengthened and stabilized by consolidation or if the feature is deteriorated beyond repair and should therefore be replaced in kind. (High Priority)
- Wood that is not deteriorated beyond repair may be strengthened and stabilized by consolidation using epoxies or wood fillers. After correcting any problems, apply a water-repellant wood preservative that can be painted. (High Priority) (see *Preservation Brief #9*)
- Localized areas of deterioration may also be patched with a Dutchman repair. The repair procedure involves cutting a piece of wood, called a Dutchman, slightly larger than the area of damage that has been cut out. The Dutchman then is laid over the damaged area and an outline scribed into the original wood surface below. Next, a chisel or router is used to follow the scribed line to form an opening in the existing wood for the new piece. As a preventive measure, an appropriate fungicide should be applied to the surrounding old wood and allowed to dry. The Dutchman is then glued into place with waterproof adhesive, such as an epoxy formulated for wood. The repair is finished by trimming or sanding the surface of the new wood down flush with the surrounding existing surfaces, priming and painting. (High Priority) (see *Preservation Brief #45*)
- Wood that is deteriorated beyond repair should be replaced in kind. Replacement wood features should match the historic component as closely as possible in design, color, texture, and other qualities to retain the ball park's historic character. (High Priority) (see *Preservation Brief #45*)
- Analysis of original wood features should be completed by a qualified professional in order to identify the species. If the species of the original wood is unsuitable in terms of its durability, a more suitable wood species, such as a decay-resistant, high-grade, vertical grain lumber, may be considered as long as it conveys a close visual match and has similar characteristics to the original wood species. (High Priority)
- Large structural members that are deteriorated beyond repair should be replaced in kind in coordination with a qualified structural engineer with experience working with historic properties. (High Priority)
- Wood features that require replacement should be carefully removed by a qualified professional. Deteriorated portions should be cut off and undeteriorated portions should be salvaged for reinstallation on the site. (High Priority)

Concrete

Overall, the concrete features of the ball park are in good condition. Therefore, while the concrete sidewalks and floors exhibit signs of cracking at select locations, these features should only be repaired if they present a tripping hazard. The only other notable condition observed was the scaling of the concrete foundation at the ball field fence.

- Severely cracked concrete units should be replaced with new matching concrete if they present a dangerous tripping hazard. The new concrete should replicate the material properties and appearance of the historic concrete. (High Priority)
- Severely spalled areas of the concrete foundation at the ball field fence should be patched with patching material that replicates the material properties and appearance of the historic concrete. Damaged concrete should be cut back, and the new patch carefully applied so that it will bond satisfactorily with the historic concrete. (Medium Priority)
- Hairline to moderate cracks in concrete sidewalks and flooring do not require repair. Hairline and moderate cracks are generally defined as a superficial crack less than approximately one millimeter in width that does not go through the body of the masonry unit. (Low Priority)

Brick

The brick paving at the main entrance is generally in poor condition. Conditions of deterioration include cracking and areas of material loss as well as areas of disintegrating and total mortar loss.

- Further study of the brick paving should be conducted to ensure it was previously installed on an appropriate underlying material rather than the bare ground by removing a section of brick. (Medium Priority)
- Remove brick paving and install new concrete base if necessary. (Medium Priority)
- Salvage intact brick units for reinstallation. Salvaged bricks should be stacked no more than five layers high and should be stored in an indoor, weather-controlled space until reinstalled. (Medium Priority)
- Recreate existing brick paving pattern using a mix of salvaged and new bricks. New bricks should replicate the appearance of the historic bricks as well as be interspersed throughout the paving area. (Medium Priority)
- Finished brick surface should be repointed using an appropriate mortar that is softer and more permeable than the historic brick. (Medium Priority)

Paint

The grandstand exhibits a variety of paint surface conditions, which range from areas that require no paint removal to areas that require total paint removal. Overall, painted features, most especially wood features, should be regularly maintained in order to slow their deterioration. Before repainting, wood features should be further surveyed by a qualified professional to determine whether they require repair or replacement. Repair or replacement of deteriorated wood should take place before repainting.

- Painted features should be cleaned using low pressurized water. Pressure cleaning should not exceed 300 pounds per square inch (PSI). The cleaned surface should be rinsed thoroughly, and permitted to dry before further inspection to determine if repainting is necessary. (High Priority)
- Areas of heavy soiling or staining that cannot be removed through pressure cleaning should be cleaned using a household detergent and a medium soft bristle brush. (High Priority)
- Areas of intercoat peeling are areas where the newest layer of paint did not adhere properly to the previous layer and are therefore peeling. The peeling top coat should be scrapped off with a putty knife and hand or mechanically sanded. (High Priority)
- Areas of peeling to a bare material surface should be scrapped off with a putty knife and hand or mechanically sanded to the bare material. (High Priority) (see *Preservation Brief #10*)
- Areas of cracking that are present at only the top layer should be scrapped off with a putty knife and hand or mechanically sanded. (High Priority) (see *Preservation Brief #10*)
- Areas of cracking that have progressed to bare wood and the paint has begun to flake should be scrapped off with a putty knife and hand or mechanically sanded to the bare material. (High Priority) (see *Preservation Brief #10*)
- High-quality oil type exterior primer should also be applied within 48 hours before repainting. (High Priority)
- Repaint all painted features following proper surface preparation. (High Priority)

RECOMMENDED EXTERIOR TREATMENTS

Alterations to the ball park have negatively impacted its historic and architectural character, diminishing its overall integrity of design and materials. The treatments recommended for the exterior relate to selective removal and replacement of non-character-defining features. Missing or previously removed features that are important to the ball park's historic appearance should be replaced with new features that are an accurate replication based on documentary and physical evidence, if possible. Entirely new features should be differentiated from the historic, but compatible in their design with the historic character of the ball park. A false sense of history should not be created by adding conjectural features or features from other properties, or by combining features that never existed together historically. The recommended exterior treatments are as follows:

Grandstand Street-Facing Elevation

- Beadboard siding appears to be a later addition and not original. The underlying wood planks are painted, indicating that this material was originally exposed. Further investigation is recommended in order to determine if the original wood siding remains extant. If the underlying wood planks appear to be the original siding, the existing beadboard siding, which is in poor condition, should be removed and the original siding repaired as necessary. If the original siding is deteriorated beyond repair, it should be replaced in kind with new siding that matches the original in design, size, shape, and texture. (High Priority)
- Window frames appear to be a later addition and not original. It is possible that the beadboard siding and window frames were applied over the original. Further investigation is recommended in order to determine if the original window frames remain extant. If the original wood frames remain, they should be repaired as necessary. If the original window frames do not remain, new compatible window frames that are unobtrusive and simple in design may be installed. (High Priority)
- Window infill appears to be a later addition and not original; however, the design of the original window infill is unknown. The existing infill may be retained or replaced as necessary with new infill that is unobtrusive and simple in design. (Low Priority)
- Signage on the street-facing elevation of the grandstand is a later addition and not original. This sign may be removed and replaced as necessary. A cohesive wayfinding design plan should be installed throughout. (Low Priority)

Grandstand Field-Facing Elevation

- Portions of the wood siding are later additions and not original. This non-original siding, which is generally in poor condition, should be removed and replaced with new wood siding that matches the original. Some original wood siding appears to remain along the east pedestrian tunnel that leads to the grandstand seating. This original wood siding should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched. (High Priority)
- Metal bleachers are a later addition and not original. The metal bleachers should be removed and replaced with new wood bleachers that match the original. Some of the original wood bleachers are being stored in the north utility shed and should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched. (Low Priority)
- Ball field fence along the grandstand appears to be a later addition and not original; however, the exact design of the original ball field fence is unknown. It appears to be a wood plank fence topped by a wood railing along the east and south wings, similar to what is existing. The fence behind home plate was originally taller and appears to have been constructed of plywood. Portions of the ball field fence are in poor condition and may be replaced in kind as necessary. (High Priority)
- East utility shed is a later addition and not original. It should be removed and the original configuration of the grandstand restored. (Low Priority)

Ball Field

- Dugouts have been altered and no longer retain their original configuration. Originally, the dugouts consisted of narrow trenches not much larger than the existing awnings. As a matter of functionality, the dugouts should not be restored to their original configuration but should be preserved as they exist today. (Low Priority)
- Scoreboard is a later addition and not original. The original scoreboard was located behind right field at the southwest corner and was manually operated. The replacement of a manual scoreboard with an electronic scoreboard is a typical alteration for historic ball parks to facilitate their continued use. (Low Priority)
- Ball field fence along the outfield is a later addition and not original. This non-original fence, portions of which are in poor condition, should be removed and replaced with a new wood plank fence. (Medium Priority)

RECOMMENDED INTERIOR TREATMENTS

The Jay Littleton Ball Park retains original and character-defining spaces. The locker rooms and locker room tunnels are primary character-defining spaces with original and distinctive features, finishes and materials. The treatment recommendations for these interior spaces relate to cleaning and repairing existing features, finishes, and materials. The configuration of secondary character-defining spaces and remaining historic fabric should be retained where possible and cleaned and repaired as necessary.

