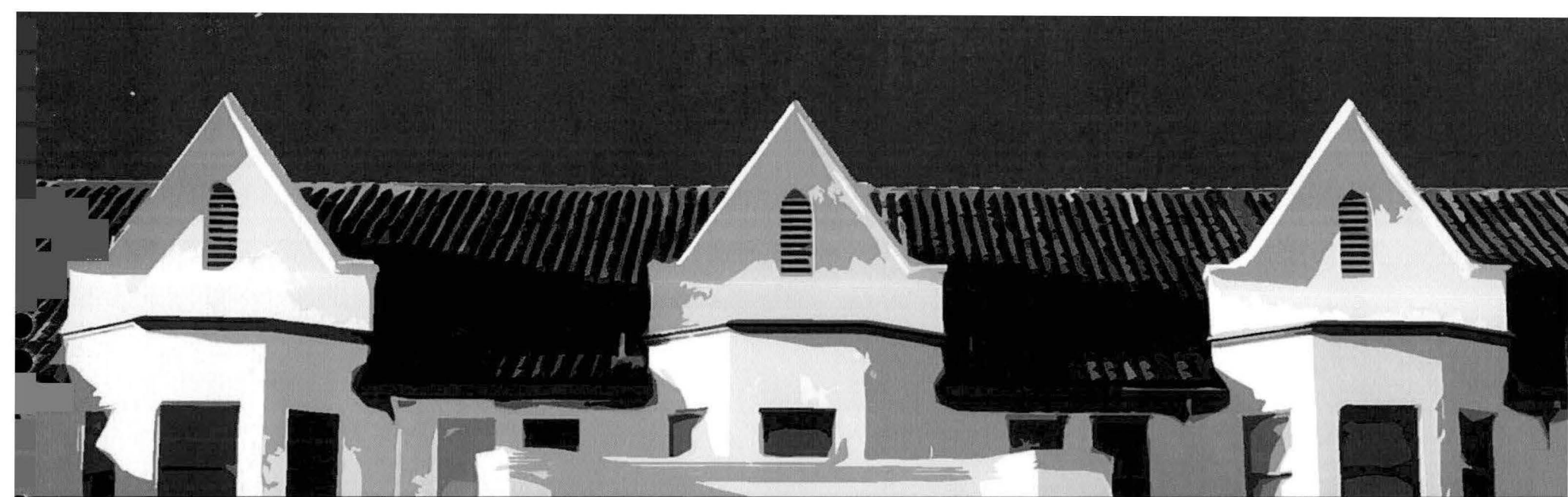
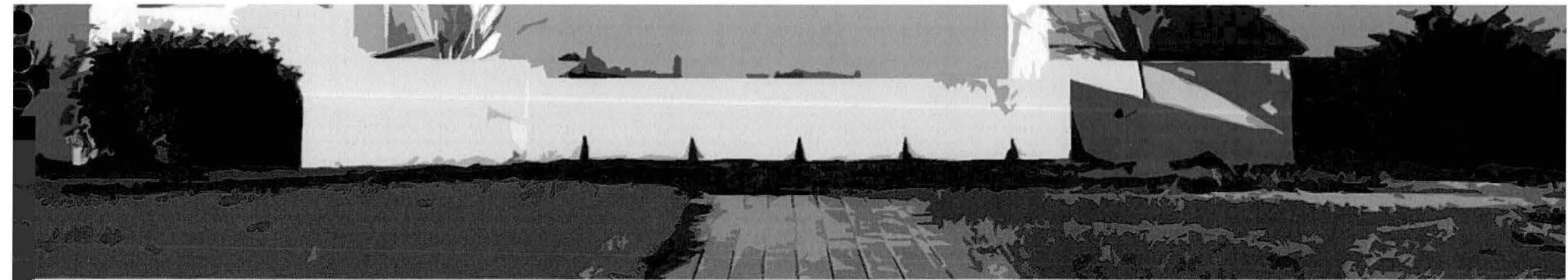




# *Preserving the Institution*

A Preservation Strategy for the impending closure  
of the Sonoma Developmental Center



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University of Oregon June 2016

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A Terminal Project for the partial fulfillment of a Master of Science degree in Historic Preservation

## Abstract

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By 2018, the State of California will close the Sonoma Developmental Center (SDC), a 125-year-old state-operated institution in the Sonoma Valley, designed to house and treat the developmentally disabled. Today, the campus encompasses nearly 900 acres of land and a potential California Register and National Register Historic District—comprising dozens of historic, cultural, and tribal resources. However, as the closure date approaches, the State has yet to develop a plan to maintain or mothball the historic buildings and structures during the impending vacancy. This report develops a preservation strategy for the historic core of SDC, which evaluates the integrity, significance, and current conditions of each architectural resource, and defines both a maintenance and vacancy strategy from a preservation perspective. I intend for this preservation strategy to be a tool for the local preservation organizations to understand what resources exist, know the current conditions of each, and lobby the State for appropriate preservation and maintenance of the campus during its closure.



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# **SECTION 1**

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## ***Introduction and Property Overview***

## 1.1 Introduction

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In 1891, the first residents moved into the Sonoma State Home for the Care and Training of Feeble-Minded Children, an institution located in the oak savannah hills of rural Sonoma Valley, California.<sup>1</sup> This facility was the first of its kind in the West, and one of the first in America to develop in-line with the revolutionary Colony Plan.<sup>2</sup> Over the next several decades, the institution evolved into a campus of romantic Arts & Crafts style cottages amongst a serene Northern California landscape.

The first half of the twentieth century saw medical advancements and shifting beliefs on the treatment of the developmentally disabled, where each moment of change made a mark on the institution's built landscape. New construction did not occur in spurts, but displayed mostly gradual transitions combining the prevailing architectural trends with compositions that accommodated a more modernized approach to providing care for long-term clients.

Today, the Sonoma Developmental Center (SDC) is far removed in practice from the American eugenics movement and questionable ethics of the late nineteenth and early twentieth centuries. However, those troubling memories of medical experimentation, and the changes that followed, are still echoed by the historic fabric throughout the campus. Therefore, sustaining the institution's extraordinary narrative hinges on the preservation of these tangible links to the profound shifts in the treatment of the developmentally disabled.<sup>3</sup>

Nearly 125 years after breaking ground, SDC remains one of four operating institutions in California to treat the developmentally disabled, and is still recognized as the largest employer in the Sonoma Valley.<sup>4</sup> A portion of the campus has been identified as an Historic District, which is listed on file at the Northwest Information Center of the California Historical Resources Information System. The study area in this report is also an area that is potentially eligible for listing on the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP). Consisting of at least 40 contributing resources, this Historic District's designed landscape and Colony Plan represent significant shifts in architectural history, as well as the institution's role in the historic transitions of this medical field.<sup>5</sup>

The State of California is currently in the early stages of closing SDC: a four-year process of relocating clients, reducing staff, and ultimately shutting its doors permanently.<sup>6</sup> This is an extremely difficult and trying time for

residents, their families, and the staff at SDC, as the institution has been a long-standing fixture in the lives of thousands of individuals. Today, the Department of Developmental Services is striving to find appropriate homes for the current clients, as well as employment opportunities for the affected workforce. The complex circumstances of SDC's closure will affect a diverse array of individuals, and this report is not intended to discount or overshadow these very pressing issues during this critical time.

The closure process is subject to review under the California Environmental Quality Act (CEQA), as vacancy and reduced maintenance is a significant environmental impact on the historic state-owned facility and its resources. However, the Closure Plan released in October 2015 does not explicitly put forth any maintenance or mothball initiatives to address the potential impacts that these historic resources will experience during their impending vacancy. Under CEQA, the Department of General Services—the state agency that owns the property—is required to address these potential impacts in a full and comprehensive environmental impact report (EIR), which is expected to be performed by the date of the campus's closure.

The Closure Plan also acknowledges the lack of recent historic resource evaluations and condition assessments for all historic buildings, structures, and objects on the property.<sup>7</sup> This minimal strategy, and dearth of existing documentation, concerns local preservationists due to the fact that historic buildings are already being vacated and shut without individualized preservation or maintenance plans.<sup>8</sup>

This Terminal Project presents a preservation strategy for SDC that evaluates the architecture, significance, and existing conditions of the historically significant built resources within the study area. Due to accessibility limitations, the study area focuses on the contributing buildings and structures on the west side of the campus that were built within the period of significance, 1897-1941. This boundary is further described in Section 1.2 of this report.

The SDC property is host to a very complex array of formally and informally documented resources, with several potential contributing resources that are not assessed in this report. Many of these have the potential for indigenous, cultural, and economic significance, with documentation currently on file at the Northwest Information Center—a branch of the California Historic Resource Information System. However, due to the architecture-focused scope of this report, the eligibility of these resources in terms of local, state, or national designations has not been assessed. The author stresses that further studies of the SDC property should incorporate a comprehensive evaluation of *all* resources on the *entire* property, in order to prepare a preservation plan to the most complete extent possible.

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This report uses various qualitative research methods to evaluate the historical significance of the SDC property, and analyzes the appropriate approaches to maintaining the site's historic resources during its closure. This is separated into three distinct areas of research. The *Historic Context* section draws connections between the form and style of SDC's historic resources and the broader movements of institutional architectural history. This section also determines significance in the context of historical shifts in the field of medicine and treatment, and the effects on the form and design of SDC's architecture over time. The *Preservation Strategy* section establishes preservation, maintenance, and decommissioning objectives. This is accomplished through an assessment of current conditions and treatment recommendations, as well as through an explanation of the potential impacts that vacancy can have on SDC's historic architectural resources. Lastly, the *Appendix* provides all documentation from the reconnaissance survey, including descriptions, history, statements of significance, and eligibility for each resource in the study, as well as the results of light exterior condition assessments and the treatment recommendations for observed condition issues.

This document is intended to assist local preservation organizations in ensuring that these significant physical elements, and the narrative they represent, remain intact and maintained through the property's closure and potential future reuse. As it stands, this preservation strategy also has the broader aim of contributing to the larger field of Historic Preservation by guiding conservation and maintenance strategies for the significant architectural heritage of other large-scale institutions facing closure.

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<sup>1</sup> Diana J. Painter and Janet Gracyk, *Resource Record: 15000 Arnold Drive – Sonoma Developmental Center*, State of California, Department of Parks and Recreation, 2008, 25.

<sup>2</sup> William B. Fish, "The Colony Plan," *Proceedings of the National Conference of Charities and Corrections at the Nineteenth Annual Session*, Denver, June 23-29, 1892, 163.

<sup>3</sup> Carla Yanni. *The Architecture of Madness: Insane Asylums in the United States* (Minneapolis: University of Minnesota Press, 2007), 84.



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- <sup>4</sup> "Sonoma Developmental Center," Developmental Centers, last modified July 29, 2015, accessed October 1, 2015, <http://www.dds.ca.gov/sonoma/>; "Sustainable SDC Services," Sonoma Developmental Center, last modified April 15, 2016, accessed May 17, 2016, <http://sonomacounty.ca.gov/Board-of-Supervisors/District-1/Sonoma-Developmental-Center/>.
- <sup>5</sup> William B. Fish, "The Colony Plan," Proceedings of the National Conference of Charities and Corrections at the Nineteenth Annual Session, Denver, June 23-29, 1892, 163.
- <sup>6</sup> "Plan for the Closure of Sonoma Developmental Center," State of California, Department of Developmental Services, October 1, 2015, 5.
- <sup>7</sup> Ibid, 51.
- <sup>8</sup> Gregg Montgomery, "Sonoma Developmental Center 'The Golden Years,'" *Tales of Glen Ellen*, Glen Ellen Historical Society (Spring 2015).

## 1.2 Property Overview and Study Area

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SDC is situated adjacent to the unincorporated community of Eldridge, approximately 1-mile south of the town of Glen Ellen, in Sonoma County, California. About 50 miles north of San Francisco, SDC is located in the serene setting of the Sonoma Valley, an environment that balances natural and designed landscapes with dramatic views of both the Sonoma and Mayacamas mountain ranges. The majority of the institution is developed on a slope located at the base of Sonoma Mountain—an area that consists of approximately 900 acres of mainly natural landscape, with such native vegetation as manzanita, oak, and buckeye.<sup>1</sup>

The majority of land on the SDC property is unbuilt and uncultivated, with the most developed area encompassing approximately 150 acres.<sup>2</sup> Several creeks meander through the campus, as well as two manmade reservoirs—Fern Lake and Lake Suttonfield—created for water storage in the early 20<sup>th</sup> century.<sup>3</sup> An Historic American Landscape Survey (HALS) has been performed on the SDC property, which details the vegetation, layout design, and significant features of the landscape.<sup>4</sup> The HALS should be used as a supplement to any preservation plan that involves the property's historic designed and natural landscape.

The main entrance to the campus is located on the west side of Arnold Drive, marked by prominent stone piers (Main Gates) that direct the procession west onto Harney Drive. Harney Drive is the main road on the historic West Side of the campus, bifurcated by a lawn and pollarded sycamores.<sup>5</sup> Until early 2015, this strip of lawn was characterized by two rows of six majestic California fan palms, planted within a few years of the Main Building's original 1891 construction.<sup>6</sup> Although the palms were removed in January 2015, the lawn and existing sycamore trees continue to create a central line of sight directly to the front elevation of the Main Building.<sup>7</sup>

Running through the town of Eldridge and the main developed core of the campus is Arnold Drive, a north-south corridor that follows the west side of the Sonoma Valley, ending in the town of Glen Ellen to the north. Although not precisely north-south in direction, Arnold Drive is used as an axis for which all directional information is given in this report, as it separates two main cores of the campus. SDC's main historic core is located on the west side of Arnold Drive—the West Side—which consists of cultural resources dating to 1891 interspersed in a carefully designed landscape. With the exception of the historic Farm Area, the portion of the campus situated to the east side of Arnold

**TABLE 1.1. CONTRIBUTING & NON-CONTRIBUTING RESOURCES WITHIN THE STUDY AREA**

| <b>Name</b>           | <b>Year</b> | <b>Orig. Function</b>    | <b>Architectural Style</b> | <b>Vacancy</b> | <b>NRHP Elig.</b>    |
|-----------------------|-------------|--------------------------|----------------------------|----------------|----------------------|
| Acacia Court 2        | 1923        | Employee Housing         | English Cottage            | Vacant         | Contributing         |
| Acacia Court Garages  | ca.1930     | Employee Garages         | Utilitarian                | Vacant         | Contributing         |
| Activity Center       | 1909        | Gymnasium                | Arts & Crafts              | Vacant         | Contributing         |
| Bus Shelter           | ca.1910     | Bus Shelter              | Rustic style               | N/A            | Contributing         |
| Carpenter Shop        | 1951        | Carpenter Shop           | Utilitarian                | In-use         | Non-contr.           |
| Carpenter Storage     | 1954        | Carpenter Storage        | Utilitarian                | In-use         | Non-contr.           |
| Chamberlain           | 1929        | Hospital                 | Eclectic English Revival   | In-use         | Contr. & Ind.        |
| Dunbar Cottage        | 1925        | Dormitory                | English Cottage            | In-use         | Contributing         |
| Electric Substation   | 1940        | Electric Substation      | Utilitarian                | Vacant         | Contributing         |
| Finnerty Cottage      | 1930        | Male Infirmary           | English Cottage            | In-use         | Contributing         |
| Fire House            | 1932        | Fire House               | Arts & Crafts              | In-use         | Contributing         |
| Fredrickson Receiving | 1959        | Receiving Hospital       | International              | In-use         | Non-contr.           |
| Glass Shop            | ca.1930     | Glass Shop               | Utilitarian                | In-use         | Contributing         |
| Goddard               | 1939        | Behavioral Detention     | English Cottage            | In-use         | Contributing         |
| Gymnasium             | ca.1935     | Gymnasium                | English Cottage            | In-use         | Contributing         |
| Hatch Cottage         | 1924        | Employee Housing         | Eclectic English Revival   | Vacant         | Contr. & Ind.        |
| Hill Cottage          | 1939        | Dormitory                | English Cottage            | Vacant         | Contributing         |
| King Cottage          | 1939        | Dormitory                | English Cottage            | In-use         | Contributing         |
| Laundry/Property      | 1949        | Laundry                  | Utilitarian                | In-use         | Non-contr.           |
| Main Building         | 1891/1908   | Dormitory/Administration | Collegiate Gothic          | Vacant         | Contr. & Ind. Listed |
| Main Gates            | ca.1910     | Entrance Gates           | Rustic style               | N/A            | Contributing         |
| Main Kitchen          | 1954        | Kitchen                  | Mid-Century Modern         | In-use         | Non-contr.           |
| Main Store Room       | 1932        | Storage                  | Utilitarian                | In-use         | Non-contr.           |
| Maintenance Shop      | ca.1915     | Maintenance Shop         | Utilitarian                | In-use         | Contributing         |
| McDougall Cottage     | 1939        | Dormitory                | English Cottage            | Vacant         | Contributing         |

|                            |         |                         |                          |        |               |
|----------------------------|---------|-------------------------|--------------------------|--------|---------------|
| Oak Lodge                  | 1907    | Dormitory               | Arts & Crafts            | Vacant | Contr. & Ind. |
| Osborne Cottage            | 1939    | Dormitory               | English Cottage          | In-use | Contributing  |
| Paint Shop                 | ca.1915 | Paint Shop              | Utilitarian              | In-use | Contributing  |
| Palm Court                 | 1930    | Employee Housing        | Eclectic English Revival | In-use | Contributing  |
| Paxton                     | 1934    | Behavioral Detention    | Eclectic English Revival | In-use | Contributing  |
| Pines Cottage              | 1924    | Employee Housing        | Eclectic English Revival | Vacant | Contributing  |
| Plant Ops Office/Warehouse | 1958    | Plant Operations Office | Utilitarian              | In-use | Non-contr.    |
| Plumbing Shop Storage      | 1920    | Plumbing Shop Storage   | Utilitarian              | In-use | Contributing  |
| Police Department          | ca.1955 | Police Department       | Utilitarian              | In-use | Non-contr.    |
| Porter Administration      | 1957    | Administration Office   | International            | In-use | Non-contr.    |
| Refrigeration/Upholstery   | 1950    | Maintenance             | Utilitarian              | In-use | Non-contr.    |
| Residence 135 & Garage 263 | 1939    | Officer's Housing       | Minimal Traditional      | In-use | Contributing  |
| Residence 136 & Garage     | 1939    | Officer's Housing       | Minimal Traditional      | In-use | Contributing  |
| Residence 137              | 1939    | Officer's Housing       | Minimal Traditional      | In-use | Contributing  |
| Residence 145              | 1930    | Physicians Housing      | Norman                   | In-use | Contributing  |
| Residence 146              | 1924    | Physicians Housing      | Tudor Revival            | Vacant | Contributing  |
| Residence 149              | 1930    | Physicians Housing      | Norman                   | In-use | Contributing  |
| Sheet Metal Shop/Lock Shop | 1953    | Maintenance             | Utilitarian              | In-use | Non-contr.    |
| Sonoma House               | 1897    | Superintendent Housing  | Queen Anne               | In-use | Contr. & Ind. |
| Sonoma House Outbuilding 1 | 1897    | Outbuilding             | Folk Victorian           | Vacant | Contributing  |
| Sonoma House Outbuilding 2 | 1910    | Outbuilding             | Utilitarian              | Vacant | Contributing  |
| Stone Arch Bridge          | ca.1915 | Bridge                  | Stone Arch Bridge        | N/A    | Contributing  |
| Tallman                    | 1956    | Storage                 | Utilitarian              | Vacant | Non-contr.    |
| Thompson/Bane              | 1939    | Dormitory               | English Cottage          | In-use | Contributing  |
| Transportation Garages     | 1930    | Garages                 | Utilitarian              | In-use | Non-contr.    |
| Wagner Cottage             | 1926    | Dormitory               | English Cottage          | In-use | Contributing  |
| Walnut                     | 1918    | Dormitory               | English Cottage          | Vacant | Contr. & Ind. |
| Wright Cottage             | 1925    | Dormitory               | English Cottage          | In-use | Contributing  |

Drive—the East Side—was developed after 1948, and is not included in this report. However, there are several documented resources on the East Side that should be further evaluated when preparing SDC’s comprehensive preservation plan, as they have the potential to be contributing resources to a much larger historic district boundary.

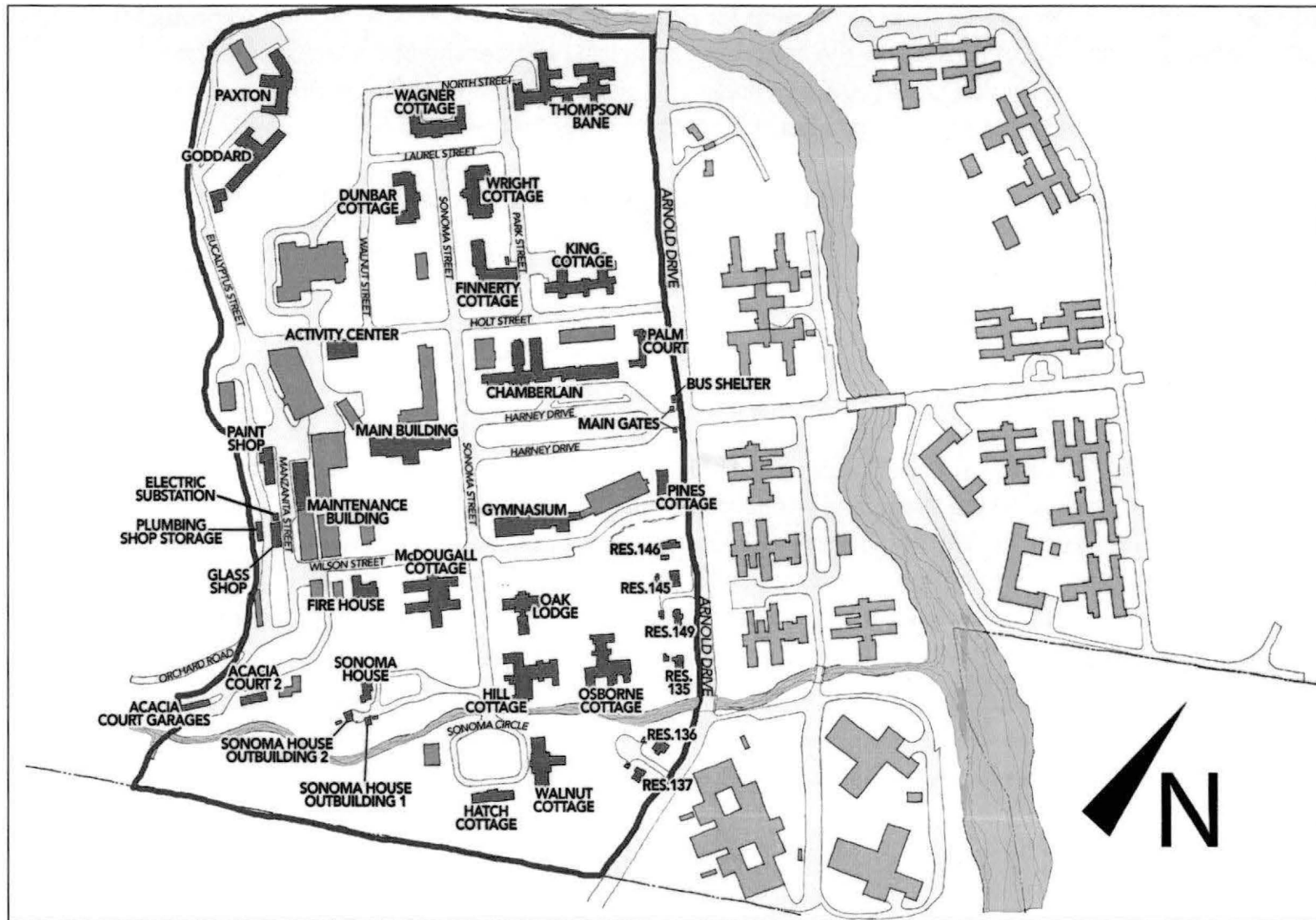
The first SDC building was constructed in 1891, and was followed over the next several decades by various phases of construction, lasting until 1995. In comparison to the post-WWII East Side campus, the West Side does not seem to follow a strictly organized plan for building form, massing, and style. Rather, the West Side displays a range of late nineteenth and twentieth century architectural styles, including Collegiate Gothic, Queen Anne, English Cottage, along with a range of Mid-Century Modern buildings built after WWII. The majority of historic buildings on this core of the campus are 1-2 stories, and representative of the Arts & Crafts movement—the majority of which are exemplary specimens of the English Cottage style of the 1920s and 1930s.

Up until WWII, development at SDC was gradual for the most part—almost entirely sequestered to the West Side. This changed drastically in 1948 when a \$13 million program was implemented to construct several new buildings to the expand the campus’s main core over to the East Side.<sup>8</sup> This period marks the first development since America’s involvement in WWII, ending a seven year building hiatus. Today, SDC remains a full-service community, evidenced by living quarters, a fire station, concessions buildings, hair salon, and clothing shop, among many other small-town characteristics.

## Study Area

The study area is focused on what was previously determined to be the boundaries of an Historic District by the firm Myra L. Frank & Associates, Inc. in 1998.<sup>9</sup> However, since this 1998 study was published, the documented boundaries of the Historic District have grown, but are not included in this report due to accessibility limitations. Instead, the study area in this report is defined by Arnold Drive to the east, Sonoma Creek to the north, the resources located on either side of Eucalyptus and Manzanita Streets and Acacia Court to the west, and the SDC property line to the south.

This report is limited to the West Side of Arnold Drive for several reasons. First, despite the number of vacant building situated on the West Side of campus, the buildings on the East Side are very much occupied and operating.



**Figure 1.1.** Map of SDC's core development, with the study area outlined in red. The contributing buildings are in yellow and titled, and the non-contributing resources are in purple. The resources outside the bounds of the study area are in pink.



Many of these East Side buildings are used as housing for clients, and survey work was avoided to protect the privacy of the residents. Second, this report focuses on the area that contains a high density of contributing elements within the Historic District. In this case, Arnold Drive draws a definitive border that separates pre-WWII resources (West Side) from those exclusively constructed post-WWII (East Side), with the exception of the Farm Area and outlying residences which are too isolated to include in the boundaries. Further evaluations are highly encouraged to survey the East Side of campus, as it is likely that this area of SDC could prove to hold enough significance to be included into the Historic District boundaries set forth in this report.

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While this study serves to assess and make recommendations on the architectural heritage within the study area—namely the historic buildings and structures on the west side of Arnold Drive. There are several other resources located within the campus—especially on the West Side—that are not discussed or assessed in this report due to the architectural preservation focus of this study. Some of these resources constitute the institution’s designed, natural, and agricultural landscapes, including unpaved roads, orchards, creek diversion structures, retaining walls, water tanks, and rock dams, among others. In regard to other cultural resources, there is informal and formal documentation of archaeological and indigenous resources within the bounds of the SDC property.

A comprehensive survey of the entire Sonoma Developmental Center property is encouraged to be carried out with future research, and should attempt to record all resources within the approximately 900 acres of land. It is highly likely that these informally documented resources contribute to the historic significance of the property as a whole, and could be eligible as contributors to the Historic District detailed in this report.

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<sup>1</sup> “Plan for the Closure of Sonoma Developmental Center,” State of California, Department of Developmental Services, October 1, 2015, 49.; Diana J. Painter and Janet Gracyk, “15000 Arnold Drive – Sonoma Developmental Center,” State of California, Department of Parks and Recreation, 2008, 3.

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<sup>2</sup> Painter and Gracyk, "15000 Arnold Drive," 3.

<sup>3</sup> Prunuske Chatham, Inc., *Sonoma Developmental Center Draft Resource Assessment*, Prunuske Chatham, Inc., Sebastopol, California, 2015, 40.

<sup>4</sup> Gracyk, "Historic American Landscape Survey," 2.

<sup>5</sup> Janet Gracyk, "Historic American Landscape Survey: Sonoma Developmental Center," Terra Cognita Design and Consulting, Petaluma, California. 2009.

<sup>6</sup> Christian Kallan, "Sonoma Developmental Center Palms Get the Ax," *Sonoma Index Tribune*, January 30, 2015, accessed May 5, 2016, <http://www.sonomanews.com/home/3455233-181/sonoma-developmental-center-palms-get>.

<sup>7</sup> Kallan, "Sonoma Developmental Center Palms Get the Ax."

<sup>8</sup> Painter and Gracyk, "15000 Arnold Drive," 4.

<sup>9</sup> Myra L. Frank & Associates, Inc., *Preliminary Historical Resource Evaluation: Sonoma Developmental Center, Eldridge, Sonoma County, California*, Myra L. Frank & Associates, Inc., Los Angeles, California, 1998, 1.

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## **SECTION 2**

*Historic Context*

# History of the Sonoma Developmental Center

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## Early Development

The initial development of SDC is largely attributed to two leaders, Julia M. Judah and Francis Bentley.<sup>1</sup> Both women had a personal motive for founding an institution for developmentally disabled children, as each of them were mothers of children with similar disabilities.<sup>2</sup> In order to formulate a plan for this new treatment facility, Mrs. Judah and Mrs. Bentley visited a state institution in Syracuse, New York—the New York Idiot Asylum—operated by Dr. H. B. Wilbur.<sup>3</sup> This institution was widely considered a pioneering facility for housing and treating the disabled, and upon returning from Syracuse in 1882, the two women were prepared to create the initial framework for an institution in California.<sup>4</sup> In order to bring forth their vision, however, they needed private funds and leadership.

To start, Mrs. Judah and Mrs. Bentley gathered assistance from several prominent figures, the first of which included railroad magnate Leland Stanford, and Washington Bartlett—Mayor of San Francisco and soon-to-be Governor of California.<sup>5</sup> Their movement began with a circulation of pamphlets informing the press, physicians, and influential Californians about a meeting to discuss goals for establishing an appropriate institution.<sup>6</sup> The first and second meetings were held on July 24<sup>th</sup> and July 31<sup>st</sup>, 1883, respectively, at the Palace Hotel in San Francisco.<sup>7</sup> By the second meeting, the “California Association for the Care and Training of Feeble-Minded Children” was founded with a mission to “provide and maintain an institution which shall be an asylum and school for the care and training of feeble-minded children.”<sup>8</sup> At this same meeting, the Board of Directors was established, consisting of Leland Stanford, Charles Goodall, Lewis Gerstle, Washington Bartlett, J. C. Ainsworth, Asa Harker, Mrs. Ariel Lathrop, Mrs. Julia Judah, Mrs. W. H. Howard, Mrs. Augusta H. Fisher, and Mrs. E. B. Hartson.<sup>9</sup>

The Association’s initial efforts came to fruition in 1883, when the first private institution opened in San Jose, California.<sup>10</sup> The following year, the facility was moved to White Sulphur Springs in the city of Vallejo, California.<sup>11</sup> However, after a series of financial difficulties after the Vallejo institution’s 1884 opening, the Association sought public assistance from the California Legislature.<sup>12</sup> The facility moved briefly to Alameda, during which a bill was written to transfer the Association and its accompanying institution from a private venture to the oversight of the State of California.<sup>13</sup> On March 18, 1885, Governor Stoneman put his signature on “An Act to Establish the California Home for

the Care and Training of Feeble-Minded Children,” making California the first state west of the Mississippi to establish such a public facility.<sup>14</sup>

### A State Institution

From its brief location in Alameda, the new state-run California Home for the Care and Training of Feeble-Minded Children was moved to a 51-acre campus in Santa Clara, but it became clear by 1889 that the institution needed substantially more land in order to build a permanent facility.<sup>15</sup> The State appointed a commission to manage the transition to a new property, and appropriated \$170,000 to cover all expenses, including the purchase of no less than 300 acres of land and the construction of all appropriate facilities.<sup>16</sup> That same year, the State was able to secure a 1,670-acre ranch owned by former Senator William McPherson Hill, which it purchased for \$51,000.<sup>17</sup> The site was located just south of the town of Glen Ellen in the agricultural-rich, and naturally beautiful Sonoma Valley. At this time, there was little development of the surrounding landscape. The area that would later become the community of Eldridge was little more than two railway stops on two distinct lines—*Eldridge Station* on the Donahue Broad Gauge Line, and *Gelston Station* on the Southern Pacific Company’s Northern Railway.<sup>18</sup>

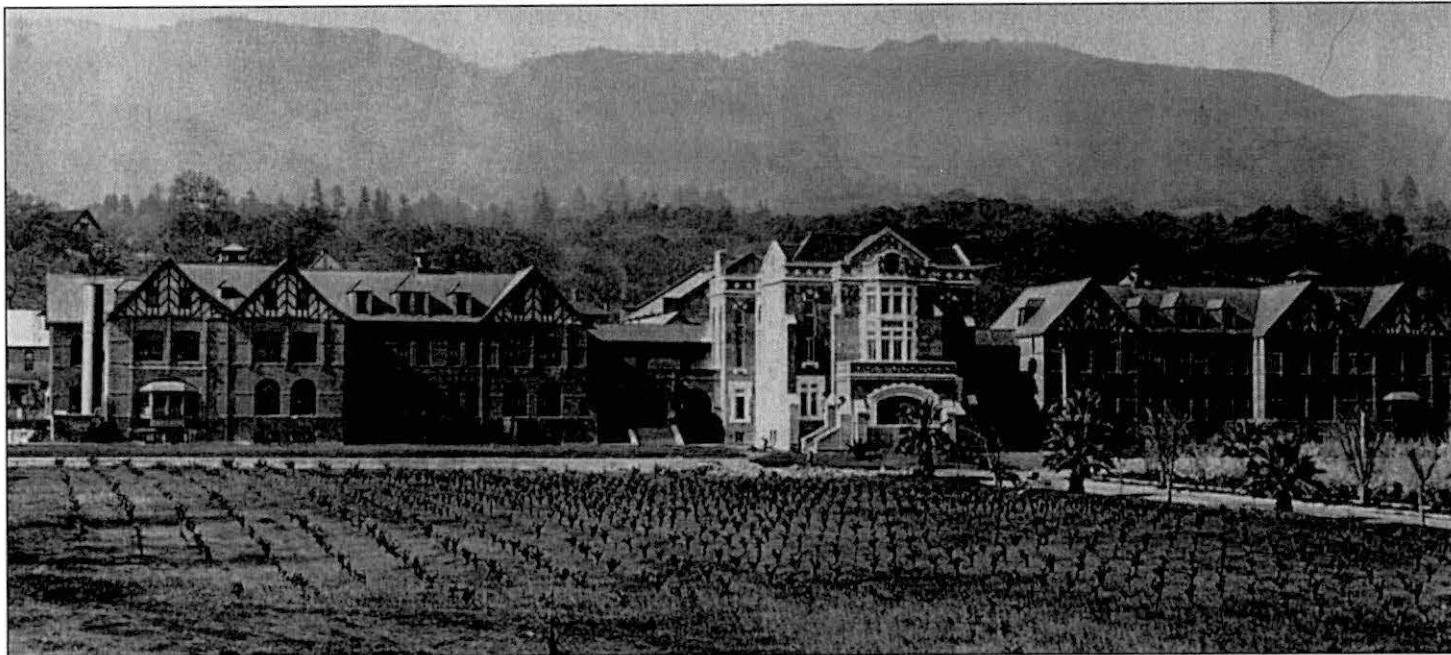
In 1890, the State contracted Copeland and Pierce of San Francisco to build the institution’s main building on the newly acquired property, and Andrew McElroy was selected as the architect to carry out the design.<sup>19</sup> The cornerstone was laid at a celebration event in 1890, to the applause of a large crowd.<sup>20</sup> The prominent brick building was originally designed in three distinct blocks, consisting of a kitchen, bakery, laundry, engine and boiler house, dining rooms for both clients and employees, an assembly hall, as well as separate dormitory wings for males and females.<sup>21</sup> The fourth and final block was planned to be added at a later date to round out the building’s cross-plan design. This planned administration block would not be built until 1908. There was no doubt this was an institution, as the Main Building’s monumental, single-structure design was a clear reflection of existing asylum forms.

Once the Main Building was complete, the institution’s total expenditures for acquiring land and building infrastructure came to only \$152,020. This amount was nearly \$18,000 under the State’s original \$170,000 allocation.<sup>22</sup> On November 24, 1891, the new Sonoma State Home for the Care and Training of Feeble-Minded Children officially opened to its clients, with a total of 148 patients arriving on a special train along the Southern Pacific Railroad from the

Santa Clara site.<sup>23</sup> At the residents' arrival, there was much pomp and circumstance, as the clients "formed ranks, and with colors flying and the band playing "Home Again," they paraded to the new building."<sup>24</sup>

### Accelerating Development & Changing Philosophies

Fifteen years after opening the site near Glen Ellen, the institution had 594 residents, from ages 2 to 90.<sup>25</sup> By 1908, this number would soon swell to 729.<sup>26</sup> However, the continued development of the property hit a snag when disaster struck in 1906. A massive earthquake hit the San Francisco Bay Area in the early morning hours of April 18<sup>th</sup>,



**Photograph 2.1.** Historic ca.1910 photograph of the Main Building, with the Collegiate Gothic central building form (1908) with Judah and Bentley Halls flanking either side (1891, demolished ca.1955).

*Credits: Nancy Flack, Gregg Montgomery, and Teresa Murphy, Sonoma Developmental Center, January 2016 to June 2017 (calendar), 2015.*



which caused extensive damages to the institution's infrastructure. Superintendent William J. D. Dawson wrote to the State Commission in Lunacy describing the damages to the property:

*On April 18, 1906, at 5:14 A. M., an earthquake of great severity wrecked our buildings badly, many portions of which were rendered unfit for use, thus necessitating the housing of many of the inmates in improvised quarters until our buildings are reconstructed or repaired.*<sup>27</sup>

This text was followed by a summary of damages, and a request to the Governor for repair funds.

The portions of the Main Building that survived the earthquake were incorporated into a new building design, which called for the construction of the central, fourth block that was in the building's original plans.<sup>28</sup> However, the



**Photograph 2.2.** 1906 photograph of earthquake damage.

Credits: Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center*, January 2016 to June 2017 (calendar), 2015.

new administration block took on a form and design that was in a completely different stylistic direction than the existing building. George Sellon was the State Architect at the time, and designed the building's new, central block with an imposing Institutional Gothic style that demanded attention.<sup>29</sup> The building was completed in 1908.<sup>30</sup>

With a change in style also came a shift in philosophy, as the United States was experiencing a general change in attitude toward the developmentally disabled. In 1909, the institution took on a new name, The Sonoma State Home, to reflect these changes in "social attitudes, scientific thinking, and treatment methods concerning the mentally ill and defective."<sup>31</sup> Mental retardation and its causes were being reevaluated, and from here on out, the developmentally disabled would no longer be referred to as "feeble-minded."<sup>32</sup>



**Photograph 2.3.** Historic 1911 photograph showing residents playing ball, with the Activity Center in the foreground and the Main Building in the background.

*Credits: Nancy Flack, Gregg Montgomery, and Teresa Murphy, Sonoma Developmental Center, January 2016 to June 2017 (calendar), 2015.*

By 1912, the Sonoma State Home had filled all of its available accommodations, and a waiting list was developed for those who wished to be admitted.<sup>33</sup> With a growing waiting list and changing practices, there was a great need for more buildings on the campus. Requests to the State Board of Charities and Corrections in 1912 included funds to build six new cottages, a commissary building, a school, an assembly hall, farm buildings, an employee dormitory, as well as the request for moneys to "beautify the grounds" and conduct road work.<sup>34</sup>

### 1920 - WWII

At the end of the 1910s, the Sonoma State Home had a waiting list of over 800 people.<sup>35</sup> In response to the lack of appropriate facilities, the campus was granted significant funding, and met with substantial development in the 1920s—14 new permanent buildings and structures that totaled approximately 108,000 square feet, including seven new living "wards."<sup>36</sup> This two-decade wave of development

included a new hospital that dwarfed the existing hospital in size and scale, as well as numerous new client residences, new employee housing, and several single-family cottages for physicians. Most of these new buildings took on a style representative of the Arts & Crafts movement that had gained ground in California in the decade beforehand. The prevailing design at the Sonoma State Home was now the English Cottage style, along with several examples of an eclectic English Revival style.

Despite the changes in treatment philosophy, the disabled were still labeled as “defective” by scientists and medical technicians in the field<sup>37</sup> Over the course of two years beginning in 1920, Sonoma State Home performed 241 sterilization operations, which was slightly higher than the 220 sterilizations performed between 1918-1920.<sup>38</sup>

### **Later Years: WWII - present**

Sonoma State Home saw another wave of accelerated development in 1948. A \$13 million development initiative, funded the construction of several new buildings on the established campus, and led the facility’s growth onto the east side of Arnold Drive that—aside from the Farm Area—was undeveloped.<sup>39</sup> In fact, the majority of construction took place on the East Side, and became manifested in several cross-plan dormitories of nearly identical unadorned Spanish Revival style designs.

The institution had taken on many new patients by 1950, and the majority of the clients had severe or multiple disabilities.<sup>40</sup> In 1953, this change in client demographic prompted another name change for the institution, which would be called the “Sonoma State Hospital.” The final large construction period arrived about a decade later in the mid 1960s, marked by the 79,000 square foot Nelson Treatment Center in 1967.<sup>41</sup> It was this large, modern building that garnered international attention for its state-of-the-art materials and modern construction techniques.<sup>42</sup>

During the 1970s, California Governor Ronald Reagan sought to decommission all state institutions for the developmentally disabled, in step with the national movement toward integrating the facilities’ residents into society.<sup>43</sup> Although public criticism over this move rescued SDC from closure, it ultimately started the institution’s long-term decommissioning process. The facility experienced its final name change in 1986, when it became known as the Sonoma Developmental Center—a name change that was implemented statewide with all similar institutions.<sup>44</sup>

In 2002, the Department of Developmental Services—the state agency that operates all developmentally services—transferred 600 acres of the SDC property to the adjacent Jack London State Park.<sup>45</sup> At the time of the transaction, the land was mostly undeveloped with the exception of a fruit orchard, which was used since the late 19<sup>th</sup> century as a food source for SDC’s self-sustaining operations.<sup>46</sup>

Today, SDC is a major fixture of Sonoma County, and remains the largest employer in the Sonoma Valley with a workforce of 1,300 employees as of September 2015. The adjacent community of Eldridge currently has a population of over 1,300.<sup>47</sup> The number of residents within the institution, however, has been on a steady decline for the past 22 years. Current enrollment at SDC is 359 clients (as of March 2016), which is 66% fewer clients than in March 1996.<sup>48</sup> The enrollment is expected to continue its wane, as the Department of Developmental Services finds new facilities for current residents before SDC's December 2018 closure.<sup>49</sup>

## Treatment of the Disabled

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### American Attitudes Before the 20<sup>th</sup> Century

For most of America's early history, the developmentally disabled were categorized as "deviants," and lumped in with other dependent deviancies like "aged paupers, the sick poor, or the mentally distracted."<sup>50</sup> However, American attitudes toward the treatment of this populace changed around the mid-19<sup>th</sup> century, when the prevailing ideologies shifted toward a more community-oriented model.<sup>51</sup> This was a time when the developmentally disabled were brought from the general asylums and returned to society.<sup>52</sup> It was a time when there was a popular confidence in the ability to treat those with disabilities—mostly through education means<sup>53</sup>.

For the decades between 1870 and 1890, however, a new perspective took hold.<sup>54</sup> Rather than keeping the disabled integrated with the community, the new philosophy focused on isolation away from society.<sup>55</sup> Kugel and Wolfensberger call this era the "pity period," where isolation was seen as an action to protect those who were thought to be suffering.<sup>56</sup> This period was short-lived, however, and rather than isolation for protection of the developmentally disabled, the prevailing philosophy shifted to the idea that isolation would be beneficial to the rest of society.

### Changes at the onset of the 20<sup>th</sup> Century

By the turn of the 20<sup>th</sup> century, attitudes shifted once again. With decades of unproductive efforts to cure the developmentally disabled, empathy turned to resentment.<sup>57</sup> Now, this populace was blanketed as a danger to society—no longer innocent, but a threat.<sup>58</sup> Amos W. Butler, secretary of Indiana's Board of State Charities, described the burden of the feeble-mindedness in a national bulletin:

*When we view the number of feeble-minded, their fecundity, their lack of control, the menace they are, the degradation they cause, the degeneracy they perpetuate, the suffering and misery and crime they spread,--these are the burden we must bear.*<sup>59</sup>

This era is known as the "indictment period", and was characterized by the movement to establish facilities away from the population centers, and into more bucolic settings. The benefits for sequestering the disabled to more undeveloped areas were two-fold: (1) isolation would remove society's "enemies" from the streets, and (2) a beautiful pastoral setting was thought to promote healing.<sup>60</sup>

## 1920-WWII

By 1920, the indictment period had ended.<sup>61</sup> No longer were the developmentally disabled referred to as a menace, and as Kugel and Wolfensberger point out, "the aims of segregation could not be achieved."<sup>62</sup> However, this was a decade where the eugenics movement's brisk pace began to accelerate, especially at the Sonoma State Home—considered to be a pioneer in sexual sterilization efforts.<sup>63</sup>

Sterilization was a way of dealing with what was seen as "defective" traits in humans, and was granted legality by a California state law in 1913.<sup>64</sup> The process was believed to make clients "more compliant and amenable to education" and was considered to be the best, and most proactive treatment for the patients at Sonoma State Home.<sup>65</sup> During the 1920s, sterilization was being performed on up to 300 people each year, and the numbers were growing year after year, as the law did not require patient consent to perform the procedure.<sup>66</sup>

By the 1930s, the Sonoma State Home, along with similar institutions, experienced a period of stagnation.<sup>67</sup> This slowdown was attributed to the Great Depression, where state services for the disabled were given "low priority."<sup>68</sup> However, the same period of deceleration did not translate to the actions to sterilize patients. The 1930s was the decade where the Sonoma State Home performed the most sterilization procedures in its history.<sup>69</sup>

In 1939 Dr. Aaron Rosanoff, a prominent psychiatrist, was appointed the Director of California's State Department of Institutions.<sup>70</sup> This period marked great changes in medical treatment of the developmentally disabled from institutions "run by business managers" to facilities where staff consisted of medical professionals.<sup>71</sup> In the 1940s, family-care homes came into being, and a new "Extramural Movement" began to take place.<sup>72</sup> This shift in practices also had the effect of alleviating overcrowding from many of California's developmental centers.<sup>73</sup> However, resources for clients beyond the institution were not available to the point that could sustain mass exodus from the existing facilities.<sup>74</sup>



## Philosophy after WWII

The State of California's institutional programs were relatively inactive during WWII, and there were no significant changes or new developments at public facilities until the late 1940s.<sup>75</sup> However, changes began to accelerate in 1950, when the nation was involved in an entirely new era of studying developmental disabilities.<sup>76</sup> This new approach put a focus on diagnosis, treatment, and public education, and put less attention on sterilization.<sup>77</sup>

Furthermore, the 1950s were a time when there was a new focus on creating a more community feel to public institutions for the developmentally disabled.<sup>78</sup> In this effort, the State carried out a pilot program in Stockton to determine how human interaction affects the residents and their behaviors. The results of this program demonstrated that increased attention and person-to-person contact led to greater contentedness, and even signaled an "increased return rate" into normal society.<sup>79</sup> The State used the results of this program and similar nationwide studies to implement changes to the operations at its public facilities in the early 1960s. Parallel to the results of the pilot program, the State institutions for the developmentally disabled experienced a significant period of depopulation, due in part to the Extramural Movement gaining more scientific backing.<sup>80</sup>

In 1963, "mental deficiency" was given national attention when President John F. Kennedy proclaimed to Congress the importance of defining the correct approaches for treating the developmentally disabled.<sup>81</sup> This assisted the passage of the Community Mental Health Act, which was signed into law on October 31, 1963.<sup>82</sup> For California, perhaps the single most important shift in the operations of state-run facilities occurred in 1967 with the passage of the Lanterman-Petris-Short Act, which abolished involuntary commitments to state institutions.<sup>83</sup> This revolutionary Act "gave civil liberties to the mentally ill" and made it far more difficult to admit individuals to institutions on an involuntary basis.<sup>84</sup>

During the 1970s, California Governor Ronald Reagan followed a national movement to close down institutions for the developmentally disabled, and integrate the clients into society through group homes.<sup>85</sup> The Governor's actions were combated with public outcry, and while California's developmental centers were not closed during that decade, it introduced a state shift to decommissioning the institutions, which continues to this day.

## Institutions for the Developmentally Disabled

In the 19<sup>th</sup> century, America's institutions for the developmentally disabled were built as monuments.<sup>86</sup> It was the prevailing philosophy that these large forms and bold, imposing designs would be able to treat, as well as restrain.<sup>87</sup> In addition to the palatial architecture, the pastoral settings where these institutions were constructed served three purposes: removing the "deviants" from society, a greater capacity for natural healing, and the ability to utilize the new "inmates" in manners that would contribute to the greater economy.<sup>88</sup> The latter goal was achieved through a form of self-sustainability within the institutions, and was implemented in both the physical arrangement of the facilities and its operational strategies.

The main objective for bringing the developmentally disabled into the countryside was mainly to separate them from the normal community. But there were other lesser reasons for this motive. There was a 19<sup>th</sup> century ideal that natural beauty would promote healing, and that it could "cure a disease."<sup>89</sup> This "Garden of Eden" setting, however, needed to be cultivated in a very literal sense, and would require the residents to work.<sup>90</sup>

### **A Change in Form**

The massive, single institutional building from the mid- to late-19<sup>th</sup> century was created as a way to watch over and control the activities of the occupants.<sup>91</sup> Known as the "congregate system," these institutions were designed through "environmental determinism," which holds the idea that a building's design can manipulate the behavior of individuals who use it.<sup>92</sup> In the case of the institution, the architecture's form and design took on the prevailing cure or solution to a social problem, while attempting to shape the actions of the residents.<sup>93</sup>

As these buildings reflected the current attitudes and philosophies of the late 19<sup>th</sup> century, they were seen as "[monuments] to a new ethic."<sup>94</sup> However, facilities for the developmentally disabled were not built to be permanent homes for the patients, but rather "temporary boarding schools" for the clients to be treated and returned to society.<sup>95</sup>

As the 19<sup>th</sup> century came to a close, the inclination to build tremendously imposing institutional buildings began to fade. This shift arrived in parallel with the realization that many disabilities are incurable, and that the institutions

were no longer transition points, but permanent residences for those who entered.<sup>96</sup> At the understanding that these places were becoming long-term homes, many institutions began to take a different approach to designing their campuses—many of which took on the revolutionary Colony Plan, posited in the 1870s.

### The Colony Plan

The “Colony Plan”—also known as “Cottage Plan”—was developed in the 1870s as a way to create a community-type institution that was more comfortable, less restrictive, and self-sustaining on several fronts. Although none of these goals were entirely achievable, the plan gained steam around the United States through the 1880s and into the next century.