New features, finishes, and materials installed in primary and secondary character-defining spaces should be compatible with the historic and architectural character of the building. Non-character-defining spaces and features may be altered or removed as required to comply with current building codes standards, upgrade facilities, or accommodate new uses. The historic and architectural character of the ball park should remain evident in the design of new spaces and the selection of new finishes. The recommended interior treatments are as follows:

- Character-defining interior spaces, features, and finishes, such as the lock rooms, locker room tunnels, and the entrance vestibule, should be preserved. (High Priority)
- New partitions should be constructed in secondary or non-character-defining spaces whenever feasible. (High Priority)
- Design of new spaces, such as ADA accessible restrooms, should not adversely impact the grandstand exterior or character-defining spaces. The historic character of the grandstand should remain evident in the design of new spaces and the selection of new finishes. (High Priority)
- Concession stand has been altered and no longer retains its original configuration or features and finishes. As a matter of functionality, the concession stand should not be restored to its original configuration but should be retained as is. (Low Priority)
- Carpet in manager's office is a later addition and not original. Further investigation is recommended in order to determine if the original floor remains extant underneath the carpet. (Low Priority)
- Plywood walls appear to be a later addition and not original. The interior walls were likely originally uncovered. Plywood, which is generally in poor condition, should be removed and the exterior siding left exposed. (Medium Priority)
- Wood lockers in locker rooms and manager's office should be preserved and repaired as necessary. Repair may include limited replacement in kind if an element is deteriorated beyond repair or missing. (Medium Priority)
- Doors to the locker room tunnels appear to be original and should be preserved and repaired as necessary. If the doors are deteriorated beyond repair, they should be replaced in kind. The existing doors should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched. Hardware should be salvaged and reinstalled if possible. (High Priority)
- Remaining doors appear to be replacements and not original; however, the design of the original doors is unknown. Doors may be replaced as necessary with new compatible doors that are unobtrusive and simple in design. (Low Priority)
- Corrugated metal sheathing appears to be a later addition and not original. The metal sheathing should be removed and replaced with new wood sheathing that matches the original. It appears that original wood sheathing remains in the manager's office. This original wood sheathing should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched. (Low Priority)
- Restroom and shower fixtures appear to be later additions and not original; however, the design of the original restroom and shower fixtures is unknown. Existing restroom and shower fixtures may be removed and replaced as necessary with new compatible fixtures. New fixtures should be unobtrusive and simple in design. (Low Priority)
- Light fixtures appear to be later additions and not original; however, the design of the original light fixtures is unknown. Existing light fixtures may be removed and replaced as necessary with new compatible light fixtures. New lighting should be unobtrusive and simple in design. (Low Priority)
- Non-character-defining features and finishes may be removed as necessary. (Low Priority)

RECOMMENDED ACCESSIBILITY STRATEGIES

The recommended strategies for compliance with current accessibility standards primarily relate to providing accessible routes and restrooms in accordance with the 2016 California Building Code. Accessibility modifications should be in scale with the historic grandstand, visually compatible, and reversible whenever possible. The design of these new features should also be differentiated from the remaining historic fabric so that the evolution of the ball park is evident. The recommended accessibility strategies are listed below in order of code priority categories with further priority degrees identified as follows:

- High Priority: Recommended to incorporate in any accessibility project.
- Medium Priority: May be eligible for exclusion if it exceeds hardship threshold, but recommended if budget allows.
- Low Priority: May be eligible for exclusion if exceeds hardship threshold. Potential candidate for deferred work.

Please see Appendix D for proposed accessibility upgrade plans.

Accessible Entrance

- Main entrance chain-link sliding gate at level concrete landing bay should be replaced with an accessible swing gate and sliding gate. (High Priority)
- Accessible concrete path of travel should be provided from the public right-of-way to the existing accessible sidewalk. The proposed route detailed on the accessibility plans in Appendix D avoids altering the existing brick-paved path, statues, and trees at the main entrance. The route is adjacent to the existing driveway entrance and preserves the existing configuration and features as much as possible. (High Priority)

Accessible Route to Each Significant Use

- Accessible concrete sidewalk and landing route should be provided to new accessible restrooms. (High Priority)
- Lift to upper-level press box should be provided. (Medium Priority)
- Lift to upper-level seating should be provided and an upper-level flat platform for accessible seating with companion seating bench should be constructed. (Medium Priority)
- Accessible concrete walkway and door to the locker rooms should be provided. Access to the second locker room is separated because creating an accessible path of travel to the northeast locker room would be more extensive and have more impact on historic fabric. (Medium Priority–One locker room; Low Priority–Both locker rooms)
- Access gate and level concrete pad should be added to provide an accessible team seating area adjacent to the dug-out. (Medium Priority)
- Accessible counter and ordering area should be provided at the concession stand. (Medium Priority)
- Accessible shower in the locker rooms should be provided. Showers may be capped in lieu of making accessible upgrades if the shower are no longer required for use. (Low Priority)
- Provide accessible path to storage areas. Existing storage areas have original door sizes. (Low Priority)

At Least One Accessible Restroom for Each Sex

- New accessible unisex restrooms should be provided. Providing separate restrooms in lieu of upgrading the existing restrooms minimizes the impact to the historic grandstand, provide additional fixtures, and add for family restrooms with baby-changing stations. Adding only one restroom would be acceptable, but an additional restroom is recommended as a means of adding additional fixtures and accommodations for families with young children. (High Priority)

Accessible Telephones

- Not considered in this report.

Accessible Drinking Fountains

- Hi-low drinking fountain should be added. (Medium Priority)

Accessible Elements Such as Parking, Storage and Alarms

- Existing parking should be restriped to provide two van accessible parking space(s) and provide new signage. (High Priority)
- Accessible storage in the concessions stand should be provided. Other accessory rooms either have non-conforming doors or are low priority. (Medium Priority)
- Alarms were not considered in this report.

FIVE-YEAR PLAN

The City of Ontario funds public work projects in five year cycles. The Five-Year Plan sequences recommended treatments over ten phases for the City's first five-year funding cycle. The recommended treatments included below are either high priority work items or work items that meet the City's project objectives to maintain the ball park's viability and continued operation as a municipal baseball facility. These recommendations are ordered in a logical seuqencing of work over ten phases for budget and construction management purposes. The Five-Year Plan describes the work to be undertaken in each phase, the location of the work, and the estimated cost, when applicable. Some recommended treatments do not have an associated estimated cost because these items require further investigation in order to accurately calculate an estimate. For example, a survey of the ball park's wood features is required in order to estimate the rough quantities of features that require repair or in-kind replacement. For a full sequencing of all high, medium, and low-priority work items, please see Appendix A, Rehabiliation Plan.

PHASE NO.	RECOMMENDED TREATMENT	LOCATION	ESTIMATED COST
1.	FURTHER INVESTIGATION		
1a.	Further investigation should be conducted by a qualified professional to determine whether wood features exhibiting signs of deterioration can be strengthened and stabilized by consolidation or if the feature is deteriorated beyond repair and should therefore be replaced in kind.	Throughout	$6,000
1b.	Analysis of original wood features should be completed by a qualified professional in order to identify the species. If the species of the original wood is unsuitable in terms of its durability, a more suitable wood species, such as a decay-resistant, high-grade, vertical grain lumber, may be considered as long as it conveys a close visual match and has similar characteristics to the original wood species.	Throughout	$5,000
2.	ACCESSIBLE RESTROOM		
2a.	Engage a qualified architect with demonstrated experience in historic buildings and structures to develop construction documents for the construction of an accessible restroom, submit plans for plan check and agency approvals, as well as issue final bid documents.	N/A	$22,590 (Construction Documents)/ $7,120 (Plan Check and Bidding)
2b.	New accessible unisex restrooms should be provided. Providing separate restrooms in lieu of upgrading the existing restrooms minimizes the impact to the historic grandstand, provide additional fixtures, and add for family restrooms with baby-changing stations. Adding only one restroom would be acceptable, but an additional restroom is recommended as a means of adding additional fixtures and accommodations for families with young children.	Street-Facing Elevation/Interior	$34,325 (One Restroom)/ $58,650 (Two Restrooms)

PHASE NO.	RECOMMENDED TREATMENT	LOCATION	ESTIMATED COST
3.	STRUCTURAL REPAIRS		
3a.	Engage a qualified structural engineer with demonstrated experience in historic buildings and structures to develop construction documents for the structural repairs, submit plans for plan check and agency approvals, as well as issue final bid documents.	N/A	$22,000 (Design Phase)/ $6,000 (Plan Check)/ $9,000 (Construction Administration)
3a.	Split members should be replaced in kind or sistered with the same size members as required.	Throughout	$30,000
3b.	Existing wood exterior posts should be strengthened to provide adequate lateral support for the roof by installing new 2x6 wood members on each side of the existing triple 2x6 wood posts (two–new 2x6 members total at each post). In addition, new connections should be provided between the posts and the foundations to resist uplift. The connection between the post and the bleacher stringer and the roof framing should be strengthened as well.	Throughout	$123,240
3c.	Existing intermediate posts should be strengthened to provide adequate lateral support for the roof by installing new MC7 steel channels on each side of the existing triple 2x6 wood posts (two–new MC7 members total at each post). In addition, new connections should be provided between the posts and the foundations to resist uplift. The connection between the post and the bleacher stringer and the roof framing should be strengthened as well.	Throughout	$381,658
4.	GRANDSTAND STREET-FACING ELEVATION		
4a.	Beadboard siding appears to be a later addition and not original. The underlying wood planks are painted, indicating that this material was originally exposed. Further investigation is recommended in order to determine if the original wood siding remains extant. If the underlying wood planks appear to be the original siding, the existing beadboard siding, which is in poor condition, should be removed and the original siding repaired as necessary. If the original siding is deteriorated beyond repair, it should be replaced in kind with new siding that matches the original in design, size, shape, and texture.	Street-Facing Elevation	$2,500 (Investigation only)
4b.	Window frames appear to be a later addition and not original. It is possible that the beadboard siding and window frames were applied over the original. Further investigation is recommended in order to determine if the original window frames remain extant. If the original wood frames remain, they should be repaired as necessary. If the original window frames do not remain, new compatible window frames that are unobtrusive and simple in design may be installed.	Street-Facing Elevation	See Phase No. 4a
4c.	Plywood walls appear to be a later addition and not original. The interior walls were likely originally uncovered. Plywood, which is generally in poor condition, should be removed and the exterior siding left exposed.	Interior	$950

PHASE NO.	RECOMMENDED TREATMENT	LOCATION	ESTIMATED COST
5.	WOOD REPAIR AND REPLACEMENT		
5a.	Wood that is not deteriorated beyond repair may be strengthened and stabilized by consolidation using epoxies or wood fillers. After correcting any problems, apply a water-repellant wood preservative that can be painted.	Throughout	Further Investigation Required
5b.	Localized areas of deterioration may also be patched with a Dutchman repair. The repair procedure involves cutting a piece of wood, called a Dutchman, slightly larger than the area of damage that has been cut out. The Dutchman then is laid over the damaged area and an outline scribed into the original wood surface below. Next, a chisel or router is used to follow the scribed line to form an opening in the existing wood for the new piece. As a preventive measure, an appropriate fungicide should be applied to the surrounding old wood and allowed to dry. The Dutchman is then glued into place with waterproof adhesive, such as an epoxy formulated for wood. The repair is finished by trimming or sanding the surface of the new wood down flush with the surrounding existing surfaces, priming and painting.	Throughout	Further Investigation Required
5c.	Wood that is deteriorated beyond repair should be replaced in kind. Replacement wood features should match the historic component as closely as possible in material, design, color, texture, and other qualities to retain the ball park's historic character.	Throughout	Further Investigation Required
5d.	Deteriorated ends of wood members that are supporting occupiable areas (supporting gravity loads, such as bleacher seats and steps) should be treated with water-repellant wood preservative that can be painted and sealed for continued use.	Throughout	$19,600
5e.	Deteriorated ends of wood members not supporting occupiable areas (not supporting gravity loads such as the cantilevered extensions of bleacher stringers) should be treated with a water-repellant wood preservative that can be painted and sealed for continued use.	Throughout	$25,000
5f.	Doors to the locker room tunnels appear to be original and should be preserved and repaired as necessary. If the doors are deteriorated beyond repair, they should be replaced in kind. The existing doors should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched. Hardware should be salvaged and reinstalled if possible.	Street-Facing Elevation	$5,000
6.	GRANDSTAND FIELD-FACING ELEVATION		
6a.	Portions of the wood siding are later additions and not original. This non-original siding, which is generally in poor condition, should be removed and replaced with new wood siding that matches the original. Some original wood siding appears to remain along the east pedestrian tunnel that leads to the grandstand seating. This original wood siding should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched.	Field-Facing Elevation	Further Investigation Required
6b.	Ball field fence along the grandstand appears to be a later addition and not original; however, the exact design of the original ball field fence is unknown. It appears to be a wood plank fence topped by a wood railing along the east and south wings, similar to what is existing. The fence behind home plate was originally taller and appears to have been constructed of plywood. Portions of the ball field fence are in poor condition and may be replaced in kind as necessary.	Field-Facing Elevation	$24,000 (Complete Replacement)

PHASE NO.	RECOMMENDED TREATMENT	LOCATION	ESTIMATED COST
7.	LOCKER ROOMS		
7a.	Wood lockers in locker rooms and manager's office should be preserved and repaired as necessary. Repair may include limited replacement in kind if an element is deteriorated beyond repair or missing.	Interior	Further Investigation Required
8.	REPAINT WOOD SURFACES		
8a.	Painted features should be cleaned using low pressurized water. Pressure cleaning should not exceed 300 pounds per square inch (PSI). The cleaned surface should be rinsed thoroughly, and permitted to dry before further inspection to determine if repainting is necessary.	Throughout	$400,925 (Total Cost)
8b.	Areas of heavy soiling or staining that cannot be removed through pressure cleaning should be cleaned using a household detergent and a medium soft bristle brush.	Throughout	See Phase No. 8a
8c.	Areas of intercoat peeling are areas where the newest layer of paint did not adhere properly to the previous layer and are therefore peeling. The peeling top coat should be scrapped off with a putty knife and hand or mechanically sanded.	Throughout	See Phase No. 8a
8d.	Areas of peeling to a bare material surface should be scrapped off with a putty knife and hand or mechanically sanded to the bare material.	Throughout	See Phase No. 8a
8e.	Areas of cracking that are present at only the top layer should be scrapped off with a putty knife and hand or mechanically sanded.	Throughout	See Phase No. 8a
8f.	Areas of cracking that have progressed to bare wood and the paint has begun to flake should be scrapped off with a putty knife and hand or mechanically sanded to the bare material.	Throughout	See Phase No. 8a
8g.	High-quality oil type exterior primer should also be applied within 48 hours before repainting.	Throughout	See Phase No. 8a
8h.	Repaint all painted features following proper surface preparation.	Throughout	See Phase No. 8a
9.	GRANDSTAND ENTRANCE		
9a.	Main entrance chain-link sliding gate at level concrete landing bay should be replaced with an accessible swing gate and sliding gate.	Street-Facing Elevation	$12,500 (Chain-Link Sliding Gate) $33,000 (Wrought Iron Gate)
9b.	Accessible concrete path of travel should be provided from the public right-of-way to the existing accessible sidewalk. The proposed route detailed on the accessibility plans in Appendix C avoids altering the existing brick-paved path, statues, and trees at the main entrance. The route is adjacent to the existing driveway entrance and preserves the existing configuration and features as much as possible.	Site	$7,800