One of the first American institutions to take up this pioneering design was SDC, which was known at that time as the California Home for the Care and Training of Feeble-Minded Children.<sup>97</sup> At the 1892 National Conference of Charities and Corrections, Dr. W. B. Fish commended California for taking the opportunity to implement the Colony Plan. Dr. Fish followed with a detailed description of the plan, and its components:

*One thousand inmates should, in my opinion, be the maximum number under one management. The school should be the nucleus of the institution, with separate buildings for the care of custodial cases of each sex, epileptics, a hospital for acute cases of disease, industrial buildings, and buildings for a farm colony. It is of great importance that as early as possible sufficient land should be secured to meet the requirements of the future. Having decided upon the number of inmates, at least one acre of land for each inmate should be purchased. Experience has shown that the time to buy land for an institution, at a reasonable price, is when it is first established.*

*In a central position should be the building for the administrative and school departments. This building should embrace dormitories, dining-rooms, play-rooms for children of the school grade, and provide suitable accommodations for teachers, business offices, etc. The centre should not exceed three stories in height; the wing for each sex should be two stories; no part of the building under ground should be in use,—no basements. Convenient to this building should be a building for schools and assembly hall. In the rear should be laundry building, engine-room, custodial buildings for each sex, buildings for epileptics,*

*hospital buildings for each sex, for cases of acute disease, industrial buildings, etc. Plain and substantial buildings should be erected for the farm colony.*<sup>98</sup>

The Colony Plan was a response to several factors, which included overcrowding, high operation expenses, the inability to specialize buildings based on disability severity, the monotony of indoor confinement, and a move away from the hospital-environment of a single-building facility.<sup>99</sup> Physicians claimed that the chief benefit of the Colony Plan was not about economy, but was an attempt to create a "*representation of home and family.*"<sup>100</sup>

Reflecting on public perception of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, state officials believed the current model of constructing monumental institution buildings was too extravagant for the class of people housed there—referred to as "marble palaces, for the most degenerate members of the community."<sup>101</sup> In respect to overcrowding, the Colony Plan provided an institution with the flexibility to easily expand with a growing population, and even advocated for new cottage construction to be carried out by "inmates."<sup>102</sup>

To the issue of the varying severity of disability among residents, the plan allowed the institution to easily segregate those who had less debilitating disabilities from those with severely debilitating diseases, from those with epilepsy. The cottages would provide separate facilities for the clients based on their level of disability, and thus, the clients would be given more careful instruction and direction.<sup>103</sup> However, when this plan was proposed to a national conference of state institutions, the most senior staff members and physicians of various facilities criticized the idea, citing the certain neglectful effect this would have on the clients. These opponents reasoned that managing residents in several separate buildings could lead to institution staff disregarding one ward to tend to another.<sup>104</sup> Despite these concerns, SDC implemented the Colony Plan in the late 19<sup>th</sup> century, and has followed this self-sustaining community ideal through its various phases of 20<sup>th</sup> century development.<sup>105</sup>

## Client Labor and Sustainability

The high expenses for running large institutions was an issue in the late 19<sup>th</sup> century. Due to the prevailing attitudes viewing the developmentally disabled as "deviants" and "defectives," state officials were concerned that the public would be hesitant to provide substantial funds for these initiatives. As Dr. Cornell explained in 1915, a congressman once told him, "'Doctor, I could board the feeble-minded cheaper in the Bellevue-Stratford Hotel than you people are making them cost the state.'" <sup>106</sup> It was hoped that the Colony Plan would be able to lessen this burden on the state (and thus the taxpayers) by making the institution be somewhat self-sustainable through the use of client labor.

Client labor had already shown successes with the implementation of the "farm colony" at the Farm of St. Anne, a psychiatric hospital in Paris, France, which became the model for American institutions to follow. <sup>107</sup> Client labor on the farm was a way to make the institution sustainable and self-supporting by incorporating agricultural work into the daily routines of the residents. <sup>108</sup>

Not only was the farm the institution's source for food, but it was now the established center for economic vitality in the institution. <sup>109</sup> The sustaining nature of the Colony Plan was the method that facilities could reduce their expenses, thus requiring a smaller state budget per capita. <sup>110</sup> The Colony Plan has been fairly successful in creating a self-sustaining community at SDC since the institution's beginnings in the Sonoma Valley, and is a system that continues to this day.



**Photograph 2.4.** Historic 1894 photograph of residents carrying out laundry responsibilities.

*Credits: Nancy Flack, Gregg Montgomery, and Teresa Murphy, Sonoma Developmental Center, January 2016 to June 2017 (calendar), 2015.*



## Architectural Significance

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Each contributing building and structure within SDC's Historic District expresses significant 19<sup>th</sup> and 20<sup>th</sup> century architectural ideals in form and design. Within this report's study area, there are a variety of architectural styles that are both representative of historic institutional design values, as well as reflections of California's regional expression of the Arts & Crafts movement.

The earliest extant buildings at SDC include a variety of late 19<sup>th</sup> and early 20<sup>th</sup> century architectural epochs, including the Queen Anne, Collegiate Gothic, and Arts & Crafts styles. The majority of the pre-WWII cottages took on a derivation of the the Arts & Crafts movement, with the Tudor Revival, English Cottage, Eclectic English Revival styles prevailing from 1909-1939.

While various Arts & Crafts styles at SDC are distinctly representative of early 20<sup>th</sup> century architecture in America, the buildings' forms were likely influenced by a variety of economic and design goals. The State Architects responsible for the early designs of SDC also applied the Arts & Crafts to a variety of public construction projects, including several other state facilities, including universities. In the September 1918 issue of *Architect and Engineer of California*, the most recent designs to come out of the State Architect's Office were highly commended for both their economy and tasteful designs.<sup>111</sup> From 1913-1938, George B. McDougall served as the California State Architect, and was responsible for overseeing the drafting of SDC's buildings until sometime in the mid-1920s. After this period, the State Architects Office continued to commission new construction, but began contracting out the design efforts to private architecture firms around Northern California.

### Arts & Crafts

The Arts & Crafts movement began in England in the mid-19<sup>th</sup> century as a shift away from industrialization, specifically as a criticism of the manufactured, mechanical character of the 1851 Great Exhibition in London's Hyde Park.<sup>112</sup> This stylistic direction was defined by a renewed interest in the handiworks, and in craftsmanship that required skill and artistic ability. In keeping with these ideals, the Arts & Crafts movement revived architectural design and

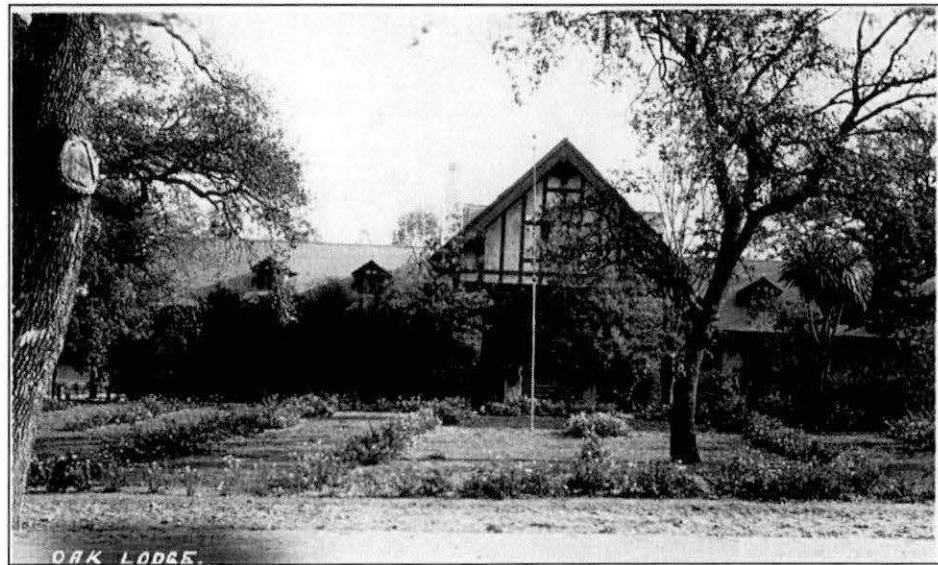


material cues from medieval Britain and showcased them in a culmination of natural beauty, truth to materials, and the rejection of machine-made ornamentation. The movement was a response to an industrializing nation that yearned for a return to the peaceful, pastoral English countryside.

This design philosophy took hold in American architecture as early as the late 19<sup>th</sup> century. Initially, the design influences of the English countryside were fully intact, the Arts & Crafts movement took on regional identities as it spread through the states.<sup>113</sup> For England, the Arts & Crafts mindset harkened back to a familiar era in the nation's history, but the citizens of the United States viewed the movement as something completely new.<sup>114</sup>

In California, the Arts & Crafts style split into two design trends—one led to the Craftsman style, the other culminated in the English Cottage and Tudor styles. The latter designs were often combined with the nostalgia of Southwestern Native American building tradition and Spanish-transplanted elements of the California Missions. For California, the Arts & Crafts designs not only held a strong English influence, but also began to reflect the state's own, simpler history—expressed by paradisiacal ideals of an historicized Spanish Colonial past.<sup>115</sup> It was this amalgamation that utilized stucco and concrete to reflect natural, earthly adobe construction, ceramic tile roofing, combined with the established steep-pitched English roof forms and multi-light fenestration.

At SDC, there are several variations of the Arts & Crafts movement manifested from 1909 through 1939—all showing distinctly Californian elements. They include such Arts & Crafts derivatives as the English Cottage and Tudor Revival styles, as well as an eclectic English Revival style, among other slightly varied flavors. This design philosophy as a whole, however, is



**Photograph 2.5.** Historic ca.1910 photograph of Oak Lodge, an exemplary specimen of the Arts & Crafts style at SDC.

*Credits:* Diana Painter and Janet Gracyk, "15000 Arnold Drive – Sonoma Developmental Center," November 2014, rev. November 2015, 6.

identifiable by the procurement of similar elements, such as the steep-pitched roofs, stucco and concrete exteriors, multi-light windows, and other features that are developed out of a romanticism for simpler, medieval English elements.

### **English Cottage Style**

The majority of contributing resources within the study area exhibit character-defining elements of the English Cottage style—a descendent of the Arts & Crafts movement that made an especially grand debut on the West Coast and, in particular, the state of California. Evolving out of a revived fascination with the romantic and calming nature of an English country house, the style gained popularity in America during the 1920s and 1930s alongside other revival architecture movements, such as the Colonial Revival.<sup>116</sup>

In America, the ripening period of the English Cottage style directly correlated with the end of World War I, as soldiers returned to the states with images of idealistic countryside dwellings, set among picturesque and pastoral landscapes. In England, the romantic architectural movement was largely cultivated by the designs of Sir Edwin Lutyens and Charles Voysey, who both played an influential role in Britain's revival movement. Lutyens's and Voysey's designs garnered attention throughout the United States via various design publications. Picking up on these design cues were American architects such as Howard Van Doren Shaw, whose forms and design elements are reflected in several English Cottage style buildings at SDC.

Major characteristics of the English Revival style reflect the culmination of English and Spanish colonial ideas. Character-defining elements of these designs include grand sweeping rooflines, groupings of multi-light windows, a "natural" exterior surface mimicked by stucco or parged concrete, and other "clean" features that remain relatively ornament-less.<sup>117</sup> This unique style "implied that the occupants enjoyed a cultivated but pastoral life," an appropriate description for the functions of SDC's early years.<sup>118</sup> In all, SDC is significant in part for its architectural merit, and its representation of the English Cottage style and the broader Arts & Crafts movement in California.

- <sup>1</sup> Pat Mazzini and George Ellman, "Sonoma State Home, Main Building," National Register of Historic Places Nomination Form, Glen Ellen Historical Society, May 17, 2000, 6.
- <sup>2</sup> *Preliminary Historical Resource Evaluation, Sonoma Developmental Center* (Los Angeles: Myra L. Frank & Associates, Inc., 1998), 2.
- <sup>3</sup> Mazzini and Ellman, "Main Building," 6.; Association of Medical Officers of American Institutions for Idiotic and Feeble-Minded Persons (Syracuse, NY), Minutes of the Third Annual Session, 8 June 1878, 39.
- <sup>4</sup> Diana Painter and Janet Gracyk, "15000 Arnold Drive - Sonoma Developmental Center," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning; and Terra Incognita Design and Consulting, Salem, OR, November 2014, rev. November 2015, 35.
- <sup>5</sup> *Preliminary Historical Resource Evaluation* (Los Angeles: Myra L. Frank & Associates, Inc., 1998), 2.
- <sup>6</sup> Isaac N. Kerlin, "IV. Provision for Idiots: Report of Standing Committee" (lecture, Proceedings of the National Conference of Charities and Corrections at the Twelfth Annual Session, Washington D.C., June 4-10, 1885, 442.
- <sup>7</sup> Kerlin, "Report of Standing Committee," 442.
- <sup>8</sup> *Ibid*, 443.
- <sup>9</sup> *Ibid*.
- <sup>10</sup> Mazzini and Ellman, "Main Building," 6.
- <sup>11</sup> "History of the Sonoma State Hospital," *Sonoma Index Tribune*, November 22, 1966.
- <sup>12</sup> Painter and Gracyk, "15000 Arnold Drive," 35.
- <sup>13</sup> Mazzini and Ellman, "Main Building," 6.; *Preliminary Historical Resource Evaluation* (Los Angeles: Myra L. Frank & Associates, Inc., 1998), 2.
- <sup>14</sup> *Preliminary Historical Resource Evaluation* (Los Angeles: Myra L. Frank & Associates, Inc., 1998), 2.; Painter and Gracyk, "15000 Arnold Drive," 35.; Mazzini and Ellman, "Main Building," 6.
- <sup>15</sup> *Preliminary Historical Resource Evaluation* (Los Angeles: Myra L. Frank & Associates, Inc., 1998), 3.; Painter and Gracyk, "15000 Arnold Drive," 35.
- <sup>16</sup> *Preliminary Historical Resource Evaluation* (Los Angeles: Myra L. Frank & Associates, Inc., 1998), 3.
- <sup>17</sup> Mazzini and Ellman, "Main Building," 6.; Painter and Gracyk, "15000 Arnold Drive," 3.
- <sup>18</sup> California Home for the Care and Training of Feeble-Minded Children, "The Institution Bulletin. Quarterly Announcement of the California Home for the Care and Training of Feeble-Minded Children," December 1, 1890, accessed 18 May 2016, Google Books, 16.
- <sup>19</sup> *Preliminary Historical Resource Evaluation* (Los Angeles: Myra L. Frank & Associates, Inc., 1998), 3.
- <sup>20</sup> Mazzini and Ellman, "Main Building," 6.
- <sup>21</sup> *Ibid*, 6-7.
- <sup>22</sup> *Preliminary Historical Resource Evaluation* (Los Angeles: Myra L. Frank & Associates, Inc., 1998), 3.
- <sup>23</sup> *Ibid*.; Mazzini and Ellman, "Main Building," 7.
- <sup>24</sup> Mazzini and Ellman, "Main Building," 7.

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- <sup>25</sup> State Commission in Lunacy, "Fifth Biennial Report of the State Commission in Lunacy for the Two Years Ending June 30, 1906," 1906, accessed 4 April 2016, Google Books, 96.; Painter and Gracyk, "15000 Arnold Drive," 35.
- <sup>26</sup> State Commission in Lunacy, "Fifth Biennial Report," 96.
- <sup>27</sup> Ibid, 102.
- <sup>28</sup> Mazzini and Ellman, "Main Building," 7.
- <sup>29</sup> Ibid, 7.
- <sup>30</sup> Ibid.
- <sup>31</sup> California Dept. of Mental Hygiene and Bureau of Research and Statistics. Pond, Esther M. and Brody, Stuart A., "Evolution of Treatment Methods at a Hospital for the Mentally Retarded," 1965, accessed 5 April 2016, Google Books, 11.
- <sup>32</sup> Ibid.
- <sup>33</sup> State of California, State Board of Charities and Corrections, "Fifth Biennial Report of the State Board of Charities and Corrections of the State of California from July 1, 1910 to June 30, 1912," 1912, accessed 2 April 2016, Google Books, 91.
- <sup>34</sup> Ibid, 91-94.
- <sup>35</sup> State of California, State Board of Charities and Corrections, "Ninth Biennial Report of the State Board of Charities and Corrections of the State of California from July 1, 1918 to June 30, 1920," 1922, accessed 2 April 2016, Google Books, 35.
- <sup>36</sup> Painter and Gracyk, "15000 Arnold Drive," 35.
- <sup>37</sup> Mazzini and Ellman, "Main Building," 8.
- <sup>38</sup> State of California, State Board of Charities and Corrections, "Tenth Biennial Report of the State Board of Charities and Corrections of the State of California from July 1, 1920 to June 30, 1922," 1923, accessed 2 April 2016, Google Books, 29.; State Board of Charities and Corrections, "Ninth Biennial Report," 36.
- <sup>39</sup> Painter and Gracyk, "15000 Arnold Drive," 4.
- <sup>40</sup> Mazzini and Ellman, "Main Building," 8.
- <sup>41</sup> Painter and Gracyk, "15000 Arnold Drive," 5.
- <sup>42</sup> Ibid.
- <sup>43</sup> "State Mental Hospitals to Remain Open," *Press Democrat*, December 18, 1973.
- <sup>44</sup> Ibid.
- <sup>45</sup> California Department of Parks and Recreation, "News Release: Jack London State Park Doubling in Size," September 5, 2002, accessed 18 May 2016, 1.
- <sup>46</sup> Ibid.
- <sup>47</sup> "Sonoma Developmental Center," Developmental Centers, last modified July 29, 2015, accessed October 1, 2015, <http://www.dds.ca.gov/sonoma/>.; "Sustainable SDC Services," Sonoma Developmental Center, last modified April 15, 2016, accessed May 17, 2016, <http://sonomacounty.ca.gov/Board-of-Supervisors/District-1/Sonoma-Developmental-Center/>.; US Census Bureau, "U.S. Census

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Bureau, 2010-2014 American Community Survey 5-Year Estimates, Eldridge CDP, California," accessed 18 May 2016.  
<http://www.census.gov/acs/www/data/data-tables-and-tools/easy-stats/>.

- <sup>48</sup> "Population on the Last Wednesday of the Month," Sonoma Developmental Center, last modified March 30, 2016, accessed 18 May 2016, <http://www.dds.ca.gov/Sonoma/SonomaPop.cfm>.
- <sup>49</sup> "Plan for the Closure of Sonoma Developmental Center," State of California, Department of Developmental Services, October 1, 2015, 6.
- <sup>50</sup> US Dept. of Health, Education & Welfare, Office of Education, President's Committee on Mental Retardation, Robert B. Kugel, ed. and Wolf Wolfensberger, ed., "Changing Patterns in Residential Services for the Mentally Retarded," January 10, 1969, 65.
- <sup>51</sup> Ibid, 135.
- <sup>52</sup> Ibid.
- <sup>53</sup> Ibid.
- <sup>54</sup> Ibid.
- <sup>55</sup> Ibid.
- <sup>56</sup> Ibid.; Ibid, 100.
- <sup>57</sup> Ibid, 100.
- <sup>58</sup> Martin W. Barr, "President's Annual Address," *Journal of Psycho-Asthenics*, vol. ii, no. 1 (September 1897): 1-13, accessed 6 April 2016, Google Books, 8.
- <sup>59</sup> Amos W. Butler, "The Feeble-Minded: The Need of Research," Official Proceedings of the National Conference on Social Welfare, Baltimore, May 12-19, 1915, 361.
- <sup>60</sup> President's Committee on Mental Retardation, "Changing Patterns," 1-2.; Barr, "President's Annual Address," 12.
- <sup>61</sup> President's Committee on Mental Retardation, "Changing Patterns," 128.
- <sup>62</sup> Ibid.
- <sup>63</sup> Mazzini and Ellman, "Main Building," 8.
- <sup>64</sup> State of California, State Board of Charities and Corrections, "Seventh Biennial Report of the State Board of Charities and Corrections of the State of California from July 1, 1914 to June 30, 1916," 1916, accessed 2 April 2016, Google Books, 33.
- <sup>65</sup> Mazzini and Ellman, "Main Building," 8.
- <sup>66</sup> Ibid.
- <sup>67</sup> President's Committee on Mental Retardation, "Changing Patterns," 131.
- <sup>68</sup> Ibid.
- <sup>69</sup> Mazzini and Ellman, "Main Building," 8.
- <sup>70</sup> *Final Historic Resource Assessment Report for Lanterman Developmental Center, Pomona, Los Angeles County, California* (San Diego: Petra Resource Management; Pasadena: ASM Affiliates, 2016), 16.
- <sup>71</sup> Ibid.
- <sup>72</sup> Ibid.

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- <sup>73</sup> Ibid.
- <sup>74</sup> Ibid, 17.
- <sup>75</sup> President's Committee on Mental Retardation, "Changing Patterns," 131.
- <sup>76</sup> Mazzini and Ellman, "Main Building," 8.
- <sup>77</sup> Ibid.
- <sup>78</sup> Ibid.; *Final Historic Resource Assessment Report* (San Diego: Petra Resource Management; Pasadena: ASM Affiliates, 2016), 19.
- <sup>79</sup> *Final Historic Resource Assessment Report* (San Diego: Petra Resource Management; Pasadena: ASM Affiliates, 2016), 19.
- <sup>80</sup> Ibid.
- <sup>81</sup> Ibid, 20.
- <sup>82</sup> Ibid, 21.
- <sup>83</sup> Susan Steinman Salter, "Toward Community Mental Health: A History of State Policy in California, 1939-1969," Ph.D. dissertation, University of California, Berkeley, 1978, 299.
- <sup>84</sup> Ibid, 340.
- <sup>85</sup> "State Mental Hospitals to Remain Open," *Press Democrat*, December 18, 1973.
- <sup>86</sup> Lynda H. Schneekloth, Marcia F. Feuerstein, and Barbara A. Campagna, eds., *Changing Places: ReMaking Institutional Buildings* (Fredonia, NY: White Pine Press, 1992), 24.
- <sup>87</sup> President's Committee on Mental Retardation, "Changing Patterns," 98.
- <sup>88</sup> Schneekloth, et. al., eds., *Changing Places*, 24.
- <sup>89</sup> Carla Yanni. *The Architecture of Madness: Insane Asylums in the United States* (Minneapolis: University of Minnesota Press, 2007), 8.
- <sup>90</sup> President's Committee on Mental Retardation, "Changing Patterns," 97.
- <sup>91</sup> Yanni. *The Architecture of Madness*, 8.
- <sup>92</sup> Ibid.
- <sup>93</sup> Schneekloth, et. al., eds., *Changing Places*, 21.
- <sup>94</sup> Ibid, 24.
- <sup>95</sup> President's Committee on Mental Retardation, "Changing Patterns," 90.
- <sup>96</sup> Ibid.
- <sup>97</sup> William B. Fish, "The Colony Plan," Proceedings of the National Conference of Charities and Corrections at the Nineteenth Annual Session, Denver, June 23-29, 1892, 163.
- <sup>98</sup> Ibid, 163-4.
- <sup>99</sup> Yanni. *The Architecture of Madness*, 84.
- <sup>100</sup> Ibid, 89.
- <sup>101</sup> Walter S. Cornell, "Methods of Preventing Feeble-Mindedness," Proceedings of the National Conference of Charities and Corrections at the Forty-Second Annual Session, Baltimore, May 12-19, 1915, 334.



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- <sup>102</sup> Yanni. *The Architecture of Madness*, 84.
- <sup>103</sup> George H. Knight, "The Colony Plan for All Grades of Feeble-Minded," Proceedings of the National Conference of Charities and Corrections at the Nineteenth Annual Session, Denver, June 23-29, 1892, 160.
- <sup>104</sup> Yanni. *The Architecture of Madness*, 89.
- <sup>105</sup> Fish, "The Colony Plan," 163.
- <sup>106</sup> Cornell, "Methods of Preventing Feeble-Mindedness," 334.
- <sup>107</sup> Yanni. *The Architecture of Madness*, 89.
- <sup>108</sup> Mazzini and Ellman, "Main Building," 8.
- <sup>109</sup> US Dept. of Labor, Bureau of Labor Statics, Mary T. Waggaman, "Labor Colonies for the Feeble-Minded," *Monthly Labor Review*, vol. 11, no. 3 (September, 1920), 416.
- <sup>110</sup> President's Committee on Mental Retardation, "Changing Patterns," 122.
- <sup>111</sup> B. J. S. Cahill, "Recent Work from the Office of the California State Architect," *Architect and Engineer of California*, September 1918, 41.
- <sup>112</sup> Adrian Tinniswood, *The Arts & Crafts House* (New York: Watson-Guption Publications, 1999), 9.
- <sup>113</sup> Ibid, 73.
- <sup>114</sup> Ibid.
- <sup>115</sup> Robert Winter, ed. *Toward a Simpler Way of Life: The Arts & Crafts Architects of California* (Berkeley: Norfleet Press, 1997), 1.
- <sup>116</sup> Roy E. Roos, "Keller, Edward H. and Bertha R., House," National Register of Historic Places Nomination Form, Old House Histories, January 30, 2009, 6.
- <sup>117</sup> Clifford Edward Clark, Jr. *The American Family Home, 1800-1960* (Chapel Hill: The University of North Carolina Press, 1986), 149.
- <sup>118</sup> Herbert Gottfried and Jan Jennings. *American Vernacular Design 1870-1940* (Ames, Iowa: Iowa State University Press, 1988), 193.

## **SECTION 3**

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### ***Preservation Strategy***

## 3.1 Preservation Strategy Overview

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SDC is slated to cease all operations by 2018, essentially decommissioning its entire campus in a decade-long process. One by one, historic buildings and structures are being shut for an undetermined period of time—many of which currently sit vacant with a multitude of unaddressed deterioration concerns. The decommissioning process has already had a noticeable effect on the West Side of the main developed core, and is sweeping eastward across Arnold Drive where the majority of buildings are still occupied.

The SDC Closure Plan, released on October 1, 2015, mentions that limited funds have prevented appropriate maintenance and restoration efforts of its historic resources over the past several years.<sup>1</sup> In the report, the state agency that operates the facility cites the budget-driven ability to only fix “the most serious deficiencies that could impact consumer health and safety.”<sup>2</sup> However, the plan makes no mention of a preservation or maintenance strategy upon evacuation of client, staff, and normal operations. Without detailing the fate of these historic resources, there is no assurance that there will be ongoing, appropriate maintenance towards the preservation of these historically significant assets.

The National Park Service advocates for buildings to be properly maintained through long-term closure, or prepared for the process of mothballing, if appropriate. As explained in the federal publication, *Preservation Brief 14 Mothballing Historic Buildings*, “a vacant building cannot survive indefinitely in a boarded-up condition,” but must be regularly monitored and treated for adverse conditions when necessary.<sup>3</sup>

Because a timeline for future reuse of the SDC campus is unknown at this time, and the Closure Plan alludes to limited maintenance funds, mothballing the institution’s historic resources does not appear to be cost effective.<sup>4</sup> Rather, this report advocates for regular inspections and maintenance to prevent deterioration during vacancy, as well as to avoid the costly repairs that could potentially result from deferred maintenance. Neglectful maintenance practices can lead to the damage of original materials, or deterioration to significant features that define a resource’s significance. This understanding is pertinent to SDC’s current circumstances, and is the primary framework for this preservation strategy.

The West Side of SDC's campus is potentially eligible for listing as an Historic District on the California Register of Historic Resources (CRHR) as well as on the National Register of Historic Places (NRHP), defined by at least 40 contributing buildings, structures, and objects. This assertion has been determined by previous architectural historians, and is affirmed in this report. Of the 40 evaluated resources, six buildings are potentially eligible for individual listing on the CRHR and the NRHP, and one building has been individually listed since 2000. However, as mentioned above, the condition of many of these resources are concerning to those who are advocating for the preservation of the institution. There is a list of problem areas that need immediate attention, or are advisable to undergo remediation before the decommissioning process.

A preservation strategy is vital to the preservation of SDC. However, the most effective strategy will go beyond the scope of this report to include assessments of interiors, structural and seismic risks, as well as landscaping maintenance. This section is a preservation strategy, and should be used as a guide to develop a comprehensive preservation plan. While this section will provide valuable information about the exterior conditions of the resources, full investigations should be performed on all condition concerns before repairs are performed.

Due to the accessibility limitations, only exterior conditions have been evaluated in the preservation strategy. Detailed roof conditions, interior conditions, and the status of any systems such as fire alarm, fire sprinklers, HVAC, and plumbing are not assessed in this report, and will need to be inspected upon implementation of the maintenance plan, and incorporated into the priorities that are detailed in this section. The installation and/or maintenance of fire sprinkler and fire alarm systems is especially pertinent to SDC's vacancy, as dry summer conditions in Sonoma County have the potential to fuel wildfires or fires started by arson.

## **Maintenance Plan**

Material deterioration is something that every building and structure experiences during its lifetime. Limiting decay, however, can extend a building's life and reduce overall expenses over the long term.<sup>5</sup> For historic buildings, a solid maintenance plan provides financial savings over the long haul, and can also lead to integrity retention through periods of normal wear-and-tear.<sup>6</sup>

A systematic maintenance plan is the most ideal approach for maintaining the historic resources at SDC, as it provides a series of steps to carry out corrective maintenance, regular inspections, basic maintenance tasks, and minimal repairs when necessary. Routine maintenance might seem expensive in the short-term, but the necessary costs for repairing extensive damages over time have been shown to quickly dwarf any forgone maintenance expenses.<sup>7</sup>

At SDC, systematic maintenance has not been a part of state-allocated budgets of recent years.<sup>8</sup> As stated in SDC's current Closure Plan, moneys are allocated for "special repairs" to be carried out when infrastructural issues become a safety or health hazard for clients or staff members.<sup>9</sup> However, this limits any emergency repairs to those buildings that are still in-use, which is not ideal considering that 35% of the historic buildings and structures in this report are already vacant. A systematic maintenance plan and the preventative measures described therein serve to prevent this type of expensive and extensive emergency repairs by preventing the damages from necessitating that level of intervention.

The proposed strategy for implementing a maintenance plan at SDC is described in the following section. A Generalized Plan is described in Section 3.2.1, the general Corrective Maintenance recommendations that are based on common problem areas is explained in Section 3.2.2, and a plan for Preventative Maintenance is detailed in Section 3.2.3. Although SDC will be closing by the end of 2018, a systematic maintenance plan should be implemented through the institution's vacancy to protect the historic resources. It is imperative that the resources and their character-defining features are not neglected during their unoccupancy, and do not deteriorate to the point of necessary replacement or a need for demolition.

## **Prioritization**

In reality, projects are limited by budget constraints. At SDC, it is safe to assume that the California Department of General Services—the state agency that manages the SDC property—is not willing to provide the amount of funds necessary to administer every suggested treatment in this report. However, there are some buildings that need more immediate attention than others, which introduces the prioritization aspect of this preservation strategy. The priority

list for SDC's historic resources is listed in Section 3.3, and each resource is broken down with the individual treatment recommendations in Appendix.

The prioritization model developed in this report considers both historical significance, vacancy status, severity of specific issues, and the categories of problem areas. These components are used to determine which buildings and structures should receive the highest priority, a high level of priority, and an intermediate level of priority for attention and/or repair. Due to the fact that all of the occupiable historic resources will be vacant by the end of 2018, there is no priority less than "intermediate" because minor uncorrected damages have the potential to develop into substantial issues during the vacancy period.

## **Vacancy Strategy**

Vacant historic resources undergo far more risks for deterioration than occupied buildings.<sup>10</sup> While these risks are often attributed to reduced maintenance, many can be directly attributed to a lack of monitoring.<sup>11</sup> Once a building is decommissioned, and there are no daily or weekly human interactions with the resource, problems can be left undetected. Furthermore, the lack of human interaction often means a discontinued heating system, poor ventilation, and inadequate housekeeping—items necessary for a building to be "living," so to speak.

A proper vacancy plan will reduce these risks for deterioration by providing a blueprint for corrective maintenance, initial inspections, proper decommissioning practices, and routine maintenance schedules, once the building is vacant. This section will also guide the SDC maintenance department in creating a full, comprehensive vacancy plan for the property's historic resources.

## **Treatment Recommendations**

In December 2015, the exterior conditions were assessed for each historic resource within the study area. In the Appendix, the identified condition issues are categorized by material or building system affected, and each issue is given a severity level, if applicable (minor, moderate, severe).



For each resource, treatment recommendations were made to address each condition issue, taking into consideration the type of issue, the severity of the condition, the potential for further or secondary damages, and the vacancy status of the resource. In this section, each resource is given a "Priority Score" using the aforementioned model to indicate its "need for attention," based on the given priority considerations.

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<sup>1</sup> "Plan for the Closure of Sonoma Developmental Center," State of California, Department of Developmental Services, October 1, 2015.

<sup>1</sup> Ibid, 53.

<sup>2</sup> Ibid.

<sup>3</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 31: Mothballing Historic Buildings*, by Sharon C. Park, 1993.

<sup>4</sup> Ibid.

<sup>5</sup> Raymond C. Matulionis and Joan C. Freitag, eds., *Preventative Maintenance of Buildings* (New York: Van Nostrand Reinhold, 1991), 2.

<sup>6</sup> Ibid, 1.

<sup>7</sup> Ibid, 2.

<sup>8</sup> "Plan for the Closure," Department of Developmental Services, 55.

<sup>9</sup> Ibid.

<sup>10</sup> Government Historic Estates Unit, English Heritage, *Vacant Historic Buildings: An owner's guide to temporary uses, maintenance and mothballing* (London, 2011), 2.

<sup>11</sup> Ibid, 25.

### 3.2.1 Generalized Maintenance Strategies

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To appropriately retain SDC's historic and cultural significance, a maintenance plan is needed to ensure the ongoing protection of the institution's resources through the decommissioning process and the vacancy period. The following maintenance strategy puts forth goals for action, with core objectives and specific recommendations that incorporate the diverse array of resources on the campus. This maintenance strategy is a guide for creating a comprehensive preservation and maintenance plan for SDC. Please note the difference in terminology here, as this report details a maintenance **strategy** for SDC, to help guide the SDC maintenance department in creating an appropriate maintenance **plan**.

The article "Green Maintenance for Historic Masonry Buildings" in the *Building Research & Information* journal, outlines the most applicable core principles for a maintenance plan: minimal intervention, in-kind material replacement, respect for historic patina, and respect for traditional craft skills.<sup>1</sup> While these objectives are aimed at any repair actions that are necessary for SDC's resources, it is important to understand that the main goal is to limit the need for repairs through preventative maintenance. Therefore, at this time, a comprehensive maintenance plan for SDC should set out to achieve preservation rather than restoration or rehabilitation, while maintaining a constant awareness of each resource's significance in the broader context of the institution's historic narrative.

Understanding the effects of any proposed repair work on the building's integrity and significance will help the maintenance staff to make decisions that minimize damage to historic fabric.<sup>2</sup> The core principles listed above are useful terms for applying maintenance techniques with the most gentle, respectful, and least intrusive methods possible. Below are general explanations for each of these main objectives. The language is written broadly and without specificity, in order to allow for the creators of the maintenance plan to apply these principles to each resource individually.

- ◆ **Minimal intervention** promotes the approach of "least harm" to retain as much historic fabric as possible—especially in regards to craftsmanship, design, original materials, or whichever additions or alterations have gained historic significance in their own right.<sup>3</sup>

- ◆ Although **in-kind replacement** assumes that repair cannot be accomplished, it is absolutely necessary to replace any irreparable historic elements in-kind with respect to material, color, texture, and location.<sup>4</sup>
- ◆ **Respect for historic patina** should be followed with an understanding of when it is necessary or unnecessary to remediate corrosion.<sup>5</sup>
- ◆ Finally, the principle of **respecting traditional craft skills** is crucial when maintaining elements of historic fabric that required a specialized craftsman to produce.<sup>6</sup> Craftsmanship is an element of integrity that cannot be not easily (nor cheaply) reproduced, and any features that exhibit a high level of craftsmanship should be carefully maintained under a watchful eye. This concept is especially applicable to SDC, as the majority of the institution's historic resources exhibit traditional craftwork that represents the architectural design and construction of the 1920s and 1930s—including many that exhibit craftsmanship representative of the Arts & Crafts Movement.

## Corrective vs. Planned Maintenance

This maintenance strategy is split into two main categories: Corrective Maintenance and Planned Maintenance. While these two categories are presented in separate subsections, it is important to understand that corrective maintenance will need to be carried out during planned maintenance actions. Although damages from normal use are not planned, they occur in real-world circumstances, and need to be remediated during periods of planned maintenance.

- ◆ **Corrective Maintenance** is any necessary repair work required to “bring a building to an acceptable standard.”<sup>7</sup> This is focused on any moderate or severe issues, but can also include any minor issues that have the potential to create extensive damages in the long-term, or that could lead to any secondary damages to related materials or to the structure as a whole.

- ◆ **Planned Maintenance**, on the other hand, encompasses all preventative measures, and includes routine inspections, normal maintenance, and will alert the maintenance manager to any early signs of failure to be corrected as soon as possible.<sup>8</sup>

## Recordation Logs

It is absolutely necessary for all records to be inputted in a maintenance log book.<sup>9</sup> This type of recordation is critical to an organized maintenance plan, and should be used to maintain records of completed maintenance tasks, the type of work performed and by whom, a full description of materials used for repairs, as well as any costs associated with the task.<sup>10</sup> This is relevant for any housekeeping maintenance, such as gutter cleaning and other tasks undertaken by SDC's maintenance department, as well as for second line maintenance, which is carried out by third-party specialists or architectural conservators.<sup>11</sup>

Besides the ability to analyze routine maintenance procedures and repairs, a log book allows for past expenses to be analyzed in a budgetary context. This type of record-keeping will help the SDC Administration and the Department of Developmental Services to influence State budgets with the ability to calculate estimated future expenses.<sup>12</sup>

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<sup>1</sup> Alan M. Forster et al., "Green Maintenance for Historic Masonry Buildings: An Emerging Concept," *Building Research & Information* 39, no. 6 (2011): 655.

<sup>2</sup> Government Historic Estates Unit, English Heritage, *Vacant Historic Buildings: An owner's guide to temporary uses, maintenance and mothballing* (London, 2011), 6.

<sup>3</sup> Forster et al., "Green Maintenance," 655.

<sup>4</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007.

<sup>5</sup> Forster et al., "Green Maintenance," 655.

<sup>6</sup> Ibid.

<sup>7</sup> NSW Heritage Office, *Preparing a Maintenance Plan* (Parramatta, 2004), 1.

<sup>8</sup> Ibid, 6.

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<sup>9</sup> Ibid, 4.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid, 2.

<sup>12</sup> Ibid, 4.

### 3.2.2 Corrective Maintenance

Corrective maintenance is defined as “work necessary to bring a building to an acceptable standard,” and shall be carried out with the implementation of a maintenance plan.<sup>1</sup> SDC’s resources that were assessed in the December 2015 survey exhibit a wide array of conditions, and many have severe damage to character-defining features and materials. Therefore, it is ideal to carry out corrective maintenance before the decommissioning process, in order to repair any condition issues that could worsen or lead to secondary problems during vacancy.

**TABLE 3.1. OVERALL CONDITION OF EACH RESOURCE**

|           | Acacia Court 2 | Acacia Court Garages | Activity Center | Bus Shelter | Chamberlain | Electric Substation | Finnerly Cottage | Dunbar Cottage | Fire House | Glass Shop | Goddard | Gymnasium | Hatch Cottage | Hill Cottage | King Cottage | Main Building | Main Gates | McDougall Cottage | Maintenance Shop | Osborne Cottage | Oak Lodge | Paint Shop | Palm Shop | Pines Cottage | Paxton | Residence 135 | Residence 136 | Residence 137 | Residence 145 | Residence 146 | Sonoma House | Sonoma House Outbuild.1 | Stone Arch Bridge | Thompson-Bane | Wagner Cottage | Wright Cottage | Walnut | TOTAL |   |    |    |
|-----------|----------------|----------------------|-----------------|-------------|-------------|---------------------|------------------|----------------|------------|------------|---------|-----------|---------------|--------------|--------------|---------------|------------|-------------------|------------------|-----------------|-----------|------------|-----------|---------------|--------|---------------|---------------|---------------|---------------|---------------|--------------|-------------------------|-------------------|---------------|----------------|----------------|--------|-------|---|----|----|
| Vacant    | x              | x                    | x               | -           |             |                     | x                |                |            |            |         |           |               |              | x            | x             |            | x                 | -                |                 | x         | x          |           |               |        |               | x             |               |               |               | x            |                         |                   | x             | x              | -              |        |       | x | 14 |    |
| Excellent |                |                      |                 |             |             | x                   |                  |                |            |            |         |           |               |              |              |               |            |                   |                  |                 |           |            |           |               |        |               |               |               |               |               |              |                         |                   |               |                |                |        |       |   | 1  |    |
| Good      |                |                      |                 |             | x           |                     | x                |                |            |            |         |           |               | x            |              | x             | x          |                   | x                |                 | x         | x          | x         |               | x      |               | x             |               | x             | x             | x            | x                       |                   | x             |                |                |        | x     |   | x  | 18 |
| Fair      | x              |                      |                 | x           |             |                     |                  |                | x          | x          | x       | x         | x             |              | x            |               |            |                   |                  | x               |           |            |           | x             |        | x             |               | x             |               |               |              | x                       |                   | x             |                | x              | x      |       |   |    | 16 |
| Poor      |                |                      |                 | x           |             |                     |                  |                |            |            |         |           |               |              |              |               |            |                   |                  |                 |           |            |           |               |        |               |               |               |               |               |              |                         |                   |               |                | x              |        |       |   | x  | 3  |
| Severe    |                |                      |                 |             |             |                     |                  |                |            |            |         |           |               |              |              |               |            | x                 |                  |                 |           |            |           |               |        |               |               |               |               |               |              |                         |                   |               |                | x              |        |       |   |    | 2  |

This section details common condition issues shared among buildings at SDC, and is categorized by affected material (with the exception of biological growth, which is given its own category). Although some of the items listed in this section might not be considered severe issues today, it is important to arrest or repair these problem areas to avoid extensive damages in the long run.



## Brick

While there are only a few brick buildings at SDC, all seem to exhibit similar condition issues. For the Maintenance Shop, Paint Shop, and Main Building, the brick exterior is a character-defining feature to the resource's architectural style and original use. For the Maintenance Shop and Paint Shop, brick is a functional material that provides a strong, masonry wall with minimal ornamental effect. In contrast, the exterior brick of the Main Building exhibits highly ornamental patterns and decorative coursework, using brick to create patterns and protruding courses to symbolize the building's prominent standing in the overall organization of the institution. At both ends of this spectrum, the brick exterior evokes a particular period of architecture and design intent.

All three of the aforementioned buildings exhibit a severe level of efflorescence and evidence of inappropriate repointing. Other notable issues include severe cracking of bricks and mortar, rust drainage onto the brick exterior, missing mortar, as well as spalling and missing bricks.

**TABLE 3.2. RESOURCES WITH ISSUES PERTAINING TO BRICK**

|                 | Maintenance Shop | Paint Shop | Main Building | TOTAL |
|-----------------|------------------|------------|---------------|-------|
| Brick           |                  |            |               |       |
| Missing mortar  | ×                |            |               | 1     |
| Efflorescence   | ×                | ×          | ×             | 3     |
| Spalling        | ×                |            |               | 1     |
| Missing brick   | ×                |            |               | 1     |
| Poor repointing | ×                | ×          | ×             | 3     |
| Rust staining   |                  | ×          |               | 1     |
| Cracking        |                  |            | ×             | 1     |

### Item of Concern: Efflorescence

Efflorescence is the effect of surface salt crystallization on masonry walls. This occurs when a saline solution enters a porous material, then evaporates, leaving behind crystalized salts such as sodium chloride, calcium sulfate, calcium carbonate, and magnesium sulfate.<sup>2</sup> While efflorescence itself is not detrimental to bricks or mortar, its appearance is often evidence that subflorescence is taking place beneath the surface.<sup>3</sup> Subflorescence is the the same process of salt crystallization, but instead of occurring on the surface, it takes place *within* the porous material.<sup>4</sup> This is problematic, as salts expand when they crystallize, which can lead to spalling—the dislodgment of bricks—over decades of deferred maintenance.<sup>5</sup>

**+ Recommendation**

Although efflorescence is visually unappealing and can be removed with cleaning, a full investigation should be carried out to determine where or not action is necessary. If it is necessary, action should first be taken to repair the source of the moisture infiltration. Mortar joints are usually the areas where excessive moisture can enter the masonry, specifically where joints have deteriorated or through cracks in the mortar.<sup>6</sup> While these types of problem areas can be repaired by spot repointing, it is absolutely necessary to hire a consultant to undertake a more thorough investigation before any patching or repointing is carried out.<sup>7</sup>

**Item of Concern: Inappropriate Repointing**

There is evidence of inappropriate repointing on all three brick buildings, all of which are visually distinct from the rest of the brick exterior in color, texture, and tooling. Not only does inappropriate repointing diminish historic character, but it can lead to secondary effects if applied poorly.

**+ Recommendation**

Correcting these areas of inappropriate repointing is costly and will likely not be necessary unless the area shows signs of fracturing, excessive moisture infiltration, spalling, or other damaging effects to the joints or masonry units.<sup>8</sup> If none of these issues are visible, it is probably more cost effective to wait until the area needs to be repointed again to correct the problem.<sup>9</sup> Given the sloppy aesthetics of the poor repointing jobs, the affected areas will likely need to be repointed sooner than if the action was carried out appropriately.<sup>10</sup> If repointing is deemed necessary, the new mortar should match the existing historic mortar in color, texture, and tooling methods that respect the character of the surrounding masonry.

## Stucco and Concrete

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Concrete has been used for construction since the days of the ancient Egyptians.<sup>11</sup> Composed of cement, water, and aggregate, concrete “can last nearly forever” with sound design, construction, and accompanied by an appropriate maintenance plan.<sup>12</sup>

Stucco is an exterior plaster—one that is commonly applied directly to masonry, onto wood or metal lath, or to a light-wood frame.<sup>13</sup> After the turn of the 20<sup>th</sup> century, stucco took on stronger and more versatile characteristics, due to the addition of Portland cement.<sup>14</sup> The increased durability changed the material’s application from solely a veneer to a more fundamental element of a building.<sup>15</sup> Like concrete, stucco offered fire protection, and acted as a safeguard from weathering.<sup>16</sup>

For many of the historic buildings at the Sonoma Developmental Center, a parged concrete or stucco exterior are elements that contribute to the significance of a resource’s California-influenced Arts & Crafts style.<sup>17</sup> The most common issues with SDC’s stucco and concrete buildings are cracking, hairline cracking, and moisture infiltration. While cracking and moisture infiltration can lead to severely damaging effects on concrete or stucco (and sometimes the substrate), hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if moisture is allowed to seep beneath the exterior surface.<sup>18</sup>

### Item of Concern: Cracking of Concrete

Cracking of concrete can be attributed to several different causes, such as seismic forces, corrosion of the reinforcing steel, overloads, uneven foundation settling, or faults in the original design.<sup>19</sup>

#### + Recommendation

While patching is the best way to repair cracking, no repair should be carried out without an investigation into the root of the problem and the cause of the separation. After the causal issue has been resolved, patching should be carefully undertaken to avoid any prolonged, or continued moisture infiltration.<sup>20</sup> Mixes should be created to match the concrete’s texture and color (if tinted), and supplemented with mock-ups that have time to age, in order to provide the most appropriate repair.<sup>21</sup>

TABLE 3.3. RESOURCES WITH ISSUES PERTAINING TO CONCRETE/STUCCO

|                       | Acacia Court 2 | Acacia Court Garages | Activity Center | Chamberlain | Dunbar Cottage | Electric Substation | Finnerty Cottage | Fire House | Glass Shop | Goddard | Hatch Cottage | Hill Cottage | King Cottage | Main Building | McDougall Cottage | Osborne Cottage | Oak Lodge | Palm Court | Pines Cottage | Paxton | Residence 145 | Residence 146 | Thompson-Bane | Wagner | Walnut | TOTAL |
|-----------------------|----------------|----------------------|-----------------|-------------|----------------|---------------------|------------------|------------|------------|---------|---------------|--------------|--------------|---------------|-------------------|-----------------|-----------|------------|---------------|--------|---------------|---------------|---------------|--------|--------|-------|
| <b>Concrete</b>       |                |                      |                 |             |                |                     |                  |            |            |         |               |              |              |               |                   |                 |           |            |               |        |               |               |               |        |        |       |
| Cracking              |                |                      | ×               | ×           |                |                     |                  |            | ×          | ×       |               |              |              |               |                   |                 | ×         | ×          | ×             |        |               |               |               | ×      |        | ×     |
| Moisture Infiltration |                |                      |                 | ×           |                |                     |                  |            |            |         |               | ×            |              |               |                   |                 |           |            | ×             |        | ×             |               |               |        |        |       |
| Rising Damp           |                |                      |                 |             |                |                     |                  | ×          |            | ×       |               |              |              |               |                   |                 | ×         |            |               |        |               |               |               | ×      |        |       |
| Hairline Cracking     |                |                      |                 |             |                |                     |                  | ×          |            | ×       | ×             |              |              | ×             |                   | ×               |           |            | ×             |        |               |               |               |        |        |       |
| Rust Staining         |                |                      |                 |             |                |                     |                  |            |            | ×       | ×             |              |              |               |                   |                 | ×         | ×          |               |        |               |               |               |        |        |       |
| Rust Drainage         |                |                      |                 |             |                |                     |                  |            |            |         | ×             | ×            |              |               | ×                 |                 |           |            |               |        |               |               |               |        |        |       |
| Spalling              |                |                      |                 |             |                |                     |                  |            |            |         |               |              |              | ×             |                   |                 |           |            |               |        |               |               |               |        |        |       |
| Poor Repair           |                |                      |                 |             |                |                     |                  |            |            |         |               |              |              |               |                   |                 |           |            |               |        | ×             |               |               | ×      |        |       |
| Chipping              |                |                      |                 |             |                |                     |                  |            |            |         |               |              |              |               |                   | ×               |           |            |               |        |               |               |               |        |        |       |
| <b>Stucco</b>         |                |                      |                 |             |                |                     |                  |            |            |         |               |              |              |               |                   |                 |           |            |               |        |               |               |               |        |        |       |
| Cracking              | ×              |                      |                 |             |                |                     |                  |            |            |         |               |              | ×            |               |                   | ×               |           |            |               |        | ×             |               | ×             |        |        |       |
| Moisture Infiltration | ×              |                      |                 |             | ×              | ×                   | ×                |            |            |         |               |              | ×            |               |                   |                 |           |            |               | ×      |               |               |               |        |        |       |
| Rising Damp           |                |                      |                 |             |                | ×                   | ×                |            |            |         |               | ×            |              |               |                   |                 |           |            |               | ×      |               |               | ×             | ×      |        |       |
| Hairline Cracking     |                |                      |                 |             |                | ×                   | ×                |            |            |         |               |              |              |               |                   |                 |           |            |               |        |               | ×             |               |        |        |       |
| Rust Staining         |                |                      |                 |             | ×              |                     |                  |            |            |         |               |              |              |               |                   |                 |           |            |               |        |               |               |               |        |        |       |
| Poor Repair           |                |                      |                 |             |                |                     |                  |            |            |         |               |              | ×            |               |                   |                 |           |            |               |        |               |               |               |        |        |       |
| Chipping              |                |                      |                 |             |                |                     |                  |            |            |         |               |              |              |               |                   |                 |           |            |               |        |               |               |               |        | ×      |       |

For areas that have been affected by corroding reinforcing steel, it is important to select a concrete patching material that is not entirely impermeable.<sup>22</sup> This is due to the fact that "corrosion requires the flow of electrical

currents through the concrete."<sup>23</sup> So, if the existing concrete is conductive but the chosen repair material is nonconductive, the electrical currents through the concrete will change, leading to the probability of accelerating the corrosion process.<sup>24</sup>

#### **Item of Concern: Moisture infiltration of stucco or concrete**

Several concrete and stucco-clad buildings at SDC show signs of damage caused by moisture infiltration, and more often than not, the effects of rising damp. Moisture infiltration of stucco and concrete can be problematic, as it can lead to the underlying substrate to rot or corrode, which can cause the exterior surface to pull away and break off from the underlying substrate.<sup>25</sup>

While a broken or leaking gutter system is a usual culprit of moisture infiltration at SDC, sometimes the building's original design plays a major role. Many of these affected resources can attribute this issue to the effects of a gutter-less and eave-less roofline. However, these elements are substantial characteristics of the prevalent architectural style—usually the English Cottage style, which is defined by projecting gables that are both eave-less and gutterless. Therefore, any indiscreet gutter system will likely retain the building's significant design elements (such as shallow eaves), while also remediating the drainage issue.