PHASE NO.	RECOMMENDED TREATMENT	LOCATION	ESTIMATED COST
9c.	Accessible concrete sidewalk and landing route should be provided to new accessible restrooms.	Site	See Phase No. 9b
9d.	Further study of the brick paving should be conducted to ensure it was previously installed on an appropriate underlying material rather than the bare ground by removing a section of brick.	Site	$10,000
9e.	Remove brick paving and install new concrete base if necessary.	Site	See Phase No. 9d
9f.	Salvage intact brick units for reinstallation. Salvaged bricks should be stacked no more than five layers high and should stored in an indoor, weather-controlled space until reinstalled.	Site	See Phase No. 9d
9g.	Recreate existing brick paving pattern using a mix of salvaged and new bricks. New bricks should replicate the appearance of the historic bricks as well as be interspersed throughout the paving area.	Site	See Phase No. 9d
9h.	Finished brick surface should be repointed using an appropriate mortar that is softer and more permeable than the historic brick.	Site	See Phase No. 9d
10.	PARKING LOT		
10a.	Existing parking should be restriped to provide two van accessible parking space(s) and provide new signage.	Site	$750

MAINTENANCE PLAN

FREQUENCY	MAINTENANCE ITEM	LOCATION
Ongoing	Inspect the facility for graffiti on an ongoing basis. Fresh graffiti is typically easier to remove which minimizes the potential for harsh or abrasive cleaning techniques. When graffiti is found, identify the type of substance used to create it. Substances may include spray paints, permanent markers, chalk, or other types of paint. For painted surfaces, graffiti can typically be painted over to match the surrounding painted surface. For unpainted masonry surfaces, select the gentlest means possible for removing the graffiti and always conduct a test in a discrete location before applying any method or cleaning agent. Typically, the gentlest means for removing graffiti from masonry includes poultices and low-pressure water washes with non-ionic detergents.	Grandstand Exterior/Interior
Ongoing	Inspect plants for general health and overgrowth on an ongoing basis. Keep foliage and plants off of the grandstand and away from gutters and surface drains. Keep beds and planters clean and free of debris that could attract unwanted pests.	Ball Park Site
Ongoing	Inspect interior spaces of grandstand for moisture penetration on an ongoing basis. If repair or remediation is required, always ide	Grandstand Interior
Every Year	Inspect roof annually or after major rain and wind events. Keep it clean and free from debris. Ensure roofing material, sheathing, and flashing is secure and tight and that no leaks exist. Repair as necessary. Replace missing elements when necessary.	Grandstand Roof
Every Year	Clean gutters and downspouts annually or after major rain and wind events to keep them free of debris. Ensure they are weather-tight and operational. Repair any cracks or flaws.	Grandstand Roof
Every Year	Inspect site drainage systems annually or after major rain and wind events to ensure they are unobstructed and working properly. Ensure that surface drains are clear and functional. Repair as necessary.	Ball Park Site
Every Year	Inspect wood features for signs of deterioration. Repair as necessary. Wood that is deteriorated beyond repair should be replaced in kind.	Grandstand Exterior/Interior
Every Three Years	Treat and seal ends of wood members that are supporting occupiable areas (supporting gravity loads, such as bleacher seats and steps).	Grandstand Structure
Every Five Years	Painted features should be cleaned using low pressurized water. Pressure cleaning should not exceed 300 pounds per square inch. Repaint all painted features following proper surface preparation.	Grandstand Exterior/Interior

RECOMMENDATIONS FOR FURTHER STUDY

Further studies are recommended in order to better understand alterations made to the ball park over time as well as to determine the extent of rehabilitation treatment or repair required. The recommended studies are as follows:

- A comprehensive paint analysis is recommended in order to determine the original palette of exterior finishes as well as how the color palette has changed over time. If the original paint layer is identified, the color may be matched and the ball park repainted its original paint color. A complete analysis of the paint layers on surfaces within a structure can also reveal a great deal about the sequence of alterations that have occurred, as well as potentially providing ranges of dates for some of these changes. (see *Preservation Brief #28*)

- An analysis of the original wood features is recommended in order to determine the species of wood. Because different species have different characteristics, such as rates of expansion and shrinkage, matching the original species or using a compatible species is necessary to ensure a seamless and durable repair. (see *Preservation Brief #45*)

- Further investigation of the grandstand street-facing elevation is recommended in order to determine if the original wood siding remains extant. A qualified professional should be engaged to remove a section of the existing beadboard siding.

- Further investigation should be conducted by a qualified professional to determine whether wood features exhibiting signs of deterioration can be strengthened and stabilized by consolidation or if the feature is deteriorated beyond repair and should therefore be replaced in kind. (see *Preservation Brief #45*)

REFERENCES

The National Park Service provides information and guidance on the preservation, rehabilitation, and restoration of historic buildings. They have produced a variety of publications, including the Preservation Briefs series, on a broad range of topics and techniques for the treatment of historic buildings. The Interpreting the Standards (ITS) Bulletins explain decisions made by the National Park Service in its administration of the Federal Historic Preservation Tax Incentive Programs. Web versions can be found at https://www.nps.gov/tps/how-to-preserve/briefs.htm. The Preservation Briefs most relevant to the Jay Littleton Ball Park are:

2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
10. Exterior Paint Problems on Historic Woodwork
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
28. Painting Historic Interiors
32. Making Historic Properties Accessible
35. Understanding Old Buildings: The Process of Architectural Investigation
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
41. The Seismic Rehabilitation of Historic Buildings
43. The Preparation and Use of Historic Structure Reports
45. Preserving Historic Wooden Porches

TABLE OF FIGURES

Report Cover: Earliest known photograph of Jay Littleton Ball Park, looking north towards the grandstand.
No date. Robert E. Ellingwood Model Colony History Room Collection. Ontario City Library.

Figure 1: Jay Littleton Ball Park, looking northwest towards the grandstand.
2018. GPA Consulting.

Part One Divider: Jay Littleton Ball Park right field in circa 1960, looking southwest towards original scoreboard.
No date. Robert E. Ellingwood Model Colony History Room Collection. Ontario City Library.

Figure 2: League Park in Cleveland in circa 1900.
Circa 1900. Detroit Publishing Company Photograph Collection. Library of Congress. LC-DIG-det-4a18626.

Figure 3: Second South End Grounds in Boston in circa 1890.
Circa 1890. Boston Public Library. Accessed May 16, 2019, https://en.wikipedia.org/wiki/South_End_Grounds#/media/File:Southendgrounds.jpg.

Figure 4: Hollywood Stars Training at Jay Littleton ball Park in 1946.
1946. Herald Examiner Collection. Los Angeles Public Library. 0005334 3.

Figure 5: Jay Littleton ball Park, aerial view.
2018. Google Maps.

Figure 6: Jay Littleton Ball Park, looking towards the main entrance.
2018. GPA Consulting.

Figure 7: Jay Littleton Ball Park, looking towards the east wing of the grandstand.
2018. GPA Consulting.

Figure 8: Jay Littleton ball Park, east wing of the grandstand.
2018. GPA Consulting.

Figure 9: Jay Littleton ball Park, locker rooms.
2018. GPA Consulting.

Figure 10: Jay Littleton Ball Park, looking towards the dugout near third base.
2018. GPA Consulting.

Character-Defining Features Conditions Table Photographs
2018. GPA Consulting.

Figure 11: Baseball game at Jay Littleton Ball Park at an unknown date.
No date. Robert E. Ellingwood Model Colony History Room Collection. Ontario City Library.

Part Two Divider: Jay Littleton Ball Park in circa 1960, looking towards first base.
No date. Robert E. Ellingwood Model Colony History Room Collection. Ontario City Library.

Figure 12: Aerial photograph of Jay Littleton Ball Park and John Galvin Park in 1939.
1939. Aerial Photograph Collection. University of California, Santa Barbara Library. C-5659.

Appendices Divider: manager Harry "Truck" Hannah and three new Angels during spring training at Jay Littleton ball Park in 1938.
1938. Herald Examiner Collection. Los Angeles Public Library. 0005232 4.

BIBLIOGRAPHY

"Baseball at Night Proves Very Popular." Los Angeles Times. August 12, 1924.

Blackstock, Joe. "Ontario, Home of the Angels." Daily Breeze, March 17, 2008. Accessed December 9, 2018. https://www.dailybreeze.com/2008/03/17/ontario-home-of-angels/.

"City Selected as Official Series Site." Los Angeles Times. December 20, 1959.

Daly, Pamela, Daly & Associates. *Historic Resources Assessment Report of East 4th Street Park-John Galvin Park*. Ontario: City of Ontario, August 2015.

Ferguson, Katherine. "National Register of Historic Places Nomination: Duncan Park Stadium, Spartanburg, South Carolina." December 11, 2015.

GPA Consulting. "National Register of Historic Places Multiple Property Documentation Form, Latinos in Twentieth Century California." 2014.

"History of Recreation in Parks." NYC Parks. Accessed December 6, 2018. https://www.nycgovparks.org/about/history/recreation.