Unfortunately, the nature of this eave-less design has the potential to cause improper drainage if not resolved by other means of rainwater channeling. The most common effects on SDC buildings are moisture infiltration on the concrete or stucco exterior, or ponding at the base of the building which often leads to rising damp and chipping.

#### **+ Recommendation**

Perform routine maintenance on these concrete or stucco-clad buildings to ensure that the exterior walls are not absorbing moisture. While the installation of a new, hidden gutter system seems fitting in theory, its performance in reality might not work to the fullest. If this approach is taken to remediate the drainage issue, be cautioned that the installation of such a system has the potential to damage historic material in the process.

To resolve the issue of ponding, there are two recommendations: regrading and channeling.<sup>26</sup> Regrading the soil near the building will induce a downward flow of rainwater away from the building's base, dissuading any ponding. This can be supplemented with a French drain system to further redirect the rainwater. Channeling, on the other hand, involves installing or placing components like splashguards near the base of the building to redirect water away from the downspout output. These methods are relatively inexpensive and unobtrusive methods for preventing splashback and ponding.

**Item of Concern: Hairline Cracking of stucco**

Several stucco exteriors at SDC exhibit hairline cracking. Like with concrete, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected.<sup>27</sup>

**+ Recommendation**

For the most part, these small cracks are not a cause for concern, and can be repaired with a thin slurry coat.<sup>28</sup> However, it is important that the substance used to repair the crack be nearly identical to that of the stucco's exterior finish coat. This is to maintain continuity in the stucco's color and texture. Most caulking compounds will not retain the uniform consistency once applied, and should be avoided.<sup>29</sup> A third party professional should be consulted if there are any doubts about the new mixture's compatibility with the existing historic fabric.



## Gutter System

Of the occupiable historic buildings within the study area, 19 exhibit issues with the existing gutter system. That means over half of all architectural resources are experiencing problems like broken downspouts, leaking gutters, paint chipping, warping, and corroding of metal gutter systems. For several of these resources, the affected gutter systems are the cause of the moisture infiltration issues.

**TABLE 3.4. RESOURCES WITH ISSUES PERTAINING TO A GUTTER SYSTEM**

|                    | Acacia Court 2 | Acacia Court Garages | Acitivity Center | Dunbar Cottage | Electric Substation | Finnerty Cottage | Hatch Cottage | Fire House | Main Building | Maintenance Shop | McDougall Cottage | Oak Lodge | Osborne Cottage | Paxton | Sonoma House | Thompson House | Wright Cottage | Walnut | TOTAL |
|--------------------|----------------|----------------------|------------------|----------------|---------------------|------------------|---------------|------------|---------------|------------------|-------------------|-----------|-----------------|--------|--------------|----------------|----------------|--------|-------|
| Gutter System      |                |                      |                  |                |                     |                  |               |            |               |                  |                   |           |                 |        |              |                |                |        |       |
| Broken Downspouts  | ×              | ×                    | ×                |                | ×                   | ×                |               | ×          |               |                  | ×                 |           |                 |        |              |                |                | ×      | 9     |
| Gutters Separating | ×              |                      |                  | ×              |                     |                  |               |            |               |                  |                   |           |                 |        |              |                |                |        | 2     |
| Corroding Gutters  |                | ×                    | ×                | ×              |                     |                  |               | ×          | ×             | ×                | ×                 | ×         | ×               | ×      | ×            | ×              | ×              | ×      | 13    |
| Broken Gutters     |                | ×                    |                  |                |                     |                  |               |            |               |                  |                   | ×         |                 |        |              |                |                |        | 2     |
| Paint Chipping     |                |                      |                  | ×              |                     |                  |               |            |               |                  |                   |           |                 |        |              | ×              |                |        | 2     |
| Warped Gutters     |                |                      |                  |                |                     |                  | ×             |            |               |                  |                   |           |                 |        |              |                |                |        | 1     |
| Leaking Gutters    |                |                      |                  |                |                     |                  |               |            | ×             |                  |                   |           |                 | ×      | ×            | ×              |                |        | 4     |

### Item of Concern: Broken Gutter Components

Broken gutter components have the potential to lead to poor drainage, ponding at a building's perimeter, as well as moisture infiltration to the exterior. Perhaps the most time-sensitive general maintenance task is to return all broken and leaking gutter systems to working order. A fully functioning gutter system will direct rainwater away from the building's exterior walls, foundation, and adjacent soil.<sup>30</sup>

**+ Recommendation**

Replacing the broken downspouts, warped gutters, and repairing or replacing corroded components is essential to arrest any further moisture infiltration to those areas directly attributed to a defective gutter system. While this will not solve the moisture infiltration issue, it will stop the root of the problem for those affected areas. It is important to note that this task will not resolve moisture infiltration issues that stem from a faulty gutter design or on building's that were designed with a system to work without gutters.

**Item of Concern: Leaking Gutter Components**

As with broken downspouts, leaking gutters have the potential to cause major moisture infiltration issues to exterior surfaces.

**+ Recommendation**

Gutters that exhibit leaking through minor holes should be patched, if possible. Most of the affected gutters at SDC are metal, and can be repaired using epoxy adhesive.<sup>31</sup> It is best to avoid asphalt compounds for patching metal gutters, as the acid content in these materials can cause further deterioration.<sup>32</sup>

## Biological Growth

Of the historic resources observed within the study area, 17 have evidence of biological growth, including algae, mildew, and moss. If not removed regularly, biological growth can cause lasting damage to historic material.<sup>33</sup>

TABLE 3.5. RESOURCES WITH ISSUES PERTAINING TO BIOLOGICAL GROWTH

|                   | Acacia Court 2 | Activity Center | Bus Shelter | Finnerly Cottage | Hatch Cottage | Hill Cottage | Main Building | Main Gates | Maintenance Shop | Osborne Cottage | Paint Shop | Palm Court | Plumbing Shop Storage | Residence 149 | Stone Arch Bridge | Sonoma House Outbuild.1 | TOTAL |
|-------------------|----------------|-----------------|-------------|------------------|---------------|--------------|---------------|------------|------------------|-----------------|------------|------------|-----------------------|---------------|-------------------|-------------------------|-------|
| Biological Growth |                |                 |             |                  |               |              |               |            |                  |                 |            |            |                       |               |                   |                         |       |
| Minor             |                |                 |             | X                | X             | X            |               |            |                  |                 | X          | X          | X                     | X             |                   |                         | 7     |
| Moderate          | X              | X               | X           |                  |               |              | X             | X          | X                | X               | X          |            |                       |               | X                 |                         | 9     |
| Severe            | X              |                 |             |                  |               |              |               | X          |                  |                 |            |            |                       |               | X                 | X                       | 5     |

### Item of Concern: Biological Growth on Exterior Surfaces

When biological growth is visible, it means that there are areas where water is unable to dry from a surface.<sup>34</sup> This issue can stem from a variety of sources that limit opportunities for evaporation, such as overhanging tree branches, adjacent hillsides, or dense foliage that cause constant shade.<sup>35</sup>

### + Recommendation

Cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, then supplement with a mild phosphate-free detergent.<sup>36</sup> To lift the growth off the surface, use natural or nylon scrubbing brushes, avoiding any metal brushes or mechanical scrapers, which can cause damage to the historic material.<sup>37</sup> In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping, but a high-pressure water or air hose, and any sand, natural soda, ice crystals, or rubber products should be avoided *at all costs*.<sup>38</sup>



### Item of Concern: Paint Chipping and Peeling

Paint chipping and peeling are the most common exterior wood issues at SDC, affecting doors, windows, and window casings.

#### + Recommendation

The treatment of paint chipping on wood surfaces will depend on the extent of the damage. Most of the buildings at SDC that exhibit wood chipping appear to be caused by weathering and the moisture penetration that accompanies the process. While most, if not all, of the paint chipping on the buildings' wood surfaces could have been prevented with routine maintenance and regular inspections, none of the underlying wood appears to have enough damage or rot to warrant replacement. However, maintaining a solid overlay of paint will more than likely prevent these elements from reaching that level of damage.<sup>39</sup>

For the wood elements that exhibit only shallow and sparse paint cracking, the old layer of paint should *not* be removed before repainting. However, for deeper and more concentrated cracking, the paint should be completely removed before any new layer of paint is applied.<sup>40</sup> Details on the process of proper paint removal techniques can be found in the National Park Service publication, *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*.

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<sup>1</sup> NSW Heritage Office, *Preparing a Maintenance Plan* (Parramatta, 2004), 1.

<sup>2</sup> US Department of the Interior, National Park Service, Preservation Assistance Division, *Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment*, by Baird M. Smith (Washington D.C.: 1984), 31.

<sup>3</sup> Ibid.

<sup>4</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*, by Robert C. Mack and Anne Grimmer, November 2000, 13-14.

<sup>5</sup> Ibid, 14.

<sup>6</sup> US Department of the Interior, National Park Service, Preservation Assistance Division, *Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment*, by Baird M. Smith (Washington D.C.: 1984), 12.

<sup>7</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*, by Robert C. Mack and Anne Grimmer, November 2000, 2.

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- <sup>8</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, by Robert C. Mack and John P. Speweik, October 1998, 16.
- <sup>9</sup> Ibid.
- <sup>10</sup> Ibid.
- <sup>11</sup> Iovana Lloyd Wright, *Architecture: Man In Possession of His Earth* (Garden City, NY: Doubleday & Company, Inc., 1962), 104-105.
- <sup>12</sup> James Warner, "Concrete Surfaces," in *Preventative Maintenance of Buildings* (New York: Van Nostrand Reinhold, 1991), 147.
- <sup>13</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 4.
- <sup>14</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 3.
- <sup>15</sup> Ibid.
- <sup>16</sup> Ibid.
- <sup>17</sup> Ibid, 2.
- <sup>18</sup> Ibid, 9.
- <sup>19</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 15: Preservation of Historic Concrete*, by Paul Gaudette and Deborah Slaton, 2007, 7.
- <sup>20</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 9.
- <sup>21</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 15: Preservation of Historic Concrete*, by Paul Gaudette and Deborah Slaton, 2007, 8.
- <sup>22</sup> Warner, "Concrete Surfaces," 165.
- <sup>23</sup> Ibid.
- <sup>24</sup> Ibid.
- <sup>25</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 7.
- <sup>26</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*, by Sharon C. Park, October 1996, 13.
- <sup>27</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 9.
- <sup>28</sup> Ibid.
- <sup>29</sup> Ibid.
- <sup>30</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*, by Sharon C. Park, October 1996, 4.



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<sup>31</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5.

<sup>32</sup> Ibid.

<sup>33</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*, by Robert C. Mack and Anne Grimmer, November 2000, 2.

<sup>34</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid, 8.

<sup>37</sup> Ibid.

<sup>38</sup> Ibid, 5.; Ibid, 8.

<sup>39</sup> Ibid, 11.

<sup>40</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*, by Kay D. Weeks and David W. Look, September 1982, 3.

### 3.2.3 Planned Maintenance

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Planned maintenance includes everything from routine inspections and preventative maintenance, to any tasks scheduled to be performed in order to keep building systems in working order. This section of the maintenance strategy is critical to the preservation of SDC's historic resources, as it prescribes preventative maintenance to prevent deterioration. Although the budget at SDC will likely limit the amount of maintenance to be performed, routine inspections on the current conditions of the buildings will inform the maintenance department on priorities. However, it is crucial that planned maintenance be carried out to the greatest extent possible before vacancy, as this will limit extensive damages and expensive repairs in the future.

#### Routine Inspections

It is vital to create a routine inspection schedule to record the conditions of the individual elements of all of SDC's historic resources, and to note any areas of concern that could lead to future problems, or are evidence of any system failures. Individuals responsible for carrying out inspections should have the skills to identify indications of early failures and, in addition, should have some knowledge of preservation technology.<sup>1</sup> When in doubt, the inspector should refer to the National Park Service *Preservation Briefs*, as each publication is a detailed guide for detecting damages or first signs of failures for a variety of materials and situations. It is ideal to have the same individuals perform inspections over the long-term in order to maintain consistency at each assessment period.<sup>2</sup>

Each inspection must be recorded in an inspections log to record any early signs of failure at first observation, and to monitor changing conditions over time. This will assist the SDC maintenance department in comparing inspection findings to those completed previously, and to evaluate changing conditions with buildings of similar age and materials.

The following inspection frequency chart uses tables published in both the National Park Service *Preservation Brief 47 for Maintaining the Exterior of Small and Medium Size Historic Buildings*, as well as in *Preventative Maintenance of Buildings* to guide the maintenance department through planning maintenance schedules.<sup>3</sup> This chart should be

used to create a routine inspection schedule for each historic resource at SDC, and adjusted to each resource to accommodate only the features that exist.

**TABLE 3.7 INSPECTION FREQUENCY**

| <b>INSPECTION FREQUENCY CHART</b>         |                                                                |                                                       |
|-------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------|
| <b>Feature</b>                            | <b>Minimum Inspection Frequency</b>                            | <b>Season</b>                                         |
| Roof                                      | Annually                                                       | Spring or fall; every 5 years by roofer               |
| Chimneys                                  | Annually                                                       | Fall, prior to heating season; every 5 years by mason |
| Roof Drainage                             | 6 months; more frequently as needed                            | Before and after wet season, during heavy rain        |
| Exterior Walls and Porches                | Annually                                                       | Spring, prior to summer/fall painting season          |
| Windows                                   | Annually                                                       | Spring, prior to summer/fall painting season          |
| Foundation and Grade                      | Annually                                                       | Spring or during wet season                           |
| Building Perimeter                        | Annually                                                       | Winter, after leaves have dropped off trees           |
| Entryways                                 | Annually; heavily used entries may merit greater frequency     | Spring, prior to summer/fall painting season          |
| Doors                                     | 6 months; heavily used entry doors may merit greater frequency | Spring and fall; prior to heating/cooling seasons     |
| Attic                                     | 4 months, or after a major storm                               | Before, during and after wet season                   |
| Basement/Crawlspace                       | 4 months, or after a major storm                               | Before, during and after rain season                  |
| Fire Alarm/Fire Safety systems            | Annually                                                       | No specific season necessary                          |
| Mechanical, Electric, and Utility Systems | Annually                                                       | No specific season necessary                          |

In addition to these annual, biannual, and triannual inspections, it is recommended that each historic resource undergo a "professional inspection" every five years.<sup>4</sup> This quinquennial "professional inspection" is suggested to be performed by an individual that has extensive knowledge of architectural conservation, and will likely be a private consultant unaffiliated with the SDC maintenance department.<sup>5</sup>

## Early Warning Signs

During routine inspections, there are a few critical conditions that the inspector must be aware of. The following issues could be early warning signs for potentially extensive problems that would need to be promptly remediated. These problem areas are in no particular order, and should all be investigated promptly.

- Any ponding or poor drainage of water around a building should be noted and remediated as soon as possible, as excessive moisture infiltration can have damaging effects to a building's foundation and envelope.<sup>6</sup>
- Any evidence of rusting should be further evaluated to determine if corrosion is occurring in the substrate, or if there is a ferrous metal object unintentionally embedded in the wall.<sup>7</sup>
- New concrete cracks, enlarging existing cracks, might be signs of unstable structural settling, and should be further investigated.
- Spalling bricks, concrete, or stucco could be evidence of a corroding substrate, and the cause of the spalling should be investigated immediately to remediate the underlying problem.

## Preventative Maintenance

Preventative maintenance is the cornerstone of a successful maintenance plan. This type of routine work is carried out to avoid extensive damages and repairs that could potentially harm the resource's historic fabric. Working as preventative measures, this type of maintenance is minimally invasive and serves to keep all of the building systems working as smoothly as possible.

The following preventative maintenance tasks are from the National Park Service *Preservation Brief 47*, and adapted to fit the historic resources, climate, and environment at SDC. They are categorized by building section, and include roofs and chimneys, exterior walls, openings, projections, and foundations and perimeter grades.

### ***Roofs and Chimneys***

- Routinely remove leaves and other debris from the gutter system with a simple garden hose. During cleaning, be aware of any leaks in the gutter system, and patch any holes promptly.
- Reattach any separating gutters or downspouts, and realign when necessary.
- Routinely remove branches, leaves, and other debris from roofing.
- Routinely remove leaves and other debris from roof-mounted mechanical equipment. Only perform this task if the equipment is accessible without damaging the roof.
- If biological growth is present on the roof, use a simple garden hose to remove. Supplement the low-pressure hose with non-abrasive scrubbing brushes (natural or nylon) or with plastic or wood tools for scraping.
- Perform routine tree maintenance to limit the shade on the rooftop, if preventing the area affected by biological growth from fully drying.
- Any flashing that has detached should be reattached and secured.
- When joints have cracked or eroded on chimney masonry, repoint using hydraulic lime mortar. Using a mortar that is slightly weaker than adjacent masonry allows any trapped moisture to escape through mortar and not the masonry units.
- Where roofing tiles or shingles are missing or broken, use non-corrosive metal flashing to slip into the affected area until new shingles or tiles can be installed.
- If a wood shingle roof has been treated with a preservative, the task of recoating should be performed every few years.
- Re-secure loose ornamental features. This includes finials and birdhouse-in-gables.

### ***Exterior Walls***

- Routinely trim tree branches, ivy, vines, and any other climbing foliage away from exterior walls.

- When dirt and other deposits are causing damage, clean exterior wall surface with a simple garden hose, supplemented by a mild phosphate-free detergent and a natural bristle brush.
- Repoint masonry where mortar is loose. Be sure that the mortar is lime-rich and slightly weaker than the masonry units, as well as matching to the historic mortar in color, width, appearance, and tooling.
- Any areas of moisture infiltration should be resolved immediately, which could be evident by any cracked or damaged masonry units.
- If concrete or stucco needs patching, be sure to create a patch material that is identical to the existing concrete or stucco in both color and texture.
- When small areas need repainting, be sure to prepare and prime the area before performing the spot painting.
- Any deteriorated caulks and sealants should be removed. The affected area should then be cleaned before appropriate caulks and sealants are applied.

### **Openings**

- Any broken or missing window panes or glazing in doors should be replaced as soon as possible. If possible, cracked panes may be repaired with specialty glues.
- Reputty window glazing where putty is deteriorated or missing.
- Gently clean window glass, door glazing, and storm panels using a mild vinegar and water mixture.
- Gently clean door and window hardware with a soft, damp cloth. Be aware that certain chemical compounds such as mineral spirits can adversely affect the existing finish and historic patina of the feature.
- Tighten screws in doorframes and lubricate door hinges, window sash chains, and pulleys using a graphite or silicone type lubricant.
- Adjust or replace weather stripping on doors or windows as necessary.
- Misaligned steel casement windows should be adjusted for a tight fit.
- Fill cracks in wood sills with a wood filler or epoxy.
- Repair, prime, and repaint windows, doors, frames, and sills when needed. Avoid leaving exposed wood unpainted for any length of time, as light will degrade the wood surface and lead to premature failure of subsequent paint applications.



- Correct perimeter cracks around windows and doors to prevent water and air infiltration.
- Remove debris beneath window air conditioning units and ensure that water from units does not drain onto sills or wall surfaces below. Removal of air conditioning units when not in season is recommended.

### ***Projections***

- Maintain ferrous metal components by cleaning and repainting. Remove rust and corrosion from handrails and other metal features; prepare, prime, and repaint using a corrosion-inhibiting coating system.
- Keep porch decks and steps free from dust, dirt, and leaf debris using a broom.
- Repair areas of wood decay or other damage to railings, posts, and decorative elements. Repair with wood Dutchman, wood putty, or epoxy filler, as appropriate. Prime and repaint features when necessary and repaint horizontal surfaces on a more frequent basis.
- Clean out any debris from carpenter bees, ants, termites, and rodents. Replace damaged wood and add screening or lattice to discourage rodents. Consider treating above ground features with a borate solution to deter termites and wood rot and repaint exposed surfaces.

### ***Foundations and Perimeter Grades***

- Remove leaves and other debris from drains to prevent accumulation. Detach drain grates from paved areas and extract clogged debris. Flush with a hose to ensure that there is no blockage. Use a professional drain service to clear obstructions if necessary.
- Conduct annual termite inspections. Promptly address termite and other insect infestations. Use only licensed company for treatment where needed.
- Keep the grade around the foundation sloping away from the building, if possible. Add soil to fill depressions particularly around downspouts and splash blocks.
- Lubricate operable foundation vent grilles to facilitate seasonal use; paint as needed.
- Wash off discoloration on foundations caused by splashback, algae, or mildew. Use plain water and a soft natural or nylon bristle brush.
- Selectively repoint unit masonry as needed.

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<sup>1</sup> NSW Heritage Office, *Preparing a Maintenance Plan* (Parramatta, 2004), 6.; Raymond C. Matulionis and Joan C. Freitag, eds. *Preventative Maintenance of Buildings* (New York: Van Nostrand Reinhold, 1991), 1.

<sup>2</sup> NSW Heritage Office, *Preparing a Maintenance Plan* (Parramatta, 2004), 6.

<sup>3</sup> Stephen R. Mulvihill, "Organizing Preventative Maintenance Activities," in *Preventative Maintenance of Buildings* (New York: Van Nostrand Reinhold, 1991), 24.

<sup>4</sup> Nigel Dann and Sue Wood, "Tensions and Omissions in Maintenance Management Advice for Historic Buildings," *Structural Survey* 22, no. 3, 2004, 143.

<sup>5</sup> Ibid.

<sup>6</sup> James Warner, "Concrete Surfaces," in *Preventative Maintenance of Buildings* (New York: Van Nostrand Reinhold, 1991), 157.

<sup>7</sup> Ibid, 178.

### 3.3 Prioritization

Like every project managed by a government agency, there are budget constraints at SDC. When viewing the recommended treatments for the campus's historic resources, it is clear that the amount of work will likely run far over budget. Therefore, it is vital to incorporate this reality factor into the scope of suggested work, and create a system of prioritization. To prioritize the tasks, one must take into account both the historical significance of the property, as well as the severity of the condition and the potential for condition issues to have underlying problems as its root cause.

To create a scale, a priority scorecard is necessary for placing each building and its condition issues into a measurable model. Given the inability to attribute exact figures to historical significance or condition issues, this model will offer a rough (but helpful) approximation for determining priorities when implementing the maintenance strategy.

The priority schedule will be calculated with the following attribution.

| <b>Eligibility Score</b>                                                                              | <b>Urgency of Attention Score</b>                                    |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>5</b> Eligible as a contributing building to the potential NRHP Historic District (lower priority) | <b>1</b> Does not need attention in the near future (lower priority) |
| <b>4</b> Individually eligible or listed on the NRHP (higher priority)                                | <b>2</b> Needs attention before long-term vacancy (higher priority)  |
|                                                                                                       | <b>3</b> Needs attention now (highest priority)                      |

The following equation calculates the priority score of each condition:

$$(\text{Eligibility Score}) - (\text{highest Urgency of Attention Score for resource}) = \text{Priority Score}$$

**TABLE 3.8 - RESOURCE REPAIR PRIORITY SCORING**

| <b>NR Eligibility</b>       | <i>Lower Priority (1)</i> | <i>Higher Priority (2)</i> | <i>Highest Priority (3)</i> |
|-----------------------------|---------------------------|----------------------------|-----------------------------|
| Contributor only (5)        | 4                         | 3                          | 2                           |
| Ind. eligible or listed (4) | 3                         | 2                          | 1                           |

Below are the priority scores and their attributions:

- 1** Needs attention now / Individually eligible or listed
- 2** Needs attention now / Eligible as a contributor  
Needs attention before long-term vacancy / Individually eligible or listed
- 3** Needs attention before long-term vacancy / Eligible as a contributor  
Does not need attention in the near future / Individually eligible or listed
- 4** Does not need attention in the near future / Eligible as a contributor

The priority list of historic resources at SDC is listed below by score:

**TABLE 3.9 PRIORITY SCORE BY SDC BUILDING** (Lower score is higher priority)

| <b><u>Priority Score = 1</u></b> | <b><u>Priority Score = 2</u></b> | <b><u>Priority Score = 3</u></b> |
|----------------------------------|----------------------------------|----------------------------------|
| 1. Acacia Court 2                | 1. Acacia Court                  | 10. Paint Shop                   |
| 2. Hatch Cottage                 | Garages                          | 11. Plumbing Shop                |
| 3. Main Building                 | 2. Activity Center               | Storage                          |
| 4. Walnut                        | 3. Chamberlain                   | 12. Residence 146                |
|                                  | 4. Electric Substation           | 13. Sonoma House                 |
|                                  | 5. Finnerty Cottage              | 14. Sonoma House                 |
|                                  | 6. Glass Shop                    | Outbuilding 1                    |
|                                  | 7. Hill Cottage                  | 15. Sonoma House                 |
|                                  | 8. Maintenance Shop              | Outbuilding 2                    |
|                                  | 9. Oak Lodge                     | 16. Stone Arch Bridge            |
|                                  |                                  | 1. Bus Shelter                   |
|                                  |                                  | 2. Dunbar Cottage                |
|                                  |                                  | 3. Fire House                    |
|                                  |                                  | 4. Goddard                       |
|                                  |                                  | 5. Gymnasium                     |
|                                  |                                  | 6. King Cottage                  |
|                                  |                                  | 7. Main Gates                    |
|                                  |                                  | 8. McDougall                     |
|                                  |                                  | 9. Osborne Cottage               |
|                                  |                                  | 10. Palm Court                   |
|                                  |                                  | 11. Paxton                       |
|                                  |                                  | 12. Pines Cottage                |
|                                  |                                  | 13. Residence 135                |
|                                  |                                  | 14. Residence 136                |
|                                  |                                  | 15. Residence 137                |
|                                  |                                  | 16. Residence 145                |
|                                  |                                  | 17. Residence 149                |
|                                  |                                  | 18. Thompson-Bane                |
|                                  |                                  | 19. Wagner Cottage               |
|                                  |                                  | 20. Wright Cottage               |

## 3.4 Vacancy Strategy

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While the most ideal method for protecting a building is to keep it occupied, in certain circumstances vacancy is an inevitable stage of its life. For SDC, the move toward complete vacancy is already underway, and many of the institution's historic buildings have already been vacated and decommissioned. Unfortunately, it is difficult to formulate an exact vacancy plan, given the fact that SDC (or, at least several individual buildings on the campus) is expected to be vacant for an undetermined period of time. While vacant buildings are inherently at a greater risk for damage and deterioration than occupied ones, there are decommissioning methods that SDC can follow that can help prevent unnecessary damage and loss of integrity.<sup>1</sup>

Without a proper vacancy plan and a thorough decommissioning process, SDC's historic resources are at risk of deteriorating through reduced maintenance, poor ventilation, vandalism, and accelerated weathering. This vacancy strategy details the elements that should be addressed during this deactivation period, and provides a supplemental strategy for maintaining the buildings once they are vacant to avoid unnecessary decay.

The maintenance strategy presented earlier in the section lists ideal strategies for maintaining SDC's historic buildings and structures through a systematic plan of corrective maintenance, inspections, and preventative maintenance. While these strategies are ideal for the final few years that SDC is operating on the property, they might be insufficient once the resources have been decommissioned. There are several factors that have the potential to affect vacant historic resources that are not necessarily threats to buildings inhabited daily, or even weekly.

### **Risks for Vacant Historic Buildings**

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Risks should be understood when carrying out the initial planning for vacancy. This includes everything from moisture infiltration to the potential for vandalism and break-ins, and from rodent infestation to rot. The following common risks for vacant historic buildings should be incorporated into all stages of decommissioning, from initial inspection and corrective maintenance, to securing the resource and performing the necessary routine maintenance during vacancy. Many vacant resources at SDC currently exhibit damages such as moisture infiltration, vandalism, and

overgrown vegetation. However, the maintenance department should remediate any causes of these issues for buildings that have yet to be decommissioned.

### **Moisture Infiltration**

Moisture infiltration can be detrimental to a building no matter the stage of its life. However, it can be especially damaging to a vacant building, as the issue can easily go unnoticed and, therefore, unaddressed.<sup>2</sup> Exterior wall cracks, roof leaks, and broken or ineffective gutter systems have the potential to allow moisture to infiltrate masonry units and interior spaces, among many other elements of a resource. These issues can lead to rot, spalling, and structural instability if not identified and repaired in a timely manner. Considering that moisture infiltration and rising damp are some of the most common condition issues for the buildings in this study, it is especially necessary that the causes of the issue are immediately and properly remediated.

### **Vandalism**

Signs of vacancy—boarded up windows, lack of exterior lighting, the absence of an intrusion alarm system, etc.—attract vandalism and break-ins.<sup>3</sup> These actions have the potential to lead to broken window glazing, theft of materials, and even marred historic features. Even as SDC continues to operate, there are signs of vandalism in many areas of the campus, including a few historic resources recorded in this report.

### **Lack of Ventilation**

A well-ventilated building allows moisture and humid air to escape, preventing issues such as mold and rot.<sup>4</sup> A comprehensive plan for maintaining ventilation should be carried out before any historic building is decommissioned. However, when keeping windows and flues open for ventilation, other preventative measures will need to be performed to inhibit rodent infestation and break-ins. It is apparent that many vacant buildings at SDC are already set up to address the risk of a stagnant interior environment, however, these buildings do not appear to have protections



against wildlife infestation through the openings. These vacant resources should be reexamined with a focus on the suggested decommissioning process described later this section.

### **Risks on Building Systems**

Electrical systems can be disrupted by mouse infestations, as mice and rats often chew through electrical wiring, which can cause damage to the system and presents a potential fire hazard.<sup>5</sup> These building systems can also be affected by other predictable circumstances, including freezing plumbing—risks that could have long-lasting secondary effects.

### **Wildlife**

Wood-boring insects can have a damaging effect on both interior and exterior wood elements.<sup>6</sup> On the other hand, birds and rodents can leave hazardous droppings, which can create health risks when inspecting the building and preparing it for reoccupation. Bird droppings, in particular, are highly acidic and can damage historic materials.<sup>7</sup> This risk stresses the importance of balancing ventilation with secured openings.

### **Vegetation**

Tree branches, vines, and climbing foliage all have the potential to damage historic exterior surfaces—leading to broken roofing, and broken or blocked gutter systems. Destructive vegetation is a fairly low-risk item in this list, as it can often be observed and dealt with before any extensive damage occurs.

## Goals for an Effective Vacancy Plan

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First and foremost, the main goal is to return SDC's vacant buildings to operation as soon as possible. Limiting the time that an historic resource is unused and unoccupied will decrease its risk of deterioration and damage. Any temporary re-use or rental option for resources on the campus should be explored to its fullest, and mothballing should be considered as an option of last resort.<sup>8</sup>

Second, each and every building at SDC that is currently vacant should be evaluated for interior damages or signs of potential issues, as this type of evaluation falls beyond the scope of this report. In addition, an analysis should be performed on the techniques that were used to shut the resource for the long term, to determine whether the decommissioning process has limited all risks associated with vacancy.

An effective strategy will also incorporate monitorial tasks to identify any hazards, break-ins, or new concerns that should be addressed before the entire campus is closed. If there are any damages, potential for damage, or risks associated with vacancy, these should be addressed immediately to avoid costly damage that could ultimately mean the loss of an historic resource.

Third, buildings that are currently in use and scheduled to be decommissioned before or during the 2018 closure should initially undergo the general corrective maintenance techniques listed previously in this section, and tailored to individual SDC resources in the Appendix. Failure to address these issues before closure has the potential to lead to extensive and expensive damages occurring during vacancy—a risk that could compromise the entire structure. Building on corrective maintenance is the process of performing preventative maintenance. Until the time of decommissioning, each of the current "in-use" buildings should experience general preventative maintenance, outlined in Section 3.2.3. This type of planned maintenance will ensure that SDC's operating resources do not experience any deterioration in the time leading up to vacancy.

## Preparing for the Decommissioning Process

As mentioned in the previous goals, before an historic resource begins its decommissioning process, it should first undergo corrective maintenance to return the building to an "acceptable state."<sup>9</sup> To ensure that all necessary measures are carried out during this stage, an initial inspection should be performed on the building. This inspection consists of a series of questions that will require an inspector to answer—concluding with documentation on further tasks to be carried out before the decommissioning process begins.

The following inspection checklist was created by English Heritage—a government agency in the United Kingdom—and adapted to the environmental conditions, resource types, and expected decommissioning timeframe at the SDC. This checklist should be used to assist with the initial stage of the decommissioning process before any efforts are made to secure the building.

**TABLE 3.9 VACANCY PREPARTION CHECKLIST**

| <b>VACANCY PREPARTION CHECKLIST</b> |                                                                                                                         |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Building Element</b>             | <b>Questions for the surveyor at initial inspection</b>                                                                 |
| <b>Vegetation</b>                   | Are the walls structurally sound and free from vegetation?                                                              |
|                                     | Are the bases of walls free from vegetation?                                                                            |
|                                     | Are there any trees and shrubs in close proximity to the perimeter or the building?                                     |
| <b>Roof</b>                         | Does roofing, flashing, or weathering need immediate repair? What is the estimated lifespan of the roofing?             |
| <b>Gutter Systems</b>               | Is there evidence that walls are getting repeatedly saturated because of a damaged gutter system?                       |
|                                     | Is the gutter system free from blockages when it rains?                                                                 |
|                                     | Are rainwater channels clear of debris at the base of downspouts?                                                       |
| <b>External Walls</b>               | Is there any evidence of structural movement to the walls?                                                              |
| <b>Windows and Glazing</b>          | Draw up a schedule of window openings and types so that suitable ventilation/protection screens can be made and fitted. |
| <b>Vulnerable Features</b>          | Are there vulnerable or significant features which need physical protection?                                            |

|                          |                                                                                                                                                                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Interior</b>          | Are there signs of water ingress on the interior, or evidence of penetrating or rising damp?                                                                                                                                              |
|                          | Are basements and cellars dry and free from debris?                                                                                                                                                                                       |
|                          | Are roof spaces well-ventilated and free from debris? Is any daylight visible, indicating that repairs are necessary?                                                                                                                     |
|                          | Is there mold indicating high humidity levels?                                                                                                                                                                                            |
|                          | Can the smell of dry rot be detected?                                                                                                                                                                                                     |
|                          | Are there any draughts moving through the building?                                                                                                                                                                                       |
|                          | Are any opening-up measures needed to assist drying out or facilitate ventilation?                                                                                                                                                        |
|                          | Are there any open flues which will assist with ventilating the building?                                                                                                                                                                 |
| <b>Security Measures</b> | Do entrance doors need to be reinforced with additional locks or hinges?                                                                                                                                                                  |
|                          | Do windows have adequate locks?                                                                                                                                                                                                           |
|                          | Is an intruder alarm installed and regularly maintained?                                                                                                                                                                                  |
|                          | Are the grounds in good order, with no hazards obstructing access?                                                                                                                                                                        |
| <b>Wildlife</b>          | Is there evidence of pests or vermin?                                                                                                                                                                                                     |
|                          | Are birds nesting in attic spaces? Is specialist cleaning required? Are openings at roof level blocked or covered with mesh? Have measures been taken to prevent access by birds? Are suitable measures in place to deter roosting birds? |
| <b>Building Services</b> | Electrical system: what is the age and condition of the installation? Is the distribution board in a secure location?                                                                                                                     |
|                          | Is any pipework vulnerable to freezing?                                                                                                                                                                                                   |
|                          | Plumbing system: what is the age and condition of the system? Where are the water-supply valves?                                                                                                                                          |
|                          | Heating system: what is the fuel type? Are the controls adequate to enable background heating to run below a certain temperature? Could the controls be tampered with by an intruder or are they secure?                                  |
|                          | Where are tanks/cylinders located? Are they vulnerable to freezing?                                                                                                                                                                       |

Although performing all suggested corrective maintenance to each and every historic resource on the SDC campus is likely to run far over budget, it is important to attend to the most significant issues first.<sup>10</sup> This means that any small damages that are likely to be benign, need not be repaired immediately. However, it is wise to perform a

comprehensive condition assessment before decommissioning the resource, as it will document the damages that are not remediated at the time of vacancy to be inspected periodically.<sup>11</sup>

## **The Decommissioning Process**

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The following categories list general decommissioning processes that relate to historic resources at SDC. Although these procedures are general recommendations, they are applicable to each resource documented in this study. The categories below were adapted from the National Park Service publication *Preservation Brief 31* for Mothballing Historic Resources, and were tailored to fit the resources and circumstances at SDC.

### **Interior Preparation**

Preparing the interior of a building for vacancy is just as important as preparing the exterior. Historic elements and loose features should either be removed, catalogued, and securely stored on the property, or should be boxed-in and securely covered to prevent any potential damage during vacancy.<sup>12</sup> Unless it is historically significant, carpeting should be removed to lessen the risk of mold growth and moisture retention in the interior spaces.<sup>13</sup>

Curtains should be installed at windows that are not intended to remain open for ventilation.<sup>14</sup> This will help prevent visibility to the interior, which will deter intrusion attempts, as well as protect the interior elements from excessive UV and light damage.

### **Building Systems**

Because it is likely that most of the buildings at SDC have a fire sprinkler system, it is not advised to drain down and disconnect the water supply from the building. However, keeping the plumbing system operational calls for measures to be taken to prevent the pipes from freezing during the winter. In this case, it is wise to install a thermostat in the building that will activate the heating system only when the temperature falls near freezing point.<sup>15</sup>

## Openings

A proper flow of ventilation is critical to the well-being of a building during its vacancy. This can be achieved through a method called "stack ventilation," which is strategy to move moist air up and out through a flue of a building or through upper level windows.<sup>16</sup> This type of cross-ventilation will curtail the risk of developing rot and mold on the interior.

In order to prevent bird infestation and intrusions, all window and flue openings should be affixed with a 25mm metal mesh guard to windows to prevent wildlife from entering the building.<sup>17</sup> Although this may seem like a large undertaking, this will serve to protect the building from a host of risks, including damage to historic windows and glazing. These metal mesh guards can be manufactured to fit each window opening, and can be made to wedge into the window reveals.<sup>18</sup> The ability to wedge these components makes them preferable to wood boards, as wood boards not only attract attention by alluding to a sense of neglect and inattention, but the installation process can damage historic windows or plaster walls.

## Contact Sign

It is advised to install signs around the building with a contact number for any passersby to report damage or any concerns.<sup>19</sup> However, it is important to refrain from attaching these signs to the building's exterior, to prevent any irreversible damage to the exterior surface.

Following these suggestions in conjunction with the corrective maintenance strategies listed in Sections 3.2.2 and the Appendix will lessen the risks to historic materials and systems commonly experienced during vacancy, and will serve to preserve the building's historic materials to the greatest extent possible.



## Inspections and Maintenance During Vacancy

Some of the most critical actions to be taken during SDC's vacancy include monitoring, inspecting, and maintaining the resources when they are unoccupied.

Monitoring should be done as frequently as possible, as it assigns a watchful eye to the campus to prevent vandals and intruders.<sup>20</sup> This action, however, only breaks the surface of the observations that need to take place. It is necessary to not only inspect the building, but to also perform preventative and planned maintenance tasks to limit deterioration and keep operating systems in working order during vacancy. The following maintenance checklist was created by the English Heritage—a government agency in the United Kingdom—and adapted to the environmental conditions and resource types at SDC. This maintenance checklist should be followed for each historic resource on the campus after it is decommissioned.

**TABLE 3.10 MAINTENANCE CHECKLIST**

| <i>MAINTENANCE CHECKLIST TO BE APPLIED DURING VACANCY</i> |                                                                                                                             |                                              |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Building Element</b>                                   | <b>Maintenance Tasks</b>                                                                                                    | <b>Frequency</b>                             |
| <b>Vegetation</b>                                         | Provide access equipment and remove vegetation at high level.                                                               | Annually, coordinated with maintenance visit |
|                                                           | Clean site of debris and remove vegetation around the base of walls.                                                        | Every 6 months                               |
|                                                           | Clear invasive vegetation, including trees, shrubs, and vines.                                                              | Annually                                     |
| <b>Roof</b>                                               | Inspect roof from high-level access points and record and report any damage to roofing                                      | Every 6 months, and following a storm        |
|                                                           | Check roof for slipped or missing tiles and refix or replace, matching existing. Place or refix missing or lifted flashing. | Every 6 months                               |
|                                                           | Remove moss, leaves, and other debris from roof                                                                             | Every 6 months                               |

|                            |                                                                                                                                     |                                        |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Gutter System</b>       | Inspect gutter system from the ground and accessible high points and report any loss or damage                                      | During routine visits                  |
|                            | Clear and inspect gutters and roof gullies.                                                                                         | Every 6 months                         |
| <b>External Walls</b>      | Inspect external walls from the ground and report any damage such as spalling or delamination, or signs of movement or staining     | During routine visits                  |
|                            | Clear ventilators, check mesh over flues and other openings, check bird netting                                                     | Annually                               |
| <b>Windows and Glazing</b> | Replace broken glazing or board over as a short-term measure if a match for historic glass is not readily available                 | As required                            |
| <b>Vulnerable Features</b> | Check that boxing-in and other protective measures are performing adequately                                                        | Annually                               |
| <b>Interior</b>            | Inspect internal structure and fabric and report on any signs of structural movement or of damp, rot or wood-boring insect activity | During routine visits                  |
| <b>Security Measures</b>   | Check operation of hardware. Check security of locks                                                                                | Annually                               |
|                            | Check alarms, closed circuit television system, external lighting.                                                                  | At intervals specified by the supplier |
|                            | Remove graffiti                                                                                                                     | Immediately                            |
| <b>Fire precautions</b>    | Arrange for inspection and testing of fire extinguishers, alarms and sprinkler systems by a specialist contractor                   | Annually                               |
|                            | Check interior spaces are free of combustible material and other debris                                                             | During routine visits                  |
| <b>Wildlife</b>            | Check voids for signs of vermin and remove                                                                                          | During routine visits                  |
|                            | Inspect roof voids and other enclosed spaces                                                                                        | During routine visits                  |
|                            | Remove bird droppings and other debris                                                                                              | Annually                               |

Following these procedures during vacancy will minimize any unwanted effects on SDC's decommissioned resources. Although many of these measures appear to require a substantial amount of time, labor, and financial resources, the detailed processes will ensure that the campus's historic buildings and structures retain their integrity and significance.

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<sup>1</sup> Government Historic Estates Unit, English Heritage, *Vacant Historic Buildings: An owner's guide to temporary uses, maintenance and mothballing* (London, 2011), 2.

<sup>2</sup> Ibid, 25.

<sup>3</sup> Ibid, 21.

<sup>4</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 31: Mothballing Historic Buildings*, by Sharon C. Park by Anne Grimmer, 1993, 8.

<sup>5</sup> Government Historic Estates Unit, English Heritage, *Vacant Historic Buildings: An owner's guide to temporary uses, maintenance and mothballing* (London, 2011), 4.

<sup>6</sup> Ibid, 29.

<sup>7</sup> Ibid, 33.

<sup>8</sup> Ibid, 3.

<sup>9</sup> NSW Heritage Office, *Preparing a Maintenance Plan* (Parramatta, 2004), 1.

<sup>10</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 31: Mothballing Historic Buildings*, by Sharon C. Park by Anne Grimmer, 1993, 1.

<sup>11</sup> Ibid, 3.

<sup>12</sup> Government Historic Estates Unit, English Heritage, *Vacant Historic Buildings: An owner's guide to temporary uses, maintenance and mothballing* (London, 2011), 20.

<sup>13</sup> Ibid, 29.

<sup>14</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 31: Mothballing Historic Buildings*, by Sharon C. Park by Anne Grimmer, 1993, 8.

<sup>15</sup> Ibid, 10.

<sup>16</sup> Government Historic Estates Unit, English Heritage, *Vacant Historic Buildings: An owner's guide to temporary uses, maintenance and mothballing* (London, 2011), 29.

<sup>17</sup> Ibid, 30.

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<sup>18</sup> Ibid, 22.

<sup>19</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 31: Mothballing Historic Buildings*, by Sharon C. Park by Anne Grimmer, 1993, 7.

<sup>20</sup> Ibid, 1.

# CONCLUSION

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## Conclusion

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The fieldwork performed for this Terminal Project has revealed that SDC is imminently threatened by its future abandonment if current conditions are allowed to continue. The strategies provided in this report are entirely reliant upon minimal budgetary commitments that could pay long-term dividends, should the State eventually sell the property. Understandably, the focus of the Department of Developmental Services is to ensure that clients are safely relocated to appropriate facilities, and that staff is released with opportunities to work in a similar field elsewhere. However, necessary maintenance, preparation, and preservation processes are being sidelined during these critical years before closure. This will likely lead to one of two problems in the future: extensive and expensive repairs, or the loss of significant historic fabric.

The preservation strategy put forth in this report is a *strategy*—one that must be adapted to SDC's budget, staff limitations, and the goals of the State for future uses of this property. However, this report addresses several concerns that require immediate attention, as well as issues that can be remediated by simple, inexpensive and unobtrusive fixes. That said, this report only skims the surface on what is needed to create a comprehensive preservation and maintenance plan for SDC's campus. Additional research is necessary to thoroughly investigate the property to locate any unidentified resources, and to fully evaluate resources that have been both informally and formally documented.

In regard to the identified and documented resources, it is imperative that a full evaluation be performed on each resource's interior, exterior, building systems, and surrounding landscape in order to implement the fittest preservation plan. Furthermore, the conditions of the resources in this report should be reassessed in one year, to note any changes in condition or the development of new problem areas. This is critical to the preservation of the historic fabric, as several resources in this report exhibit severe condition issues that need immediate remediation or further investigation.

Other than benefiting those organizations at a more local scale, this Terminal Project will make several contributions to the larger field of Historic Preservation. This will be fulfilled three-fold. First, this preservation strategy can be used as a guide for others to use when crafting similar preservation and maintenance plans for other large-institution campus—and more appropriately, those campuses that are slated to close and remain vacant for an



undetermined period of time. Second, the report includes historic context information that will further define the architectural and historical merit of similar historic, state-operated institutions. This was accomplished by forging detailed connections between changes in institutional architecture over time and the various historical shifts in medical theories and practices. Third, this project provides a thorough understanding of regular maintenance and proper preservation techniques—two factors linked to maintaining the integrity of historic resources. This is a fundamental contribution, as it emphasizes the value of protecting those resources that contribute to the greater significance of an historic campus.

The significance of SDC is manifested in cultural and historic resources and, just as importantly, in the narrative that portrays the institution's vibrant and compelling span of events. This history represents the experiences and emotions of the residents, staff, and visitors, and dictates the prevailing theories on the treatment of the developmentally disabled through its transformations in studies, law, practice, technology, and design. To the latter point, the built resources at SDC are representative of shifts in architecture and design intent—signifying particular changes in styles, massing, orientation, and layout to meet the modern standards of living, treatment, and care.

Nearly 125 years of operation has created an unusually unique institutional campus for SDC—representing a complex history involving histories of thousands of clients and staff, dark and morally repugnant practices, and an architectural character influenced by trending styles and medical practices. The physical manifestations of this history are represented by the contributing resources on the campus, and are worthy of the finest and most affectionate preservation efforts.

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# **APPENDIX**

## *Resource Report*

This Appendix provides the documentation of on-site survey work performed on the historic architectural resources in the study area, as well as treatment recommendations for noted condition issues for each resource.

The architectural evaluation, written documentation, and photography carried out during the survey comprises 40 buildings and structures that are significant to the SDC Historic District. The survey also took note of the general condition of these resources, while detailing the individual observable exterior condition issues. During this December 2015 reconnaissance survey, access was restricted to the exterior of buildings to protect the privacy of the clients that continue to live on the campus.

There are a total of 53 identified historic resources within the study area boundary, 40 of which are contributing resources to the study area in this report (75%). These identified contributing resources include buildings, structures, as well as objects that are significant for their association with the institution's historic operations as a self-sufficient community, and several of which are significant for their architectural merit.

The following list provides a count of the contributing resources, categorized by their original as-built functions:

|                                 |                                |                                   |
|---------------------------------|--------------------------------|-----------------------------------|
| <b>Dormitory</b> (11)           | <b>Bus Shelter</b> (1)         | <b>Hospital</b> (1)               |
| <b>Employee Housing</b> (4)     | <b>Electric Substation</b> (1) | <b>Maintenance Shop</b> (1)       |
| <b>Officer Housing</b> (3)      | <b>Employee Garages</b> (1)    | <b>Infirmery</b> (1)              |
| <b>Physician Housing</b> (3)    | <b>Entrance Gates</b> (1)      | <b>Paint Shop</b> (1)             |
| <b>Behavioral Detention</b> (2) | <b>Fire House</b> (1)          | <b>Plumbing Shop Storage</b> (1)  |
| <b>Accessory Building</b> (2)   | <b>Glass Shop</b> (1)          | <b>Superintendent Housing</b> (1) |
| <b>Bridge</b> (1)               | <b>Gymnasium</b> (2)           |                                   |

The following list provides a count of the contributing resources, categorized by their architectural styles:

|                                     |                              |                              |
|-------------------------------------|------------------------------|------------------------------|
| <b>English Cottage</b> (13)         | <b>Utilitarian</b> (7)       | <b>Queen Anne</b> (1)        |
| <b>Eclectic English Revival</b> (5) | <b>Rustic Style</b> (2)      | <b>Stone Arch Bridge</b> (1) |
| <b>Arts &amp; Crafts</b> (3)        | <b>Collegiate Gothic</b> (1) | <b>Tudor Revival</b> (1)     |
| <b>Norman</b> (2)                   | <b>Folk Victorian</b> (1)    |                              |

TABLE A.1. CONTRIBUTING RESOURCES WITHIN STUDY AREA - *Color shaded by Priority Score*

| Name                       | Year      | Orig. Function           | Architectural Style      | Vacancy | Condition | Priority | NRHP Elig.      |
|----------------------------|-----------|--------------------------|--------------------------|---------|-----------|----------|-----------------|
| Acacia Court 2             | 1923      | Employee Housing         | English Cottage          | Vacant  | Fair      | 1        | Contr. & Ind.   |
| Acacia Court Garages       | ca.1930   | Employee Garages         | Utilitarian              | Vacant  | Poor      | 2        | Contributing    |
| Activity Center            | 1909      | Gymnasium                | Arts & Crafts            | Vacant  | Fair      | 2        | Contributing    |
| Bus Shelter                | ca.1910   | Bus Shelter              | Rustic style             | N/A     | Good      | 3        | Contributing    |
| Chamberlain                | 1929      | Hospital                 | Eclectic English Revival | In-use  | Excellent | 2        | Contr. & Ind.   |
| Dunbar Cottage             | 1925      | Dormitory                | English Cottage          | In-use  | Good      | 3        | Contributing    |
| Electric Substation        | 1940      | Electric Substation      | Utilitarian              | Vacant  | Fair      | 2        | Contributing    |
| Finnerty Cottage           | 1930      | Male Infirmary           | English Cottage          | In-use  | Fair      | 2        | Contributing    |
| Fire House                 | 1932      | Fire House               | Arts & Crafts            | In-use  | Fair      | 3        | Contributing    |
| Glass Shop                 | ca.1930   | Glass Shop               | Utilitarian              | In-use  | Fair      | 2        | Contributing    |
| Goddard                    | 1939      | Behavioral Detention     | English Cottage          | In-use  | Fair      | 3        | Contributing    |
| Gymnasium                  | ca.1935   | Gymnasium                | English Cottage          | In-use  | Good      | 3        | Contributing    |
| Hatch Cottage              | 1924      | Employee Housing         | Eclectic English Revival | Vacant  | Fair      | 1        | Contr. & Ind.   |
| Hill Cottage               | 1939      | Dormitory                | English Cottage          | Vacant  | Good      | 2        | Contributing    |
| King Cottage               | 1939      | Dormitory                | English Cottage          | In-use  | Good      | 3        | Contributing    |
| Main Building              | 1891/1908 | Dormitory/Administration | Collegiate Gothic        | Vacant  | Severe    | 1        | Contr. & Listed |
| Main Gates                 | ca.1910   | Entrance Gates           | Rustic style             | N/A     | Good      | 3        | Contributing    |
| Maintenance Shop           | ca.1915   | Maintenance Shop         | Utilitarian              | In-use  | Fair      | 2        | Contributing    |
| McDougall Cottage          | 1939      | Dormitory                | English Cottage          | Vacant  | Good      | 3        | Contributing    |
| Oak Lodge                  | 1907      | Dormitory                | Arts & Crafts            | Vacant  | Good      | 2        | Contr. & Ind.   |
| Osborne Cottage            | 1939      | Dormitory                | English Cottage          | In-use  | Good      | 3        | Contributing    |
| Paint Shop                 | ca.1915   | Paint Shop               | Utilitarian              | In-use  | Fair      | 2        | Contributing    |
| Palm Court                 | 1930      | Employee Housing         | Eclectic English Revival | In-use  | Good      | 3        | Contributing    |
| Paxton                     | 1934      | Behavioral Detention     | Eclectic English Revival | In-use  | Fair      | 3        | Contributing    |
| Pines Cottage              | 1924      | Employee Housing         | Eclectic English Revival | Vacant  | Good      | 3        | Contributing    |
| Plumbing Shop Storage      | 1920      | Plumbing Shop Storage    | Utilitarian              | In-use  | Fair      | 2        | Contributing    |
| Residence 135 & Garage 263 | 1939      | Officer's Housing        | Minimal Traditional      | In-use  | Good      | 3        | Contributing    |
| Residence 136 & Garage     | 1939      | Officer's Housing        | Minimal Traditional      | In-use  | Good      | 3        | Contributing    |
| Residence 137              | 1939      | Officer's Housing        | Minimal Traditional      | In-use  | Good      | 3        | Contributing    |
| Residence 145              | 1930      | Physicians Housing       | Norman                   | In-use  | Good      | 3        | Contributing    |
| Residence 146              | 1924      | Physicians Housing       | Tudor Revival            | Vacant  | Fair      | 2        | Contributing    |
| Residence 149              | 1930      | Physicians Housing       | Norman                   | In-use  | Good      | 3        | Contributing    |
| Sonoma House               | 1897      | Superintendent Housing   | Queen Anne               | In-use  | Fair      | 2        | Contr. & Ind.   |
| Sonoma House Outbuilding 1 | 1897      | Outbuilding              | Folk Victorian           | Vacant  | Poor      | 2        | Contributing    |
| Sonoma House Outbuilding 2 | 1910      | Outbuilding              | Utilitarian              | Vacant  | Severe    | 2        | Contributing    |
| Stone Arch Bridge          | ca.1915   | Bridge                   | Stone Arch Bridge        | N/A     | Fair      | 2        | Contributing    |
| Thompson/Bane              | 1939      | Dormitory                | English Cottage          | In-use  | Fair      | 3        | Contributing    |
| Wagner Cottage             | 1926      | Dormitory                | English Cottage          | In-use  | Good      | 3        | Contributing    |
| Walnut                     | 1918      | Dormitory                | English Cottage          | Vacant  | Poor      | 1        | Contr. & Ind.   |
| Wright Cottage             | 1925      | Dormitory                | English Cottage          | In-use  | Good      | 3        | Contributing    |

## Acacia Court 2

UTM coordinates: 10 S; 4244149 m N; 542068 m E

**Construction date:** 1923

**Architectural Style:** English Cottage

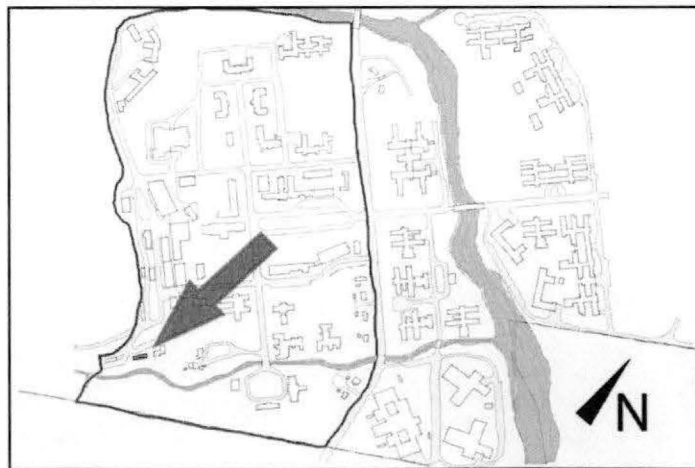
**NRHP Eligibility:** Contributor to Historic District;  
Individual Listing (Crit. A, C)

**Condition:** Fair

**Vacancy Status:** Vacant



**Photograph A.1.** Looking south, showing the northeast and northwest elevations.



### History and Significance

Acacia Court 2 was constructed in 1923 in the English Cottage style, and stands as an exemplary specimen of the Arts & Crafts designs of the early 20<sup>th</sup> century. The building's double-gable form with connecting saddle is a near spitting image of Ragdale (Lake Forest, Illinois, 1897), designed by American Arts & Crafts architect Van Doren Shaw. For its architectural merit, this building appears to be eligible for individual listing on the NRHP under Criterion C.

Originally built as a housing for employees at SDC, Acacia Court 2 is also significant for its association with the history of the institution.<sup>1</sup> The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution's self-sustaining, community-based nature. For this association, this building appears to be eligible as a contributor to the potential NRHP Historic District.

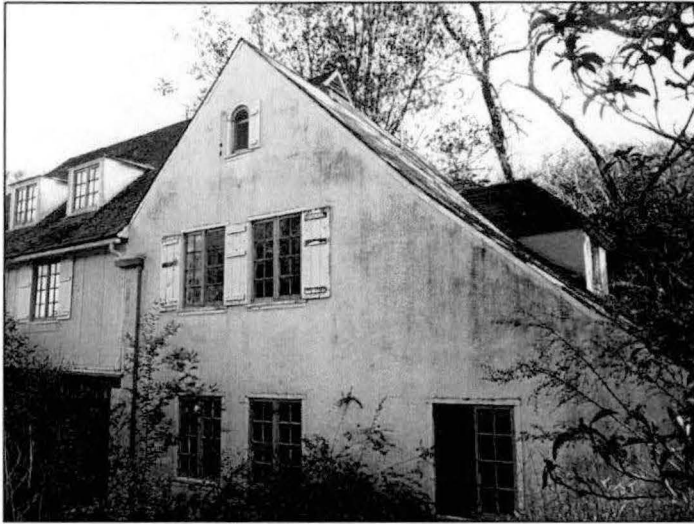
### Description

This 2.5 story English Cottage style building was constructed in 1923 and is rectangular in plan with a dash stucco exterior. The building's front elevation faces northwest, and is symmetrical with two front-facing 3-story gables connected by a central gable-on-hip saddle. The moderate-pitched roof has little to no eave overhang, and exhibits hipped, shed, and internal dormers—all clad in composition shingle roofing.

Although mainly clad in stucco, the building's exterior also contains other materials, including a brick bay window, brick entry steps, and a tall brick chimney—all with red brick laid in stretcher bond. There are several wood features on the building that contributes to the English Cottage style. These include wood window lintels, a decorative curly bracket-shaped lintel over the recessed side-entry on the northeast elevation, ornamental vertical batten window shutters, board-and-batten siding on the second story of the central saddle, as well as wood fascia and wood porch supports with diagonal braces of the main entry porch overhang.

## Acacia Court 2

**UTM coordinates:** 10 S; 4244149 m N; 542068 m E



**Photograph A.2.** Looking south, showing the northeast and northwest elevations.



**Photograph A.3.** Looking northeast, showing the southwest elevation.

The fenestration on Acacia Court 2 mostly consists of multi-light wood casement windows with wood casings, but also includes a round-arch-top single-light fixed window in each of the front gables.

**Alterations:**

None visible.

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<sup>1</sup> State of California, *Budget Recommendations and Estimated Revenues, 75<sup>th</sup> and 76<sup>th</sup> Fiscal Years, July 1, 1923, to June 30, 1925* (Sacramento: California State Printing Office, 1923), 83.



## Acacia Court 2 - Recommendations

Priority Score 1

| Acacia Court 2 - Condition Issues |                                                  |   |       |          |        |                                                                                           |
|-----------------------------------|--------------------------------------------------|---|-------|----------|--------|-------------------------------------------------------------------------------------------|
| Topic                             | Subtopic                                         | ☑ | Minor | Moderate | Severe | Specific area(s)                                                                          |
| Stucco                            | Cracking                                         |   |       | ×        |        | All elevations                                                                            |
|                                   | Moisture infiltration                            |   |       |          | ×      | Gable ends of west elevation                                                              |
| Biological Growth                 |                                                  |   |       |          | ×      | Comp. shingle roof; Above semi-hexagonal bay window on west elevation; Brick window sills |
|                                   |                                                  |   |       | ×        |        | Brick chimney                                                                             |
| Corrosion                         |                                                  |   |       |          | ×      | Metal flashing on shed dormers                                                            |
| Gutter System                     | Broken Downspouts                                | × |       |          |        |                                                                                           |
|                                   | Gutters Separating                               | × |       |          |        |                                                                                           |
| Exterior Paint                    | Peeling                                          |   |       | ×        |        | Wood battens                                                                              |
| Other Elements                    | Northern shutter missing on southern front gable |   |       |          |        |                                                                                           |



**Photograph A.4.** Severe moisture infiltration on exterior stucco.

### Stucco

#### *Moderate cracking stucco - Urgency Score 2*

Moderate cracks in the stucco should be assessed for the extent of damage and the possible causes. The root cause should be corrected before the crack is repaired, as water infiltration to the substrate might be causing the stucco to crack or spall. For moderate cracking, the immediate area around the crack will need to be cut out to prepare for extensive repair by a professional plasterer.<sup>1</sup>

#### *Severe moisture infiltration - Urgency Score 3*

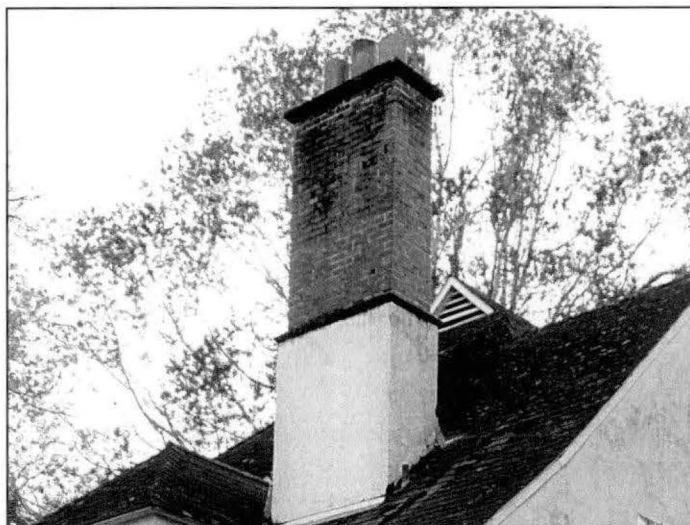
The moisture infiltration in the end gables appear to be caused by water draining down the exterior, due to the lack of a gutter system on the northwest elevation. The wall should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system on this northwest elevation that is mostly hidden from view, in order to retain the eave-less character of the English Cottage style.

## Acacia Court 2 - Recommendations

Priority Score 1



**Photograph A.5.** Severe biological growth on composite shingle roofing.



**Photograph A.6.** Moderate biological growth on brick chimney.

### Biological Growth

#### *Severe biological growth on comp. shingle roof - Urgency Score 2*

The composition shingle roof is not a character-defining feature of the building, nor is it original. Depending on the age of the roof, it might be wise to consider replacing the roof with the intent of carrying out preventative maintenance thereafter.

However, if replacing the composition roof is not an option, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>2,3</sup>

Although it appears that the shade of the adjacent trees are not allowing the roof to dry, thus permitting the biological growth, the trees are character-defining features of the landscape, and should not be maintained without a proper plan.

#### *Moderate biological growth on brick chimney - Urgency Score 2*

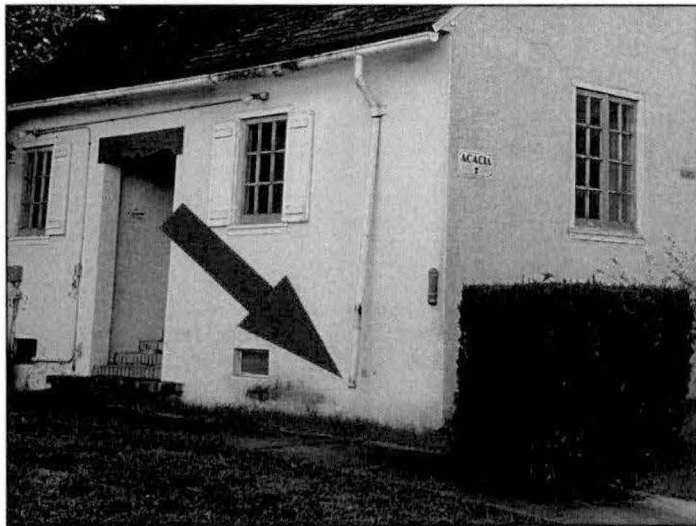
For a brick chimney, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>4,5</sup>

## Acacia Court 2 - Recommendations

Priority Score 1



Photograph A.7. Severe corrosion of metal flashing.



Photograph A.8. Broken downspout.

### Corrosion

#### *Severe corrosion of metal flashing - Urgency Score 2*

Due to the severity of the corrosion of the metal flashing on the shed dormers, the flashing should be removed and replaced in-kind.<sup>6</sup>

### Gutter System

#### *Broken downspouts - Urgency Score 2*

A broken downspout should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

#### *Gutters separating - Urgency Score 2*

Separating gutters should be reattached to the eaves, or replaced if warped to an extent that is irreparable.

### Exterior Paint

#### *Moderate exterior paint peeling from battens - Urgency Score 1*

Due to the moderate severity of the paint peeling, and the fact that the building is already vacated, it is not advised to strip or repaint the wood battens at this time.

### Other Elements

#### *Wood window shutter missing - Urgency Score 1*

Due to the building's vacancy status, it is not advised to replace the missing wood shutter at this time.

## Acacia Court 2 - Recommendations

**Priority Score 1**

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 9.

<sup>2</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5.

<sup>3</sup> Ibid, 8

<sup>4</sup> Ibid, 5.

<sup>5</sup> Ibid, 8.

<sup>6</sup> Ibid, 12.

# Acacia Court Garages

**UTM coordinates:** 10 S; 4244109 m N; 542030 m E

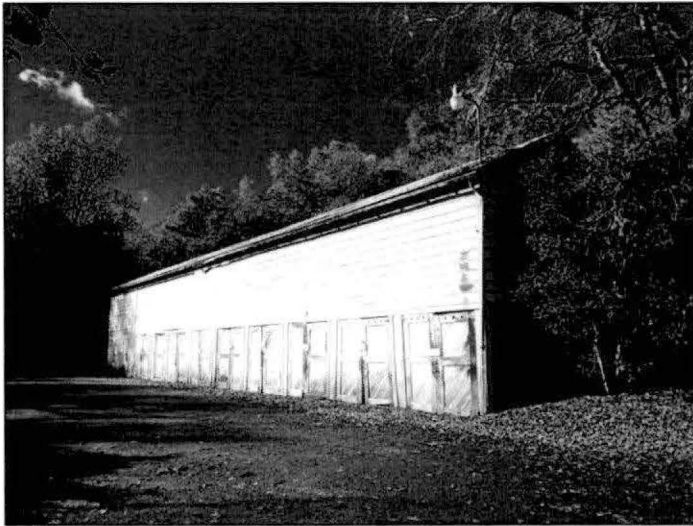
**Construction date:** ca.1930

**Architectural Style:** Utilitarian

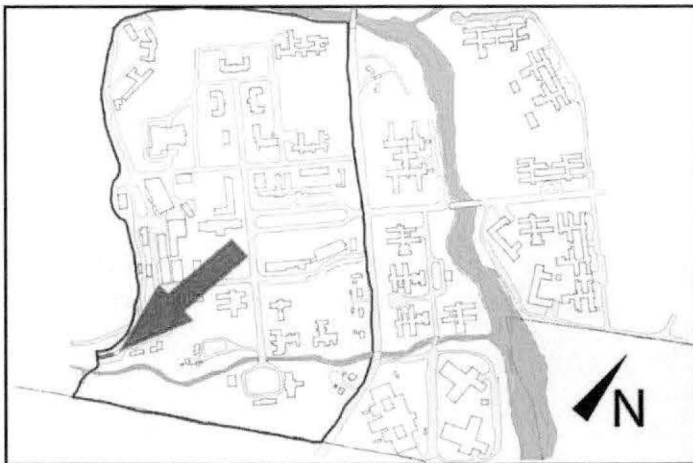
**NRHP Eligibility:** Contributor to Historic District

**Condition:** Poor

**Vacancy Status:** Vacant



**Photograph A.9.** Looking west, showing the lower level garages on the southeast elevation.



## History and Significance

The Acacia Court Garages were built a few years after Acacia Court 2, and consists of a wood-clad utilitarian design. Originally built as garages for SDC employees, this building is significant in its association with the institution.<sup>1</sup> Not only does it represent one of the utilitarian buildings constructed during the early 20<sup>th</sup> century, but it is the only remaining unaltered garage from the period of significance. For its association with the history of SDC, this building appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

This 2-story wood-frame garage was constructed in 1923 and is rectangular in plan resting on a concrete block foundation. The structure's low-pitch side-gabled roof has exposed rafters, and is clad in corrugated metal roofing.

The garage displays exposed concrete blocks for the foundation, which is visible on the lower level of the side elevations. The lower level of the southeast elevation and the upper level of the northwest elevation are both lined along their entire widths by a series of wood double doors. The three remaining elevations of the upper level displays horizontal tongue-in-groove wood siding.

Each of the eleven pairs of wood double doors have two panels that consist of diagonal battens with three cross-garnet metal hinges. The doors on the southeast elevation each have three round ventilation holes in the top rail. At the upper level, there is a single door missing from the southern-most pair of double doors on the northwest elevation.

## Alterations

On the double doors at the southeast elevation, wood boards are fastened over both meeting stiles, locking them closed. This wood board element is used for locking on three pairs of doors on the northwest elevation. The



## Acacia Court Garages

**UTM coordinates:** 10 S; 4244109 m N; 542030 m E

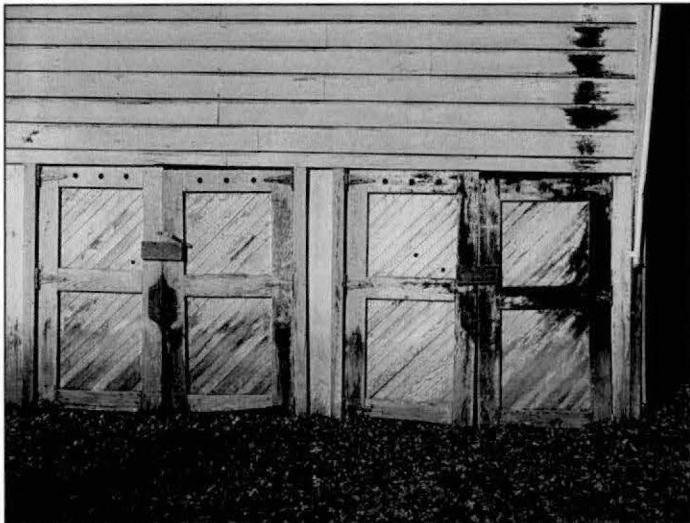


**Photograph A.10.** Looking south, showing the northeast elevation and the upper level garages on the northwest elevation.

remaining pairs display metal locking hardware on each door, secured by a padlock looped through the holes of both metal components.

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<sup>1</sup> State of California, "Budget of Proposed Expenditures and Estimated Revenues of the State of California for the 81<sup>st</sup> and 82d Fiscal Years, July 1, 1929, to June 30, 1931," (Sacramento: California State Printing Office, 1929), 101.



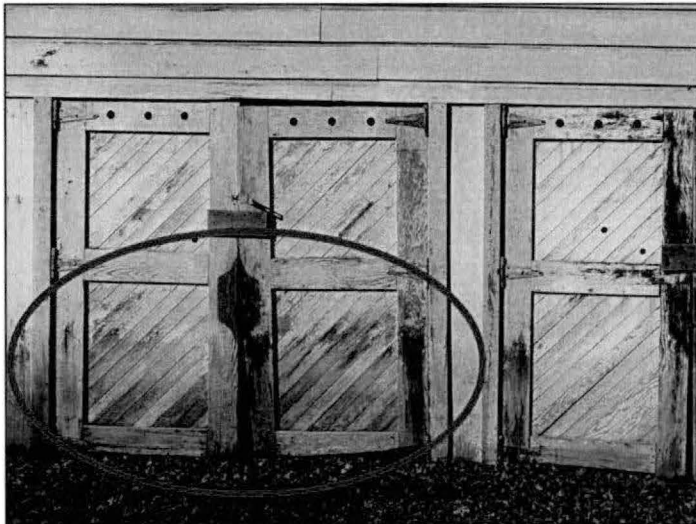
**Photograph A.11.** Looking northwest, showing the lower level garage doors on the southeast elevation.



# Acacia Court Garages – Recommendations

**Priority Score 2**

| Acacia Court Garages - Condition Issues |                                                                                  |                                     |       |          |        |                                                 |
|-----------------------------------------|----------------------------------------------------------------------------------|-------------------------------------|-------|----------|--------|-------------------------------------------------|
| Topic                                   | Subtopic                                                                         | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                |
| Corrosion                               |                                                                                  |                                     |       |          | ×      | Corrugated metal roof; Metal door hinges        |
| Wood                                    | Rising Damp                                                                      |                                     |       | ×        |        | Wood siding on north elevation, from splashback |
|                                         | Checking                                                                         |                                     | ×     |          |        | Wood siding                                     |
| Concrete                                | Cracking                                                                         |                                     | ×     |          |        | Concrete block foundation                       |
| Gutter System                           | Broken Downspouts                                                                | ×                                   |       |          |        | Water draining onto wood siding                 |
|                                         | Corroding Gutters                                                                | ×                                   |       |          |        |                                                 |
|                                         | Broken Gutters                                                                   | ×                                   |       |          |        |                                                 |
| Exterior paint                          | Chipping                                                                         |                                     |       | ×        |        | All wood garage doors and wood siding           |
| Other Elements                          | Missing garage door on western bay of upper level                                |                                     |       |          |        |                                                 |
|                                         | Several gaps in exterior envelope due to broken wood siding between garage doors |                                     |       |          |        |                                                 |



**Photograph A.12.** Rising damp on wood siding and wood double doors.

## Corrosion

### *Severe corrosion on corrugated metal roof - Urgency Score 1*

Due to the building's vacancy status, it is advised to not treat the corrosion on the corrugated metal roof at this time.

### *Severe corrosion on metal door hinges - Urgency Score 2*

Remove the metal door hinges and treat with corrosion removal product, then reattach.<sup>1</sup>

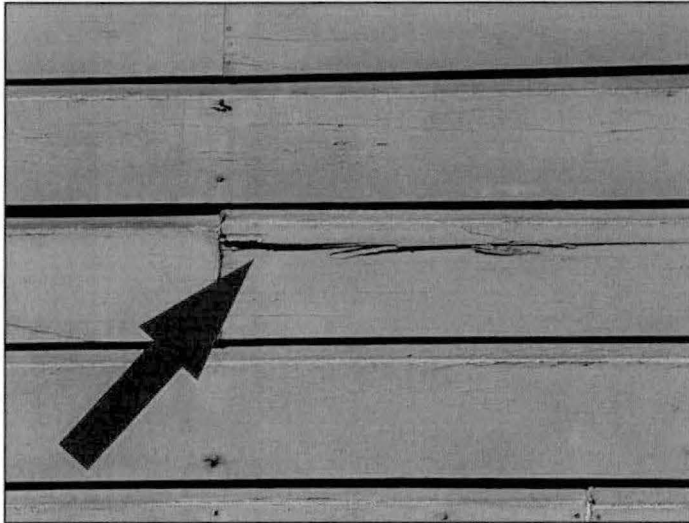
## Wood

### *Rising damp on wood siding - Urgency Score 3*

The rising damp on the wood siding is likely caused by the lack of a gutter system on the upper level, presenting the opportunity for water to pond at the base of the building. The ponding issue should be remediated as soon as possible. It might be wise to consider installing a gutter system on the upper level to prevent excessive drainage ponding.

## Acacia Court Garages – Recommendations

**Priority Score 2**



**Photograph A.13.** Minor checking of wood siding.



**Photograph A.14.** Minor cracking in concrete block foundation.

Although the building is already vacant, it is advisable to assess the condition of the wood doors and wood siding, and treat the moisture infiltration issue if the moisture content appears to be more than 20%.<sup>2</sup> If extensively decayed, consider replacing as few sections as possible to remediate the issue.

### *Minor checking of wood siding - Urgency Score 2*

Due to the minor nature of the checking, it is advisable to patch with a wood filler or epoxy to prevent moisture infiltration during vacancy.<sup>3</sup>

## Concrete

### *Minor cracking in concrete block foundation - Urgency Score 3*

Although the cracking appears to be minor, any cracking in a foundation should be immediately and thoroughly assessed. Cracks in concrete can lead to moisture infiltration, and should be repaired if they are determined to be "active" cracks. The results of an assessment will determine what steps to take, if any.

## Gutter System

### *Broken downspouts - Urgency Score 2*

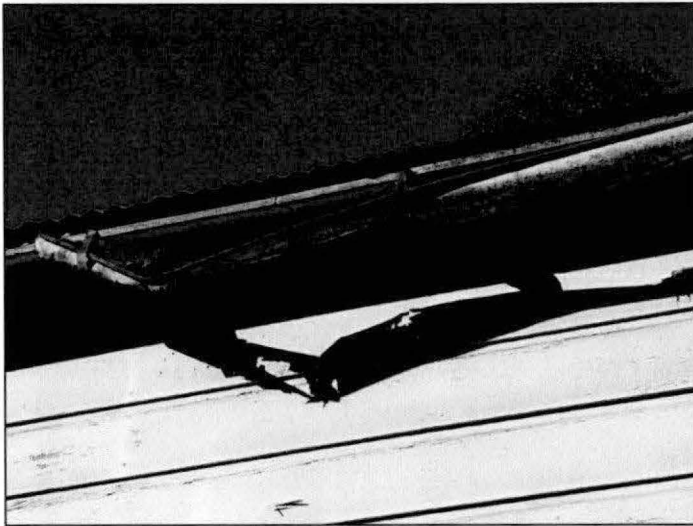
A broken downspout should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

### *Corroding Gutters - Urgency Score 2*

Due to the minor severity of the corrosion, the affected sections of the gutters appear to be irreparable, and should be replaced. This will prevent excessive drainage onto the

## Acacia Court Garages - Recommendations

**Priority Score 2**



**Photograph A.15.** Broken and separating gutters.



**Photograph A.16.** Missing garage door on upper level.

exterior, and will alleviate ponding near the base of the building.

### ***Broken Gutters - Urgency Score 2***

A broken gutter component should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

### **Exterior Paint**

#### ***Moderate paint chipping on doors and siding - Urgency Score 2***

The paint chipping appears to be caused by moisture infiltration into the wood garage doors. Once the drainage problem is remediated and the wood has had a chance to dry out, the wood garage doors should be assessed for their condition. If the moisture content in the wood is above 20%, and the wood shows severe decay, then affected pieces should be selectively replaced.<sup>4</sup> If the moisture content is acceptable, then the remainder of the old coat of paint should be carefully removed, and a new coat of paint should be applied to protect the wood during vacancy.

### **Other Elements**

#### ***Missing garage door on upper level - Urgency Score 3***

Due to the vacancy status of the building, the missing garage door should not be replaced. Instead, the opening should be covered by a wood board to prevent intrusions, rodent infestations, or excessive moisture infiltration. However, the method for installation of a wood board should avoid any permanent damage to historic material in the building.

## Acacia Court Garages - Recommendations

**Priority Score 2**



**Photograph A.17.** Gaps in exterior envelope, caused by broken wood siding between the garage doors.

### *Several gaps in exterior envelope - Urgency Score 3*

The broken patches in the exterior envelope are caused by broken wood siding between the garage doors. These gaps should be selectively cut out of the existing wood siding, and replaced through splicing. This will prevent any rodent infestations or excessive moisture infiltration.

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<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 12.

<sup>2</sup> US Department of the Interior, National Park Service, Preservation Assistance Division, *Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment*, by Baird M. Smith (Washington D.C.: 1984), 31.

<sup>3</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 11.

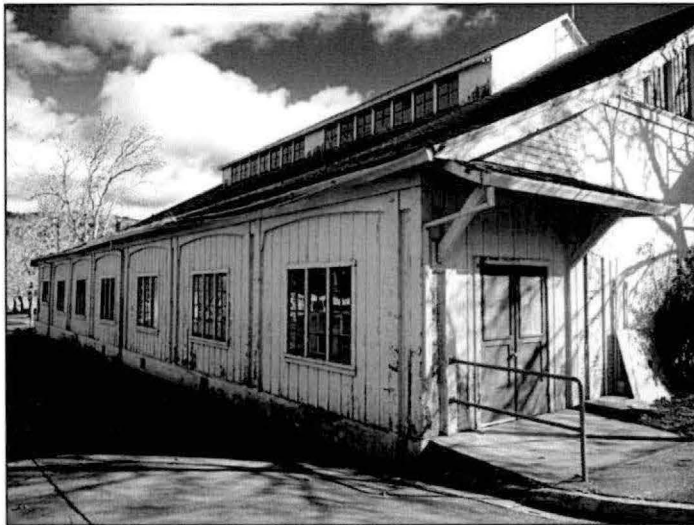
<sup>4</sup> US Department of the Interior, National Park Service, Preservation Assistance Division, *Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment*, by Baird M. Smith (Washington D.C.: 1984), 31.



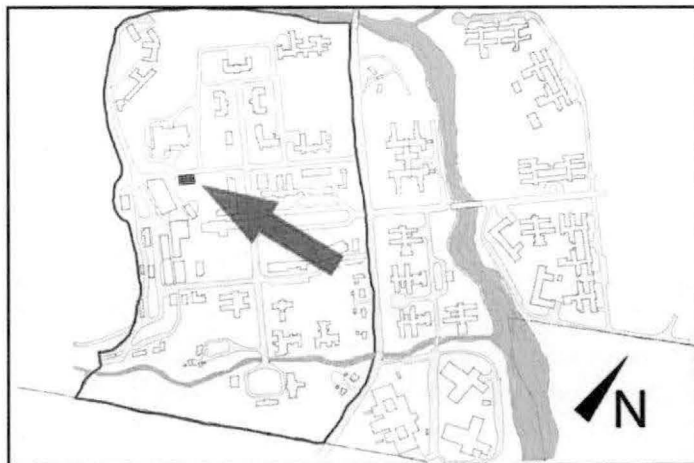
# Activity Center

UTM coordinates: 10 S; 4244465 m N; 541932 m E

**Construction date:** 1909  
**Architectural Style:** Arts & Crafts  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** Vacant



**Photograph A.18.** Looking east, showing the northwest and southwest elevations.



## History and Significance

Built in 1909, the Activity Center was the institution's first gymnasium, and was built specifically for boys.<sup>1</sup> While the building was originally a brick building with a three-quarters veranda, the building's veranda was enclosed with board-and-batten wood siding ca.1920, during the Period of Significance. Today, the building has wood board-and-batten siding on three elevations, while the southwest elevation continues to remain an exterior brick wall.

Constructed as a location for male clients to recreate indoors, the Activity Center is significant for its association with the SDC's early 20<sup>th</sup> century development. For this reason, it appears to be eligible as a contributor the potential NRHP Historic District.

## Description

This 1.5-story building was constructed in 1909 in brick and rests on a poured concrete foundation. The building is rectangular in plan with a three-quarters veranda that was likely enclosed ca.1920. After the veranda enclosure, the building took on a new wood exterior envelope, with the exception of the unchanged southwest elevation that remained in brick.

The building's main entry is situated within a recessed porch on the northeast elevation, directly under the building's front-facing gable. The double pitched gable roof is clad in composition shingles and features a fenestrated monitor roof that straddles the ridge.

At the northeast, southeast, and northwest elevations, the ground level exterior is clad in vertical board and batten wood siding, with two vertical wood posts separating each window grouping. The exterior of the west-quarter and south-quarter sections of the southwest elevation—the terminations of the enclosed veranda—are clad in the same vertical board and batten wood siding below the eave return and awning, and clad in wood shingles above them. Between these two veranda ends—the central

## Activity Center

**UTM coordinates:** 10 S; 4244465 m N; 541932 m E



**Photograph A.19.** Looking west, showing the northeast elevation and the inset porch at the main entry.



**Photograph A.20.** Historic ca.1910 photograph of the Activity Center, showing the original brick exterior and the three-quarters veranda before enclosure.<sup>2</sup>

half of the southwest elevation—the exterior consists of painted brick laid in common bond (5:1 ratio), located from the foundation to the sill of the gable windows. The recessed main entry exhibits the same painted brick laid in common bond (5:1 ratio), with a round-arch surround lining the main entry transom window. The monitor, however, is clad in vertical wood battens.

The fenestration of the ground floor consists entirely of multi-light wood casement windows. In each end gable, there is a series of eight wood gable windows that each consist of four vertical panes. On each side of the monitor, there are two bands of 4-light wood windows, though the operation of these windows needs further investigation.

The main entry wood door is likely original, and consists of two panels, one of which is a shaped like a flattened pointed-arch. Above this door is a round-arched transom with six-light vertical-pane windows. Other doors on the building include two-panel wood doors, one-panel wood doors, and a single-paneled double door with 4-light glazing in each leaf.

### Alterations

Ca.1920, the original three-quarters veranda was enclosed, and the original vented monitor was raised to accommodate windows. One of the wood casement windows within the envelope of the enclosed veranda has been replaced by a single fogged-pane fixed window.

<sup>1</sup> State of California, State Board of Charities and Corrections, "Fourth Biennial Report of the State Board of Charities and Corrections of the State of California from July 1, 1908 to June 30, 1910," 1910, accessed 2 April 2016, Google Books, 62.

<sup>2</sup> **Photograph:** Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center, January 2016 to June 2017* (calendar), 2015.



# Activity Center - Recommendations

Priority Score 2

| Activity Center - Condition Issues |                                                    |                                     |       |          |        |                                                              |
|------------------------------------|----------------------------------------------------|-------------------------------------|-------|----------|--------|--------------------------------------------------------------|
| Topic                              | Subtopic                                           | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                             |
| Concrete                           | Moisture Infiltration                              |                                     |       | ×        |        | Concrete sill wall at street level, due to water ponding     |
|                                    | Cracking                                           |                                     |       |          | ×      | Concrete sill wall                                           |
| Wood                               | Rising Damp                                        |                                     |       | ×        |        | Wood siding on all elevations                                |
| Roofing                            | Deterioration                                      |                                     |       |          | ×      | Composition roofing                                          |
| Biological Growth                  |                                                    |                                     |       | ×        |        | Climbing vegetation growing between skip sheathing and eaves |
| Gutter System                      | Broken Downspouts                                  | ×                                   |       |          |        | All elevations                                               |
|                                    | Corrosion                                          | ×                                   |       |          |        | Corroding metal gutters at clerestory                        |
|                                    | Gutters Separating                                 | ×                                   |       |          |        | Separating from rooine on north and south elevations         |
| Exterior paint                     | Chipping                                           |                                     |       |          | ×      | Wood siding; Wood window sills and frames                    |
| Vandalism                          |                                                    | ×                                   |       |          |        | Carvings in wood siding                                      |
| Other Elements                     | Wood battens missing on north and south elevations |                                     |       |          |        |                                                              |



Photograph A.21. Severe cracking of concrete sill wall.

## Concrete

### *Moderate moisture infiltration of concrete sill wall - Urgency Score 2*

The moisture infiltration is caused by water ponding at the base of the building, which should be remediated before any repairs to the concrete are carried out. The concrete sill wall should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

### *Severe cracking of concrete sill wall - Urgency Score 3*

The cracking in the concrete sill wall should be thoroughly assessed to determine whether it is an "active" crack, where an underlying issue might need to be addressed, or an "inactive" crack that will not cause extensive damage if left untreated. However, cracks in concrete can lead to moisture infiltration, and should be repaired if they are determined to be "active" cracks.

## Activity Center - Recommendations

## Priority Score 2



**Photograph A.22.** Moderate rising damp on wood siding.



**Photograph A.23.** Severe deterioration of composition shingle roofing.

The results of an assessment will determine what steps to take, if any.

### Wood

#### *Moderate rising damp on wood siding - Urgency Score 2*

The rising damp on the wood siding is likely caused by the warped and unmaintained gutter system, presenting the opportunity for water to pond at the base of the building. The ponding issue should be remediated as soon as possible. The gutter system should be repaired or replaced before any remediation to the wood is carried out.

Although the building is already vacant, it is advisable to assess the condition of the wood siding, and treat the moisture infiltration issue if the moisture content appears to be more than 20%.<sup>1</sup> If extensively decayed, consider replacing as few sections as possible to remediate the issue.

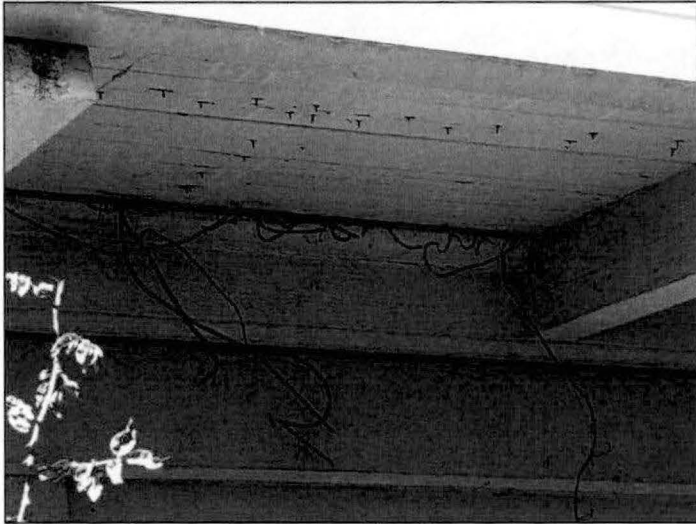
### Roofing

#### *Severe deterioration of composition roofing - Urgency Score 3*

Severe deterioration of roofing alludes to a leaking risk. Due to the severity of deterioration of the roof, it might be wise to consider replacing the roof with the intent of carrying out preventative maintenance thereafter. The composition shingle roof is not a character-defining feature of the building, nor is it original. This will prevent any moisture infiltration during vacancy.

## Activity Center - Recommendations

**Priority Score 2**



**Photograph A.24.** Climbing vegetation between the skip sheathing and the eaves.



**Photograph A.25.** Broken downspout.

### Biological Growth

#### *Moderate climbing vegetation - Urgency Score 2*

There is climbing vegetation growing between skip sheathing and the eaves. The vegetation should first be cut back, then once the lodged vegetation has died, it should be carefully removed to avoid damaging the historic wood materials.

### Gutter System

#### *Broken Downspouts - Urgency Score 2*

A broken downspout should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

#### *Corroding Gutters at clerestory - Urgency Score 2*

Due to the minor severity of the corrosion, the clerestory gutters appear to be repairable, and should be patched rather than replaced. This will prevent excessive drainage onto the clerestory windows and wood siding.

#### *Gutters separating - Urgency Score 2*

Separating gutters should be reattached to the eaves, or replaced if warped to an extent that is irreparable.

### Exterior Paint

#### *Exterior paint chipping from wood siding, wood window sills, and wood window frames - Urgency Score 2*

Due to the severity of the paint chipping, the remainder of the old coat of paint should be carefully removed, and a new coat of paint should be applied to protect the wood during vacancy.

## Activity Center - Recommendations

**Priority Score 2**



**Photograph A.26.** Vandalism in the form of carvings in the wood siding.



**Photograph A.27.** Missing wood battens.

### Vandalism

#### *Carvings in wood siding* - Urgency Score 1

The carvings do not appear to be severe or causing enough damage to warrant treatment. Due to the vacancy status of the building, it is not advised to treat the vandalism at this time.

### Other Elements

#### *Missing wood battens* - Urgency Score 3

Wood battens should be replaced immediately to prevent excessive moisture infiltration from entering between the wood boards.

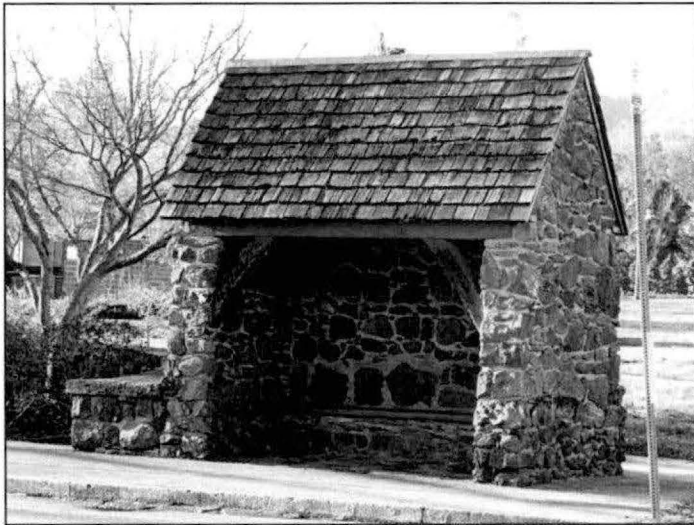
<sup>1</sup> US Department of the Interior, National Park Service, Preservation Assistance Division, *Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment*, by Baird M. Smith (Washington D.C.: 1984), 31.



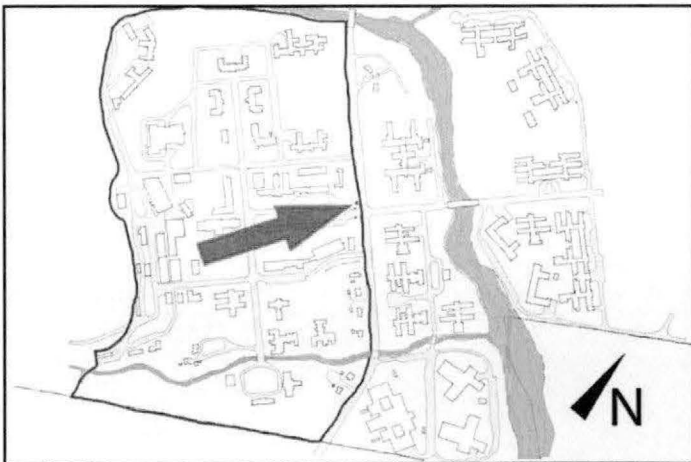
# Bus Shelter

**UTM coordinates:** 10 S; 4244612 m N; 541932 m E

**Construction date:** ca.1910  
**Architectural Style:** Rustic style  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** N/A



**Photograph A.28.** Looking south, showing the front, northeast elevation and interior bench.



## History and Significance

This Rustic Style Bus Shelter was likely built ca.1910 and appears to have been constructed around the same date as the Main Gates. Its Rustic Style design complements the Main Gates that are situated directly to the south. While both resources stand as the only Rustic Style elements on the campus, they appear to unify the English-influenced Arts & Crafts designs of other buildings and structures at SDC.

While the Bus Shelter's existence appears to promote a sense of freedom at the institution, it is likely that the symbolism is purely visual. The Bus Shelter remains a significant element for its association with SDC's community-based Colony Plan, and appears to be eligible as a contributing resource to the potential NRHP Historic District.

## Description

This Bus Shelter was constructed ca.1910, and shows strong Rustic Style influences. It is situated on the western sidewalk along Arnold Drive, with the open elevation facing northeast.

The structure is enveloped on three of four sides by rubble stone walls approximately 12 inches thick, consisting of uncut, uncoursed stone. The floor on the interior is made of similar stone.

The roof of this structure consists of a steep-pitched side-gable, which is clad in wood shakes with metal flashing along the eaves and a metal ridgecap. There are several wood elements present, including wood eave returns that are integrated into the exterior side elevation stone walls, flat wood board fastened to the top of a stone bench on the structure's interior, as well as a wood lintel under the eave at the open elevation, which is supported by two diagonal wood braces fastened by hex head metal screws.

## Bus Shelter

**UTM coordinates:** 10 S; 4244612 m N; 541932 m E



**Photograph A.29.** Looking northwest, showing the southeast elevation.

Centered on the southeast elevation is a metal plaque fastened to one of the stones that reads "DAVID AND HARRY'S CORNER". At this same elevation, there is an exterior stone bench feature approximately 16 inches tall that extends approximately 20 inches from the structure's main stone wall. This external bench consists of similar uncoursed, uncut stone capped by a single (currently broken) piece of smooth, cut granite.

### Alterations

It appears that there has been some poor repointing on the interior, directly above the wood bench. Although the mortar substance of this repointing appears to be appropriate, the method did not respect the existing tooling depth, nor did it preserve the small stones that interspersed the larger ones.



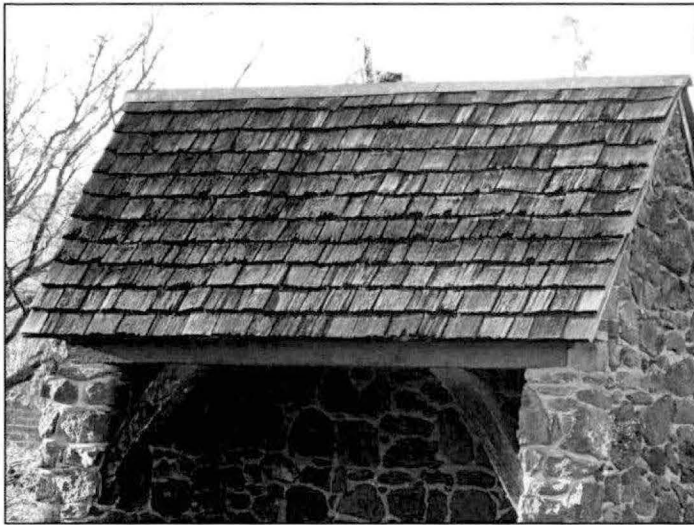
**Photograph A.30.** Detail of the metal plaque on the southeast elevation.



# Bus Shelter - Recommendations

Priority Score 3

| Bus Shelter - Condition Issues |                 |                                     |       |          |        |                                           |
|--------------------------------|-----------------|-------------------------------------|-------|----------|--------|-------------------------------------------|
| Topic                          | Subtopic        | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                          |
| Biological Growth              |                 |                                     |       | ×        |        | Wood shingle roof                         |
|                                |                 |                                     | ×     |          |        | Stone walls                               |
| Stone                          | Poor repointing | ×                                   |       |          |        | Interior of bus shelter, above wood bench |



Photograph A.31. Biological growth on roof.

## Biological Growth

### *Biological growth on roof and stone walls - Urgency Score 2*

For a both the wood shingle roof and stone walls, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

## Stone

### *Inappropriate repointing on interior of bus shelter - Urgency Score 1*

Correcting inappropriate repointing is costly and will not be necessary unless the area shows signs of fracturing, excessive moisture infiltration, spalling, or other damaging effects to the joints or masonry units. If none of these red flags are raised, it might be more cost effective to wait until the area needs to be repointed again to correct the issue—even though it might be visually unappealing and diminishing to the historic character. Given the sloppy aesthetics of the poor repointing jobs, the affected areas will likely need to be repointed sooner than if the action was carried out appropriately.<sup>2</sup>

## Bus Shelter - Recommendations

Priority Score 3



**Photograph A.32.** Inappropriate repointing on interior wall.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.

<sup>2</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, by Robert C. Mack and John P. Speweik, October 1998, 16.

# Chamberlain

UTM coordinates: 10 S; 4244656 m N; 542081 m E

**Construction date:** 1929

**Architectural Style:** Eclectic English Revival

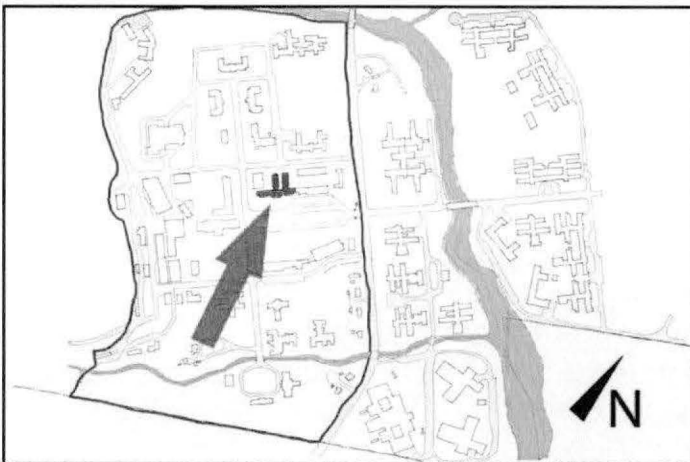
**NRHP Eligibility:** Contributor to Historic District;  
Individual Listing (Crit. A, C)

**Condition:** Excellent

**Vacancy Status:** In-use



**Photograph A.33.** Looking north, showing the front, southeast elevation of Chamberlain.



## History and Significance

Completed in 1929, Chamberlain was constructed to replace the existing hospital that was located further west.<sup>1</sup> Originally known as the Main Hospital, Chamberlain took on its current name in 1949, in honor of Dr. George Lafayette Chamberlain—a physician at SDC.<sup>2</sup>

Chamberlain was designed by W. B. Faville from San Francisco, and was given a budget of \$175,000.<sup>3</sup> Currently the largest building by square footage on the west side of Arnold Drive, this building's hospital function is a significant component of the institution. It represents a point in history when SDC's growing population during the 1910s and 1920s facilitated the need for a new, larger hospital.<sup>4</sup>

Chamberlain's architecture is significant to the development of the institution, but also as a representative of an Eclectic English Revival style. This style of architecture came out of the Arts & Crafts movement, and is manifested in Chamberlain as a California-bred design type applied to a large, institutional form. The elements that define this building's architectural character include the concrete exterior, Mission style ceramic tile roof, and parapeted gables. For its Eclectic English Revival Style, Chamberlain appears to be eligible for individual listing on the NRHP under Criterion C.