"Hollywood and El Monte Mix." Los Angeles Times. January 12, 1924.

"Inventory of the State Administration Records Finding Aid." Online Archive of California. Accessed December 6, 2018. http://www.oac.cdlib.org/findaid/ark:/13030/tf4489n6b0/?query=baseball.

Nelson, Lee H. "Preservation Brief #17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character." US Department of the Interior, National Park Service, Cultural Resources.

"McCredie Busy After Players." Los Angeles Times. February 1, 1920.

Mercer, Chloe S. and Melanie Betz, Alabama Historical Commission. "National Register of Historic Places Nomination: Rickwood Field, Birmingham, Alabama." August 19, 1992.

"New Deal Agency: State Emergency Relief Administration (SERA)." The Living New Deal. Accessed December 10, 2018. https://livingnewdeal.org/new-deal-agencies/state-emergency-relief-administration-sera/.

"Orendorff Busy: Organizes New League." Los Angeles Times. February 17, 1910.

"Ontario." Los Angeles Times. November 30, 1894.

"Ontario: Loving Cup Game." Los Angeles Times. April 9, 1902.

"Ontario Picked by Angel Club for Spring Camp." Los Angeles Times. July 9, 1936.

"Ontario Team Takes Contest." Los Angeles Times. February 4, 1924.

Resolution Number 2003-075. A Resolution of the City Council of the City of Ontario, California, Approving File No. PHP03-014, The Designation of the Ontario Ballpark, Commonly Known as Jay Littleton Ballpark, Located at John Galvin Park, as a Local Historic Landmark. Adopted by City Council September 16, 2003.

Rotman, Michael. "League Park." Cleveland Historical. Accessed December 6, 2018. https://clevelandhistorical.org/items/show/16?tour=10&index=0.

Ruzzo, Bob. "South End Grounds (Boston)." Society for American Baseball Research. Accessed December 6, 2018. https://sabr.org/bioproj/park/south-end-grounds-boston.

"State Historical Building Code." California Office of Historic Preservation. Accessed October 2, 2018. http://ohp.parks.ca.gov/?page_id=21410.

"Sporting: Baseball." Los Angeles Times. April 10, 1899.



APPENDICES

Page intentionally left blank

APPENDIX A

Page intentionally left blank

REHABILITATION PLAN

	LOCATION	NO.	RECOMMENDED TREATMENT	PRIORITY
GRANDSTAND	Throughout	1a.	Further investigation should be conducted by a qualified professional to determine whether wood features exhibiting signs of deterioration can be strengthened and stabilized by consolidation or if the feature is deteriorated beyond repair and should therefore be replaced in kind.	High Priority
	Throughout	1b.	Analysis of original wood features should be completed by a qualified professional in order to identify the species. If the species of the original wood is unsuitable in terms of its durability, a more suitable wood species, such as a decay-resistant, high-grade, vertical grain lumber, may be considered as long as it conveys a close visual match and has similar characteristics to the original wood species.	High Priority
	Street-Facing Elevation/Interior	2.	New accessible unisex restrooms should be provided. Providing separate restrooms in lieu of upgrading the existing restrooms minimizes the impact to the historic grandstand, provide additional fixtures, and add for family restrooms with baby-changing stations. Adding only one restroom would be acceptable, but an additional restroom is recommended as a means of adding additional fixtures and accommodations for families with young children.	High Priority
	Field-Facing Elevation/Interior	3a.	Lift to upper-level press box should be provided.	Medium Priority
	Field-Facing Elevation/Interior	3b.	Lift to upper-level seating should be provided and an upper-level flat platform for accessible seating with companion seating bench should be constructed.	Medium Priority
	Throughout	4a.	Split members should be replaced in kind or sistered with the same size members as required.	High Priority
	Throughout	4b.	Existing wood exterior posts should be strengthened to provide adequate lateral support for the roof by installing new 2x6 wood members on each side of the existing triple 2x6 wood posts (two–new 2x6 members total at each post). In addition, new connections should be provided between the posts and the foundations to resist uplift. The connection between the post and the bleacher stringer and the roof framing should be strengthened as well.	High Priority
	Throughout	4c.	Existing intermediate posts should be strengthened to provide adequate lateral support for the roof by installing new MC7 steel channels on each side of the existing triple 2x6 wood posts (two–new MC7 members total at each post). In addition, new connections should be provided between the posts and the foundations to resist uplift. The connection between the post and the bleacher stringer and the roof framing should be strengthened as well.	High Priority

GRANDSTAND

LOCATION	NO.	RECOMMENDED TREATMENT	PRIORITY
Field-Facing Elevation	4d.	Existing double 2x12 wood stringers should be strengthened for the lateral frame action by sistering a new 2x12 stringer on each side of the existing members (two – new 2x12 members total at each stringer). In addition, new connections should be provided between the posts and the foundations to resist uplift. The connection between the bleacher stringer and the posts should be strengthened as well.	Medium Priority
Interior	5a.	Plywood walls appear to be a later addition and not original. The interior walls were likely originally uncovered. Plywood, which is generally in poor condition, should be removed and the exterior siding left exposed.	Medium Priority
Street-Facing Elevation	5b.	Along the exterior wood sheathed walls, new steel rod braces should be provided on the interior side of the sheathing below bleachers. At this time, it is assumed that six bays of bracing will be required along the North and West exterior elevations. Enlarge existing footings at end columns of multi-bay braced frames to resist uplift.	Medium Priority
Street-Facing Elevation	5c.	Beadboard siding appears to be a later addition and not original. The underlying wood planks are painted, indicating that this material was originally exposed. Further investigation is recommended in order to determine if the original wood siding remains extant. If the underlying wood planks appear to be the original siding, the existing beadboard siding, which is in poor condition, should be removed and the original siding repaired as necessary. If the original siding is deteriorated beyond repair, it should be replaced in kind with new siding that matches the original in design, size, shape, and texture.	High Priority
Street-Facing Elevation	5d.	Window frames appear to be a later addition and not original. It is possible that the beadboard siding and window frames were applied over the original. Further investigation is recommended in order to determine if the original window frames remain extant. If the original wood frames remain, they should be repaired as necessary. If the original window frames do not remain, new compatible window frames that are unobtrusive and simple in design may be installed.	High Priority
Throughout	6a.	Wood that is not deteriorated beyond repair may be strengthened and stabilized by consolidation using epoxies or wood fillers. After correcting any problems, apply a water-repellant wood preservative that can be painted.	High Priority
Throughout	6b.	Localized areas of deterioration may also be patched with a Dutchman repair. The repair procedure involves cutting a piece of wood, called a Dutchman, slightly larger than the area of damage that has been cut out. The Dutchman then is laid over the damaged area and an outline scribed into the original wood surface below. Next, a chisel or router is used to follow the scribed line to form an opening in the existing wood for the new piece. As a preventive measure, an appropriate fungicide should be applied to the surrounding old wood and allowed to dry. The Dutchman is then glued into place with waterproof adhesive, such as an epoxy formulated for wood. The repair is finished by trimming or sanding the surface of the new wood down flush with the surrounding existing surfaces, priming and painting.	High Priority

	LOCATION	NO.	RECOMMENDED TREATMENT	PRIORITY
GRANDSTAND	Throughout	6c.	Wood that is deteriorated beyond repair should be replaced in kind. Replacement wood features should match the historic component as closely as possible in material, design, color, texture, and other qualities to retain the ball park's historic character.	High Priority
	Throughout	6d.	Deteriorated ends of wood members that are supporting occupiable areas (supporting gravity loads, such as bleacher seats and steps) should be treated with water-repellant wood preservative that can be painted and sealed for continued use.	High Priority
	Throughout	6e.	Deteriorated ends of wood members not supporting occupiable areas (not supporting gravity loads such as the cantilevered extensions of bleacher stringers) should be treated with a water-repellant wood preservative that can be painted and sealed for continued use.	Low Priority
	Street-Facing Elevation	6f.	Doors to the locker room tunnels appear to be original and should be preserved and repaired as necessary. If the doors are deteriorated beyond repair, they should be replaced in kind. The existing doors should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched. Hardware should be salvaged and reinstalled if possible.	High Priority
	Interior	7.	Corrugated metal sheathing appears to be a later addition and not original. The metal sheathing should be removed and replaced with new wood sheathing that matches the original. It appears that original wood sheathing remains in the manager's office. This original wood sheathing should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched.	Low Priority
	Street-Facing Elevation	8.	Window infill appears to be a later addition and not original; however, the design of the original window infill is unknown. The existing infill may be retained or replaced as necessary with new infill that is unobtrusive and simple in design.	Low Priority
	Street-Facing Elevation	9.	Main entrance chain-link sliding gate at level concrete landing bay should be replaced with an accessible swing gate and sliding gate.	High Priority
	Throughout	10.	Remaining doors appear to be replacements and not original; however, the design of the original doors is unknown. Doors may be replaced as necessary with new compatible doors that are unobtrusive and simple in design.	Low Priority
	Field-Facing Elevation	11a.	Accessible counter and ordering area should be provided at the concession stand.	Medium Priority
	Street-Facing Elevation/Field-Facing Elevation	11b.	East utility shed is a later addition and not original. It should be removed and the original configuration of the grandstand restored.	Low Priority
	Field-Facing Elevation	11c.	Portions of the wood siding are later additions and not original. This non-original siding, which is generally in poor condition, should be removed and replaced with new wood siding that matches the original. Some original wood siding appears to remain along the east pedestrian tunnel that leads to the grandstand seating. This original wood siding should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched.	High Priority