Chamberlain is also significant in its association with the history of the institution, as it stands as the third hospital location in SDC's history. For this reason, the building appears to be eligible as a contributing building to the potential NRHP Historic District.

## Description

Chamberlain is a 3-story building that was constructed between 1928-1929, and exhibits an Eclectic English Revival style. The building is clad in parged concrete over reinforced concrete, and rests on a concrete foundation.

# Chamberlain

UTM coordinates: 10 S; 4244656 m N; 542081 m E



**Photograph A.34.** Looking northwest, showing the parapeted gables on the front, southeast elevation.



**Photograph A.35.** Looking north, showing the southwest side elevation and the southeast elevation.

The building was originally rectangular in plan, but now has two perpendicular single-story wing additions that extend off the rear, northwest elevation. One of these wings was constructed in 1956, and the other was constructed shortly after 1972. Further investigation is needed to determine how these additions contribute to the larger significance of the facility.

Two levels of the building are situated above ground level, with the third consisting of a partially-sunken cellar level. The main, original core of the building is symmetrical, with a moderate-pitched hipped roof clad in burnt-orange-colored Mission style ceramic barrel tiles.

On both the front and rear elevations, there are projecting, steep-pitched parapeted gables topped with decorative coping—three on the front, southeast elevation, and seven on the rear, northwest elevation. Just below these gables on the front elevation are two-story bay windows. On the rear elevation, there is a flat-roofed dormer behind one of the projecting gables.

Centered on the front elevation is a single-story projecting bay with octagonal, non-towering turrets at the corners. This bay was a projecting entry porch at the building's construction, however, the current multi-light round-arch window replaced the original recessed opening. Further investigation is needed to determine when this porch was converted to a projecting bay, however, photographic evidence points to a date before 1972.

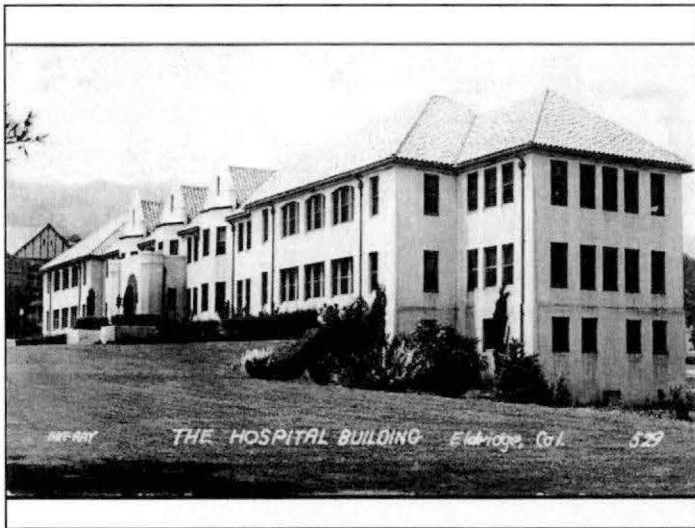
Chamberlain's fenestration includes 3-light metal awning windows, as well as 1/1 double-hung metal windows of various sizes, including arrangement within rectangular and segmental-arch tripartite containers. There are round-arch vents in the gable of all ten projecting gables on the building. Entry openings all consist of metal doors with 6-lights in the upper half and a panel in the lower half.

# Chamberlain

UTM coordinates: 10 S; 4244656 m N; 542081 m E



**Photograph A.36.** Looking east, showing the parapeted gables on the rear, northwest elevation.



**Photograph A.37.** Historic, undated photograph of Chamberlain. This photograph was likely taken ca.1935.<sup>5</sup>

## Alterations

There are two perpendicular single-story wing additions that extend off the rear, northwest elevation—one of which was constructed in 1956, the other which was constructed some time shortly after 1972. At some point before 1972, the original projecting main entry porch was altered to accommodate a window in the arched opening, and the entry was moved to both sides of the projecting porch and to other areas around the building.

<sup>1</sup> Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center, January 2016 to June 2017* (calendar), 2015.

<sup>2</sup> Ibid.

<sup>3</sup> "With the Architects," *Architect and Engineer of California* 90, No. 2 (August 1927), 107.

<sup>4</sup> State of California, State Board of Charities and Corrections, "Tenth Biennial Report of the State Board of Charities and Corrections of the State of California from July 1, 1920 to June 30, 1922," 1923, accessed 2 April 2016, Google Books, 31.

<sup>5</sup> **Photograph:** Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 10.



# Chamberlain - Recommendations

**Priority Score 2**

## Chamberlain - Condition Issues

| Topic  | Subtopic              | <input checked="" type="checkbox"/> Minor | Moderate | Severe | Specific area(s)                           |
|--------|-----------------------|-------------------------------------------|----------|--------|--------------------------------------------|
| Stucco | Rust staining         | ×                                         |          |        | Caused by corrosion of metal components    |
|        | Moisture Infiltration |                                           | ×        |        | On sill wall below the five drain openings |



**Photograph A.38.** Minor moisture infiltration on sill wall due to five drain openings allowing water to drain onto the stucco.

## Stucco

### *Rust staining on stucco - Urgency Score 2*

Due to the fact that the rust staining appears to be caused by corrosion of exterior metal components, there is no cause for alarm. However, rusting metal can expand, potentially causing the surrounding stucco to spall. The corroded components should be removed and replaced, and the affected stucco should be gently cleaned.

### *Minor moisture infiltration on sill wall - Urgency Score 2*

There are five drain openings near the base of the building, which is causing water to drain onto the building's exterior, showing evidence of moisture infiltration. The drainage issue should be remediated before any repairs to the concrete are carried out. A suggested fix could reroute the drain openings, or for the drain openings to channel into gutters for drainage away from the base of the building. The affected stucco should be assessed as to the extent of the damage, to determine if the damage warrants treatment.



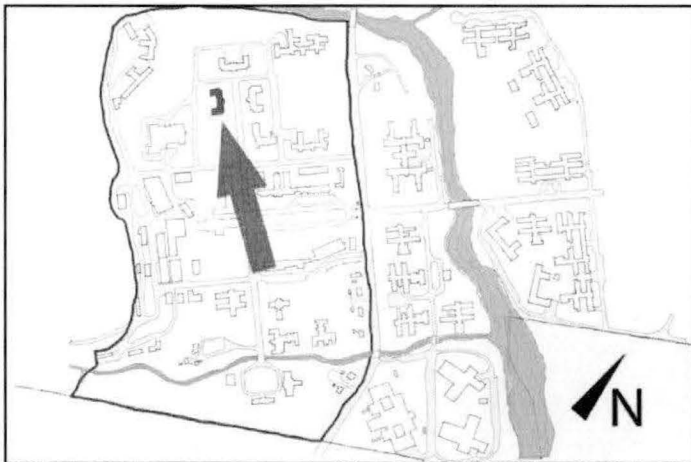
# Dunbar Cottage

UTM coordinates: 10 S; 4244640 m N; 541891 m E

**Construction date:** 1925  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.39.** Looking south, showing the front, northeast elevation.



## History and Significance

Dunbar Cottage was built in 1925 as a dormitory, in conjunction with Wright Cottage (1925) and Wagner Cottage (1926)—all three of which are nearly identical designs.<sup>1</sup> The building was named for Charles O. Dunbar, who was elected the President of the Board of Managers of the Sonoma State Home in 1923, and also served as Mayor of Santa Rosa, as well as the representative in the General Assembly of the State of California.<sup>2</sup>

This building's function as residential facility reflects the Colony Plan, and the various dormitory cottages that are located around SDC's grounds. For this reason, Dunbar Cottage is significant for its association with SDC's layout, development, and operations, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Dunbar Cottage is an English Cottage style single-story building that was constructed in 1925. This U-shaped building is symmetrical in form, but not in fenestration. It has a moderate-pitched hipped roof with little to no eaves, and a central steep-pitched projecting gable on the front, northeast elevation—all clad in regularly-laid burnt-orange ceramic English Cottage style, and can be found on similarly designed buildings on the campus, including Wright Cottage and Wagner Cottage.

There is a central projection gable on the front elevation, which projects a hexagonal bay window. On both the northwest and southeast elevations there are shed-roofed additions that are not historic, and were constructed ca.1955.

The building's exterior is clad in stucco, with projecting stucco window sills. The main entry is recessed on the front elevation, with a wood surround at the entry porch opening. This wood surround also extends horizontally on

## Dunbar Cottage

**UTM coordinates:** 10 S; 4244640 m N; 541891 m E



**Photograph A.40.** Looking south, showing the building's northern corner and the shed addition off the northwest elevation.

both sides (away from the door) as a wood casing for the two windows that flank each side of the entry porch.

Fenestration on Dunbar Cottage includes 6/6 double-hung wood windows of various sizes in pairs, triplets, and as singular windows. There are also 9-light wood casement windows flanking each side of the main entry. Almost every window on the building is covered with metal screen inserts.

### Alterations

There are shed additions on both the northwest and southeast elevations that were constructed ca.1955. Several windows have been removed and stucco has been applied over the openings, however, the sills from these original windows remain in place.

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<sup>1</sup> State of California, "Budget Recommendations and Estimated Revenues, 77<sup>st</sup> and 78<sup>th</sup> Fiscal Years, July 1, 1925, to June 30, 1927" (Sacramento: California State Printing Office, 1925), 51.

<sup>2</sup> "Dunbar Heads Board of Managers at Sonoma State Home," *Healdsburg Tribune*, October 11, 1923.; Karen Faria, "Did You Know? Historical: Dunbar Cottage," *Eldridge Press*, March 2014, 1.

# Dunbar Cottage - Recommendations

Priority Score 3

| Dunbar Cottage - Condition Issues |                       |   |       |          |        |                                                                                  |
|-----------------------------------|-----------------------|---|-------|----------|--------|----------------------------------------------------------------------------------|
| Topic                             | Subtopic              | ☑ | Minor | Moderate | Severe | Specific area(s)                                                                 |
| Stucco                            | Rising Damp           | × |       |          |        |                                                                                  |
|                                   | Moisture Infiltration | × |       |          |        | Where gutters are leaking, or in the projecting gable where there are no gutters |
|                                   | Hairline cracking     | × |       |          |        |                                                                                  |
| Gutter System                     | Corrosion             | × |       |          |        | Corroding metal downspouts and gutters                                           |
|                                   | Paint Chipping        | × |       |          |        | Metal gutters                                                                    |



Photograph A.41. Minor rising damp on stucco.

## Stucco

### Minor rising damp - Urgency Score 2

The rising damp on the stucco is likely caused by the broken and corroding gutter system, presenting the opportunity for water to pond at the base of the building. The ponding issue should be remediated as soon as possible. The gutter system should be repaired or replaced before any remediation to the stucco is carried out.

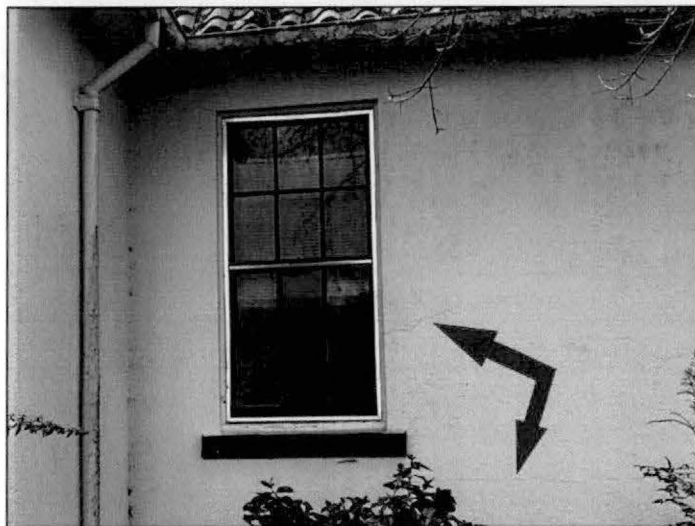
The affected stucco should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

### Minor moisture infiltration due to leaking gutters - Urgency Score 2

The areas of moisture infiltration on the stucco appear to be caused by water running down the exterior, due to the the leaking and corroding gutter system, as well as the lack of gutters in the projecting gable. The wall should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system on the gable end that is mostly hidden from view, in order to retain the eave-less character of the English Cottage style.

## Dunbar Cottage - Recommendations

**Priority Score 3**



Photograph A.42. Minor hairline cracking of stucco.



Photograph A.43. Corroding gutters.

### *Minor hairline cracking of stucco - Urgency Score 2*

Several stucco exteriors at SDC exhibit hairline cracking. Like with concrete, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected or if the cracking enlarges. Due to the building's impending vacancy, it might be wise to patch the hairline cracks in order to avoid excessive moisture infiltration during vacancy.

### **Gutter System**

#### *Corroding downspouts and gutters - Urgency Score 2*

Due to the minor severity of the corrosion, the gutters appear to be repairable, and should be patched rather than replaced. This will prevent excessive drainage onto the stucco exterior.

#### *Paint chipping on metal gutters - Urgency Score 1*

The chipping paint does not appear to be causing any damage to the gutter system. Due to the impending vacancy of the building, it is not advised to strip and repaint the gutters at this time.

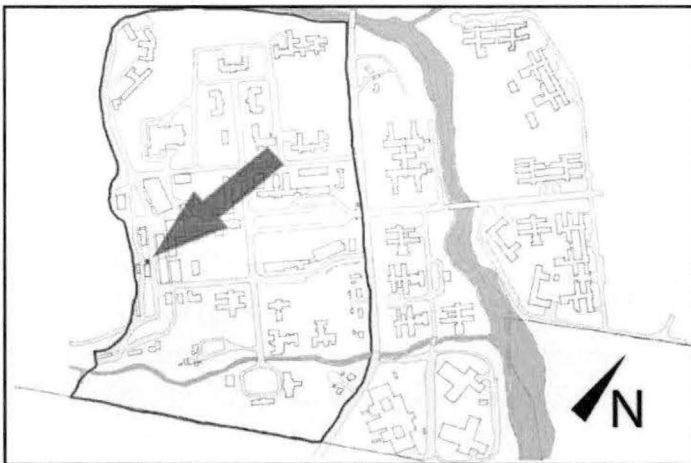
# Electric Substation - Recommendations

**Priority Score 2**

**Construction date:** 1940  
**Architectural Style:** Utilitarian with International style influences  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** Vacant



**Photograph A.44.** Looking east, showing the southeast and northeast elevations.



## History and Significance

The Electric Substation was constructed in 1940, as one of the final utilitarian buildings to be constructed before WWII. The building is unadorned, but carries influences of the international style in its form, window size, and window arrangement.

As the name implies, this building served as the electric substation for SDC, providing the electrical nucleus for the institution. This type of utilitarian building is vital to the historic operations of SDC, and appears to be eligible as a contributor to the potential NRHP Historic District for its significance in association with the institution.

## Description

This one-story Electric Substation was constructed in 1940, and is rectangular in plan and clad in stucco. The joints in the stucco suggest that the building is constructed of concrete blocks, however, further investigation is needed to verify this statement. The building has a gable roof behind a parapet, with scuppers connecting to downspouts at the north corner of the northeast elevation.

Fenestration on the Electric Substation include three fixed 6-light metal windows on the northeast elevation, that all have frosted panes. The main entry to the building is fitted with a metal door with rectangular single-pane glazing on the upper half and a rectangular vent on the lower half. While the main entry is at the east corner of the southeast elevation, there is a secondary opening to the building on the west corner of the same, southwest elevation that is overlaid with a hinged metal cyclone gate.

## Alterations

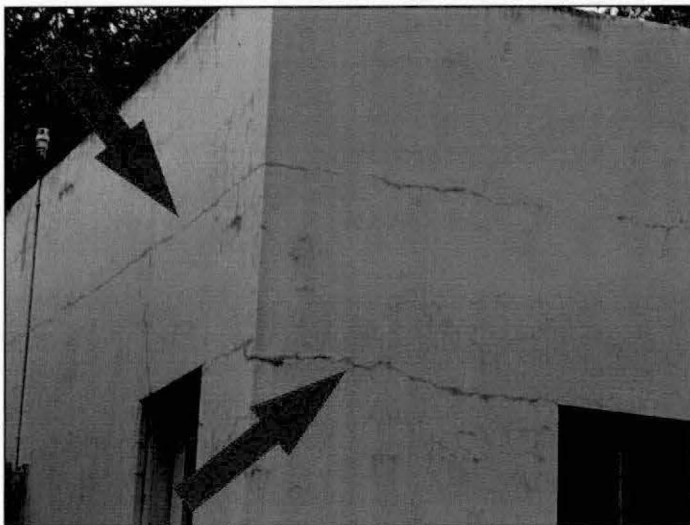
None visible.



# Electric Substation - Recommendations

**Priority Score 2**

| Electric Substation - Condition Issues |                       |                                     |       |          |        |                                                         |
|----------------------------------------|-----------------------|-------------------------------------|-------|----------|--------|---------------------------------------------------------|
| Topic                                  | Subtopic              | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                        |
| Stucco                                 | Moisture Infiltration |                                     |       | ×        |        | Where downspout is detached on east elevation           |
|                                        | Hairline cracking     |                                     |       |          | ×      | All elevations                                          |
| Corrosion                              |                       | ×                                   |       |          |        | Metal windows                                           |
| Gutter System                          | Broken downspout      | ×                                   |       |          |        | Downspout detached from gutter system on east elevation |



**Photograph A.45.** Severe hairline cracking with rust stains on stucco wall.

## Stucco

### *Moderate moisture infiltration on stucco - Urgency Score 2*

The moisture infiltration appears to be caused by water draining down the exterior, due to detached the downspout. The wall should be assessed as to the extent of the damage, to determine if the damage warrants treatment. The drainage issue should be remediated before any repairs to the stucco are carried out.

### *Severe hairline cracking with rust stains - Urgency Score 3*

Several stucco exteriors at SDC exhibit hairline cracking. However, due to the fact that the hairline cracking has rust stains, there is a great probability that there is extensive moisture infiltration, causing corrosion of the substrate. This issue should be assessed immediately and thoroughly to determine if there is corrosion that needs to be addressed.

## Corrosion

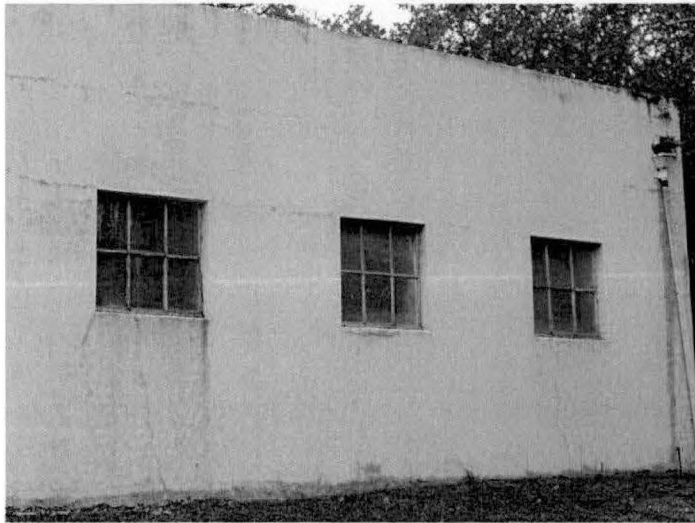
### *Corroding metal windows - Urgency Score 2*

Due to the severity of the corrosion, and the potential for the corrosion to affect the exterior stucco, the windows should be removed, deglazed, and stripped of the corrosion. Then, the



## Electric Substation - Recommendations

**Priority Score 2**



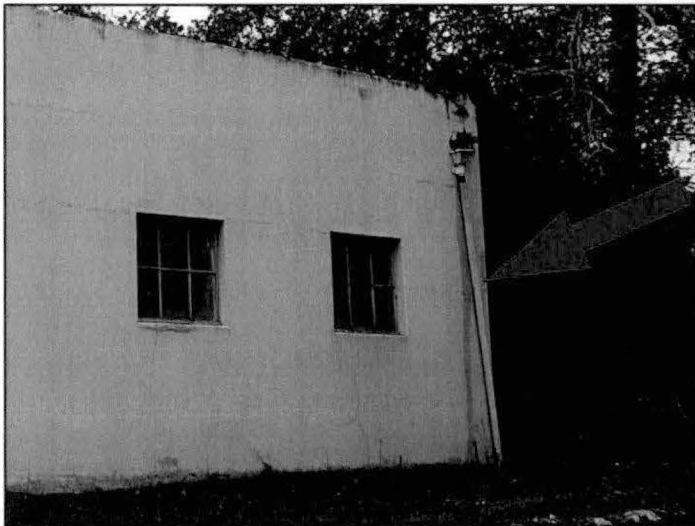
Photograph A.46. Corroding metal windows.

windows should be primed and the glazing should be reinstalled before resetting the window into the opening.<sup>1</sup>

### Gutter System

#### *Broken Downspout - Urgency Score 2*

A broken downspout should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.



Photograph A.47. Broken downspout.

<sup>1</sup> US Department of the Interior, National Park Service, Heritage Preservation Services, *Preservation Tech Notes Number 19: Repairing Steel Casement Windows*, by Chad Randl, May 2002, 6

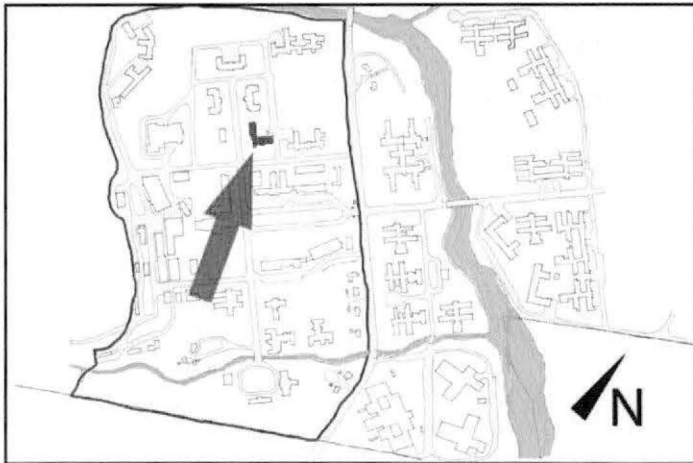
# Finnerty Cottage

UTM coordinates: 10 S; 4244622 m N; 541992 m E

**Construction date:** 1930  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.48.** Looking north, showing the front, southwest elevation and the main entry.



## History and Significance

Finnerty Cottage was constructed in 1930 as an infirmary for male residents.<sup>1</sup> The building was named for Dr. E. J. Finnerty who was a member of the medical staff at the Sonoma State Home from 1943-1948.<sup>2</sup>

The building represents the English Cottage style, and displays this identity with strong design elements such as steep-pitched roof, protruding front gables, as well as the organization of windows into series and groupings.

This building is significant for its association with the institution's history, as it was functioned as SDC's male infirmary cottage. For this reason, Finnerty Cottage appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Finnerty Cottage is a single-story building constructed in 1930, which is clad in parged concrete and rests on a concrete foundation. The building's L-shaped plan has multiple roof forms, including hipped and gabled sections, as well as three prominent gables on the front, southwest elevation. The roof is steep-pitched throughout, and is clad in irregularly laid red Spanish ceramic pantile. There is an enclosed porch that overlooks an interior courtyard, which has a low-pitch roof clad in composition shingles.

While the building's exterior is mainly clad in parged concrete, there are wood elements surrounding each window grouping that line the northwest and northeast elevations facing the courtyard, as well as brick sills under the windows of the southeast wing.

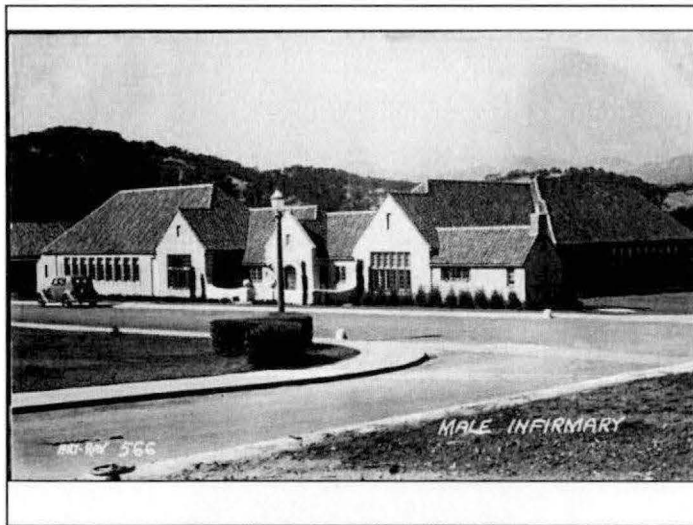
Fenestration on Finnerty Cottage includes 6-light wood casement windows that are singular, as well as in groupings of two, three, and four. There are also groups of 8-light wood casement windows with 6-light

## Finnerty Cottage

**UTM coordinates:** 10 S; 4244622 m N; 541992 m E



**Photograph A.49.** Looking south, showing the northeast elevation of Finnerty Cottage, which faces the inner courtyard.



**Photograph A.50.** Historic ca.1940 photograph of Finnerty Cottage, showing the front, southwest elevation and the side, southeast elevation.<sup>3</sup>

wood casement transom windows, as well as 12-light metal casement windows with six-light fixed metal transom windows. The southeast wing has metal sliding sash windows on the west elevation.

On the interior wall of the enclosed porch there are 6/6 double-hung wood windows. However, on the exterior there are groupings of three windows that consist of 6-light double-casement wood windows flanked on each side by 9-light fixed wood windows. In respect to these window groupings, the outside 9-light fixed windows have an upper corner light that follows the shape of the curved edge of the wood porch supports, which separate each window grouping.

Other fenestration includes wood doors with panels on the lower half and what was likely glazing on the upper half—which is now covered by a polycarbonate sheet. There are two flush metal doors, one of which faces the interior courtyard, and the other which is the building's main entry, and features a drip mold crown. There are recessed rectangular vents in each of the projecting gables on the front elevation.

### Alterations

Several multi-light windows have been removed and replaced by single-pane windows or with polycarbonate sheets. However, further investigation is needed to determine the date of this alteration.

<sup>1</sup> Unknown Photographer. *Male Infirmary*, ca.1940, from Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 6.

<sup>2</sup> Karen Faria, "Did You Know? Historical: Finnerty Cottage," *Eldridge Press*, November 2014, 1.

<sup>3</sup> **Photograph:** Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 11.

# Finnerty Cottage - Recommendations

**Priority Score 2**

| Finnerty Cottage - Condition Issues |                   |                          |       |          |        |                                                                        |
|-------------------------------------|-------------------|--------------------------|-------|----------|--------|------------------------------------------------------------------------|
| Topic                               | Subtopic          | <input type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                       |
| Concrete                            | Rising Damp       |                          |       |          | ×      | From splashback approx. 1ft above soil level; Areas where gutters leak |
|                                     | Hairline cracking |                          | ×     |          |        |                                                                        |
|                                     | Rust staining     | ×                        |       |          |        | Where water is draining onto metal components, causing rust staining   |
| Biological Growth                   |                   |                          | ×     |          |        | Roof tiles                                                             |
| Gutter System                       | Warped gutters    | ×                        |       |          |        |                                                                        |
|                                     | Broken downspout  | ×                        |       |          |        | Causing water to pond at base of building                              |
| Exterior Paint                      | Chipping          |                          | ×     |          |        |                                                                        |



Photograph A.51. Severe rising damp on concrete.

## Concrete

### Severe rising damp on concrete - Urgency Score 3

The rising damp on the concrete is likely caused by the leaking gutter system, presenting the opportunity for water to pond at the base of the building. The ponding issue should be remediated as soon as possible. The gutter system should be repaired or replaced before any remediation to the concrete is carried out.

The affected concrete should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

### Minor hairline cracking of concrete - Urgency Score 2

Several stucco and concrete exteriors at SDC exhibit hairline cracking. Like with stucco, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected or if the cracking enlarges. Due to the building's impending vacancy, it might be wise to patch the hairline cracks in order to avoid excessive moisture infiltration during vacancy.



## Finnerty Cottage - Recommendations

**Priority Score 2**



**Photograph A.52.** Rust staining on concrete from corroding exterior metal components.



**Photograph A.53.** Minor biological growth on roof tiles.

### *Rust staining on concrete from corroding exterior metal components* - Urgency Score 2

Due to the fact that the rust staining appears to be caused by corrosion of exterior metal components, there is no cause for alarm. However, rusting metal can expand, potentially causing the surrounding concrete to spall. The corroded components should be removed and replaced, and the affected concrete should be gently cleaned.

### **Biological Growth**

#### *Minor biological growth on roof tiles* - Urgency Score 2

For a roof tiles, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

### **Gutter System**

#### *Warped gutters* - Urgency Score 2

The warped metal gutter appears to be repairable, and this approach should be considered before attempting to replace the entire affected gutter. If the warping is not repairable, then the affected area of the gutter should be replaced. Due to the impending vacancy, the gutter system should be fixed immediately.

## Finnerty Cottage - Recommendations

**Priority Score 2**



Photograph A.54. Broken downspout.



Photograph A.55. Chipping of exterior paint on concrete.

### *Broken downspout - Urgency Score 2*

A broken downspout should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

### **Exterior Paint**

#### *Chipping of exterior paint - Urgency Score 1*

There does not appear to be severe enough damage to warrant stripping and repainting the affected concrete. Given the impending vacancy of the building, it is not advised to treat the peeling paint at this time.

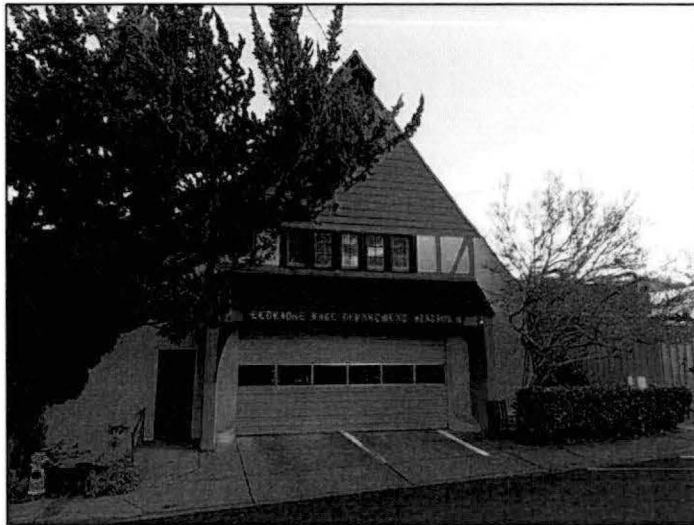
<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.



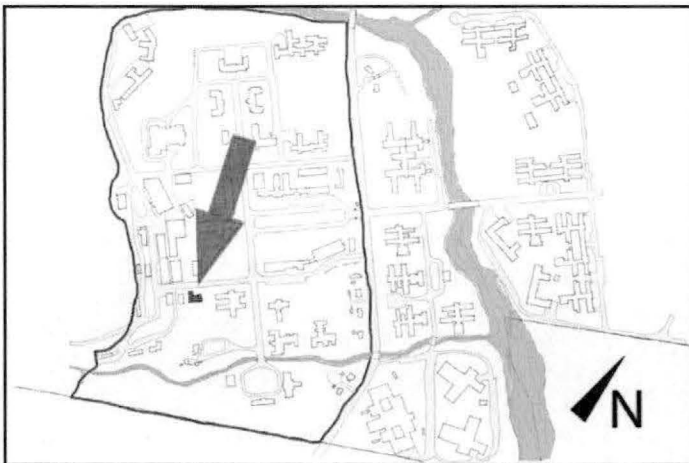
# Fire House

**UTM coordinates:** 10 S; 4244300 m N; 542082 m E

**Construction date:** 1932  
**Architectural Style:** Arts & Crafts  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.56.** Looking south, showing the garage on the northwest elevation.



## History and Significance

Constructed in 1932, the Fire House was erected out of the need to create a permanent local fire department on the campus, creating a physical location to house SDC's existing firefighting equipment.<sup>1</sup>

This building is a prime example of an Arts & Crafts design, and is one of the more visually intriguing resources on the campus. The Fire House's character-defining elements include those from the Arts & Crafts movement in America, as well as its function as a fire house. These elements include the steep pitched gable, half timbering, lapped gable siding, birdhouse-in-gable, ribbon of multi-light windows, as well as garage opening and its corresponding awning.

As a vital element of SDC's self-sufficient community, the Fire House is significant for its association with the institution, and appears to be eligible as a contributor to the potential NRHP Historic District.

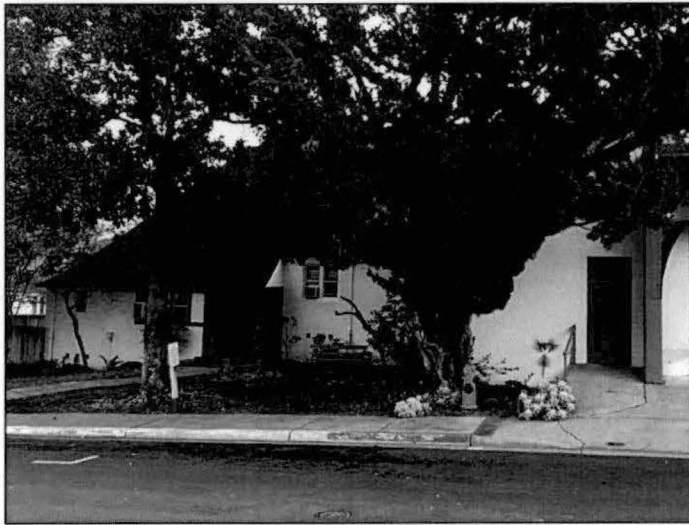
## Description

The Fire House was constructed in 1932, and currently stands in a T-shape plan on a concrete block foundation. The building faces northwest, with a 1.5-story steep-pitch front-facing gable garage. Extending off the northeast elevation is a one-story steep-pitched hipped wing with flared eaves (east wing), as well as a one-story gabled wing that extends off the south (south wing). The south wing currently has a lean-to addition connected to the east, but further investigation is needed to determine the date of this alteration. Atop the south wing's lean-to addition, there is a 3-story rectangular bell tower with a pyramidal roof—a character-defining feature of the Fire House.

The roof is clad in composition shingles, though there are remnants of the original rough-cut wood shakes (that resemble thatching) projecting out of the southeast wall of the lean-to addition. On the front elevation, the garage opening is topped by a wood porch overhang that exhibits wood

## Fire House

**UTM coordinates:** 10 S; 4244300 m N; 542082 m E



**Photograph A.57.** Looking southeast, showing the south wing that extends off the garage. The garage can be seen at the right edge of the image.



**Photograph A.58.** Historic ca.1930 photograph of the Fire House, showing the garage. The morgue (now demolished) is shown in the right edge of the image.<sup>2</sup>

lattice elements and diagonal bracing. There is a similar design around the recessed entry on the east wing.

The building's exterior consists of painted brick in running bond, parged concrete, half-timbering between the main garage and the gable, and horizontal lapped wood siding in the gable. There is a wood birdhouse-in-gable at the gable apex on the front elevation.

Fenestration on the Fire House consists of a ribbon of five, 6-light wood casement windows between the garage opening and the gable, as well as 1/1 double-hung wood windows (which are mostly covered with metal screen inserts). There is a round-arch vent in the second story of the rear gable on the main building core, as well as rectangular vent in the gable of the rear wing addition. Doors include a metal overhead garage door with horizontal band of six fixed windows near the center of the door. The garage door appears to have been replaced after 1975, but further investigation is needed to determine a more precise date of this alteration.

### Alterations

Lean-to added to the rear, south wing. The garage door is not original, and was likely installed after 1975. Original wood shake roof was replaced at some point, and currently is clad in composition shingles.

<sup>1</sup> State of California, "Budget of the State of California for the 83d and 84<sup>th</sup> Fiscal Years, July 1, 1931, to June 30, 1933" (Sacramento: California State Printing Office, 1931), 121.

<sup>2</sup> **Photograph:** Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center, January 2016 to June 2017 (calendar)*, 2015.

# Fire House - Recommendations

**Priority Score 3**

| Fire House - Condition Issues |           |                                     |       |          |        |                                                                  |
|-------------------------------|-----------|-------------------------------------|-------|----------|--------|------------------------------------------------------------------|
| Topic                         | Subtopic  | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                 |
| Concrete                      | Cracking  |                                     |       | ×        |        |                                                                  |
| Gutter System                 | Corrosion | ×                                   |       |          |        | Downspouts                                                       |
| Exterior Paint                | Chipping  |                                     | ×     |          |        | Chipping of paint on concrete on rear second story of main gable |



Photograph A.59. Moderate cracking of concrete.

## Concrete

### *Moderate cracking of concrete - Urgency Score 2*

The cracking in the concrete sill wall should be thoroughly assessed to determine whether it is an "active" crack, where an underlying issue might need to be addressed, or an "inactive" crack that will not cause extensive damage if left untreated. However, cracks in concrete can lead to moisture infiltration, and should be patched to avoid moisture infiltration. The results of an assessment will determine what steps to take to remediate an underlying problem, if necessary.

## Gutter System

### *Corroding downspouts - Urgency Score 1*

Due to the very minor severity of the corrosion, the downspout does not appear to need treatment at this time.

## Exterior paint

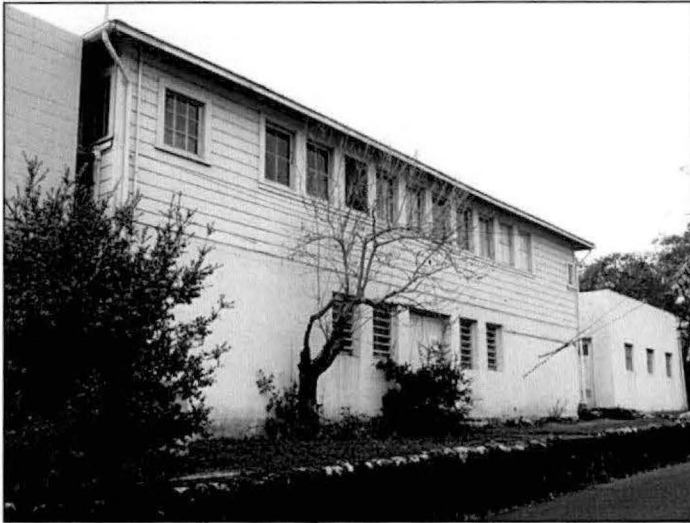
### *Minor paint chipping on concrete - Urgency Score 2*

The paint chipping on concrete does not appear to be severe enough to warrant stripping and repainting. However, to protect the underlying concrete, the affected area should be repainted without stripping the old paint.

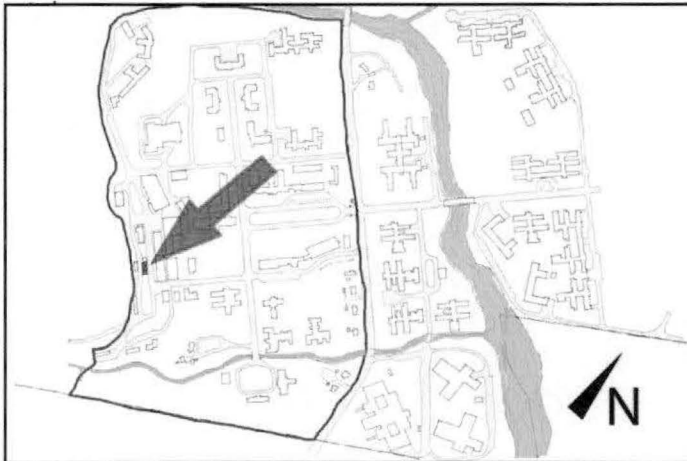
# Glass Shop

**UTM coordinates:** 10 S; 4244300 m N; 542082 m E

**Construction date:** ca.1930  
**Architectural Style:** Utilitarian  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.60.** Looking west, showing the northeast elevation. The Electric Substation is at the



## History and Significance

The Glass Shop appears to have been constructed ca.1930, however, it is not known at this time whether a glass repair shop was this building's original function. Nonetheless, the Glass Shop contributes to the utilitarian buildings on SDC's campus, responsible for much of the infrastructural and maintenance operations for the institution. For this reason, the Glass Shop is significant for its utilitarian association with SDC, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

This two-story rectangular building was constructed in ca.1930 and is situated on a slope, with the upper level accessible uphill from the west, and the lower level accessible downhill from the east. The building has a low-pitch hipped roof with gable-on-hips—all clad in wood shingles.

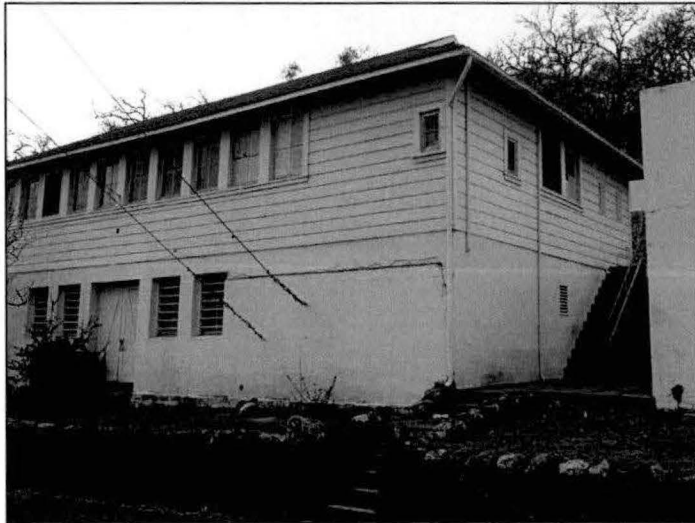
The building is clad in parged concrete on the lower level, horizontal shiplap wood siding on the upper level, and lapped wood siding in the gables-on-hips. The south elevation is not visible because a concrete block wall has been built approximately 12 inches from the Glass Shop, that is associated with adjacent utility structures. This concrete block wall is attached to the Glass Shop with wood braces, and further investigation is needed to determine when this wall was constructed, and the function it serves.

Fenestration on the Glass Shop includes various wood casement windows, including 9-light, 4-light, 2-light, and single-light variations. The 4-light wood casement windows on lower level of east elevation have six horizontal metal bars on exterior spanning window reveals.

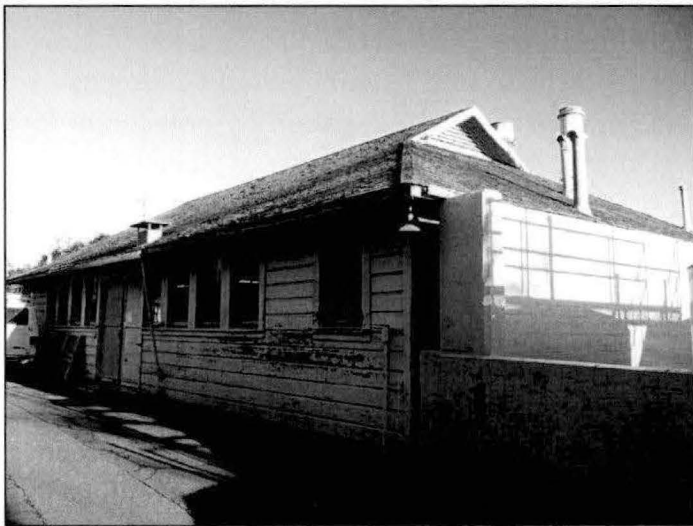
At the upper level, there is a wood batten double door with diagonal braces on the east elevation, while the west elevation's lower level has a 2-panel metal double door.

## Glass Shop

UTM coordinates: 10 S; 4244300 m N; 542082 m E



**Photograph A.61.** Looking south, showing the northeast elevation and the northwest elevation. The Electric Substation is at the right edge of the image.



**Photograph A.62.** Looking north, showing the southwest elevation (upper level) and the adjacent concrete wall to the right.

### Alterations

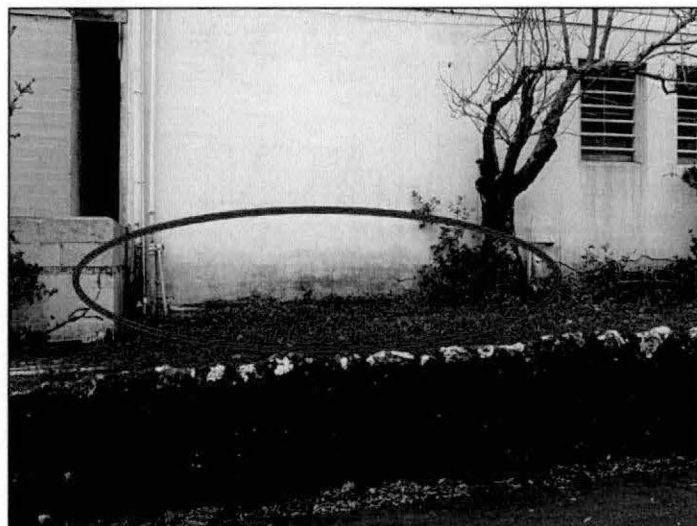
There is a concrete block wall associated with adjacent utility structures, which was built approximately 12 inches from the building's south elevation. Further investigation is needed to determine when this wall was constructed, and the function it serves.



# Glass Shop - Recommendations

**Priority Score 2**

| Glass Shop - Condition Issues |                                                            |                                     |       |          |        |                                                                            |
|-------------------------------|------------------------------------------------------------|-------------------------------------|-------|----------|--------|----------------------------------------------------------------------------|
| Topic                         | Subtopic                                                   | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                           |
| Concrete                      | Rising Damp                                                |                                     |       | ×        |        | From splashback approx. 9in from soil level on east elevation              |
|                               | Hairline Cracking                                          |                                     | ×     |          |        |                                                                            |
|                               | Cracking                                                   |                                     |       |          | ×      | Cracking and separation along lower level of east elevation                |
| Wood Siding                   | Checking                                                   |                                     | ×     |          |        |                                                                            |
| Exterior Paint                | Chipping                                                   |                                     | ×     |          |        | Paint chipping on shiplap wood siding on the upper level of all elevations |
| Other Elements                | One broken window glazing on upper level of east elevation |                                     |       |          |        |                                                                            |



Photograph A.63. Moderate rising damp on concrete.

## Concrete

### *Moderate rising damp on concrete - Urgency Score 2*

The rising damp on the concrete is likely caused by the leaking gutter system and the lack of gutter system on two elevations, presenting the opportunity for water to pond at the base of the building. The ponding issue should be remediated as soon as possible. The gutter system should be repaired or replaced before any remediation to the concrete is carried out.

The affected concrete should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

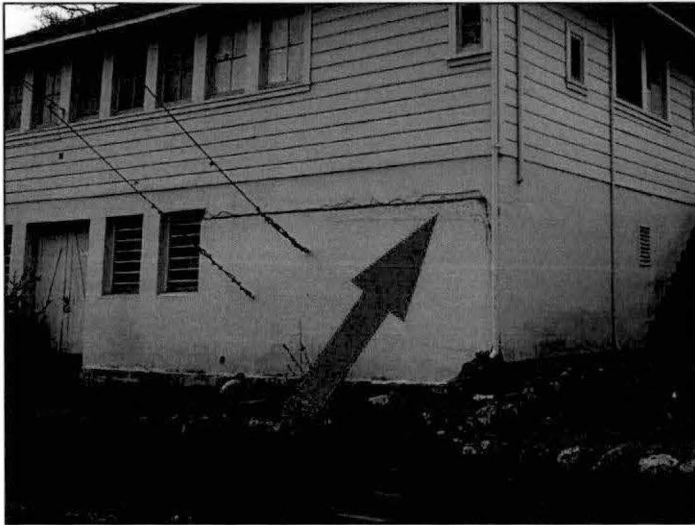
### *Minor hairline cracking of concrete - Urgency Score 2*

Several stucco and concrete exteriors at SDC exhibit hairline cracking. Like with stucco, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected or if the cracking enlarges. Due to the building's impending vacancy, it might be wise to patch the hairline cracks in order to avoid excessive moisture infiltration during vacancy.

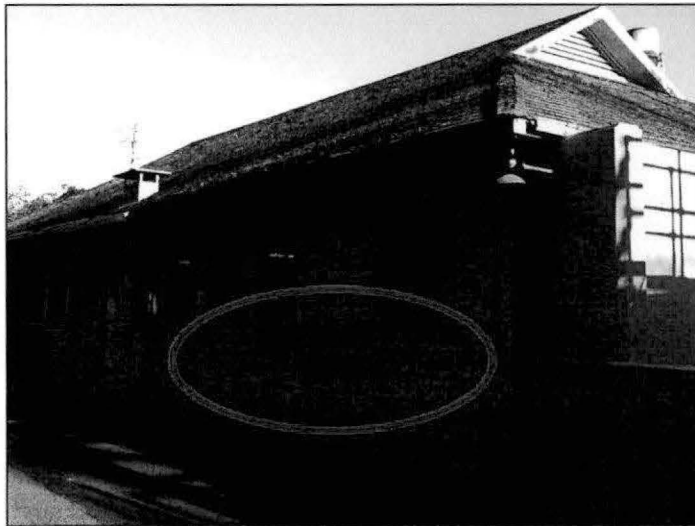


## Glass Shop - Recommendations

**Priority Score 2**



**Photograph A.64.** Severe cracking of concrete.



**Photograph A.65.** Paint chipping on exterior wood siding on upper level of northwest elevation.

### *Severe cracking of concrete - Urgency Score 3*

The severe cracking in concrete should be immediately and thoroughly assessed, as it runs horizontally about 1/3 of the lower level. The assessment should determine whether there are more problematic issues to be addressed before the crack is patched.

After the underlying issue is addressed, or if no remediation is needed, the crack should be appropriately patched to prevent excessive moisture infiltration to the concrete.

### **Wood Siding**

#### *Minor checking of wood siding - Urgency Score 2*

Due to the minor nature of the checking, it is advisable to patch with a wood filler or epoxy to prevent moisture infiltration during vacancy.<sup>1</sup>

### **Exterior Paint**

#### *Paint chipping on wood siding - Urgency Score 2*

The paint chipping appears to be caused by moisture infiltration into wood siding. Once the drainage problem is remediated and the wood has had a chance to dry out, the wood siding should be assessed for its condition. If the moisture content in the wood is above 20%, and the wood shows severe decay, then affected pieces should be selectively replaced.<sup>2</sup> If the moisture content is acceptable, then the remainder of the old coat of paint should be carefully removed, and a new coat of paint should be applied to protect the wood during vacancy.

## Glass Shop - Recommendations

**Priority Score 2**



**Photograph A.66.** Broken window glazing on upper level of northeast elevation.

### Other Elements

#### *Broken window glazing - Urgency Score 3*

The broken window glazing should be remediated immediately. Because the window is a character-defining feature of the building, the glazing should be replaced in-kind with similar glazing. Due to the impending vacancy, the affected window could instead be boarded up, and repaired once recommissioned.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 11.

<sup>2</sup> US Department of the Interior, National Park Service, Preservation Assistance Division, *Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment*, by Baird M. Smith (Washington D.C.: 1984), 31.