	LOCATION	NO.	RECOMMENDED TREATMENT	PRIORITY
GRANDSTAND	Field-Facing Elevation	12a.	Access gate and level concrete pad should be added to provide an accessible team seating area adjacent to the dug-out.	Medium Priority
	Field-Facing Elevation	12b.	Severely spalled areas of the concrete foundation at the ball field fence should be patched with patching material that replicates the material properties and appearance of the historic concrete. Damaged concrete should be cut back, and the new patch carefully applied so that it will bond satisfactorily with the historic concrete.	Medium Priority
	Field-Facing Elevation	12c.	Ball field fence along the grandstand appears to be a later addition and not original; however, the exact design of the original ball field fence is unknown. It appears to be a wood plank fence topped by a wood railing along the east and south wings, similar to what is existing. The fence behind home plate was originally taller and appears to have been constructed of plywood. Portions of the ball field fence are in poor condition and may be replaced in kind as necessary.	Low Priority
	Field-Facing Elevation	13.	Metal bleachers are a later addition and not original. The metal bleachers should be removed and replaced with new wood bleachers that match the original. Some of the original wood bleachers are being stored in the north utility shed and should be used to ensure that all visual qualities, including design, size, shape, and texture, are matched.	Low Priority
	Field-Facing Elevation	14.	Hi-low drinking fountain should be added.	Medium Priority
	Interior	15.	Carpet in manager's office is a later addition and not original. Further investigation is recommended in order to determine if the original floor remains extant underneath the carpet.	Low Priority
	Interior	16.	Wood lockers in locker rooms and manager's office should be preserved and repaired as necessary. Repair may include limited replacement in kind if an element is deteriorated beyond repair or missing.	Medium Priority
	Interior	17a.	Restroom and shower fixtures appear to be later additions and not original; however, the design of the original restroom and shower fixtures is unknown. Existing restroom and shower fixtures may be removed and replaced as necessary with new compatible fixtures. New fixtures should be unobtrusive and simple in design.	Low Priority
	Interior	17b.	Accessible shower in the locker rooms should be provided. Showers may be capped in lieu of making accessible upgrades if the shower are no longer required for use.	Low Priority
	Interior	18.	Light fixtures appear to be later additions and not original; however, the design of the original light fixtures is unknown. Existing light fixtures may be removed and replaced as necessary with new compatible light fixtures. New lighting should be unobtrusive and simple in design.	Low Priority
	Interior	19a.	Accessible storage in the concessions stand should be provided. Other accessory rooms either have non-conforming doors or are low priority.	Medium Priority
	Field-Facing Elevation	19b.	Provide accessible path to storage areas. Existing storage areas have original door sizes.	Low Priority

GRANDSTAND

LOCATION	NO.	RECOMMENDED TREATMENT	PRIORITY
Site	20a.	Accessible concrete path of travel should be provided from the public right-of-way to the existing accessible sidewalk. The proposed route detailed on the accessibility plans in Appendix C avoids altering the existing brick-paved path, statues, and trees at the main entrance. The route is adjacent to the existing driveway entrance and preserves the existing configuration and features as much as possible.	High Priority
Site	20b.	Accessible concrete sidewalk and landing route should be provided to new accessible restrooms.	High Priority
Site	20c.	Accessible concrete walkway and door to the locker rooms should be provided.	Medium Priority
Site	21.	Access to the second locker room is separated because creating an accessible path of travel to the northeast locker room would be more extensive and have more impact on historic fabric.	Low Priority
Throughout	22a.	Severely cracked concrete units should be replaced with new matching concrete if they present a dangerous tripping hazard. The new concrete should replicate the material properties and appearance of the historic concrete.	High Priority
Throughout	22b.	Hairline to moderate cracks in concrete sidewalks and flooring do not require repair. Hairline and moderate cracks are generally defined as a superficial crack less than approximately one millimeter in width that does not go through the body of the masonry unit.	Low Priority
Site	23.	Existing parking should be restriped to provide two van accessible parking space(s) and provide new signage.	High Priority
Site	24a.	Further study of the brick paving should be conducted to ensure it was previously installed on an appropriate underlying material rather than the bare ground by removing a section of brick.	Medium Priority
Site	24b.	Remove brick paving and install new concrete base if necessary.	Medium Priority
Site	24c.	Salvage intact brick units for reinstallation. Salvaged bricks should be stacked no more than five layers high and should stored in an indoor, weather-controlled space until reinstalled.	Medium Priority
Site	24d.	Recreate existing brick paving pattern using a mix of salvaged and new bricks. New bricks should replicate the appearance of the historic bricks as well as be interspersed throughout the paving area.	Medium Priority
Site	24e.	Finished brick surface should be repointed using an appropriate mortar that is softer and more permeable than the historic brick.	Medium Priority
Throughout	25a.	Painted features should be cleaned using low pressurized water. Pressure cleaning should not exceed 300 pounds per square inch (PSI). The cleaned surface should be rinsed thoroughly, and permitted to dry before further inspection to determine if repainting is necessary.	High Priority
Throughout	25b.	Areas of heavy soiling or staining that cannot be removed through pressure cleaning should be cleaned using a household detergent and a medium soft bristle brush.	High Priority
Throughout	25c.	Areas of intercoat peeling are areas where the newest layer of paint did not adhere properly to the previous layer and are therefore peeling. The peeling top coat should be scrapped off with a putty knife and hand or mechanically sanded.	High Priority

	LOCATION	NO.	RECOMMENDED TREATMENT	PRIORITY
GRANDSTAND	Throughout	25d.	Areas of peeling to a bare material surface should be scrapped off with a putty knife and hand or mechanically sanded to the bare material.	High Priority
	Throughout	25e.	Areas of cracking that are present at only the top layer should be scrapped off with a putty knife and hand or mechanically sanded.	High Priority
	Throughout	25f.	Areas of cracking that have progressed to bare wood and the paint has begun to flake should be scrapped off with a putty knife and hand or mechanically sanded to the bare material.	High Priority
	Throughout	25g.	High-quality oil type exterior primer should also be applied within 48 hours before repainting.	High Priority
	Throughout	25h.	Repaint all painted features following proper surface preparation.	High Priority
	Street-Facing Elevation	26.	Signage on the street-facing elevation of the grandstand is a later addition and not original. This sign may be removed and replaced as necessary. A cohesive wayfinding design plan should be installed throughout.	Low Priority

	LOCATION	NO.	RECOMMENDED TREATMENT	PRIORITY
BALL FIELD	Outfield	27.	Ball field fence along the outfield is a later addition and not original. This non-original fence, portions of which are in poor condition, should be removed and replaced with a new wood plank fence.	Medium Priority
	Outfield	28.	Scoreboard is a later addition and not original. The original scoreboard was located behind right field at the southwest corner and was manually operated. The replacement of a manual scoreboard with an electronic scoreboard is a typical alteration for historic ball parks to facilitate their continued use.	Low Priority
	Infield	29.	Dugouts have been altered and no longer retain their original configuration. Originally, the dugouts consisted of narrow trenches not much larger than the existing awnings. As a matter of functionality, the dugouts should not be restored to their original configuration but should be preserved as they exist today.	Low Priority

APPENDIX B

Page intentionally left blank

COST ESTIMATES

Jay Littleton Ball Park
1076 N. Grove Ave., Ontario, CA 91764
Prepared by Spectra Company
5/29/19

COST ESTIMATE SUMMARY

	Scope of Work	Sub-Total or Total
	Accessibility Estimate	$198,750.00
	Structural Estimate	$837,802.40
	Other Rehabilitation Estimate	$468,514.00
	TOTAL ESTIMATED COSTS	**$1,505,066.40**

ACCESSIBILITY UPGRADES ESTIMATES

	Scope of Work	Remarks	Estimated Cost of Work	Sub-Total or Total
01	New Accessible Restrooms			
	a. Selective Demolition	Cut-out on [E] perimeter beadboard siding for (2) new door openings; removal/relocation of [E] wood bleacher supports; re-routing/relocation of [E] utility lines		
	b. Concrete	[N] concrete slab, approx. 150 sf, incl. finish grading, base compaction; new concrete entry landings		
	c. Rough Carpentry	2x wood framing for [N] door openings behind beadboard siding; [N] 2x wood framing for perimeter to enclose restroom; 2x framing for partition between M & W restrooms; misc carpentry (e.g. backings, etc.)		
	d. Insulation	Batt insulation inside wall perimeter, partition, and ceiling		
	e. Doors, frames & hardware	Install 2 sets HM doors, HM door frames, and hardware		
	f. Drywall	Moisture resistant gyp bd on walls and ceilings		
	g. Tile	5' h ceramic wall tiles, ceramic floor tiles, waterproofing		
	h. Painting	Walls from 5' up, ceilings, doors		
	i. Toilet accessories	Grab bars (36" & 42"), toilet paper holders, soap dispensers, combo paper towel dispenser & trash in M & W's, baby changing station		
	j. Plumbing	Plumbing fixtures (i.e., std. 1 toilet & 1 lav sink ea for M & W's, 1 urinal for M's), new water suupply, sanitary sewer, and vent system piping		
	k. HVAC	Ceiling exhaust fan in M & W's		
	l. Electrical	1 set each ceiling mounted light fixture w/ occupancy sensor, light switch, and power supply for exhaust fan in M & W's		$34,325.00
02	New Wheelchair Lift			
	a. Selective Demolition	Demo storage room inside concession booth at ground floor; cut out approx. 5' x 6' opening on portion of flooring in announcer's booth above the concession booth; remove portion of upper bleacher seating for [N] level accessible	$10,050.00	
		seating; saw cut and break [E] slab on grade in storage		

		room and excavate (hand-dig) for new post footings and lift pad; relocate door in concession booth; haul aways spoils		
	b. Concrete	[N] wheelchair lift pad on grade and post footings	$1,800.00	
	c. Rough Carpentry	Install 4x or 6x wood posts on concrete footings and misc. 2x bracings around lift shaft up to announcer's booth area; install floor joists and wood flooring at [N] leveled accessible seating area (approx. 130 sf) adjacent to wheelchair lift; install [N] wood panels to cover exposed wall siding framing around leveled accessible seating	$15,150.00	
	d. Wheelchair Lift System	Furnish and install	$45,000.00	
	e. Painting	Painting of new wood posts, frames, braces, walls	$2,650.00	
	f. Plumbing	Relocation of sink and water heater in concession booth	$1,500.00	
	g. Electrical	[N] power supply for wheelchair lift motor	$10,000.00	
				$86,150.00
03	New Locker Room Entrance Door			
	a. Selective Demolition	Cut-out on [E] perimeter beadboard siding for [N] door opening alo g grandstand-facing beadboard siding	$400.00	
	b. Rough Carpentry	2x wood framing for [N] door opening behind beadboard siding	$500.00	
	c. Doors, frames & hardware	Install 1 set HM door, HM door frame, and hardware	$1,450.00	
	d. Painting	Painting of [N] HM door and door frame	$250.00	
	e. Entrance door concrete landing		$1,500.00	
				$4,100.00
04	Team Player Seating Area With Companion Seating			
	a. Concrete	Concrete slab on grade, approx. 52 sf x 2 locations; base preparation, compaction, form work, reinforcement	$5,700.00	
	b. Rough Carpentry	Cutting in [E] wood fence, framing, and installation of wooden gate from cut panel, install companion bench; 2 locations (int. East elev. and int. South elev.)	$1,450.00	
	c. Painting	Painting of wooden gate (2 locations)	$200.00	
				$7,350.00
05	Miscellaneous Accessiblity Upgrades			
	a. [N] On Grade Accessible Seating	Demo and remove two (2) rows of bleacher seating, approx. 5 ft. long; HC stencil; modifications to add guardrail and	$950.00	

		re-route bleacher exit path for 2 rows		
	b. Modify Concession Stand Serving Counter Height	New counter and transaction window; modify window grill accordingly	$2,500.00	
	c. Level Non-Compliant Cross-Slope	Incl. saw cutting, supply & install'n of trench, drainage, level concrete topping	$4,500.00	
	d. Restripe Accessible Seating Area and New Companion Bench Seat	HC stencil	$200.00	
	e. Restripe van accessible parking spaces and new	HC stencil, new signage	$750.00	
	f. Add New Water Fountain	New hi-lo accessible water fountain; incl. saw cutting of slab, plumbing (water & drainage), concrete patchback, etc.	$4,500.00	
	g. New concrete pathway	Incl. clearing & demo, prep, formwork, concrete	$7,800.00	
	h. [N} Gates at grandstand main entrance	Provide a 12' w double sliding CL gate to replace existing 6'-6" double swing gate, and 1 ea. 4' w pedestrian swing gate on both ends (L & R) of main entrance (incl. sectional demo of existing CL fence	$12,500.00	
				$33,700.00
	Total Direct Costs			$165,625.00
	Contractor's GC, OH & Profit (20%)			$33,125.00
	TOTAL ESTIMATED COST OF ACCESSIBLITY UPGRADES			**$198,750.00**

SEISMIC UPGRADES ESTIMATES

	Scope of Work	Remarks	Estimated Cost of Work
01	Replace split members in kind or sister with the same size members as required	Allowance, i.e., no recorded number of members that have splits	$30,000.00
02	Treat and seal deteriorated ends of wood members that are supporting occupiable areas for continued use	56 locations @ $350/location	$19,600.00
03	Strengthen the existing wood exterior posts to provide adequate lateral support for the roof by installing new 2 x 6 wood members on each side of the existing triple 2 x 6 wood posts (2- new 2 x 6 members total at each post). In addition, new connections to be provided between posts and the foundations to resist uplift. Connection between the post and bleacher stringer and roof framing to be strengthened as well.	56 - 18' h ext. perimeter posts 112 pcs. - 2 x 6 x 18' @$35 ea. = $3,920 ~ **$5,000** Hardware (wood ties/bolts, connectors): 1 lot = **$5,000** Labor to open up exterior beadboard siding: 4 labor @ $712/day/labor x 3 days = **$8,544** Labor to install 2 x 6 new members 4 posts ave./day = 14 days total 4 labor @ $712/day/labor x 14 days = **$39,872** Labor to re-install beadboard siding, repair/replace worn-out sections as needed: 4 labor @ $712/day/labor x 6 days = **$17,088** Materials allowance = **$5,000** Painting of ext. beadboard siding: 4 labor @ $712/day/labor x 2 days = **$5,696** Materials = **$1,500** Scaffolding rental: **$15,000** $5,000 + $5,000 + $8,544 + $39,872 + $17,088 + $5,000 + $5,5695 + $1,500 + $15,000 = $102,700 est. total direct cost $102,700 + 20% contractor's GC, OH & profit = $123,240	$123,240.00
04	Strengthen the existing intermediate posts to provide adequate lateral support for the roof	26 - 20' h intermediate posts 52 pcs.- MC7 steel channels, cored for bolts and ties, primed	
	by installing new MC7 steel channels on	at shop 52 pcs. @$4,000 ea. = **$208,000**	