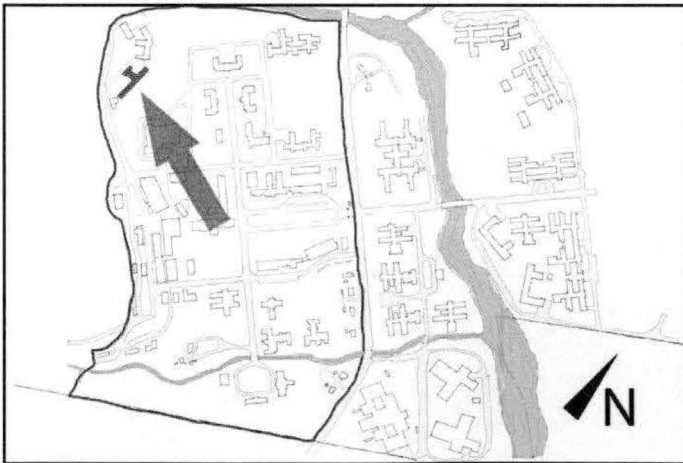
# Goddard

UTM coordinates: 10 S; 4244580 m N; 541757 m E

**Construction date:** 1939  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.67.** Looking southwest, showing the east elevation of Goddard.



## History and Significance

Goddard was constructed in 1939 as a behavioral detention center for clients that displayed violent actions.<sup>1</sup> Named for Henry Herbert Goddard—a prominent 20<sup>th</sup> century psychologist and eugenicist—this building is designed in the English Cottage style with elements that define its function.<sup>2</sup>

The character-defining features that represent Goddard's detention-nature include the widely spaced fenestration consisting of small windows spaced with metal bars that span the interior window reveals, as well as its location on a hill in a remote corner of the main campus. This building is significant in SDC's greater institutional context, and appears to be eligible as a contributing resource to the potential NRHP Historic District.

## Description

Goddard is a one-story building constructed in 1939 that is clad in parged concrete, and rests on a concrete foundation. Constructed in the English Cottage style, this building is arranged in a T-shaped plan, and is situated adjacent to Paxton at the northwest corner of the main campus.

The building is side-gabled with two wall dormers facing the front, east elevation, with an L-shaped wing attached at an intersecting gable to the main form off the rear, west elevation. The roof has little to no eaves, and is clad in regularly coursed slate shingles. The main entry on the east elevation of the building is located within a recessed entry porch, which is marked by concrete steps and a molded doorway.

Fenestration includes a variety of metal multi-light casement windows—most of which have horizontal metal bars on spanning the interior window reveals. On the north elevation gable of the main building core, there is a grouping of three 6-light metal double-casement windows above 8-light metal double-casement windows with 8-light metal fixed window

# Goddard

**UTM coordinates:** 10 S; 4244580 m N; 541757 m E



**Photograph A.68.** Looking south, showing the north elevation, and a grouping of multi-light windows.

transoms. There is a similar arrangement on the gable of the north elevation wing—except, instead of a grouping of three windows over three windows, there are two windows over two windows. On the front, east elevation, there is a series of window groupings that each consist of two 8-light metal casement windows above two 8-light metal double-casement windows with 8-light metal fixed window transoms.

## Alterations

Antenna equipment has been installed at the tops of two of the building's gables. There is a single-story addition to the south of the building that is slightly skewed, which has two exterior entrances—one located on the southeast elevation and one of the northwest elevation. There is an interior entry through a passthrough room constructed on the southern end of Goddard's main building core. A metal overhang has been installed on the north elevation of the front-gabled rear wing.

<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>st</sup> and 92d Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.

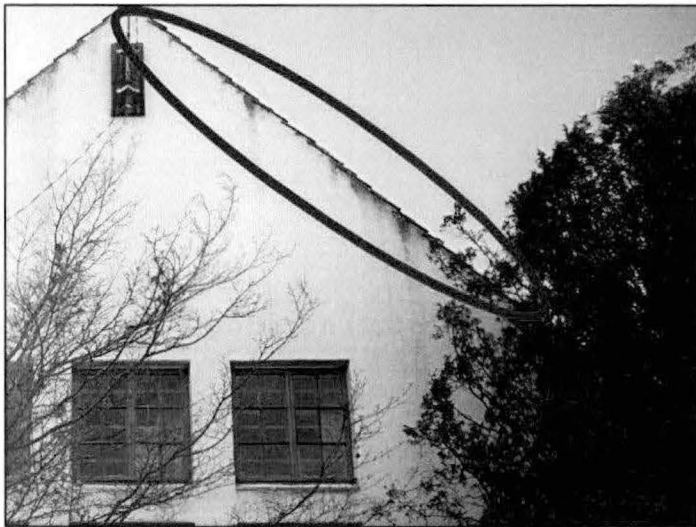
<sup>2</sup> Ludy T. Benjamin, Jr., "The Birth of American Intelligence Testing," *American Psychological Association* 40, no. 1 (2009): 20.

# Goddard - Recommendations

**Priority Score 3**

## Goddard - Condition Issues

| Topic          | Subtopic                                             | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                                     |
|----------------|------------------------------------------------------|-------------------------------------|-------|----------|--------|--------------------------------------------------------------------------------------|
| Concrete       | Moisture Infiltration                                |                                     | ×     |          |        | Caused by drainage from lack of gutter system and little to no eaves                 |
|                | Hairline cracking                                    |                                     | ×     |          |        |                                                                                      |
|                | Rust staining                                        |                                     | ×     |          |        | Rust staining where metal bolts once existed (existing components on same elevation) |
| Other Elements | Broken window glazings replaced with opaque material |                                     |       |          |        |                                                                                      |



**Photograph A.69.** Minor moisture infiltration of concrete.

## Concrete

### *Minor moisture infiltration of concrete - Urgency Score 2*

The moisture infiltration of concrete appears to be caused by water draining down the exterior, due to the lack of a gutter system and little to no eaves. The wall should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system that is mostly hidden from view, in order to retain the eave-less character of the English Cottage style.

### *Minor hairline cracking of concrete - Urgency Score 2*

Several stucco and concrete exteriors at SDC exhibit hairline cracking. Like with stucco, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected or if the cracking enlarges. Due to the building's impending vacancy, it might be wise to patch the hairline cracks in order to avoid excessive moisture infiltration during vacancy.

### *Minor rust staining from metal components - Urgency Score 2*

Due to the fact that the rust staining appears to be caused by corrosion of once-existing exterior metal components, there is no

## Goddard - Recommendations

**Priority Score 3**



**Photograph A.70.** Broken window glazing replaced with opaque material.

cause for alarm. The affected concrete should be gently cleaned, and the existing hole in the concrete should be patched.

### Other Elements

*Broken glazing replaced with opaque material* - Urgency Score 1

Considering the building's impending vacancy, the opaque material is not advised to be replaced with glazing at this time.



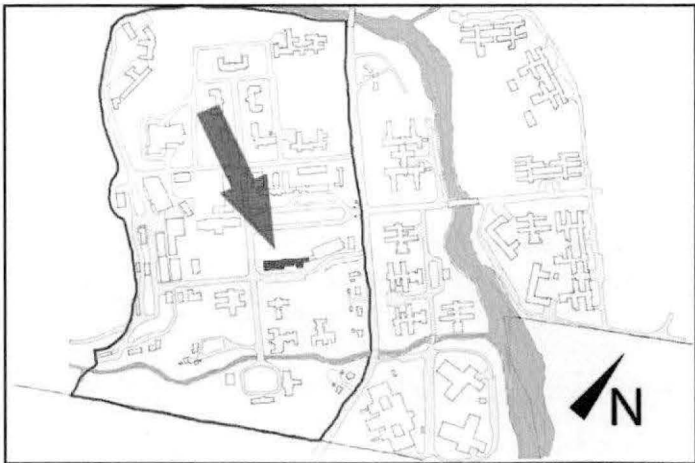
# Gymnasium

UTM coordinates: 10 S; 4244426 m N; 542166 m E

**Construction date:** ca.1935  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.71.** Looking north, showing the southwest and southeast elevations.



## History and Significance

The Gymnasium was likely constructed in ca.1935, and was designed by the San Francisco architectural firm Powers & Ahnden.<sup>1</sup> The building was constructed at the same time as the school, and had the function of a school gymnasium.<sup>2</sup>

The building appears to have been physically connected to Dawson Auditorium (1923-1980) through the attached school wing (ca.1935).<sup>3</sup> Both the auditorium and the school burned down in a 1980 fire, but the fire was stopped at the Gymnasium.<sup>4</sup> There was only minor damage to this section of the building, and the northern connecting wall was eventually repaired to seal the exterior envelope.<sup>5</sup>

The Gymnasium was constructed to complement the new school building, and is significant in the 1930s development of the SDC and its Colony Plan. For its association with the institution, this building appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

This one-story English Cottage style building was constructed ca.1935 as a wing of the original, U-shaped plan that included the original Dawson Auditorium and school wing. The Gymnasium is rectangular in plan, with stucco cladding. The building has a steep-pitched hipped roof that has gabled vented dormers on the north and west elevations. The roof has little to no eaves, and is clad in ceramic barrel tiles that are laid in a regular pattern. The roofing tiles consist of two different colors that are arranged irregularly.

At the western end of the south elevation, there is a front-facing gable projection—within which is a smaller gable projection that marks the main entry with a round-arched tabbed-brick opening. The lateral load of the building's main core is supported by buttresses, which are visible on the

# Gymnasium

**UTM coordinates:** 10 S; 4244426 m N; 542166 m E



**Photograph A.72.** Looking north, showing the southeast elevation. The buttresses can be seen between the groupings of multi-light windows.



**Photograph A.73.** Looking southeast, showing the northwest elevation. The arcade that once faced the inner courtyard can be seen.

exterior of the south elevation, with bricks that cap the buttresses' stepped sections.

The rear, north elevation of the building is marked by an arched arcade that originally faced an interior courtyard, when the Dawson Auditorium and school wing existed. The arches of this arcade are outlined by brick.

Fenestration includes groupings and pairs of six-light metal awning windows—most of which are marked by tabbed brick sills and surrounds. The door at the main entry has been replaced, and now consists of a flush metal door with a single-pane glazing in the upper corner.

## Alterations

The main entry door has been replaced with a flush metal door, which has a single-pane glazing in the upper corner. Like other metal doors at SDC, further investigation is needed to determine the date of this alteration.

The rear, north elevation of the building was once connected to Dawson Auditorium at the eastern end, and the school wing at the western end. However, after the 1980 fire was successfully halted at the Gymnasium and the adjacent buildings were demolished, the affected walls were repaired to complete the Gymnasium's exterior envelope. Today, the Gymnasium building is connected at the western elevation to the Oak Valley School, built ca.1965.

<sup>1</sup> "Governer Rolph Tells Legislature of Progress of Public Works Program," *California Highways and Public Works*, March 1931, 25.

<sup>2</sup> "Additions to State Hospital," *Architect and Engineer of California*, May 1931, 105.

<sup>3</sup> Ibid.

<sup>4</sup> "SSH Officials Praise Staff, Firefighters," *Sonoma Index Tribune*, July 9, 1980.

<sup>5</sup> Ibid.

# Gymnasium - Recommendations

**Priority Score 3**

| Gymnasium - Condition Issues |              |                                     |       |          |        |                                                               |
|------------------------------|--------------|-------------------------------------|-------|----------|--------|---------------------------------------------------------------|
| Topic                        | Subtopic     | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                              |
| Stucco                       | Rising Damp  |                                     | ×     |          |        | From splashback approx. 9in from soil level on east elevation |
| Other Elements               | Broken tiles |                                     |       |          |        |                                                               |



**Photograph A.74.** Minor roofing damage: broken tiles.

## Stucco

### *Minor rising damp on stucco - Urgency Score 2*

The rising damp on the stucco is likely caused by the downsloping grade, causing ponding near the building's base. The ponding issue should be remediated as soon as possible. The gutter system should be repaired or replaced before any remediation to the stucco is carried out.

The affected stucco should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

## Other Elements

### *Minor roofing damage consisting of broken tiles - Urgency Score 2*

The broken tiles should be removed and replaced in-kind, maintaining awareness of the existing color pattern of the tiles.

# Hatch Cottage

**UTM coordinates:** 10 S; 4244214 m N; 542304 m E

**Construction date:** 1924

**Architectural Style:** Eclectic English Revival

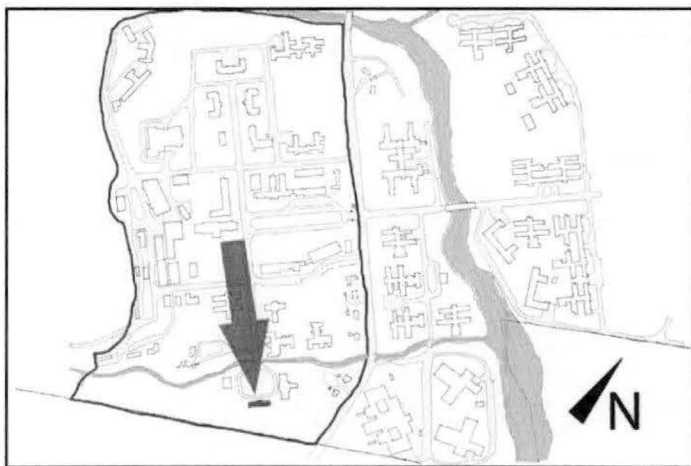
**NRHP Eligibility:** Contributor to Historic District;  
Individual Listing (Crit. A, C)

**Condition:** Fair

**Vacancy Status:** Vacant



**Photograph A.75.** Looking south, showing the northwest elevation.



## History and Significance

Completed in 1924, Hatch Cottage was named for Dr. F. W. Hatch, who was the Superintendent of California State Hospitals, a physician who was considered a "sterilization pioneer".<sup>1</sup>

The building was constructed as employee housing for SDC's workforce, and is an exemplary specimen of the English Eclectic Revival style.<sup>2</sup> Its steep-pitched front-facing gables, slate roof, and metal oriel are all character-defining features of the building's eclectic English derivative of the Arts & Crafts style. For its architectural merit, Hatch Cottage appears to be eligible for individual listing on the NRHP under Criterion C.

Due to its function as one of SDC's employee housing cottages, Hatch Cottage is representative of the institution's community-based Colony Plan. For this reason, the building is significant for its association with SDC's development history, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

This two-story Eclectic English Revival style building was constructed in 1924, and is rectangular in plan with a one-story shed addition at the rear. The building is clad in stucco, rests on a concrete foundation, and is oriented with the front elevation facing northwest.

Hatch Cottage has a hipped roof with gable-on-hips, as well as two wall-dormers flanking each side of a central projecting gable that displays flared eaves. Each of the wall-dormers have four decorative round vents below the gable ridge that are arranged in a diamond shape. The steep-pitched roof is clad in red ceramic flat tile roofing with little to no eaves, while the rear shed addition and a hip-roof stoop porch on the southwest elevation have composition shingle roofing. On the southwest elevation, there is a chimney flue that projects from the upper portion of the first level to a height just below the roof ridge.

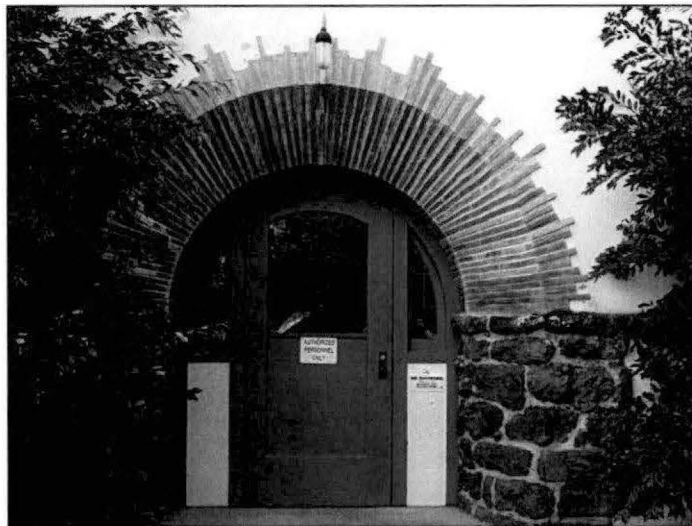


# Hatch Cottage

UTM coordinates: 10 S; 4244214 m N; 542304 m E



**Photograph A.76.** Looking east, showing the northwest and southwest elevations.



**Photograph A.77.** Looking southeast, showing the tabbed-brick and stone-flanked main entry on the northwest elevation.

Hatch Cottage exhibits tooled wood posts and wood braces surrounding the openings to a recessed porch located on the northeast corner of the building. Other wood elements on the building include siding in the gable peaks of each of the three front-facing gables, as well as in the form of ornamental window shutters flanking each side of the gable window in the central projecting gable.

The building's main entry is located at the ground level of the central projecting gable on the front elevation. This entry is marked by a round-arch opening that is flanked on both sides by uncut, coursed stone, and is topped with a tabbed-brick sunburst motif. Also in the central projecting gable is a window located on the second level, which is lined on all sides by similar tabbed brick surround, with a uniform brick course for the lintel and sill.

Fenestration on Hatch Cottage includes several multi-light double-hung wood windows. Specifically, there are 6/6 double-hung wood windows that are arranged in pairs, triplets, or quadruplets, as well as 1/1 double-hung wood windows and 2/2 double-hung wood windows. The gable window in the central projecting gable is fitted with a 3-light, horizontal pane wood casement window. Also in this gable, there is a metal oriel that exhibits two 6-light metal casement windows and four, 3-light fixed metal windows.

The main entry door on the front elevation appears to be original, but with some alterations. The original 24-light glazing has been removed, and replaced with single-pane glazing on the upper half and a single-panel on the lower half. This main entry is flanked on both sides by multi-light sidelights that begin approximately 4 feet above the porch level, with stucco applied to the lower 4 feet. There are three metal 8-light glazed double doors in the building's enclosed porch, and a flush metal door on

## Hatch Cottage

**UTM coordinates:** 10 S; 4244214 m N; 542304 m E



**Photograph A.78.** Detail of the ceramic flat tile roof and eave-less gable.



**Photograph A.79.** Undated historic photograph of Hatch Cottage, showing the northwest elevation. The oriel can be seen clearly in this photograph.<sup>3</sup>

the southwest, side elevation. On the second level of the rear elevation, there are two metal doors with 4-light glazing on the upper half and a single-panel on the lower half, which are each accessible by a separate metal, exterior stairwell.

### Alterations

There is a one-story shed addition on the rear, southeast elevation. Further investigation is needed to determine the date of this alteration. Conduits have been added to exterior of the building, and installed into cut areas of the building's stucco.

<sup>1</sup> Paul Popenoe, "The Progress of Eugenical Sterilization," *Journal of Heredity* 25, no. 1 (January 1934): 20.

<sup>2</sup> State of California, "Budget Recommendations and Estimated Revenues, 75<sup>th</sup> and 76<sup>th</sup> Fiscal Years, July 1, 1923, to June 30, 1925" (Sacramento: California State Printing Office, 1923), 83.

<sup>3</sup> **Photograph:** Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 11.



# Hatch Cottage - Recommendations

Priority Score 1

| Hatch Cottage - Condition Issues |                                                                                  |                                     |       |          |        |                                                                                                                            |
|----------------------------------|----------------------------------------------------------------------------------|-------------------------------------|-------|----------|--------|----------------------------------------------------------------------------------------------------------------------------|
| Topic                            | Subtopic                                                                         | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                                                                           |
| Stucco                           | Moisture Infiltration                                                            |                                     |       | ×        |        | Due to lack of proper gutter system, broken downspouts, little to no eaves, and in the area immediately below chimney flue |
|                                  | Poor repair                                                                      | ×                                   |       |          |        | There is inappropriate patching around area where metal conduits have been installed                                       |
|                                  | Cracking                                                                         |                                     |       | ×        |        |                                                                                                                            |
| Corrosion                        |                                                                                  | ×                                   |       |          |        | Metal flashing around cantilevered window awning in projecting entry gable                                                 |
| Biological Growth                |                                                                                  |                                     | ×     |          |        | Roof tiles                                                                                                                 |
| Gutter System                    | Broken Downspouts                                                                | ×                                   |       |          |        | Allowing water to drain onto stucco exterior                                                                               |
|                                  | Corroding Gutters                                                                | ×                                   |       |          |        |                                                                                                                            |
|                                  | Leaking Gutters                                                                  | ×                                   |       |          |        |                                                                                                                            |
| Exterior paint                   | Chipping                                                                         |                                     | ×     |          |        |                                                                                                                            |
| Wood                             | Paint peeling                                                                    |                                     |       |          | ×      | Decorative wood window shutters; Wood lintel and bracing at opening of inset porch                                         |
| Other Elements                   | Vent screen is detaching from the vent in the eave on the front, north elevation |                                     |       |          |        |                                                                                                                            |

## Stucco

### Moderate moisture infiltration - Urgency Score 2

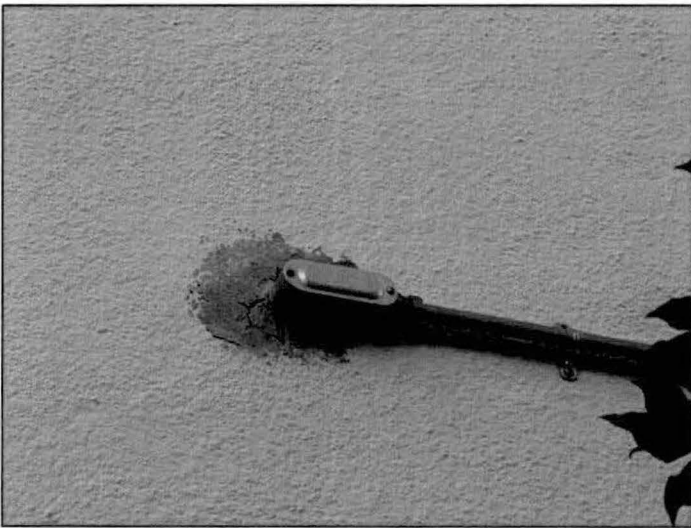
The moisture infiltration in the end gables appear to be caused by water draining down the exterior, due to the lack of a gutter system on the majority of the west elevation, broken downspouts, and little to no eaves. The wall should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system on this northwest elevation that is mostly hidden from view, in order to retain the eave-less character of the Eclectic English Revival style.

## Hatch Cottage - Recommendations

**Priority Score 1**



**Photograph A.80.** Moderate moisture infiltration of stucco.



**Photograph A.81.** Inappropriate repair/patching to accommodate new metal conduit.

### *Inappropriate repair - Urgency Score 2*

Areas of stucco have been removed to accommodate metal conduits, however, the patching has been applied with inappropriate material that is not compatible with the surrounding stucco. The patch should be assessed for its moisture infiltration potential, and should be replaced if it could retain moisture. If not, the patch should not be replaced at this time.

### *Moderate cracking of stucco - Urgency Score 2*

Moderate cracks in the stucco should be assessed for the extent of damage and the possible causes. The root cause should be corrected before the crack is repaired, as water infiltration to the substrate might be causing the stucco to crack or spall. For moderate cracking, the immediate area around the crack will need to be cut out to prepare for extensive repair by a professional plasterer.<sup>1</sup>

## **Corrosion**

### *Severe corrosion of metal flashing - Urgency Score 2*

Due to the severity of the corrosion of the metal flashing on the cantilevered window, the flashing should be removed and replaced in-kind.<sup>2</sup>

## **Biological growth**

### *Minor biological growth on roof tiles - Urgency Score 2*

For a roof tiles, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used,

## Hatch Cottage - Recommendations

**Priority Score 1**



**Photograph A.82.** Corroding and leaking downspout.

avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>3,4</sup>

### Gutter System

#### *Broken downspouts - Urgency Score 2*

A broken downspout should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

#### *Corroding and leaking gutters - Urgency Score 2*

Due to the severity of the corrosion, the affected sections of the gutters appear to be irreparable, and should be replaced. This will prevent excessive drainage onto the stucco exterior and will alleviate ponding near the base of the building.



**Photograph A.83.** Minor paint peeling on decorative window shutters.

### Exterior Paint

#### *Minor paint chipping of stucco - Urgency Score 2*

The paint chipping on stucco does not appear to be severe enough to warrant stripping and repainting. However, to protect the underlying stucco, the affected area should be repainted without stripping the old paint.

### Wood

#### *Minor paint peeling on decorative window shutters, and lintels and bracing - Urgency Score 2*

Due to the minor severity of the paint peeling, it is advised to not strip and repaint the wood elements. Rather, given the impending

## Hatch Cottage - Recommendations

Priority Score 1



**Photograph A.84.** Vent screen is detaching from the vent in the eave.

vacancy, and a new coat of paint should be applied to protect the wood during vacancy.

### Other Elements

*Vent screen is detaching from the vent in the eave - Urgency Score 3*

The vent should be reattached immediately to prevent bird intrusions or excessive moisture infiltration.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 9.

<sup>2</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 12.

<sup>3</sup> Ibid, 5.

<sup>4</sup> Ibid, 8.

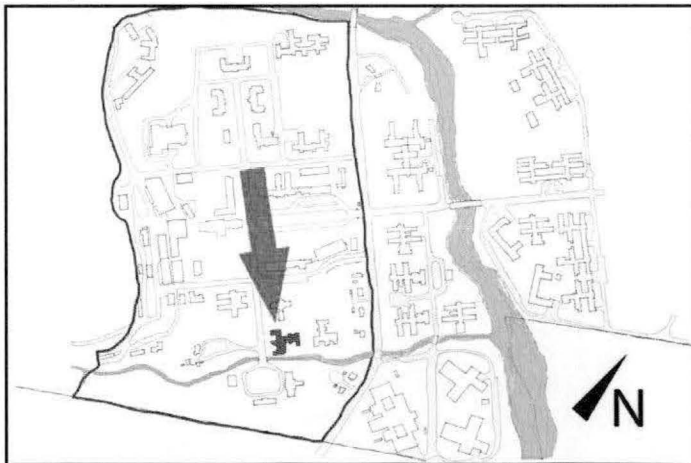
# Hill Cottage

**UTM coordinates:** 10 S; 4244331 m N; 542261 m E

**Construction date:** 1939  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** Vacant



**Photograph A.85.** Looking east, showing the main entry on the southwest elevation.



## History and Significance

Hill Cottage was constructed in 1939 in the English Cottage style as a dormitory for SDC's residents.<sup>1</sup> The building is named for California State Senator William McPherson Hill (elected in 1860), who sold his Sonoma Valley land holdings to the State of California to build SDC in 1890.<sup>2</sup>

Displaying similar significant design elements as Osborne Cottage situated to the east, this building contributes to the unique architectural heritage of SDC. For its use as a residential cottage, Hill Cottage is significant for its association to the development of SDC and its Colony Plan, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Hill Cottage is a two-story building that was constructed in 1939. Arranged in irregular plan with a U-shape around an interior courtyard, this English Cottage style building consists of a ground level and a cellar level. The building is clad in parged concrete, rests on a concrete foundation, and displays an array of roof forms, including hipped, gabled, shed, jerkinhead, and wall-dormer arrangements.

The roof has little to no eaves, and is clad in brown ceramic flat tile—except at the loading dock at the interior courtyard where there is corrugated-metal overhang. Located on a gable ridge near the spatial center of the building is a vented, wood cupola with pyramidal roof and metal finial.

Fenestration mainly consists of multi-light metal double casement windows, including those with 10-lights, 6-lights, as well as some 8-light windows with 4-light metal double casement window transoms. Some of these windows are arranged in groups, such as one row of four 6-light double casement windows above a row of the 8-light double casement windows with 4-light casement transoms. Some of the 6-light metal double casement windows have faux stained glass panes that appear to be appliqués. Other windows include tripartite metal segmental arch

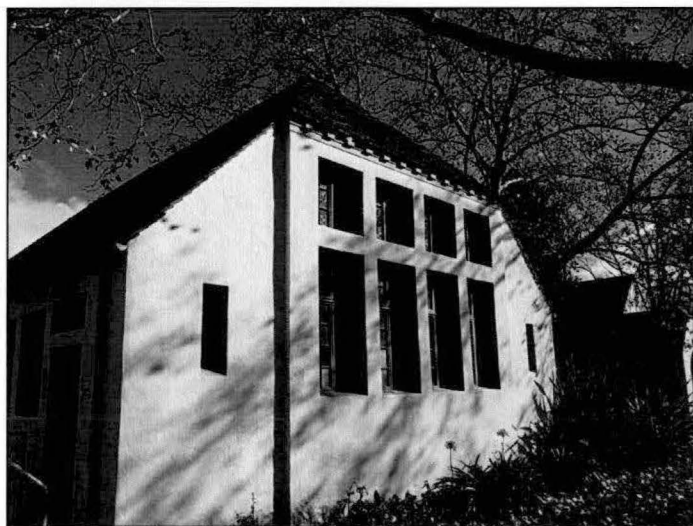


## Hill Cottage

**UTM coordinates:** 10 S; 4244331 m N; 542261 m E



**Photograph A.86.** Looking west toward the southern end of the rear wing.



**Photograph A.87.** Looking east, showing a grouping of multi-light windows at the northern corner of the southwest elevation.

windows, 4-light metal segmental arch windows, 8-light and 4-light metal single casement windows, 3-light and 4-light metal fixed windows, as well as metal sliding sash windows that are not original. The doors on Hill Cottage include flush metal doors with single glazing in the upper corner, and unglazed vertical wood batten doors.

### Alterations

Some windows have been replaced with metal vents or metal sliding-sash windows, and many original window panes have been replaced with tinted panes. However, further investigation is needed to determine the date of these window alterations.

The loading dock at the western corner of the interior courtyard is an addition. Additional research is necessary to determine the dates of this addition.

<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>st</sup> and 92d Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.

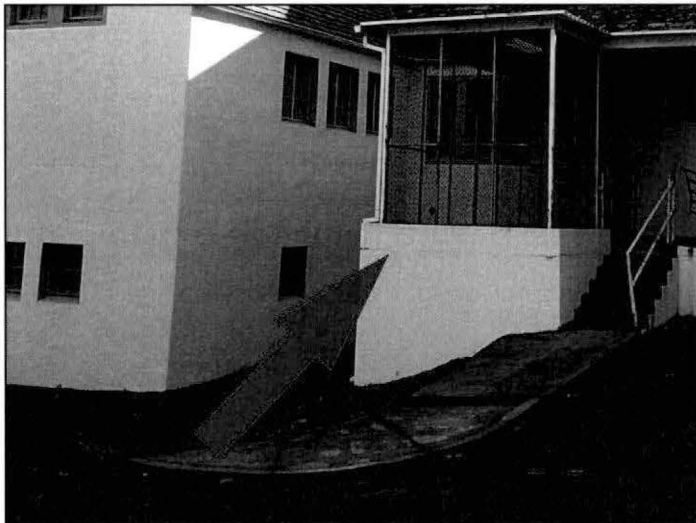
<sup>2</sup> Pat Mazzini and George Ellman, "Sonoma State Home, Main Building," National Register of Historic Places Nomination Form, Glen Ellen Historical Society, May 17, 2000, 3.



# Hill Cottage - Recommendations

Priority Score 2

| Hill Cottage - Condition Issues |                                                                                          |                                     |       |          |        |                                                                            |
|---------------------------------|------------------------------------------------------------------------------------------|-------------------------------------|-------|----------|--------|----------------------------------------------------------------------------|
| Topic                           | Subtopic                                                                                 | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                           |
| Concrete                        | Hairline cracking                                                                        |                                     | ×     |          |        |                                                                            |
|                                 | Rust Drainage                                                                            |                                     | ×     |          |        | Evidence of rust staining from corroding metal staircase on east elevation |
|                                 | Spalling                                                                                 |                                     |       | ×        |        | South elevation                                                            |
|                                 | Hairline cracking                                                                        |                                     | ×     |          |        | On walls of the rear loading bay                                           |
| Biological Growth               |                                                                                          |                                     |       | ×        |        | Roof tiles                                                                 |
| Other Elements                  | Soffit boards broken and missing from porch overhang on east elevation of southwest wing |                                     |       |          |        |                                                                            |
|                                 | Several window glazings have been replaced with an opaque material                       |                                     |       |          |        |                                                                            |



Photograph A.88. Minor hairline cracking of concrete.

## Concrete

### Minor hairline cracking of concrete - Urgency Score 2

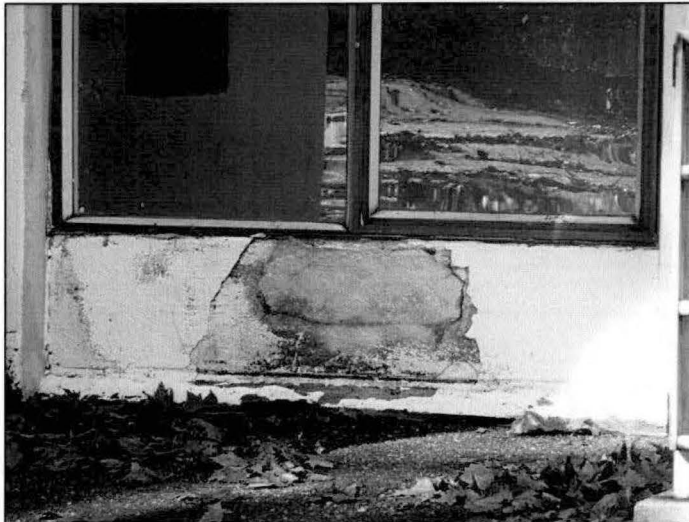
Several stucco and concrete exteriors at SDC exhibit hairline cracking. Like with stucco, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected or if the cracking enlarges. Due to the building's impending vacancy, it might be wise to patch the hairline cracks in order to avoid excessive moisture infiltration during vacancy.

### Minor rust staining on concrete from corroding metal staircase - Urgency Score 2

Due to the fact that the rust staining appears to be caused by corrosion of exterior metal components, there is no cause for alarm. However, it is advised that the metal staircase be detached from the building, the rust be removed, and the staircase be prepared, primed, and applied a topcoat. Before the staircase is reattached, the affected concrete staining should be cleaned.

## Hill Cottage - Recommendations

**Priority Score 2**



**Photograph A.89.** Moderate spalling of concrete.



**Photograph A.90.** Moderate biological growth on roof tiles.

### *Moderate spalling of concrete - Urgency Score 3*

Due to the potential for major underlying issues, any spalling of concrete should be further investigated. The affected area should be assessed to determine if there is any corrosion of the substrate. If corrosion of the substrate is the cause, then the appropriate steps should be taken to remediate the issue before the missing concrete is patched. If the spalling is due to rising damp or other moisture infiltration issues, then the cause of the moisture infiltration should be remediated before carrying out any concrete patching.

### **Biological Growth**

#### *Moderate biological growth on roof tiles - Urgency Score 2*

For a roof tiles, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.

### **Other Elements**

#### *Soffit boards broken and missing from porch overhang - Urgency Score 2*

Due to the rust staining around the affected area, it appears that the broken soffit boards were likely affected by a moisture infiltration issue. An assessment should be performed on the area, and if there are leaks in the roof, the affected roof system should be repaired immediately. After remediating the underlying cause of

## Hill Cottage - Recommendations

**Priority Score 2**

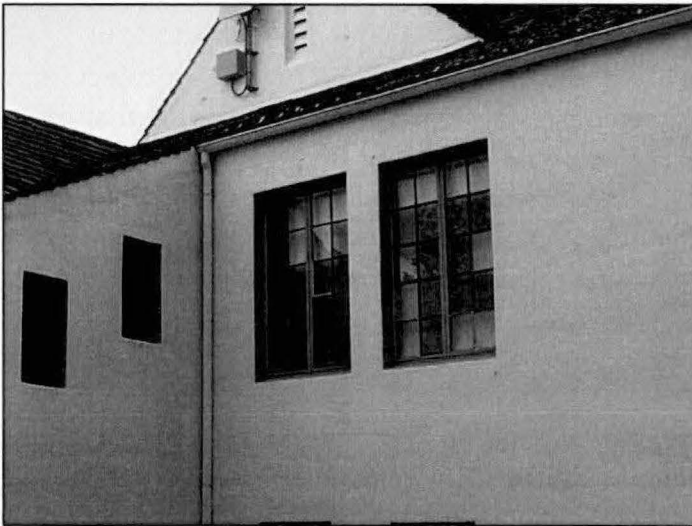


**Photograph A.91.** Broken soffit boards on porch overhang.

the soffit board damage, it is advised to replace the missing sections to avoid further deterioration.

*Several window glazings have been replaced with an opaque material - Urgency Score 1*

Considering the building's vacancy status, the opaque material is not advised to be replaced with glazing at this time.



**Photograph A.92.** Several window glazings have been replaced with an opaque material.

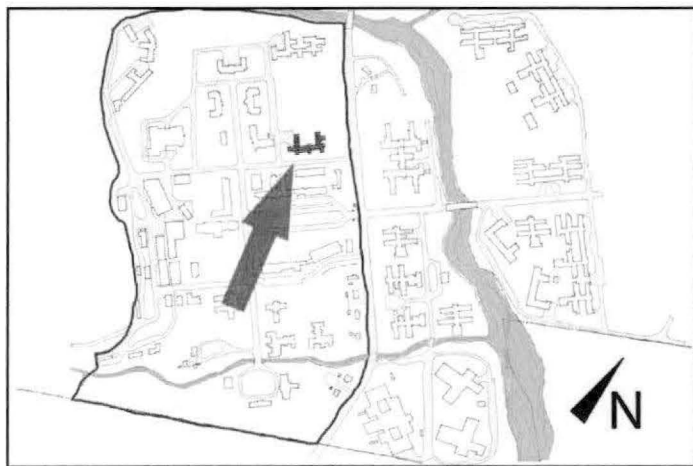
# King Cottage

UTM coordinates: 10 S; 4244672 m N; 542075 m E

**Construction date:** 1939  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.93.** Looking northwest, showing the main entry and its projecting gable.



## History and Significance

Constructed in 1939 as a dormitory for SDC's clients, King Cottage was named in honor of Judge Percy S. King, who was appointed to the SDC Board of Managers in 1913.<sup>1</sup> Similar to many other historic buildings on SDC's campus, King Cottage displays pronounced architectural elements of the English Cottage style. Historically functioned as a dormitory for SDC's clients. The building is significant for its association with the development of SDC's residential cottages, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

King Cottage was constructed in 1939 in the English Cottage style, with an irregular form. Resting on a concrete foundation, this building is mainly clad in parged concrete, with the exterior of the rear projecting gable bay clad in brown ceramic flat tile shingles.

There is a main hip-roofed core with gable-on-hips, as well as two hip-roofed wings extending perpendicularly off the rear that envelope an interior courtyard. There are both gable and hipped bays that project from the building's main core, including a main projecting front gable that marks the building's main entry on the southeast. There are two hipped, vented dormers on the western rear wing, as well as a metal pyramid vented cupola that is situated on top of a concrete flue. The roof is steep-pitched with little to no eaves, and is clad in ceramic flat tiles that are red on the western rear wing and brown on the remainder of the building.

Fenestration at King Cottage consist mainly of metal casement windows, including 12-light, 9-light, and 6-light single casement windows and 8-light and 6-light double casement windows. There are also groupings of 8-light double casement windows with 8-light fixed transoms, with 6-light double casement windows situated above. None of the doors on this building are original, and all consist of flush metal doors with single glazing in the upper right corner.

# King Cottage

UTM coordinates: 10 S; 4244672 m N; 542075 m E



**Photograph A.94.** Looking west toward the southern end of the rear wing.

## Alterations

Some original multi-light windows have been replaced with single panes, and the existing metal doors appear to have replaced wood doors. Further investigation is needed to determine when these fenestration alterations were carried out.

<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>th</sup> and 92<sup>d</sup> Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.; Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center, January 2016 to June 2017* (calendar), 2015.

<sup>3</sup> **Photograph:** Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 13.



**Photograph A.95.** Undated historic photograph of King Cottage looking north. This photograph shows the southwest and southeast elevations.<sup>2</sup>



# King Cottage - Recommendations

Priority Score 3

| King Cottage - Condition Issues |                                                                    |                                     |       |          |        |                               |
|---------------------------------|--------------------------------------------------------------------|-------------------------------------|-------|----------|--------|-------------------------------|
| Topic                           | Subtopic                                                           | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)              |
| Concrete                        | Chipping                                                           |                                     |       | ×        |        | At soil level from splashback |
| Wood                            | Paint chipping                                                     |                                     |       | ×        |        | Wood window surrounds         |
| Other Elements                  | Several roof tiles missing                                         |                                     |       |          |        |                               |
|                                 | Several window glazings have been replaced with an opaque material |                                     |       |          |        |                               |



**Photograph A.96.** Moderate chipping of concrete at soil level, due to splashback.

## Concrete

*Moderate chipping of concrete at soil level from splashback - Urgency Score 2*

It appears that the chipping of concrete is related to moisture infiltration and splashback, likely caused by water draining off the eave-less and gutter-less gable ends. It might be wise to consider installing a gutter system to these gutter-less gable-ends that is mostly hidden from view, in order to retain the eave-less character of the English Cottage style. This will assist in redirecting drainage away from the building's base.

Once the drainage issue is resolved, the affected concrete should be assessed as to the extent of the damage, to determine if the damage warrants treatment beyond simple patching.

## Wood

*Moderate paint chipping on wood window surrounds - Urgency Score 2*

Due to the minor severity of the paint chipping, it is advised to not strip and repaint the wood elements. Rather, given the impending vacancy, and a new coat of paint should be applied to protect the wood during vacancy.

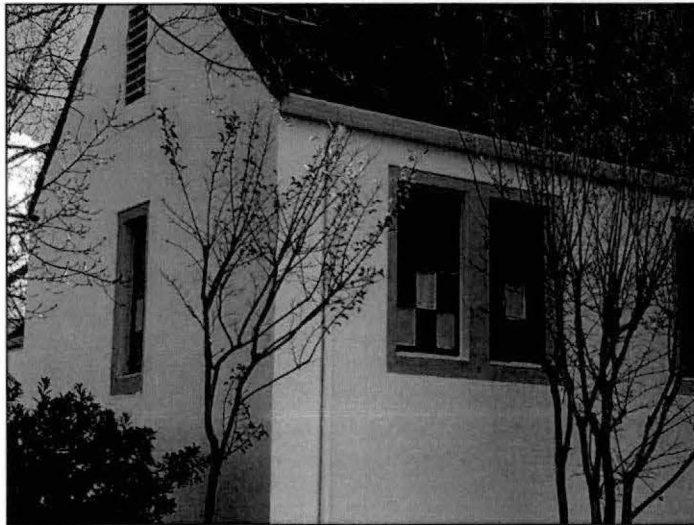


## King Cottage – Recommendations

Priority Score 3



Photograph A.97. Several slate roof tiles missing.



Photograph A.98. Several areas of window glazing have been replaced with an opaque material.

### Other Elements

#### *Several slate roof tiles missing - Urgency Score 2*

The missing slate tiles should be replaced in-kind, maintaining awareness of the existing color pattern of the tiles.

#### *Several areas of window glazing have been replaced with an opaque material - Urgency Score 1*

Considering the building's impending vacancy, the opaque material is not advised to be replaced with glazing at this time.

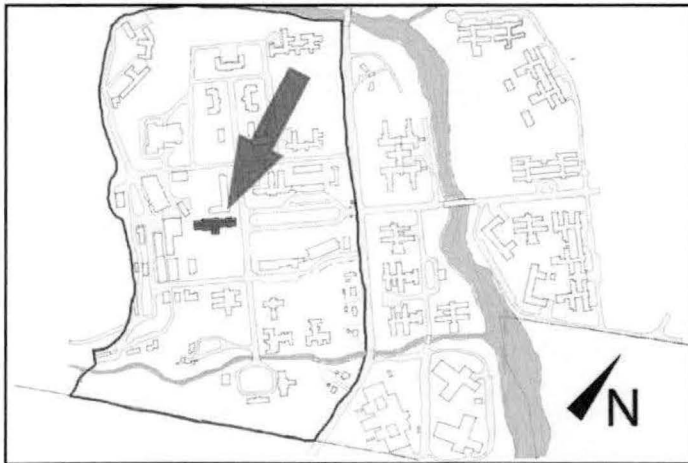
# Main Building

**UTM coordinates:** 10 S; 4244460 m N; 542052 m E

**Construction date:** 1891; 1908  
**Architectural Style:** Collegiate Gothic  
**NRHP Eligibility:** Contributor to Historic District; Individually Listed  
**Condition:** Severe  
**Vacancy Status:** Vacant



**Photograph A.99.** Looking east, showing the northeast elevation of the main, Collegiate Gothic building form.



## History and Significance

This three-story Collegiate Gothic style building is called both the Main Building and the Professional Education Building (PEC), and currently embodies the work of two separate construction periods. The building's three main forms include the western wing and main core which are remnants of the building's original 1891 construction, and the eastern, main wing that was built in 1908.<sup>1</sup> Until 1955, there were two, two-story wings that extended north and south of the building's central building form—both constructed in 1891 as the location of SDC's earliest dormitories.<sup>2</sup>

The 1906 San Francisco earthquake damaged several portions of the original Main building.<sup>3</sup> In response, a few sections of the building that were damaged beyond repair were demolished, including the removal of the second floor of the existing 1891 rear wing and central core—an alteration that is still visible today.<sup>4</sup> During this transition period after the earthquake, the main Gothic Revival form was constructed and completed in 1908, fulfilling the building's original plans, but in a different design.<sup>5</sup>

The Main Building's unique Collegiate Gothic architecture is distinct from the designs of SDC's remaining resources. The domineering three-story core, displays an architectural merit that is unmatched at the institution. There are several character-defining features, including the use of terra cotta as window surrounds, sills, and simply as ornament within the brick exterior, as well as an oculus within the front elevation's curved parapet and its large projecting entry porch. The architectural merit of this building, as well as its association with SDC as a location of administration and residential functions are significant to the early history of the institution. In 2000, the building was individually listed in the National Register under Criteria A & C, and appears to be eligible as a contributing building to the potential NRHP Historic District.

## Main Building

UTM coordinates: 10 S; 4244460 m N; 542052 m E



**Photograph A.100.** Looking north, showing the southern wing of the central core (1891). Remnants of the Judah Hall wing (now demolished) can be seen.



**Photograph A.101.** Looking northwest, showing the rear wing (1891).

### Description

The three-story brick Collegiate Gothic building has an irregular form, due to the various periods of construction and demolition of the building's various sections since its original 1891 construction. Today, the building retains three distinct forms: the single-story rear wing (1891), the single-story central core (1891), and the three-story main entry wing (1908)—all resting atop a basement level. The main entry is on the east elevation, and marked by an inset porch with openings on all three sides, as well as a dramatic set of Gothic Revival double doors.

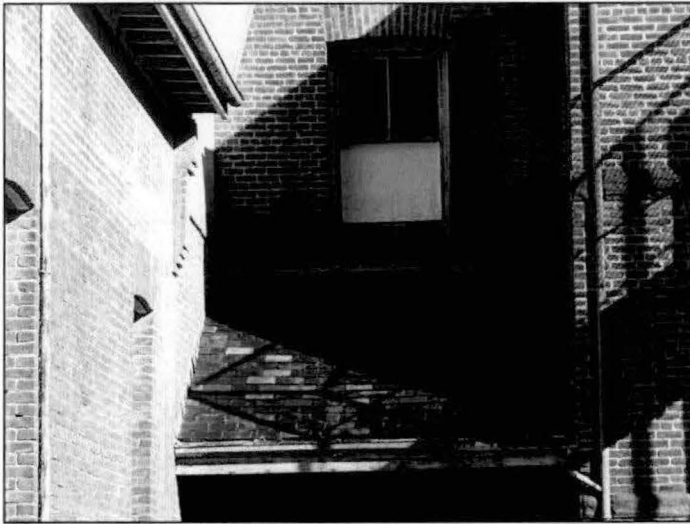
The two sections that date to 1891 had their second levels removed shortly after the 1906 San Francisco earthquake, and now exhibit very low-pitched gable roofs. The 1908 section of the building has a mainly hipped roof with two gabled side projections and a central gable marking the main entry. It is likely that the building still retains most of its slate roofing, though majority of the roof has been covered for protection.<sup>6</sup> Some sections of the building show the dark grey, slate roofing exposed.

The building consists mostly of steel-reinforced brick masonry laid with red brick in a common bond (5:1 ratio), with elements of well-crafted stonework. There are several types of decorative brick elements on the Main Building, including soldier and diagonal coursing, as well as other ornamental detail such as terra cotta window and doors surrounds, cornices, and coping, as well as stone stair railings.

Fenestration includes a variety of wood windows. These include 2/2 and 4/2 double-hung windows—some with two-light hopper transom windows—as well as a few single-pane fixed windows with pentagonal multi-light transom windows. There are also several multi-light double-casement windows (including some with 24 lights)—some in groupings separated by stone mullions, and others with fixed multi-light transom windows.

## Main Building

UTM coordinates: 10 S; 4244460 m N; 542052 m E



**Photograph A.102.** Looking northeast toward the southern wing of the central core. This image shows one of the only areas of exposed slate roofing.



**Photograph A.103.** Detail of the terra cotta work that surrounds several of the building's windows.

The main entry consists of wood double-doors with each door displaying central flattened lancet glazing, above which are three, pointed cusped arch-shaped glazing. Other wood doors include those with 3 panels in the lower half and glazing in the upper half with a cross-hatch metal screen, as well as a pair of 5-panel double-doors with a round arched single-pane transom. Doors that are not original to the building include one flush, unglazed metal door.

### Alterations

The 1906 San Francisco earthquake damaged several portions of the original building, and shortly afterwards, the second levels of a few sections of the building were removed, including the second floor of the existing 1897 rear wing and central core—an alteration that is still visible today.

During this transition period in the mid-1910s, the main Gothic Revival form was constructed and completed in 1908. However, the two original wings that extended north and south of the building's central building form—both constructed in 1891—were demolished in 1956.

Several window openings have been bricked-in, and several areas of the building that were left open with the demolition of certain sections have been either bricked in or filled with concrete. However, further investigation is needed to determine the date of these alterations.

<sup>1</sup> Pat Mazzini and George Ellman, "Sonoma State Home, Main Building," National Register of Historic Places Nomination Form, Glen Ellen Historical Society, May 17, 2000, 5.

<sup>2</sup> Ibid, 6-7.

<sup>3</sup> Ibid.

<sup>4</sup> Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 6.

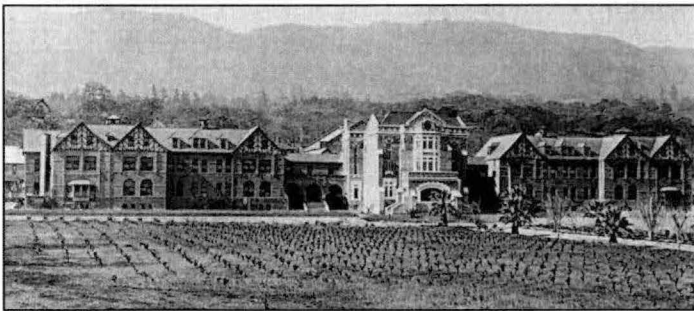


## Main Building

UTM coordinates: 10 S; 4244460 m N; 542052 m E



**Photograph A.104.** Ca.1900 historic photograph showing the Main Building and its two wings, Bentley and Judah Halls. The central core can be seen in this image, and shows this building form with its original two stories.<sup>7</sup>



**Photograph A.105.** Ca.1910 historic photograph that shows the Main Building with the 1908 Collegiate Gothic main entry wing.<sup>8</sup>

<sup>5</sup> Ibid.

<sup>6</sup> Mazzini and Ellman, "Sonoma State Home, Main Building," 5.

<sup>7</sup> **Photograph:** Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 11.

<sup>8</sup> **Photograph:** Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 11.