	each side of the existing triple 2 x 6 wood posts (2 - new MC7 members at each post). In addition, new connections to be provided between the posts and the foundations to resist uplift. Connection between the post and bleacher stringer and roof framing to be strengthened as well.	Hardware (wood ties/bolts, connectors): 1 lot = **$5,000** Labor to cut 2' x 2' roof openings over 26 post locations 4 labor @ $712/day/labor x 2 days = **$5,696** Materials for temp protection: **$1,000** Labor to install hoisted MC steel channels; includes clearing removal bleacher sections, kickers, braces, etc. to give way to MC steel channel install'n @ 2 posts/day = 13 days total 4 labor @ $712/day/labor x 13 days = **$37,024** Labor to re-install bleacher sections, kickers, braces temporarily removed for MC steel installation 4 labor @ $712/day/labor x 5 days = **$14,240** Materials = **$1,000** Labor to patch 26 - 2' x 2' roof openings 4 labor @ $712/day/labor x 4 days = **$11,392** Materials = **$2,000** Painting of posts with MC steel 4 labor @ $712/day/labor x 2 days = **$5,696** Materials = **$1,500** Scaffolding rental: **$10,000** Crane rental: **$5,500** Crane operator: **$10,000** $208,000 + $5,000 + $5,696 + $1,000 + $37,024 + $14,240 + $1,000 + $11,392 + $2,000 + $5,696 + $1,500 + $10,000 + $5,500 + $10,000 = $318,048 est. total direct cost $318,048 + 20% contractor's GC,OH & profit = $381,657.60	$381,657.60
05	Strengthen the existing double 2x12 stringers for the lateral frame action by sistering a new 2x12 stringer n each side of the existing members (2 - new 2x12 members total at each stringer). In addition, new connections to be provided between the posts and the foundations to resist uplift. The connection between the bleacher stringer and the posts to be strengthened as well.	44 - 30' bleacher stringers 88 pcs. - 2 x 12 x 30' @ $100 ea. = **$8,800** Hardware (wood ties/bolts, connectors): 1 lot = **$3,000** Labor to remove bleacher seating ledge and supports 8 labor @ $712/day/labor x 3 days = **$17,088** Labor to install 2 - 2 x 6 per bleacher stringer @ 10 stringers a day 4 labor @ $712/day/labor x 5 days = **$14,240** Painting of new stringer members 4 labor @ $712/day/labor x 3 days = **$8,544** Materials = **$2,000** Labor to remove bleacher seating ledge and supports	
		8 labor @ $712/day/labor x 4 days = **$22,816** Materials = **$1,500**	

		$8,800 + $3,000 + $17,088 + $14,240 + $8,544 + $2,000 + $22,816 + $1,500 = $77,988 est. total direct cost $77,988 + 20% contractor's GC/OH & profit = $93,585.60	$93,585.60
06	Along the exterior wood sheathed walls, provide new steel rod braces on the interior side of the sheathing below bleachers. Assume 6 bays of bracing to be required along the North and West exterior elevations. Enlarge existing footings at end columns of multi-bay braced frames to resist uplift.	12 steel rod braces @$3,500 ea. = **$42,000** Misc. hardware, 1 lot = **$2,500** Labor to open up exterior beadboard siding: 4 labor @ $712/day/labor x 3 days = **$8,544** Labor to install 16 enlarged conc footings (incl. saw cutting, excavation (hand dig), forming, rebar placing) 4 labor @ $712/day/labor x 8 days = **$22,784** Materials = **$4,500** Labor to pour concrete 4 labor @ $712/day/labor x 1 day = **$2,848** Labor to install steel rod braces @ 3 ea./day 4 labor @ $712/day/labor x 4 days = **$11,408** Painting of steel rod braces 4 labor @ $712/day/labor x 1 day = **$2,848** Materials = **$550** Labor to re-install beadboard siding, repair/replace worn-out sections as needed: 4 labor @ $712/day/labor x 6 days = **$17,088** Materials allowance = **$5,000** Painting of ext. beadboard siding: 4 labor @ $712/day/labor x 2 days = **$5,696** Materials = **$1,500** Scaffolding rental: **$10,000** $42,000 + $2,500 + $8,544 + $22,784 + $4,500 + $2,848 + $11,408 + $2,848 + $550 + $17,088 + $5,000 + $5,696 + $1,500 + $10,000 = $137,266 est. total direct cost $137,266 + 20% GC/OH + profit =	$164,719.20
07	Treat and seal deteriorated ends of wood members not supporting occupiable areas for continued use.	Allowance, i.e., no recorded number of members that have splits	$25,000.00
	TOTAL ESTIMATED COST OF SEISMIC UPGRADES		**$837,802.40**

OTHER REHABILITATION ESTIMATES

	Scope of Work	Remarks	Estimated Cost of Work
01	Remove plywood along walls in locker rooms and manager's office	Along perimeter walls in two (2) locker rooms & manager's office 105 lf total. Includes hauling & disposal of demo'd materials	$950.00
02	Investigative removal of 12' x 8' section of bead-board siding to check condition of original wood siding and window frames	Include reinstallation of siding after inspection by team	$2,500.00
03	Survey to estimate rough quantities of wood in-kind replacement and epoxy repair, wood lockers/manager's office, door repair/replace-ment and concrete repair	Rough Estimate for Wood Repair: Abatron wood epoxy repair @ $350 per SF or $150 board/foot Rough Estimate for Wood Replcaement: Framing replacement @ $75 board/foot Siding replacement @ $150 board/foot	$6,000.00
04	Brick repair salvage and reinstallation costs	At grandstand main entrance and on sidewalk outside of the grandstand east wing = 1,660 sf; assume 20% needs to be repaired ~ 332 sf; incl. cleaning of entire paved area by water pressure washer	$10,000.00
05	Repaint all wood surfaces	Include low pressure washing of all painted surfaces, spot cleaning with detergent and sof bristle brush, scrape loose paint, repaint with primer and finish coat Labor to pressure wash, spot clean w/ detergent and soft brush bristle, scrape loose paint 16 labor @ $712/day/labor x 14 days = **$159,488** Materials & tools: **$5,000** Lift equipment rental: **10,000** Scaffolding rental: **$10,000** Labor to paint all wood surfaces, prime and finish coat 12 labor @ $712/day/labor x 14 days = **$119,616**	$400,924.80
		Materials & tools: **$10,000** Lift equipment rental: **10,000**	

		Total direct cost: $334,104 + 20% contractor's GC/OH + profit	
06	Remove and replace ball field fence along out-field	South field fence: 137 lf. + East field fence: 136 lf = 303 lf total Labor to remove existing fence 2 labor @ $712/day/labor x 1.5 days = **$2,136** Labor to build new fence and paint finish 4 labor @ $712/day/labor x 10 days = **$28,480** Materials = **$9,500** Total direct cost: $40,116 + 20% contractor's GC/OH + profit	$48,139.20
07	Doors to locker room tunnel. Replace in-kind if required.	Replacement in-kind of doors to locker room tunnel. Salvage and reuse existing hardware.	$5,000.00
08	Remove/replace siding along field-facing elev.	250 lf to match original siding.	$24,000.00
	TOTAL ESTIMATED COST OF OTHER REHABILITATION WORKS		**$468,514.00**

	ALTERNATES		
A1	Alternate: 2 Restrooms Construct two (1) 73 sf accessible restrooms in lieu of one (1) restroom in Accessibility Estimate, Item No. 1	Includes, selective demo, [N] concrete slab, rough framing to enclose restroom; [N] gyp bd ceiling and walls w/ insulation; [N] door, frame, h'ware; tile and paint finishes; toilet accessories, MEPs; lump sum	$58,650.00
A2	Alternate: Remove Spot Cleaning Prep Repaint all wood surfaces, NO spot cleaning with detergent and soft bristle brush, scrape loose paint in lieu of Item No. 5	Low pressure washing of all painted surfaces Labor to pressure wash 4 labor @ $712/day/labor x 7 days = **$19,936** Materials & tools: **$4,000** Lift equipment rental: **10,000** Labor to paint all wood surfaces, prime and finish coat 12 labor @ $712/day/labor x 14 days = **$119,616** Materials & tools: **$10,000** Lift equipment rental: **10,000** Scaffolding rental: **$10,000** Total direct cost: $183,552 + 20% contractor's GC/OH + profit	$220,262.40
A3	Alternate: Upgrade Chainlink Entry to W.I. Provide all wrought iron gates and fences at grandstand main entrance in lieu of Accessibility Estimate, Item No. 5h	Provide all wrought iron (WI) 12' double sliding gate to replace the [E] 6'-6" CL swing gates; 1 ea. 4' w pedestrian swing gate on both ends of the main entrance; and replace [E] CL fixed panels with WI fence; incl. demo of [E] 50' long CL fences & gates, cutting of G.I. posts to FF, gates h'ware, painting	$37,000.00

Page intentionally left blank

APPENDIX C

Page intentionally left blank

APPENDIX D

Page intentionally left blank

APPENDIX E

Page intentionally left blank

APPENDIX F

Page intentionally left blank