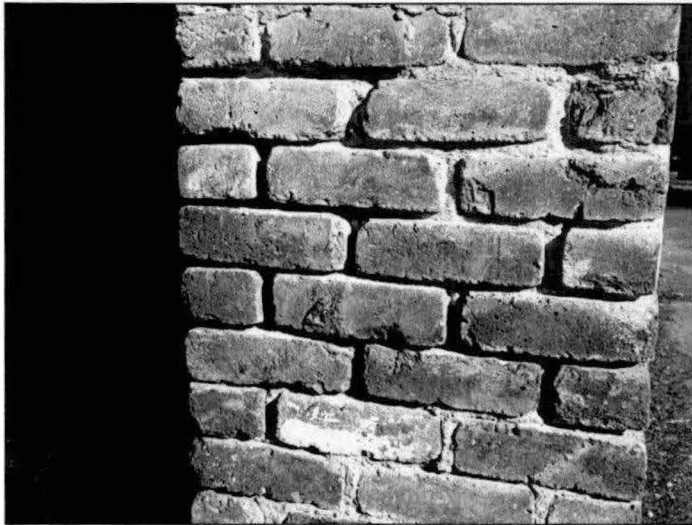
# Main Building - Recommendations

Priority Score 1

| Main Building - Condition Issues |                                                                                                            |                                     |       |          |        |                                                                                                                                                                                      |
|----------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------|-------|----------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic                            | Subtopic                                                                                                   | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                                                                                                                                     |
| Brick                            | Missing mortar                                                                                             |                                     |       |          | ×      |                                                                                                                                                                                      |
|                                  | Efflorescence                                                                                              |                                     |       |          | ×      | All elevations                                                                                                                                                                       |
|                                  | Spalling                                                                                                   |                                     |       |          | ×      |                                                                                                                                                                                      |
|                                  | Missing brick                                                                                              | ×                                   |       |          |        |                                                                                                                                                                                      |
|                                  | Poor repointing                                                                                            | ×                                   |       |          |        |                                                                                                                                                                                      |
| Stone                            | Weathering                                                                                                 |                                     |       |          | ×      | Uncut stonework                                                                                                                                                                      |
| Concrete                         | Cracking                                                                                                   |                                     |       |          | ×      | Concrete sidewalk curbs at plant beds--some are broken and many are separating                                                                                                       |
|                                  | Hairline Cracking                                                                                          |                                     |       | ×        |        | On east elevation                                                                                                                                                                    |
|                                  | Hairline Cracking                                                                                          |                                     |       |          | ×      | Concrete foundation                                                                                                                                                                  |
| Stucco                           | Cracking                                                                                                   |                                     |       |          | ×      | Southwest corner                                                                                                                                                                     |
| Wood                             | Paint chipping                                                                                             |                                     |       | ×        |        | Wood doors                                                                                                                                                                           |
|                                  | Moisture Infiltration                                                                                      |                                     |       |          | ×      | Wood sheathing in main entry inset porch; wood eaves                                                                                                                                 |
| Biological Growth                |                                                                                                            |                                     |       | ×        |        | Several elevations, including on brick, terra cotta, and stonework; on granite stairs leading to the main entry inset porch, and on the granite railings that flank each side of the |
|                                  |                                                                                                            |                                     |       |          | ×      | Brick steps on the north side leading to the main entry inset porch; concrete on the north elevation                                                                                 |
|                                  | Climbing vegetation                                                                                        |                                     |       |          | ×      | At the eaves on the north elevation                                                                                                                                                  |
| Gutter System                    | Corrosion                                                                                                  |                                     |       |          | ×      | Downspouts and gutters                                                                                                                                                               |
| Corrosion                        |                                                                                                            |                                     |       |          | ×      | Rear metal staircase to roof; metal vents with decorative designs; metal mesh screens in archway on east elevation                                                                   |
| Vandalism                        |                                                                                                            |                                     | ×     |          |        | On terra cotta surround at the main entry doors, appears to be in marker                                                                                                             |
| Other Elements                   | Several windows are covered in wood boards                                                                 |                                     |       |          |        |                                                                                                                                                                                      |
|                                  | Several windows have broken glazings                                                                       |                                     |       |          |        |                                                                                                                                                                                      |
|                                  | A few pieces of wood sheathing in the inset porch on the southern part of the east elevation are detaching |                                     |       |          |        |                                                                                                                                                                                      |
|                                  | Door hardware is missing from the main entry doors                                                         |                                     |       |          |        |                                                                                                                                                                                      |

## Main Building - Recommendations

Priority Score 1



Photograph A.106. Severe missing mortar in brick walls.



Photograph A.107. Missing bricks.

### Brick

#### *Severe missing mortar in brick walls - Urgency Score 3*

First, the cause of the missing mortar should be investigated before any repair is made. Once the underlying issue is addressed, new mortar should be applied immediately to prevent any long-term moisture infiltration. The new mortar should follow the Secretary of the Interior's Standards, and match the existing mortar in color, texture, and tooling.

#### *Severe efflorescence on brick exterior - Urgency Score 2*

Although efflorescence is visually unappealing and can be removed with cleaning, action should be taken to repair the source of the moisture infiltration. Mortar joints are usually the areas where excessive moisture can enter the masonry, specifically where pointing has deteriorated or through cracks in the joints. While these types of problem areas can be repaired by spot repointing, it is absolutely necessary to hire a consultant to undertake a more thorough investigation before any patching or repointing is carried out, as efflorescence can signal more immediate underlying issues.

#### *Severe spalling of bricks - Urgency Score 3*

Spalling can often signal corrosion of the substrate. This means that the underlying steel reinforcement in the brick wall could be corroding, which would cause the reinforcement rods to expand—detaching whole bricks or pieces of bricks from their surrounding wall. An immediate and thorough investigation should be carried out to determine the cause of the spalling. The underlying issue should be remediated before performing any repairs, replacements, or repointing.

#### *Missing bricks - Urgency Score 3*

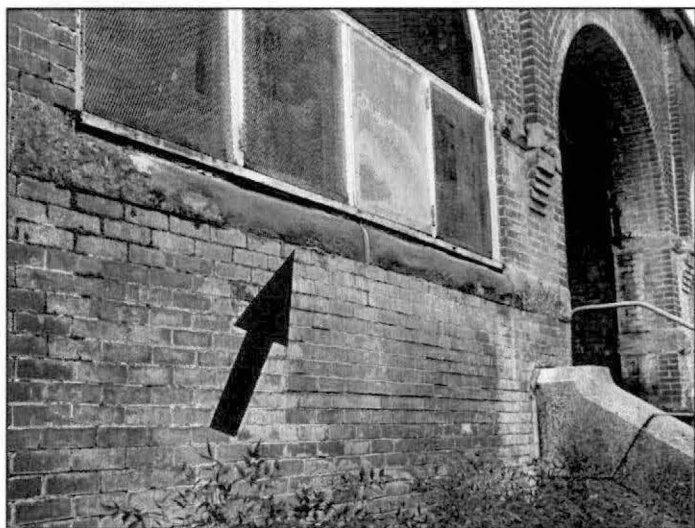
Missing bricks can be attributed to a variety of factors, such as deteriorated mortar, the effect of spalling, or vandalism.

## Main Building - Recommendations

### Priority Score 1



Photograph A.108. Inappropriate repointing.



Photograph A.109. Severe weathering of uncut stonework.

However, due to the damaging potential of spalling, it is advised to perform an immediate and thorough investigation to determine the underlying issue. Once the root cause is determined and remediated, only then should replacement bricks and repointing be carried out.

### *Inappropriate Repointing - Urgency Score 2*

Correcting inappropriate repointing is costly and will not be necessary unless the area shows signs of fracturing, excessive moisture infiltration, spalling, or other damaging effects to the joints or masonry units. If none of these red flags are raised, it might be more cost effective to wait until the area needs to be repointed again to correct the issue—even though it might be visually unappealing and diminishing to the historic character. Given the sloppy aesthetics of the poor repointing jobs, the affected areas will likely need to be repointed sooner than if the action was carried out appropriately.<sup>1</sup>

## Stone

### *Severe weathering of uncut stonework - Urgency Score 3*

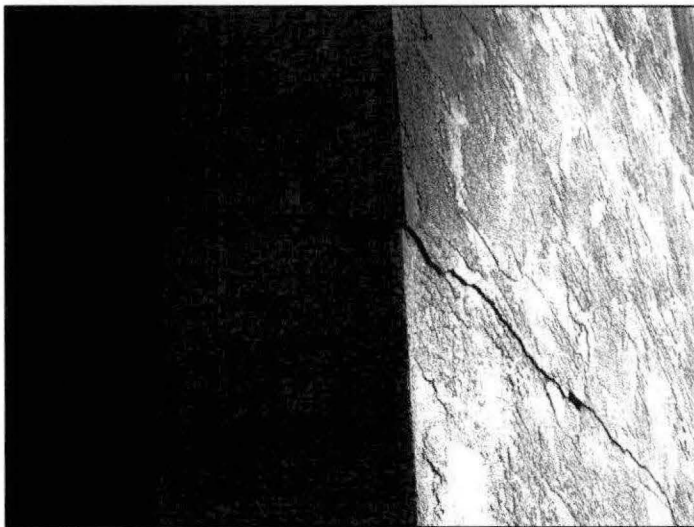
The rough-faced uncut stone on the Main Building is a character-defining feature of the resource. The weathering appears to be concentrated on a few areas, likely caused by poor drainage. The underlying cause of the poor drainage should be investigated and addressed immediately to prevent any further damage. However, due to the vacancy status of the building, it is not advised to perform any treatment to the uncut stone elements.

## Main Building - Recommendations

Priority Score 1



**Photograph A.110.** Severe hairline cracking on concrete foundation.



**Photograph A.111.** Severe cracking of stucco.

### Concrete

*Severe cracking of concrete sidewalk curbs—some are broken and many are separating - Urgency Score 1*

Due to the vacancy status of the building, it is not advised to perform any treatment on the concrete curbs at this time.

*Moderate hairline cracking of concrete - Urgency Score 2*

Several stucco and concrete exteriors at SDC exhibit hairline cracking. Like with stucco, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected or if the cracking enlarges. Due to the building's impending vacancy, it might be wise to patch the hairline cracks in order to avoid excessive moisture infiltration during vacancy.

*Severe hairline cracking on concrete foundation - Urgency Score 3*

Although the severe amount of cracking appears to be minor, any cracking in a foundation should be immediately and thoroughly assessed. Cracks in concrete can lead to moisture infiltration, and should be repaired if they are determined to be "active" cracks. The results of an assessment will determine what steps to take, if any.

### Stucco

*Severe cracking of stucco - Urgency Score 3*

Severe cracks in the stucco should be assessed immediately and thoroughly for the extent of damage and the possible causes. The root cause should be corrected before the crack is repaired, as water infiltration to the substrate might be causing the stucco to crack or spall. For severe cracking, the immediate area around the crack will need to be cut out to prepare for extensive repair by a professional plasterer.<sup>2</sup>

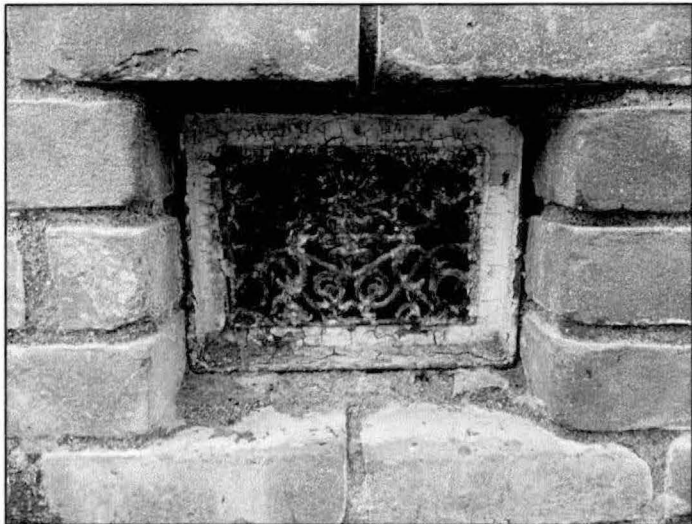


## Main Building - Recommendations

Priority Score 1



**Photograph A.112.** Severe moisture infiltration of wood sheathing in projecting entry porch.



**Photograph A.113.** Severe corrosion of metal vent.

### Wood

#### *Moderate paint chipping of wood doors - Urgency Score 2*

Due to the moderate severity of the paint chipping on the wood doors, it is advised to not strip and repaint the wood elements. Rather, given the vacancy status, and a new coat of paint should be applied to protect the wood.

#### *Severe moisture infiltration of wood sheathing and wood eaves - Urgency Score 3*

Due to the condition of the wood sheathing and wood eaves, it is likely that there are areas of leaking that are not visible from the exterior. An immediate and thorough investigation should be carried out to determine the cause of the leaking, and should be remediated as soon as possible to prevent further damage to the affected areas and other historic materials in the vicinity.

Although the building is already vacant, it is advisable to assess the condition of the wood sheathing and wood eaves, and assess the damage of the wood. If extensively decayed, consider replacing as few sections as possible.

### Corrosion

#### *Severe corrosion of metal staircase, metal vents, metal mesh screens - Urgency Score 2*

Due to the severity of the corrosion, the metal vents and metal mesh screens should be detached from the building, the rust be removed, and then be prepared, primed, and applied a topcoat. Before these metal elements are reattached, the affected exterior surfaces should be cleaned of any rust staining.



## Main Building - Recommendations

**Priority Score 1**



**Photograph A.114.** Biological growth on brick stairs.



**Photograph A.115.** Severe climbing vegetation at the eaves on the north elevation.

The corroding rear staircase is not a character-defining feature of the building, nor does it appear to have historic significance. Therefore, given the severity of corrosion, the staircase should be removed and replaced, if necessary. Any existing rust staining should be cleaned off of the building's affected exterior surfaces. Removing the heavily corroded staircase will prevent any further rust staining and damage to adjacent historic surfaces.

### Biological Growth

#### *Biological growth - Urgency Score 2*

For every affected material, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>3,4</sup>

#### *Severe climbing vegetation (appears to be dead) at the eaves of north elevation - Urgency Score 2*

Before removing the climbing vegetation, it is advised to make sure that the foliage is, in fact, dead. If not, the vegetation should be cut back to the base, allowed to die, then removed from the affected areas of the building.

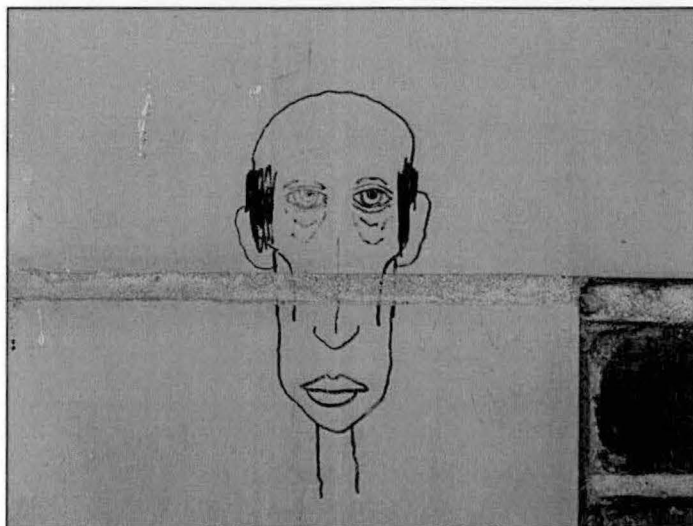
### Gutter System

#### *Severe corroding downspouts and gutters - Urgency Score 2*

Due to the severity of the corrosion, the affected sections of the gutter system appear to be irreparable, and should be replaced.

## Main Building - Recommendations

**Priority Score 1**



**Photograph A.116.** Minor vandalism on terra cotta surround of main entry door.



**Photograph A.117.** Several windows have broken glazing.

This will alleviate ponding and prevent excessive drainage onto the exterior surfaces

### Vandalism

#### *Minor vandalism on terra cotta - Urgency Score 1*

Due to the potential damaging nature that chemicals can have on terra cotta surfaces, it is advised to hire a consultant to determine the most appropriate and most conservative method for removing the vandalism. Although the building is vacant, and the vandalism is not causing further damage to the building, any visible vandalism can convey an image of inattention which can attract more vandalism or intrusions.

### Other Elements

#### *Several windows are covered in wood boards - Urgency Score 1*

Considering the building's vacancy status, this issue is not advised to be treated at this time.

#### *Several windows have broken glazing - Urgency Score 3*

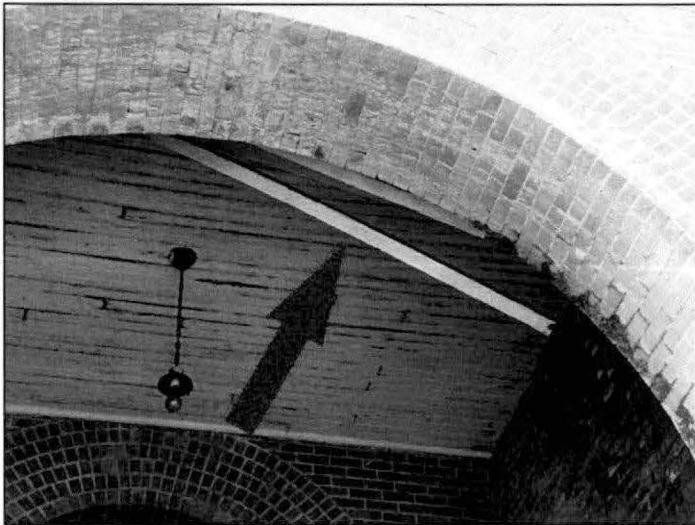
The broken window glazing should be remediated immediately. Because the windows in the Main Building are a character-defining features of the resource, the glazing should be replaced in-kind. Due to the vacancy status, the affected window could instead be boarded up, and repaired once recommissioned.

#### *A few pieces of wood sheathing in the inset porch are detaching - Urgency Score 3*

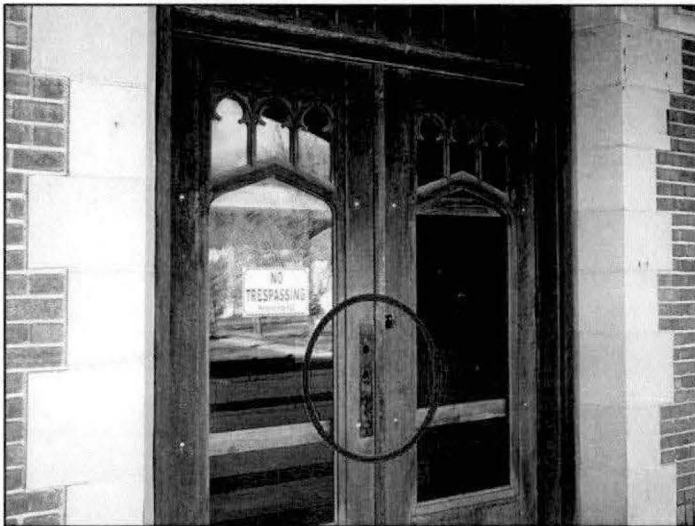
The cause of the detaching wood sheathing should be investigated to determine if there is an underlying issue. After the root cause is identified (if any), then the sheathing should be assessed for

## Main Building - Recommendations

**Priority Score 1**



**Photograph A.118.** A few pieces of wood sheathing in the inset porch are detaching.



**Photograph A.119.** Door hardware missing from the main entry doors.

damages. If there are no signs of significant decay, then the existing wood sheathing should be reattached.

### ***Door hardware missing from the main entry doors - Urgency Score 1***

Due to the vacancy status of the building, it is likely that the door hardware was removed before the building was decommissioned. It is not advised to reattach the hardware, as it could be lost to theft or damaged during vacancy.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, by Robert C. Mack and John P. Speweik, October 1998, 16.

<sup>2</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 9.

<sup>3</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5.

<sup>4</sup> Ibid, 8.

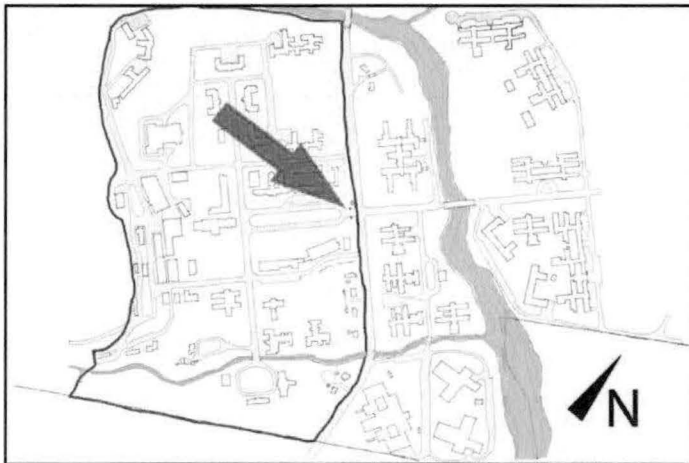
# Main Gates

**UTM coordinates:** 10 S; 4244611 m N; 542226 m E

**Construction date:** ca.1910  
**Architectural Style:** Rustic Style  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** N/A



**Photograph A.120.** Looking southwest from Arnold Drive toward Harney Drive.



## History and Significance

The Rustic Style Main Gates were constructed ca.1910 and stand on either side of Harney Drive, the main entrance into SDC from Arnold Drive. These objects are similar in style and material to the adjacent Bus Shelter to the north, and symbolizes the institution's prominence with its design and use of rugged river stones.

The Main Gates are significant features to SDC's layout as an expansive campus, and remain as highly visible reminders of the institution's early years. For their association with SDC's development history, the Main Gates appear to be eligible as contributing objects to the potential NRHP Historic District.

## Description

The Main Gates mark the main entry to the Sonoma Developmental Center on either side of Harney Street, just to the west of Arnold Drive. These Rustic Style stone forms consist of a central square block with smaller engaged square-shaped piers at three of the corners—each topped by a low-pitch pyramidal stone cap and spherical stone ornament. Flanking each side of the stone piers is a low, arched stone bench that consists of coursed, uncut stone that is approximately 3 feet from each of the main piers.

The gates consist of uncoursed, uncut river stone, and each have plaques with the institution's name. The northern column has a wood plaque that reads "SONOMA DEVELOPMENTAL CENTER MDCCCXCI". The southern column has the same wood plaque and, in addition, a stone plaque that reads "SONOMA STATE HOME MDCCCXCI," as well as a metal plaque at the top that reads "SONOMA DEVELOPMENTAL CENTER HISTORIC SITE".

There is a metal cobra head streetlight situated approximately 7 feet to the east of the northernmost stone pier. This street light is not original to the construction of the main gates.



## Main Gates

UTM coordinates: 10 S; 4244611 m N; 542226 m E



**Photograph A.121.** Looking west toward the southern end of the rear wing.

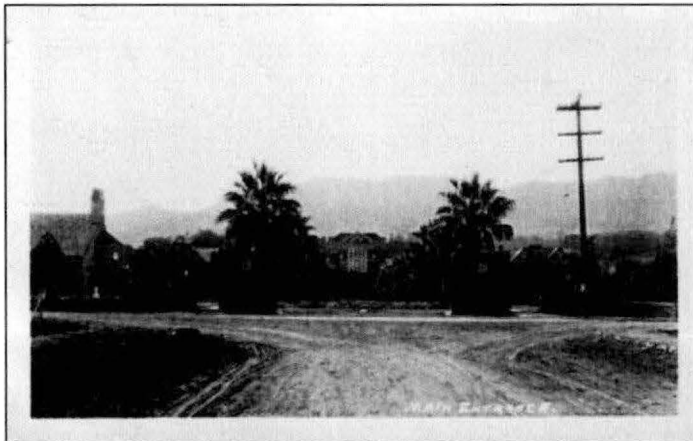
### Alterations

Two wood plaques and a metal plaque have been added to the piers, as additions to the original stone plaques. Further investigation is needed to determine the dates of these plaque additions.

The metal cobra head streetlight is not original, but additional research is necessary to determine when the feature was installed.

---

<sup>1</sup> **Photograph:** "Sonoma State Home (Main Entrance)," (postcard), [http://alexwellerstein.com/collection/image.cgi?hospital\\_sonoma2](http://alexwellerstein.com/collection/image.cgi?hospital_sonoma2).



**Photograph A.122.** Historic postcard ca.1915, looking down Harney Drive, showing the Main Gates.<sup>1</sup>

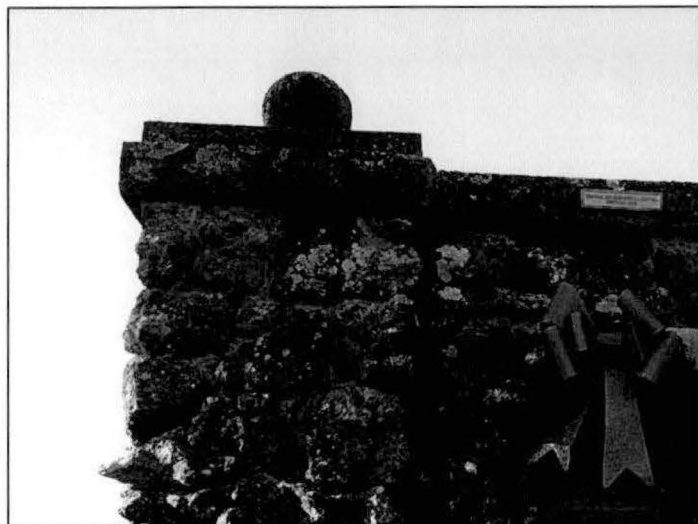


# Main Gates - Recommendations

Priority Score 3

## Main Gates - Condition Issues

| Topic             | Subtopic | <input checked="" type="checkbox"/> Minor | Moderate | Severe | Specific area(s) |
|-------------------|----------|-------------------------------------------|----------|--------|------------------|
| Biological Growth |          |                                           | ×        |        | On stone piers   |



**Photograph A.123.** Biological growth on stone pier of the Main Gates.

## Biological Growth

### *Moderate biological growth on stone piers - Urgency Score 2*

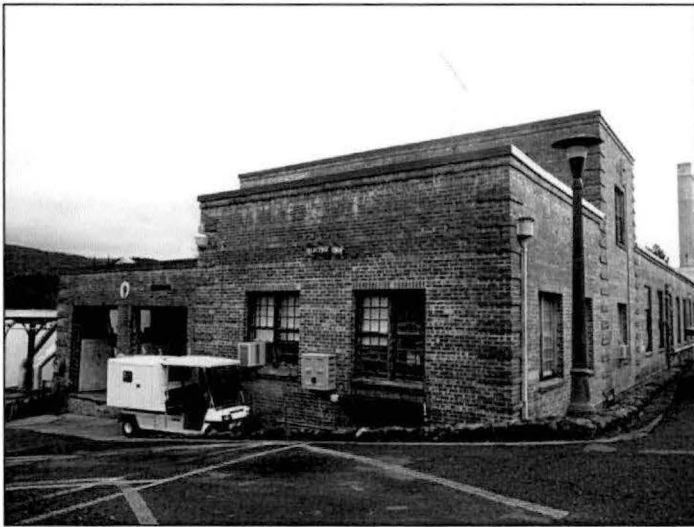
For the stone piers, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8..

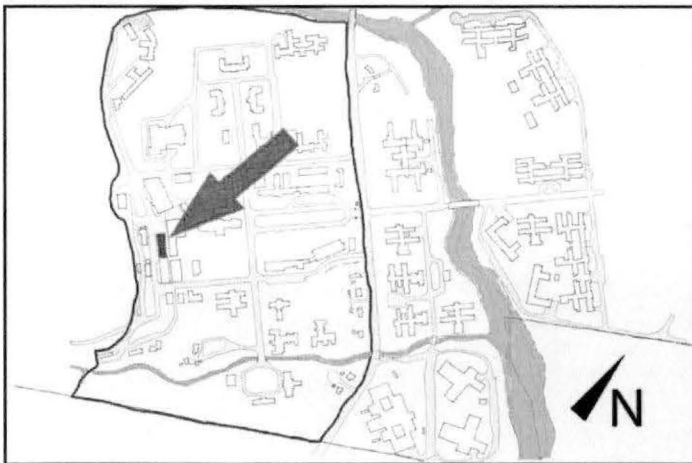
# Maintenance Shop

UTM coordinates: 10 S; 4244349 m N; 541971 m E

**Construction date:** ca.1900  
**Architectural Style:** Utilitarian  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.124.** Looking east, showing the northwest and the southwest elevations.



## History and Significance

Along with the Paint Shop, the Maintenance Shop stands as the earliest extant utilitarian building at the institution. Maintenance operations have been a critical aspect of sustaining SDC's large-scale campus, and this building's function is significant in the context of the institution's historical operations. The building retains a high degree of integrity, and appears to be eligible as a contributor to the potential NRHP Historic District for its association with the utilitarian and maintenance functions of SDC's campus.

## Description

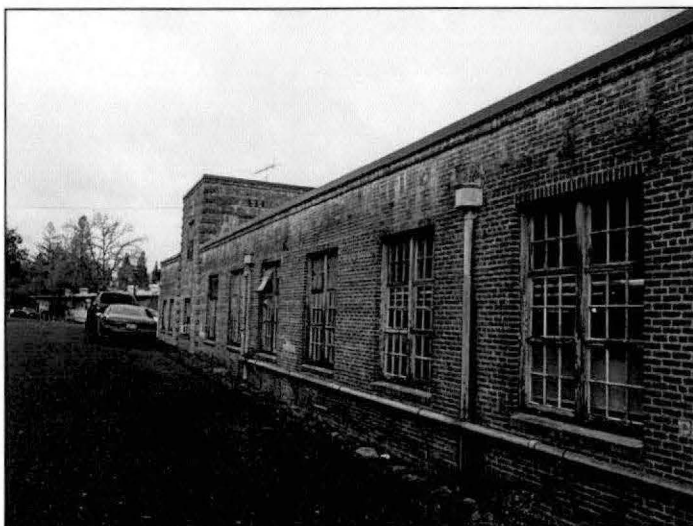
The Maintenance Shop is a 1-2 story brick building that was constructed ca.1900. The building is rectangular in plan, and surrounded on three sides by a rubble stone wall. Some sections of this building have two levels while others have one. The building has a front-facing gable roof, which is not visible due to its location behind the building's brick parapet, but is visible on aerial photographs. The roofing is also not visible, and further investigation is needed to determine the roofing material.

The building is clad in red brick laid in common bond (5:1 ratio), and has a cornice line that consists of smaller bricks—some courses which are covered by metal flashing on the parapet ridge and on a few projecting courses of the cornice. There is brick quoining at the corners of the building's exterior facade, and wherever there is roof height changes along the building. This quoining consists of two courses of three stretchers, each quoin separated by five courses of the building's normal brick exterior.

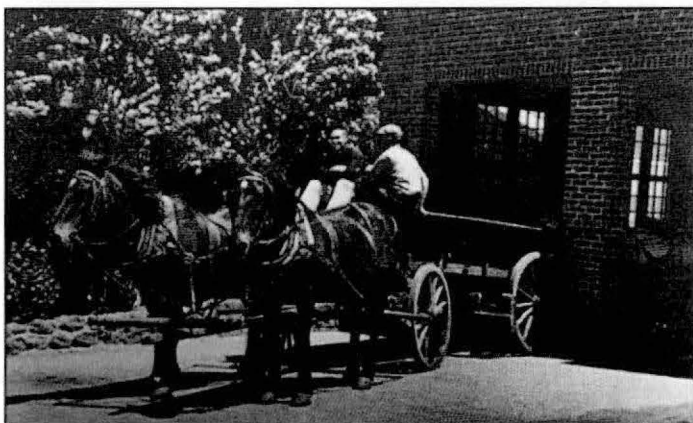
The window and door openings are all topped with brick sills and lintels. Fenestration includes pairs of 9/9 wood awning windows, as well as pairs of 6/6/6 wood awning windows. Some windows have been replaced by pairs of 3-light metal casement windows. On the front elevation, there are two openings in the brick facade that make up the freight loading dock.

## Maintenance Shop

UTM coordinates: 10 S; 4244349 m N; 541971 m E



**Photograph A.125.** Looking north, showing the southwest elevation, and the groupings of 6/6/6 awning windows.



**Photograph A.126.** Ca.1910 historic photograph showing the northwest elevation of the Maintenance Shop. Note the grade was once aligned with the loading dock.

On the front, northwest elevation, there is a wood sign in the shape of a lightning bolt that is fastened to the brick exterior. Within this sign, there is text that reads "ELECTRIC SHOP". Also on the front elevation is a toilet seat that is fastened to the brick exterior, along with a piece of rotting wood. Near the northern corner of the front elevation is a metal hose wheel for securing a rubber hose. It is unclear whether or not this metal hose wheel is original to the building.

### Alterations

Some of the original wood awning windows have been replaced by pairs of 3-light metal casement windows, or have been removed completely to accommodate air-conditioning units. Further investigation is needed to determine the date of these fenestration alterations.

On the front, northwest elevation, there is a wood sign in the shape of a lightning bolt that is fastened to the brick exterior, with text that reads "ELECTRIC SHOP". Above the loading dock on the front elevation is a toilet seat that is fastened to the brick exterior, adjacent to a piece of rotting wood also fastened to the brick exterior. Near the northern corner of the front elevation is a metal hose wheel for securing a rubber hose. It is unclear whether or not this metal hose wheel is original to the building.

From a ca.1910 historic photograph, it appears that the paved grade was once aligned with the loading dock, but has been lowered at a later date to accommodate modern container trucks. Additional research is needed to determine the date of this regrading.

<sup>1</sup> **Photograph:** Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center, January 2016 to June 2017 (calendar)*, 2015.

# Maintenance Shop - Recommendations

Priority Score 2

| Maintenance Shop - Condition Issues |                                                  |                                     |       |          |        |                                                                      |
|-------------------------------------|--------------------------------------------------|-------------------------------------|-------|----------|--------|----------------------------------------------------------------------|
| Topic                               | Subtopic                                         | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                     |
| Brick                               | Efflorescence                                    |                                     |       |          | ×      | All elevations                                                       |
|                                     | Poor repair                                      | ×                                   |       |          |        | Inappropriate repointing on west elevation                           |
|                                     | Rust staining                                    |                                     |       | ×        |        | Corroding metal components causing rust staining onto brick exterior |
| Wood                                | Paint peeling                                    |                                     |       |          | ×      | Paint peeling on wood windows                                        |
| Biological Growth                   |                                                  |                                     |       | ×        |        | Brick window sills                                                   |
| Gutter System                       | Corroding                                        | ×                                   |       |          |        | Downspouts                                                           |
|                                     | Broken                                           | ×                                   |       |          |        | Downspouts                                                           |
| Other Elements                      | A few broken window glazings                     |                                     |       |          |        |                                                                      |
|                                     | Some windows have been replaced with wood boards |                                     |       |          |        |                                                                      |



**Photograph A.127.** Inappropriate repointing of the brick surrounding the windows.

## Brick

### Severe efflorescence - Urgency Score 2

Although efflorescence is visually unappealing and can be removed with cleaning, action should be taken to repair the source of the moisture infiltration. Mortar joints are usually the areas where excessive moisture can enter the masonry, specifically where pointing has deteriorated or through cracks in the joints. While these types of problem areas can be repaired by spot repointing, it is absolutely necessary to hire a consultant to undertake a more thorough investigation before any patching or repointing is carried out, as efflorescence can signal more immediate underlying issues.

### Inappropriate Repointing - Urgency Score 2

Correcting inappropriate repointing is costly and will not be necessary unless the area shows signs of fracturing, excessive moisture infiltration, spalling, or other damaging effects to the joints or masonry units. If none of these red flags are raised, it might be more cost effective to wait until the area needs to be



## Maintenance Shop - Recommendations

**Priority Score 2**



**Photograph A.128.** Moderate rust staining caused by the corrosion of exterior metal components.



**Photograph A.129.** Severe paint peeling on wood windows

repointed again to correct the issue—even though it might be visually unappealing and diminishing to the historic character. Given the sloppy aesthetics of the poor repointing jobs, the affected areas will likely need to be repointed sooner than if the action was carried out appropriately.<sup>1</sup>

### *Moderate rust staining on brick - Urgency Score 2*

Due to the fact that the rust staining appears to be caused by corrosion of exterior metal components, there is no cause for alarm. However, rusting metal can expand, potentially causing the surrounding brick to spall. The corroded components should be removed and replaced, and the affected bricks should be gently cleaned.

## Wood

### *Severe paint peeling on wood windows - Urgency Score 2*

Due to the severity of the paint peeling, it is advised to strip the windows of the old paint, treat, and repaint to protect the windows from severe moisture infiltration and further damage during the vacancy period.

## Biological Growth

### *Moderate biological growth on brick window sills - Urgency Score 2*

For the brick window sills, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical

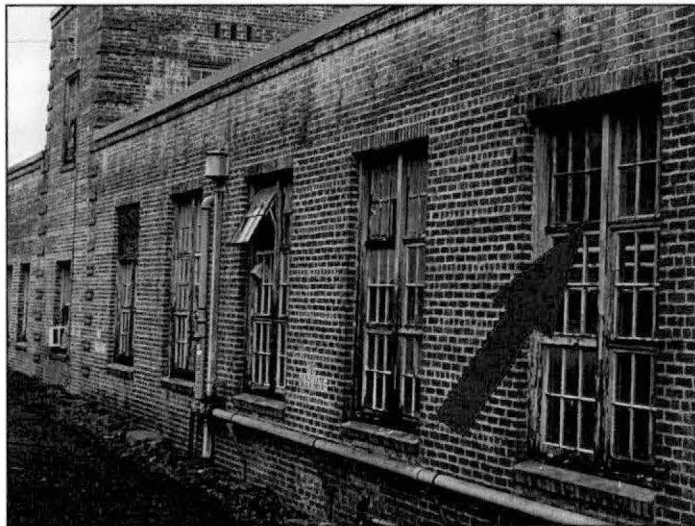


## Maintenance Shop - Recommendations

**Priority Score 2**



**Photograph A.130.** Corroding and broken downspout.



**Photograph A.131.** Broken window glazing.

scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>2</sup>

### Gutter System

#### *Corroding downspouts - Urgency Score 2*

Due to the severity of the corrosion, the affected sections of the gutters appear to be irreparable, and should be replaced. This will prevent excessive drainage onto the stucco exterior, and will alleviate ponding near the base of the building.

#### *Broken and leaking downspouts - Urgency Score 2*

The broken downspouts should be replaced with operable ones immediately. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable. Where there are leaks in areas of otherwise operable downspouts, the leaking areas should be patched.

### Other Elements

#### *A few broken window glazing - Urgency Score 3*

The broken window glazing should be remediated immediately. Because the windows are character-defining features of the building, the glazing should be replaced in-kind with similar glazing. Due to the impending vacancy, the affected windows could instead be boarded up, and repaired once recommissioned.

#### *Some windows replaced with wood boards - Urgency Score 1*

Considering the building's impending vacancy, this issue is not advised to be treated at this time.

## **Maintenance Shop - Recommendations**

**Priority Score 2**

- <sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, by Robert C. Mack and John P. Speweik, October 1998, 16.
- <sup>2</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.

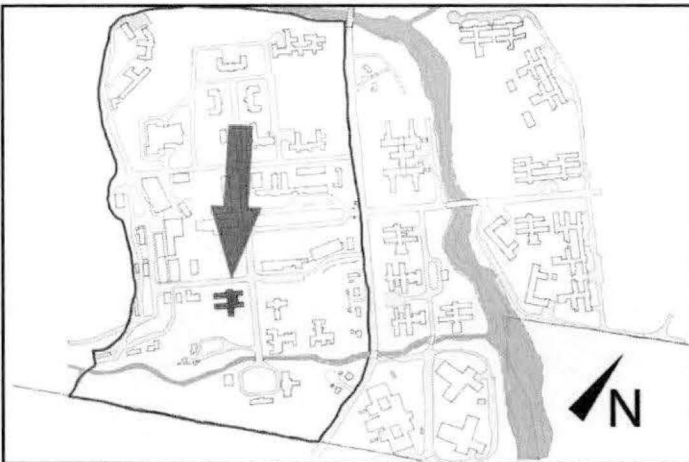
# McDougall Cottage

UTM coordinates: 10 S; 542145 m N; 542145 m E

**Construction date:** 1939  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** Vacant



**Photograph A.132.** Looking south, showing the main entry on the northwest elevation.



## History and Significance

McDougall Cottage was constructed in 1939 as a dormitory for SDC's residents.<sup>1</sup> It is likely named for George B. McDougall, the State Architect for several of the buildings at the institution. The building represents the English Cottage style, and displays this identity with strong design elements such as steep pitched roof with little to no eaves, arched main entry, as well as the organization of windows into series and groupings.

The function of McDougall Cottage as a dormitory for SDC clients reflects its significance with the residential development of SDC. For its association with the institution's history and as an addition to the campus's Colony Plan, this building appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

McDougall Cottage was constructed in 1939, and is arranged in a slightly irregular H-shaped plan with a northwest-facing front entry. This one-story building is clad in parged concrete, with a concrete foundation and a basement below ground. The building takes on most design cues from the English Cottage style, which it displays in fenestration arrangement and roof forms.

The building takes on the form of a single central core with a projecting front gable and hipped rear wing, with two gabled wings extending off the side, northeast elevation, and two hipped wings extending off the side, southwest elevation. The roof is clad in patterned composition shingles, and has several hipped and gabled vented dormers that are lined with oxidized copper flashing.

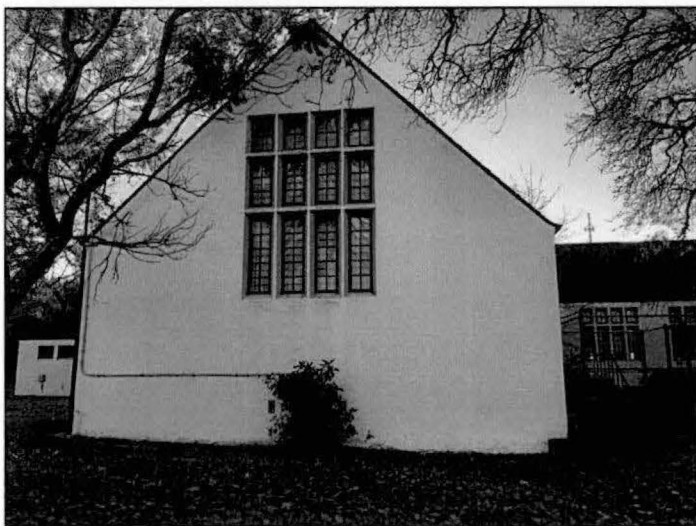
The main entry of McDougall Cottage is marked by a recessed porch in the projecting front gable, which is flanked by a round-arch molding and keystone. The main entry door is flanked by a similar molding pattern, but in a rectangular shape and without the keystone. There are concrete-clad

## McDougall Cottage

**UTM coordinates:** 10 S; 542145 m N; 542145 m E



**Photograph A.133.** Looking south, showing the main entry's projecting front gable to the left, and the southwest-extending wing to the right.



**Photograph A.134.** Looking southwest, showing a grouping of multi-light windows in the gable end of northeast-extending wing.

protrusions on the north elevation of the northern-most wing that extend southwest from the main building core. While these protrusions appear to be evidence of buttressing, the actual functionality of these features is not known at this time.

Fenestration includes several metal multi-light casement and double-casement windows, including those with 12-lights, 10-lights, 8-lights, and 6-lights. Several of these metal casement windows are found in window groupings of various arrangements along with 4-light metal fixed windows, single-light fixed windows, or rectangular vents. The main entry is fitted with a metal door that has 6-light glazing on upper half and a panel on lower half. It is unknown whether or not this door is original to the building. The remaining the doors consist of flush unglazed metal doors.

There is a metal sign that reads "McDOUGALL" immediately south of the main entry recessed porch, as well as a wood sign that reads "DO NOT DISPOSE OF TOBACCO ON GROUND".

### Alterations

Several original doors have been replaced with flush unglazed metal doors, and several window panes replaced with opaque material. The wood sign that reads "DO NOT DISPOSE OF TOBACCO ON GROUND" does not appear to be original to the building. Further investigation is needed to determine the dates of these alterations.

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<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>st</sup> and 92d Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.

# McDougall Cottage - Recommendations

**Priority Score 3**

| McDougall Cottage - Condition Issues |                                                              |                                     |       |          |        |                                                             |
|--------------------------------------|--------------------------------------------------------------|-------------------------------------|-------|----------|--------|-------------------------------------------------------------|
| Topic                                | Subtopic                                                     | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                            |
| Concrete                             | Rising damp                                                  |                                     | ×     |          |        | From splashback approx. 9 in from soil level                |
|                                      | Rust staining                                                |                                     | ×     |          |        | Caused by corroding metal vents and metal gutter components |
|                                      | Cracking                                                     |                                     |       | ×        |        |                                                             |
| Gutter System                        | Broken Downspouts                                            | ×                                   |       |          |        |                                                             |
|                                      | Corroding                                                    | ×                                   |       |          |        |                                                             |
| Other Elements                       | Several broken window glazings replaced with opaque material |                                     |       |          |        |                                                             |



Photograph A.135. Minor rising damp on concrete.

## Concrete

### Minor rising damp on concrete - Urgency Score 2

The rising damp on the concrete is likely caused by the unmaintained gutter system, presenting the opportunity for water to pond at the base of the building. The ponding issue should be remediated as soon as possible. The gutter system should be repaired and cleaned of debris before repair to the concrete is carried out.

The affected concrete should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

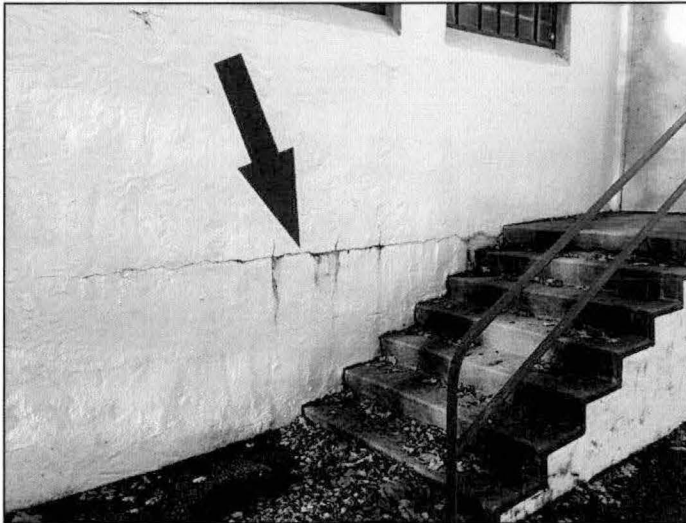
### Minor rust staining from corroding vents, gutters- Urgency Score 2

Due to the minor severity of the corrosion, the metal vents and gutter systems should be detached from the building, the rust be removed, and then be prepared, primed, and applied a topcoat. Before these metal elements are reattached, the affected exterior surfaces should be cleaned of any rust staining.

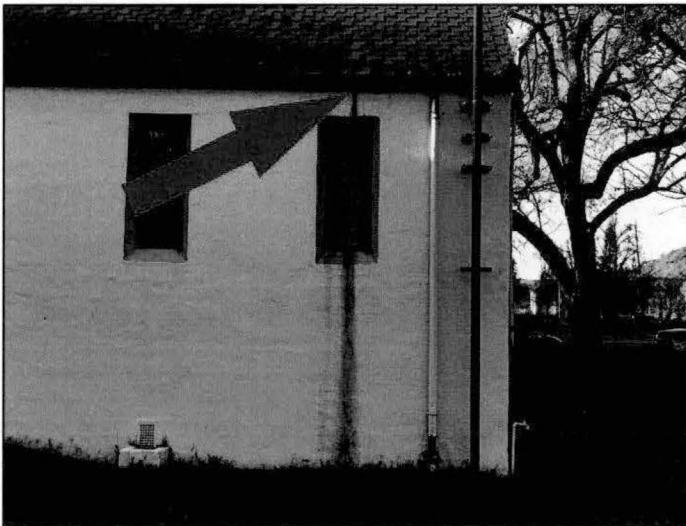


## McDougall Cottage - Recommendations

**Priority Score 3**



**Photograph A.136.** Moderate cracking in concrete.



**Photograph A.137.** Corroding and leaking gutter.

### *Moderate cracking in concrete - Urgency Score 2*

The cracking in the concrete should be thoroughly assessed to determine whether it is an "active" crack, where an underlying issue might need to be addressed, or an "inactive" crack that will not cause extensive damage if left untreated. However, cracks in concrete can lead to moisture infiltration, and should be patched to avoid moisture infiltration. The results of an assessment will determine what steps to take to remediate an underlying problem, if necessary.

### **Gutter System**

#### *Broken downspouts - Urgency Score 2*

The broken downspouts should be replaced with operable ones. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

#### *Corroding and leaking gutters - Urgency Score 2*

Due to the minor severity of the corrosion, the affected sections of the gutters appear to be reparable, and should be patched to prevent further leaking.

### **Other Elements**

#### *Several broken window panes have been replaced with opaque material. - Urgency Score 1*

Considering the building's vacancy status, the opaque material is not advised to be replaced with glazing at this time.

# Oak Lodge

**UTM coordinates:** 10 S; 4244366 m N; 542213 m E

**Construction date:** 1908

**Architectural Style:** Arts & Crafts

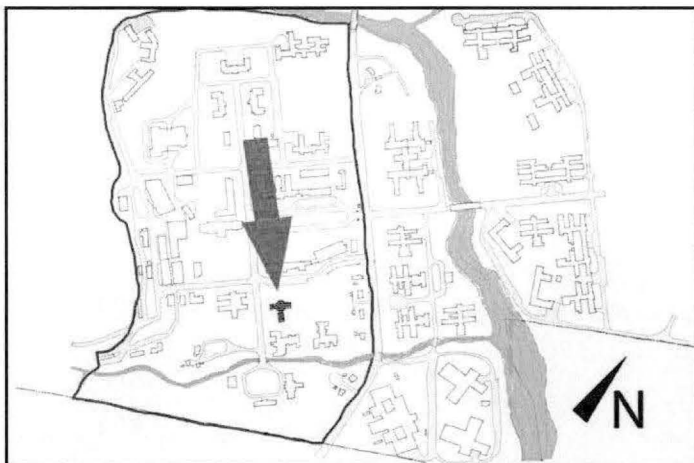
**NRHP Eligibility:** Contributor to Historic District;  
Individual Listing (Crit. A, C)

**Condition:** Good

**Vacancy Status:** Vacant



**Photograph A.138.** Looking east, showing the main entry gable and recessed entry porch.



## History and Significance

Constructed in 1908 as a dormitory for SDC residents, Oak Lodge is an exemplary specimen of the early Arts & Crafts movement in California.<sup>1</sup> The building's architectural identity has elements of both the Craftsman style and the Tudor Revival style, through character-defining features like the inset porch with heavy corner porch supports, half-timbering, a shed window awning, as well as exposed rafter tails and decorative wood brackets.

This building appears to be eligible for individual listing on the NRHP for its architectural merit (Criterion C). Oak Lodge is also significant for its association with early residential development at SDC, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Oak Lodge was constructed in 1908 and follows a cross-shaped plan. This building was built in the Arts & Crafts style, and displays a front-facing gable on the front, northwest elevation, with two gabled wings. The building is clad in stucco, and exhibits half-timbering in the front gable, east wing gable, west wing gable, and rear wing gable, as well as within the gable dormers. The building rests on a concrete foundation, and has a recessed entry porch that faces northwest, along with gabled dormers throughout.

It appears that the current rear wing addition was actually a separate building, detached from Oak Lodge's main form, but was connected by the addition of a passthrough at some point afterwards.

The moderate-pitch roof is clad in composition shingles, with the exception of the corrugated metal roofing on the rear wing porch overhang. There is a flat-roofed addition constructed of concrete block on the southeast end of the rear wing, with roofing that is not known at this time, due to lack of visibility.

## Oak Lodge

UTM coordinates: 10 S; 4244366 m N; 542213 m E



**Photograph A.139.** Looking west, showing the gable of the east wing. The passthrough and rear wing is shown to the left of the main form.



**Photograph A.140.** Ca.1915 historic photograph of Oak Lodge showing the gable of the west wing to the left, and the passthrough and rear wing to the right.<sup>2</sup>

Each gable displays decorative wood brackets under the eaves, as well as a gable window of various sorts. There appear to be exposed rafter tails under the eaves on all elevations, but are mostly obscured by the metal gutters. Between the porch supports at the front, recessed entry, there are angular wood timbers for decoration.

All windows on Oak Lodge are wood-framed. This includes pairs of 6-light casement windows, 3-light double-casement windows, pairs of 2-light windows of unknown operation, as well as 4/1 and 6/1 double-hung windows. On the flat-roofed addition on the southeastern end of the rear addition, there are single-pane fixed windows of unknown material.

The main entry is fitted with a wood door with glazing on the upper half, a single panel on the lower half, with sidelights and transom windows. Other fenestration includes metal doors with single-pane glazing on the upper half, a flush metal door on the addition off the rear wing, and wood doors with 6-light glazing on the upper half and two panels on the lower half.

### Alterations

There is a concrete block addition off southeastern end of the rear wing. The passthrough between the rear wing and the main core of the building appears to be an addition that was built at some point after the building's original construction. The date of the passthrough and concrete block addition needs further investigation.

<sup>1</sup> William H. Slingerland, *Child Welfare Work in California: A Study of Agencies and Institutions* (Concord, N.H.: The Rumford Press, 1916), 43.

<sup>2</sup> **Photograph:** Unknown photographer, "Oak Lodge—One of the Cottages," from William H. Slingerland, *Child Welfare Work in California: A Study of Agencies and Institutions* (Concord, N.H.: The Rumford Press, 1916), 41.

# Oak Lodge - Recommendations

**Priority Score 2**

| Oak Lodge - Condition Issues |                                   |                                     |       |          |        |                                                                   |
|------------------------------|-----------------------------------|-------------------------------------|-------|----------|--------|-------------------------------------------------------------------|
| Topic                        | Subtopic                          | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                  |
| Concrete                     | Rust staining                     |                                     | ×     |          |        | From corroding sheathing under eaves                              |
|                              | Cracking                          |                                     | ×     |          |        |                                                                   |
| Corrosion                    |                                   | ×                                   |       |          |        | Sheathing under eaves, causing rust staining to concrete exterior |
| Wood                         | Paint chipping                    |                                     |       | ×        |        | Wood eaves; Wood window casing                                    |
| Biological Growth            |                                   |                                     |       | ×        |        | Roof                                                              |
|                              |                                   |                                     | ×     |          |        | Concrete walls flanking stairs to main entry                      |
| Gutter System                | Corroding                         | ×                                   |       |          |        |                                                                   |
|                              | Leaking                           | ×                                   |       |          |        |                                                                   |
| Other Elements               | Several broken composite shingles |                                     |       |          |        |                                                                   |



**Photograph A.141.** Minor rust staining onto concrete from corroding sheathing under eaves.

## Concrete

### *Minor rust staining onto concrete from corroding sheathing under eaves - Urgency Score 2*

Due to the severe corrosion of the sheathing under the eaves, it is advised to remove the sheathing and replace it in-kind. Then, the affected concrete should be cleaned.

### *Minor cracking in concrete - Urgency Score 2*

The cracking in the concrete sill wall should be thoroughly assessed to determine whether it is an "active" crack, where an underlying issue might need to be addressed, or an "inactive" crack that will not cause extensive damage if left untreated. However, cracks in concrete can lead to moisture infiltration, and should be patched to avoid moisture infiltration. The results of an assessment will determine what steps to take to remediate an underlying problem, if necessary.



## Oak Lodge - Recommendations

**Priority Score 2**



**Photograph A.142.** Moderate biological growth on composition shingle roofing.



**Photograph A.143.** Corroding and leaking downspout.

### Corrosion

#### *Metal flashing under eaves is corroding - Urgency Score 2*

Due to the severe corrosion of the sheathing under the eaves, it is advised to remove the sheathing and replace it in-kind.

### Wood

#### *Moderate paint chipping on wood eaves and wood window casings - Urgency Score 1*

There does not appear to be severe enough damage to warrant stripping and repainting the affected wood elements. Given the impending vacancy of the building, it is not advised to treat the peeling paint at this time.

### Biological Growth

#### *Moderate biological growth on roof - Urgency Score 2*

For the roof and concrete walls, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

### Gutter System

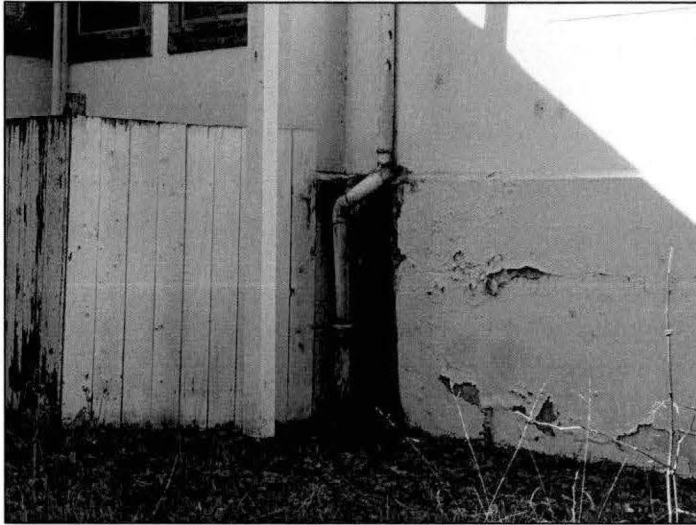
#### *Corroding gutters and downspouts - Urgency Score 2*

The severity of the corrosion appears to be irreparable, and the affected components of the gutter system should be replaced. This



## Oak Lodge - Recommendations

### Priority Score 2



Photograph A.144. Leaking downspout.

is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

#### *Leaking gutters - Urgency Score 2*

Where the leaks are not originating from corroding gutter system components, the leaking areas should be patched to prevent any further inappropriate drainage.

#### **Other Elements**

#### *Several broken composite shingles - Urgency Score 2*

Due to the good condition of the roof overall, it is not advised to replace the roof, but instead replace the affected shingles. This will prevent any moisture infiltration during vacancy.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.

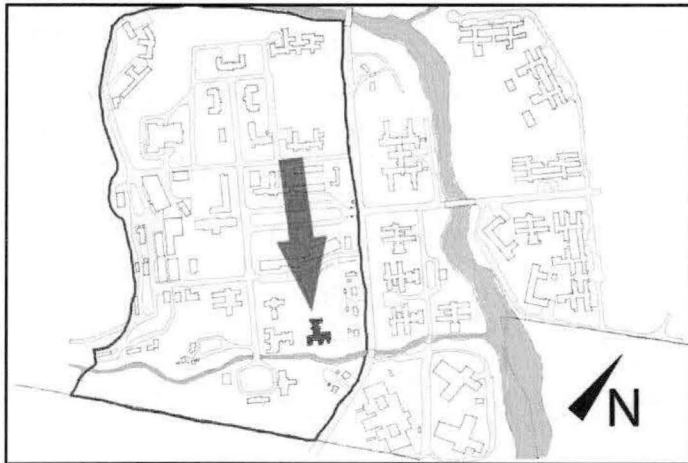
# Osborne Cottage

**UTM coordinates:** 10 S; 4244362 m N; 542313 m E

**Construction date:** 1939  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.145.** Looking west, showing the projecting gables on the front, southeast elevation.



## History and Significance

Osborne Cottage was constructed in 1939 as a residential facility for SDC's clients.<sup>1</sup> The building is named in honor of Dr. Antrim E. Osborne, who was appointed the first permanent Superintendent of the Sonoma State Home in 1886, and served until 1901.<sup>2</sup>

Similar in architectural style to Hill Cottage, Osborne Cottage's English Cottage style displays strong design elements such as steep pitched roof with little to no eaves, arched main entry, as well as the organization of windows into series and groupings.

For its function as a dormitory, Osborne Cottage is significant for its association with residential development of SDC, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

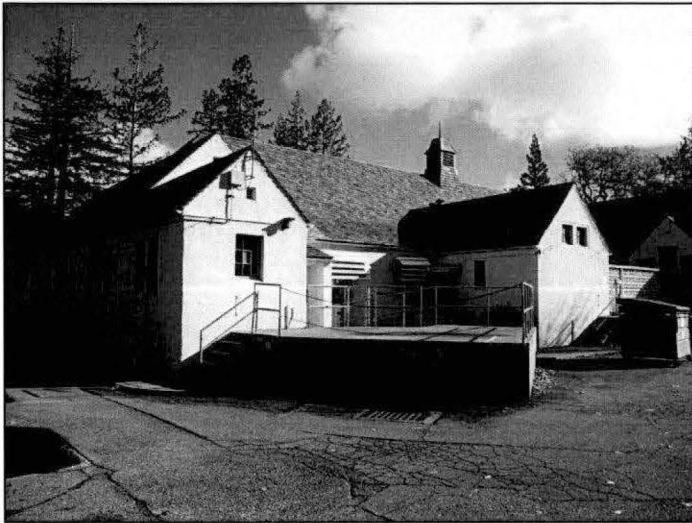
Osborne Cottage is a one-story building that was constructed in 1939 in the English Cottage style. The building is laid in an irregular plan with a main T-shaped hip-roofed core with gabled wings and projections, as well as a main hip-on-gable projection on the building's front, southeast elevation. This building is clad in parged concrete on all exterior elevations, and rests on a concrete foundation.

The moderate-pitch roof has little no eaves and is mainly clad in flat ceramic tiles—with the exception of the corrugated metal roof atop the southwest elevation's shed-roofed addition and atop the ramp overhang in the building's interior courtyard. There is a vented, wood cupola with a pyramidal roof and a metal finial on the gable ridge of the building's northwest-southeast-oriented main core.

Fenestration mainly consists of metal casement and double-casement windows, including those with 10-lights, 9-lights, 8-lights, 6-lights, and 4-

# Osborne Cottage

**UTM coordinates:** 10 S; 4244362 m N; 542313 m E



**Photograph A.146.** Looking east, showing the projecting gables on the southwest elevation, and the loading dock. The cupola is shown at the roof ridge.



**Photograph A.147.** Looking north, showing the southwest elevation. A grouping of multi-light windows is shown on the southeast elevation.

lights. There are also 4-light metal fixed windows, groupings of 8-light metal hopper windows, 12-light metal casement windows with 3-light metal fixed window transoms, as well as sliding-sash metal windows that are not original. Other fenestration includes flush metal doors with single-pane glazing in the upper corners, which are not original to the building

## Alterations

There is a concrete loading dock at the building's northwest corner, and a one-story, stucco-clad, windowless utility addition off the southeast corner of the building's northeast-southwest-oriented core. Additional research is necessary to determine the dates of these additions.

<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>st</sup> and 92d Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.

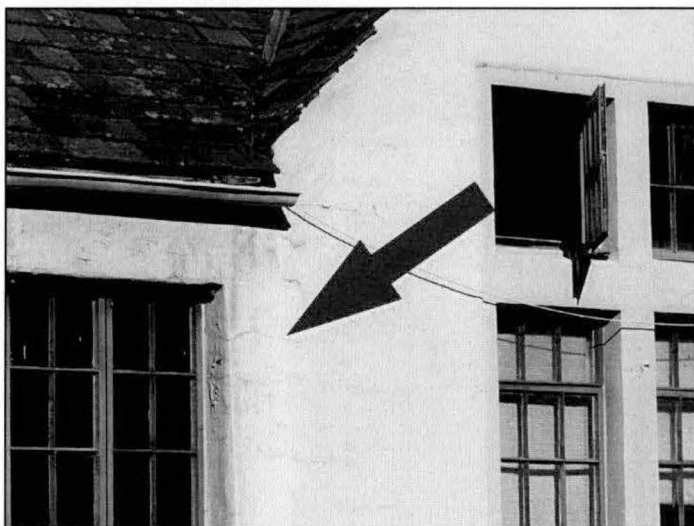
<sup>2</sup> Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center, January 2016 to June 2017* (calendar), 2015.

# Osborne Cottage - Recommendations

**Priority Score 3**

## Osborne Cottage - Condition Issues

| Topic                    | Subtopic                                                     | ☑ | Minor | Moderate | Severe | Specific area(s)                                  |
|--------------------------|--------------------------------------------------------------|---|-------|----------|--------|---------------------------------------------------|
| <b>Concrete</b>          | Moisture Infiltration                                        |   |       | ×        |        | Caused by gap between gutter downspouts and walls |
|                          | Hairline cracking                                            |   | ×     |          |        |                                                   |
| <b>Biological Growth</b> |                                                              |   | ×     |          |        | On slate roof                                     |
| <b>Gutter System</b>     | Leaking                                                      | × |       |          |        |                                                   |
| <b>Other Elements</b>    | Several broken window glazings replaced with opaque material |   |       |          |        |                                                   |
|                          | A few loose slate roof tiles                                 |   |       |          |        |                                                   |



**Photograph A.148.** Minor hairline cracking in concrete.

## Concrete

### *Moderate moisture infiltration - Urgency Score 2*

The gap between the gutter downspout and the exterior wall should be investigated and repaired to prevent any further moisture infiltration to the concrete. The affected concrete should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

### *Minor hairline cracking in concrete - Urgency Score 2*

Several stucco and concrete exteriors at SDC exhibit hairline cracking. Like with stucco, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected or if the cracking enlarges. Due to the building's impending vacancy, it might be wise to patch the hairline cracks in order to avoid excessive moisture infiltration during vacancy.

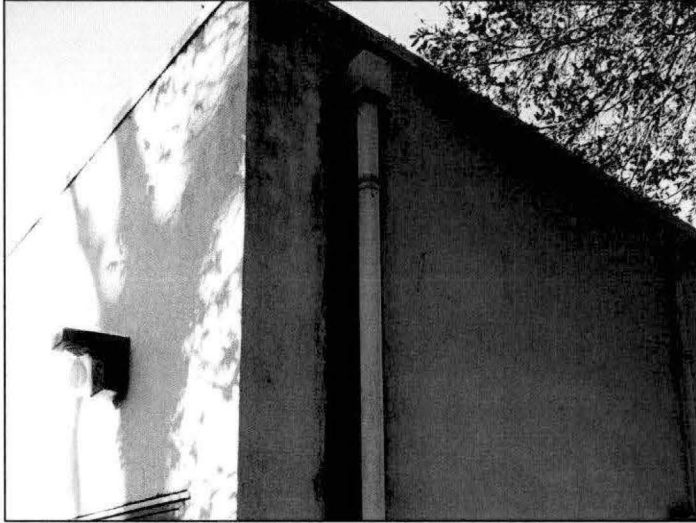
## Biological Growth

### *Minor biological growth on slate roof - Urgency Score 2*

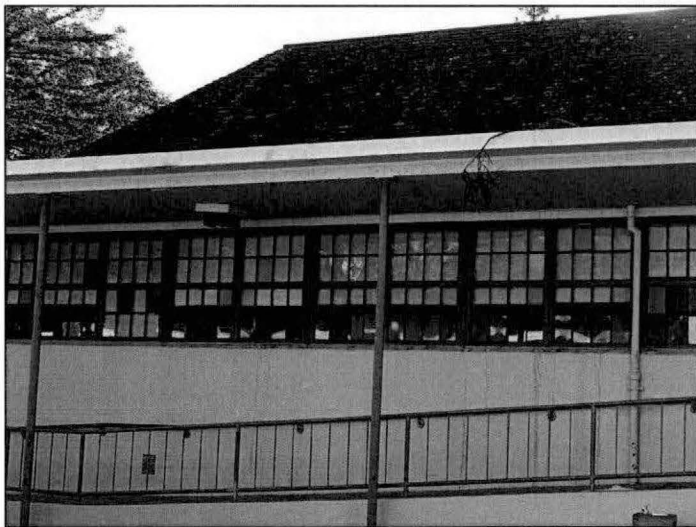
For a slate roof, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To

## Osborne Cottage - Recommendations

**Priority Score 3**



**Photograph A.149.** Leaking gutter system.



**Photograph A.150.** Several broken window glazings have been replaced with opaque material

start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

### Gutter System

#### *Leaking gutters - Urgency Score 2*

The gap between the gutter downspout and the exterior wall should be investigated and repaired to prevent any further moisture infiltration to the concrete.

### Other Elements

#### *Several broken window glazings replaced with opaque material. -*

#### *Urgency Score 1*

Considering the building's impending vacancy, the opaque material is not advised to be replaced with glazing at this time.

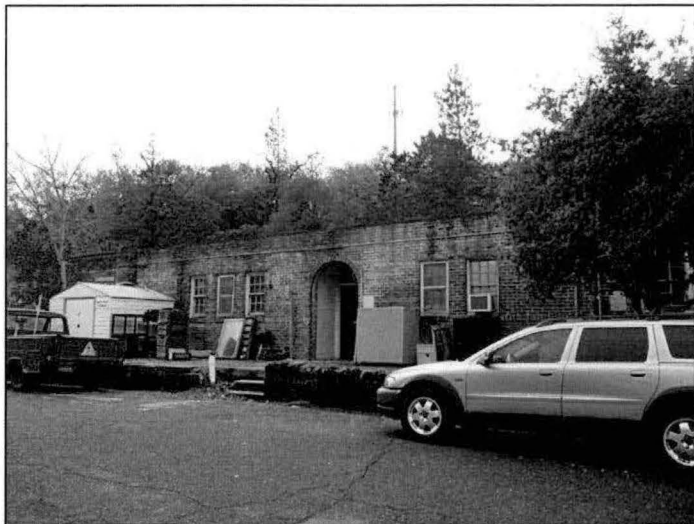
<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.



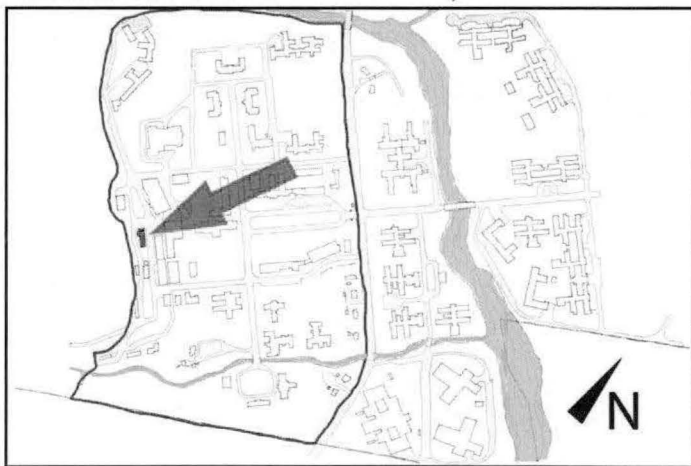
# Paint Shop

**UTM coordinates:** 10 S; 4244335 m N; 541940 m E

**Construction date:** ca.1900  
**Architectural Style:** Utilitarian  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.151.** Looking south, showing the northeast elevation of the Paint Shop.



## History and Significance

Along with the Maintenance Shop, the Paint Shop stands as the earliest extant utilitarian building at the institution. Maintenance operations have been a critical aspect of sustaining SDC's large-scale campus, and this building's function is significant the context of the institution's historical operations. The building appears to be eligible as a contributor to the potential NRHP Historic District for its association with the utilitarian and maintenance functions of SDC's campus.

## Description

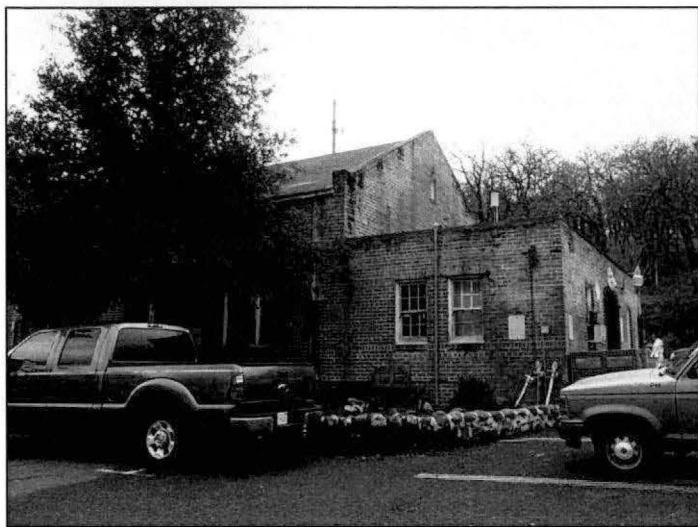
The Paint Shop is a one-story building that was constructed ca.1900, and holds a generally rectangular form. The building has four distinct forms, including three flat-roofed sections and a moderate-pitched gable roof section, with three distinct smaller forms attached to the southwest elevation. The building's main entry faces northwest, however, there is also a round-arched recessed entry on the building's southeast elevation.

The roof's gabled portion appears to be clad in composition shingles, but the type of roofing on the flat-roofed sections are not visible and are not known at this time. The building's exterior is clad in red brick laid in common bond (5:1 ratio), and there is metal flashing atop the brick parapets, except for the northwestern-most form which has wood eaves instead of a parapet.

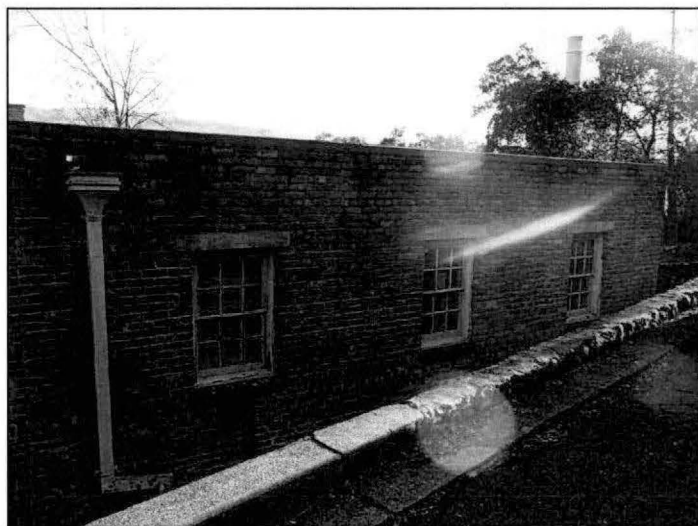
The Paint Shop's fenestration consists mainly of double-hung wood windows, including single 6/6 windows, and pairs of 12/12 windows separated by wood mullions. The only visible door is made of wood with 6-light glazing on the upper third and paneling on the lower two-thirds. Most windows are flanked by brick lintels and sills laid in header bond, and the round arch of the recessed entry on the south elevation is marked by a brick surround of similar header bond. There are three windows on the southwest elevation that have had their brick lintels replaced with concrete, however the brick sills remain in place.

## Paint Shop

**UTM coordinates:** 10 S; 4244335 m N; 541940 m E



**Photograph A.152.** Looking south, showing the northern-end of the Paint Shop's gable portion, and the flat-roofed main entry form.



**Photograph A.153.** Looking southeast, showing the northwest elevation.

### Alterations

Bricks have been replaced in areas where the walls appear to have been broken. There are three windows on the southwest elevation that have had their brick lintels replaced with concrete. Further investigation is needed to determine the dates of these alterations.

# Paint Shop - Recommendations

**Priority Score 2**

| Paint Shop - Condition Issues |                |                                     |       |          |        |                                                               |
|-------------------------------|----------------|-------------------------------------|-------|----------|--------|---------------------------------------------------------------|
| Topic                         | Subtopic       | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                              |
| Brick                         | Efflorescence  |                                     |       |          | ×      |                                                               |
|                               | Poor repair    | ×                                   |       |          |        | Inappropriate repointing and patchwork around rebricked areas |
|                               | Cracking       |                                     |       |          | ×      |                                                               |
| Biological Growth             |                |                                     | ×     |          |        | Composite shingle roofing                                     |
| Wood                          | Black rot      |                                     |       | ×        |        | Wood eaves                                                    |
|                               | Paint chipping |                                     |       | ×        |        | Wood windows                                                  |



**Photograph A.154.** Severe efflorescence on brick exterior.

## Brick

### *Severe efflorescence - Urgency Score 2*

Although efflorescence is visually unappealing and can be removed with cleaning, action should be taken to repair the source of the moisture infiltration. Mortar joints are usually the areas where excessive moisture can enter the masonry, specifically where pointing has deteriorated or through cracks in the joints. While these types of problem areas can be repaired by spot repointing, it is absolutely necessary to hire a consultant to undertake a more thorough investigation before any patching or repointing is carried out, as efflorescence can signal more immediate underlying issues.

### *Inappropriate Repointing - Urgency Score 2*

Correcting inappropriate repointing is costly and will not be necessary unless the area shows signs of fracturing, excessive moisture infiltration, spalling, or other damaging effects to the joints or masonry units. If none of these red flags are raised, it might be more cost effective to wait until the area needs to be repointed again to correct the issue—even though it might be visually unappealing and diminishing to the historic character. Given the sloppy aesthetics of the poor repointing jobs, the

## Paint Shop - Recommendations

**Priority Score 2**



**Photograph A.155.** Severe cracking in brick wall, through both bricks and mortar.

affected areas will likely need to be repointed sooner than if the action was carried out appropriately.<sup>1</sup>

### *Severe cracking in brick wall, through both bricks and mortar - Urgency Score 3*

The underlying cause to the severe cracking should be investigated immediately and thoroughly. The crack appears to be in a location that has been repaired with new masonry units and repointed. It is unknown at this time if the crack is a remnant of the extensive damage that had warranted the repair. Once the underlying issue is remediated, the crack should be immediately repaired, either through repointing if necessary, or patched to avoid any moisture infiltration. The cracked brick, on the other hand, should be replaced in the process if the crack extends to the rear of the brick. If the crack does not extend to the rear of the brick, the unit should be removed and reversed to retain the historic material.



**Photograph A.156.** Minor biological growth on composition shingle roofing.

## **Biological Growth**

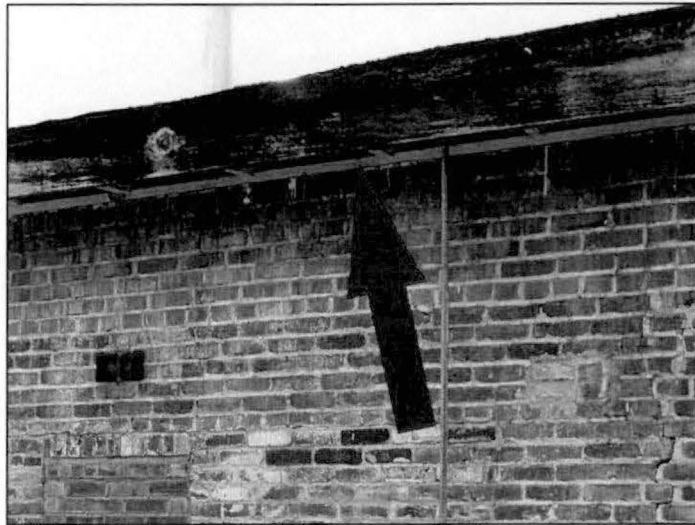
### *Minor biological growth on roof - Urgency Score 2*

For the composite shingle roofing, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>2</sup>



## Paint Shop - Recommendations

**Priority Score 2**



**Photograph A.157.** Moderate black rot on wood eaves.



**Photograph A.158.** Paint chipping on wood windows.

### Wood

#### *Moderate black rot on wood eaves - Urgency Score 2*

Due to the lack of a gutters at the eaves (the roof drains to scuppers), there appears to be drainage off the roof that is infiltrating the wood eaves. There is extensive decay and black rot on visible on the wood eaves. The wood eaves appear to be irreparable, and should be replaced.

#### *Paint chipping on wood windows - Urgency Score 1*

There does not appear to be severe enough damage to warrant stripping and repainting the affected wood elements. Given the impending vacancy of the building, it is not advised to treat the peeling paint at this time.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, by Robert C. Mack and John P. Speweik, October 1998, 16.

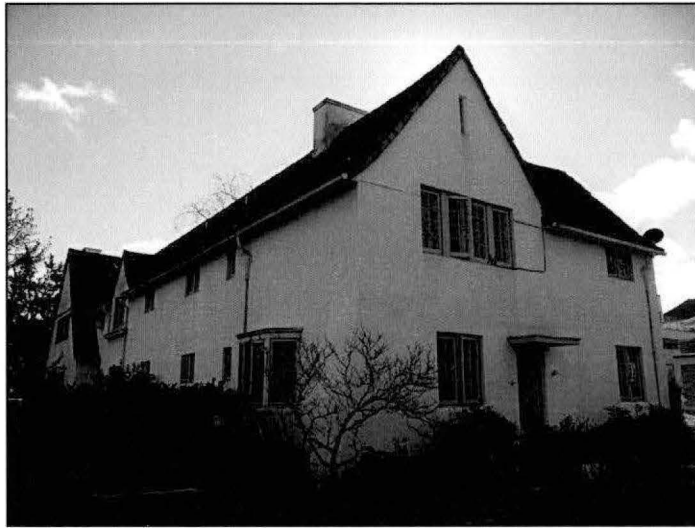
<sup>2</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5,8.



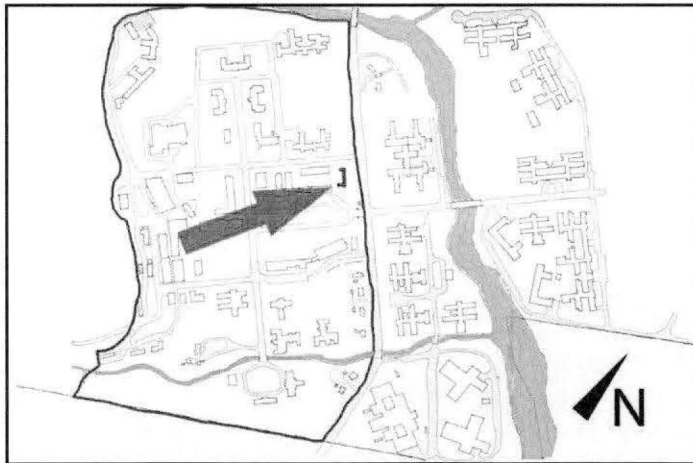
# Palm Court

**UTM coordinates:** 10 S; 4244651 m N; 542164 m E

**Construction date:** 1930  
**Architectural Style:** Eclectic English Revival  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.159.** Looking south, showing the northeast front elevation, and northwest elevation.



## History and Significance

Constructed in 1930 as employee housing, Palm Court is an eclectic specimen of the English Revival style, and a derivative of the Arts & Crafts movement in California.<sup>1</sup> The character-defining features of this building include the steep-pitched projecting gables, groupings of multi-light windows, as well as the Mission style barrel ceramic tiles.

Originally built as a housing for employees at SDC, Palm Court is also significant for its association with the history of the institution. The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution’s self-sustaining, community-based nature. For this association, Palm Court appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Palm Court is a two-story U-shaped building that was constructed in 1930. The building has elements of the Eclectic English Revival style, is clad in stucco, and rests on a concrete foundation.

The building has a main gabled core with two gabled wings extending off the rear, southwest elevation, as well as wall-dormers and a projecting gable with flared eaves. The roof has little to no eaves, and is clad in various shades of orange and brown Mission style ceramic barrel tiles. There are two bay windows on the ground level, at the northern corner of the building’s northeast elevation, and at the southern corner of the building’s southwest elevation.

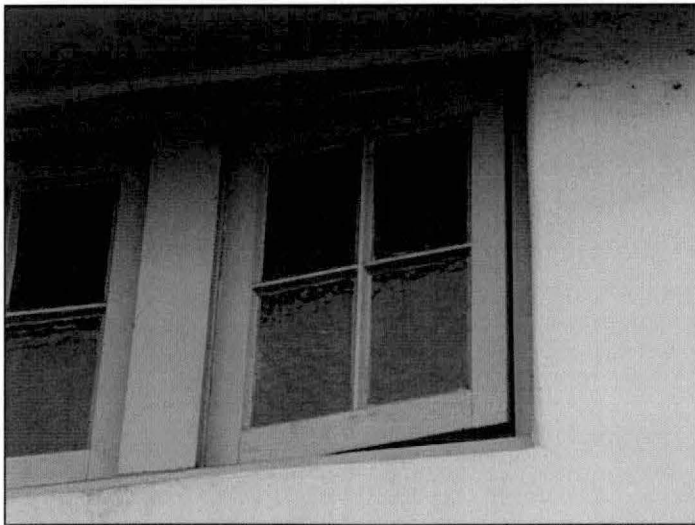
The building’s fenestration mainly consists of 8-light metal casement windows. However, there are also pairs of 4-light wood pivot windows, as well as one metal sliding sash window that is not original. There are wood doors with three vertical grooves, as well as single-pane glazing centered on the upper half. These doors also display metal strap hinges.

## Palm Court

**UTM coordinates:** 10 S; 4244651 m N; 542164 m E



**Photograph A.160.** Looking east, showing the rear, southwest elevation.



**Photograph A.161.** Detail of the wood pivot windows on the second level.

### Alterations

One pair of 8-light metal double-casement windows has been replaced with metal sliding sash windows. The date of these fenestration alterations needs additional research.

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<sup>1</sup> State of California, "Budget of Proposed Recommendations and Estimated Revenues of the State of California for the 81<sup>st</sup> and 82d Fiscal Years, July 1, 1929, to June 30, 1931" (Sacramento: California State Printing Office, 1929), 101.

# Palm Court - Recommendations

**Priority Score 3**

| Palm Court - Condition Issues |                       |                                     |       |          |        |                                                                                        |
|-------------------------------|-----------------------|-------------------------------------|-------|----------|--------|----------------------------------------------------------------------------------------|
| Topic                         | Subtopic              | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                                       |
| Stucco                        | Moisture Infiltration |                                     | ×     |          |        | Lintel of bay window                                                                   |
|                               | Rising damp           |                                     | ×     |          |        | At soil level                                                                          |
| Biological Growth             |                       |                                     | ×     |          |        | Ceramic tile roofing                                                                   |
| Wood                          | Paint peeling         |                                     | ×     |          |        | Wood window casing of window on lower level in main projecting gable of east elevation |



**Photograph A.162.** Minor rising damp on stucco exterior.

## Stucco

### *Minor moisture infiltration on lintel of bay window - Urgency Score 2*

The moisture infiltration appears to be from drainage off the bay window roof. It is not apparent if there is a drainage system to redirect rainwater from this area, and consideration to install a system to prevent further moisture infiltration is advised. The affected stucco should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

### *Minor rising damp - Urgency Score 2*

The rising damp on the stucco is likely caused by ponding at the base of the building. The ponding issue should be remediated as soon as possible, if it requires regrading, or channeling the downspouts further from the base of the building.

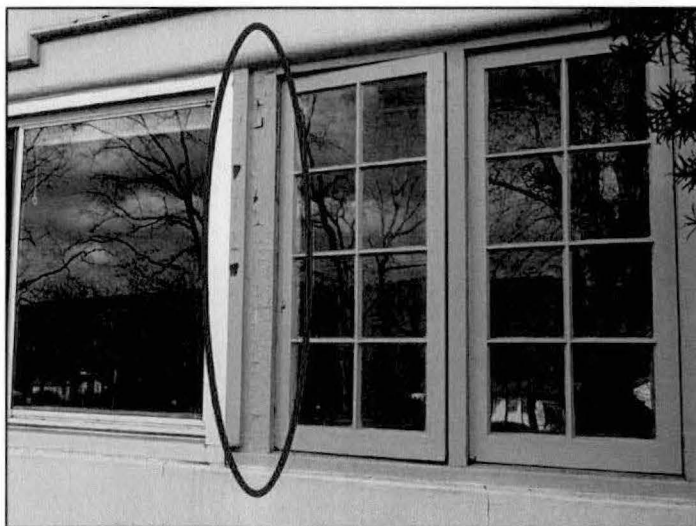
The affected stucco should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

## Palm Court - Recommendations

**Priority Score 3**



**Photograph A.163.** Minor biological growth on ceramic tile roofing.



**Photograph A.164.** Minor paint peeling on wood window casing.

### Biological Growth

#### *Minor biological growth on ceramic tile roofing - Urgency Score 2*

For the ceramic tile roofing, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

### Wood

#### *Minor paint peeling on wood window casing - Urgency Score 1*

There does not appear to be severe enough damage to warrant stripping and repainting the affected wood elements. Given the impending vacancy of the building, it is not advised to treat the peeling paint at this time.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5,8.

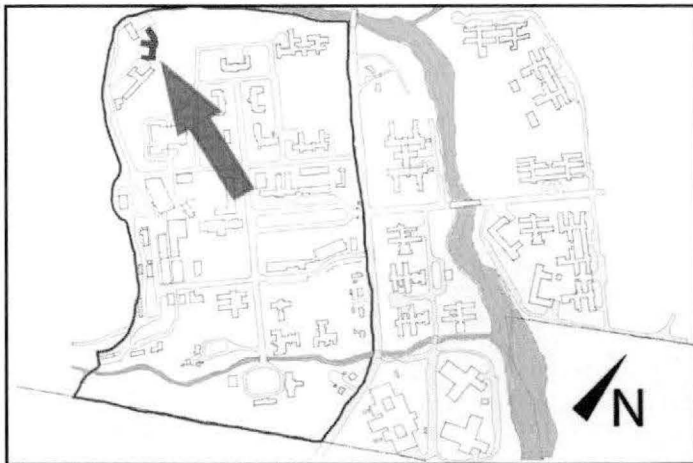
# Paxton

UTM coordinates: 10 S; 4244623 m N; 541728 m E

**Construction date:** 1934  
**Architectural Style:** Eclectic English Revival  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.165.** Looking west, showing the main entry and projecting gable on the northeast elevation.



## History and Significance

Known as the "Violator's Ward," Paxton was constructed in 1934 as a behavioral detention center for clients that displayed violent actions.<sup>1</sup> The current building was constructed to replace the original Paxton Building, which burned down in 1929 during an escape attempt by clients in detention.<sup>2</sup> Named for Col. Paxton of the Civil War—the father-in-law of SDC's Superintendent Dr. A. E. Osborne—this building is designed in the English Cottage style with elements that define its function.<sup>3</sup>

The character-defining features that represent Goddard's detention-nature include the widely spaced fenestration consisting of small windows spaced with metal bars that span the interior window reveals, as well as its location on a hill in a remote corner of the main campus. This building is significant in SDC's greater institutional context, and appears to be eligible as a contributing resource to the potential NRHP Historic District.

## Description

Paxton is a one-story building that was constructed in 1934 and is representative of the Eclectic English Revival style. The building is in a U-shaped plan with an angled wing that extends northwest off the northernmost section of the building's main core. There is also a cellar level below the building's ground level, accessible only from the exterior. The building is clad in parged concrete throughout, with the exception of the vented hipped dormer which is clad in stucco.

Goddard's steep-pitch roof displays both hipped and gabled forms, and includes one hipped dormer and two prominent gable projections. The building's roof has little to no eaves, and is clad in regularly laid red Spanish ceramic barrel tiles.

Paxton's fenestration includes a variety of metal casement and double casement windows, including those with 15-lights, 9-lights, 8-lights. One window grouping consists of nine 15-light metal casement windows with



## Paxton

UTM coordinates: 10 S; 4244623 m N; 541728 m E



**Photograph A.166.** Looking northeast, showing the northern and western wings.



**Photograph A.167.** Detail of the metal multi-light windows on the north wing. Metal bars can be seen spanning the window reveals.

9-light metal fixed transom windows. Every window on the ground level has horizontal metal bars on the interior spanning window reveals.

The building's doors include a vertical batten wood door with 4-light metal fixed transom windows, a metal door with single-panel glazing centered on upper half, and a two-paneled wood door. The main entry door on the northeast elevation is situated within a recessed entry porch that has a molded, lancet arch surround with tabbed masonry details on each side of the opening.

### Alterations

The original concrete stairs leading to the main entry has been replaced with an ADA-accessible concrete ramp at some point after 1972. The northern corner where this ramp meets the building shows separating, and poor caulking to fill the gap. Additional research is necessary to determine the date of this repair.

<sup>1</sup> "Incorrigible Boys Confess Burning Hall," *Sonoma Index-Tribune*, August 16, 1929.

<sup>2</sup> Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center, January 2016 to June 2017 (calendar)*, 2015.

<sup>3</sup> Ibid.

# Paxton - Recommendations

**Priority Score 3**

| Paxton - Condition Issues |                       |                                     |       |          |        |                                                                                                                                                |
|---------------------------|-----------------------|-------------------------------------|-------|----------|--------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic                     | Subtopic              | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                                                                                               |
| Concrete                  | Moisture Infiltration |                                     |       | ×        |        | Caused by corroding and leaking gutters                                                                                                        |
|                           | Poor repair           | ×                                   |       |          |        | Inappropriate caulking in the crack that separates a corner of the building at the north end of the concrete ramp at the building's main entry |
| Corrosion                 |                       |                                     |       |          | ×      | Metal railing on northwest elevation of northwest wing                                                                                         |
| Gutter System             | Corroding             |                                     |       |          | ×      |                                                                                                                                                |
|                           | Leaking               |                                     |       | ×        |        |                                                                                                                                                |



**Photograph A.168.** Moderate moisture infiltration caused by corroding and leaking gutter.

## Concrete

### *Moderate moisture infiltration cause by corroding and leaking gutters - Urgency Score 2*

The corroding and leaking gutter system should be remediated to prevent any further moisture infiltration to the concrete. The affected concrete should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

### *Poor caulking repair - Urgency Score 1*

There is a poor caulking repair where the concrete access ramp meets the building's exterior wall, in an attempt to seal the separation between the two features. However, the caulking was inappropriately applied and is not consistent in color or texture of the surrounding concrete. The caulking should be removed, and an appropriate repair should be carried out in the affected area.

## Paxton - Recommendations

**Priority Score 3**



**Photograph A.169.** Severe corrosion of metal railing.



**Photograph A.170.** Severe corrosion and leaking of the gutter system.

### Corrosion

#### *Severe corrosion of metal railing - Urgency Score 2*

Remove the metal railing and treat with corrosion removal product, then reattach.<sup>1</sup>

### Gutter System

#### *Severe corrosion and leaking of the gutter system - Urgency Score 2*

Due to the severity of the corrosion, the affected sections of the gutters appear to be irreparable, and should be replaced. This will prevent excessive drainage onto the concrete exterior.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 12.

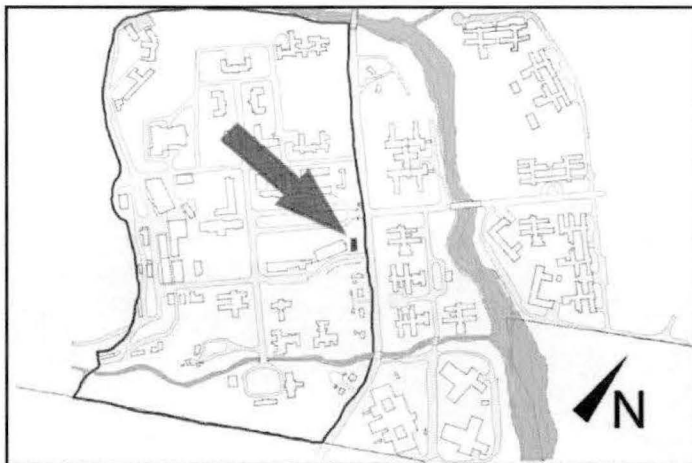
# Pines Cottage

**UTM coordinates:** 10 S; 4244542 m N; 542255 m E

**Construction date:** 1924  
**Architectural Style:** Eclectic English Revival  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** Vacant



**Photograph A.171.** Looking west, showing the southeast elevation and the front, northeast elevation.



## History and Significance

Constructed in 1924 as employee housing, Pines Cottage has a unique architectural design, representing the Eclectic English Revival style with three prominent front gables, steep-pitched roof, and arched main entry.<sup>1</sup> However, due to the lack of original windows and roofing material, there is likely not enough integrity for this building to be individually eligible for listing in the NRHP.

Originally built as a housing for employees at SDC, Pines Cottage is also significant for its association with the history of the institution. The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution’s self-sustaining, community-based nature. For this association, Pines Cottage appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Pines Cottage is a 1.5-story building constructed in 1924 with a rectangular form and symmetrical plan. The northeast-facing building is representative of the Eclectic English Revival with a stucco-clad exterior, and three prominent front gables—the central of which houses a recessed entry porch with a round-arch opening that marks the building’s main entry.

The building’s steep-pitched roof has little to no eaves, is clad in composition shingles, and has a main gable ridge ending at a gable-on-hip, then sloping on either side to the ground floor eaves. There are also shed dormers just above the side entrances on both the northwest and southeast elevations.

There is tabbed brick on either side of the recessed main entry porch opening (but not around the arch). Metal faux Juliet balconies are located just below the second level windows in the central gable, and were installed at some point after construction.

## Pines Cottage

**UTM coordinates:** 10 S; 4244542 m N; 542255 m E



**Photograph A.172.** Looking south, showing the three prominent front gables and main entry.



**Photograph A.173.** Looking southwest, showing the main entry arch with tabbed-brick, as well as the main entry door. Juliet balconies are visible above the entry.

There is a bay window in the northern of the three gables. All of the building's original windows have been replaced by metal sliding sash, and single-pane fixed metal windows. However, all three doors appear to be original, and are made of wood with three vertical grooves, 6-light glazing on the upper quarter, and metal strap hinge hardware.

### Alterations

All original windows have been replaced with sliding sash, or fixed metal windows. The roof has been changed to composite shingles. Metal faux Juliet balconies were installed at some point after construction, just below the second level windows in the central gable. Further investigation is needed to determine the date of these alterations.

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<sup>1</sup> State of California, "Budget Recommendations and Estimated Revenues, 75<sup>th</sup> and 76<sup>th</sup> Fiscal Years, July 1, 1923, to June 30, 1925" (Sacramento: California State Printing Office, 1923), 83.

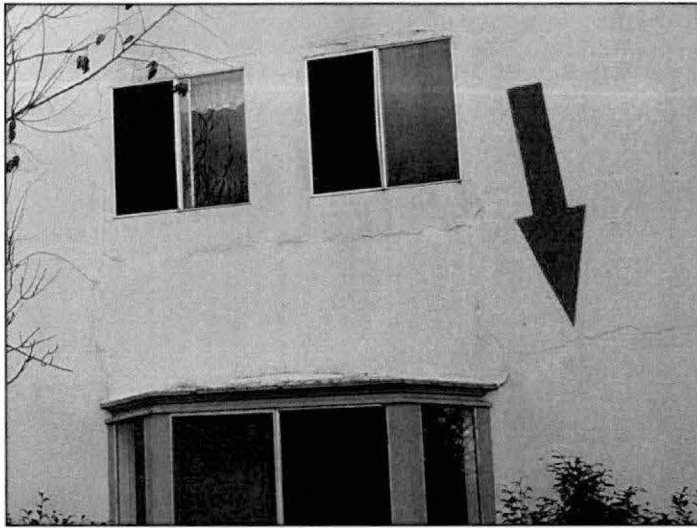


# Pines Cottage - Recommendations

Priority Score 3

## Pines Cottage - Condition Issues

| Topic  | Subtopic | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s) |
|--------|----------|-------------------------------------|-------|----------|--------|------------------|
| Stucco | Cracking |                                     |       | ×        |        |                  |



Photograph A.174. Moderate cracking in stucco.

### Stucco

#### Moderate cracking in stucco - Urgency Score 2

Moderate cracks in the stucco should be assessed for the extent of damage and the possible causes. The root cause should be corrected before the crack is repaired, as water infiltration to the substrate might be causing the stucco to crack or spall. For moderate cracking, the immediate area around the crack will need to be cut out to prepare for extensive repair by a professional plasterer.<sup>1</sup>

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 9.

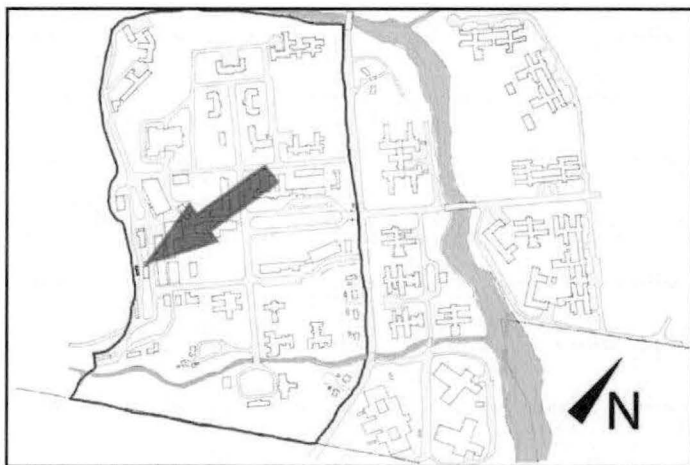
# Plumbing Shop Storage

UTM coordinates: 10 S; 4244282 m N; 541978 m E

**Construction date:** 1920  
**Architectural Style:** Utilitarian  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.175.** Looking south, showing the front, northeast elevation and the side, northwest elevation.



## History and Significance

Constructed in 1920, this building functioned as its name implies: Plumbing Shop Storage. Its unique architectural design exhibits uncoursed stone work on the lower level, which likely signifies the need for a cool, cellar-like environment.

Maintenance operations have been a critical aspect of sustaining SDC's large-scale campus, and this building's function is significant the context of the institution's historical operations. The Plumbing Shop Storage building appears to be eligible as a contributor to the potential NRHP Historic District for its association with the utilitarian and maintenance functions of SDC's campus.

## Description

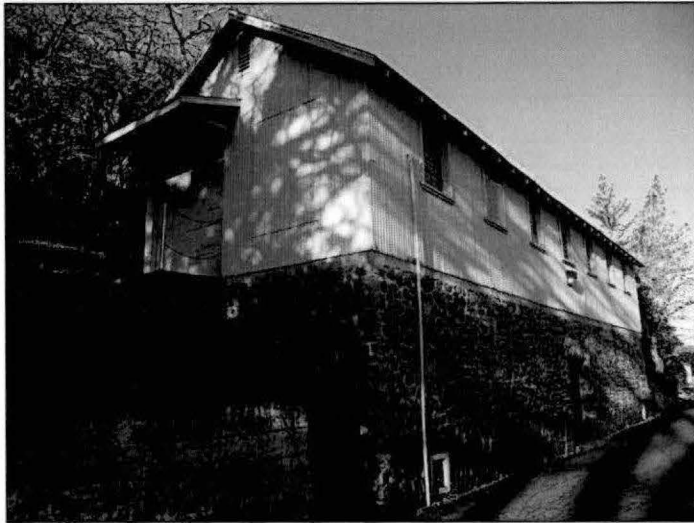
The Plumbing Shop Storage building is a 2-story rectangular utilitarian building that was constructed on a hillside in 1920. The building has a side-gabled roof with exposed rafters that appears to be clad in composition shingles. There are two entries to the building, one on the second level that is accessible at the western corner of the southeast elevation, and one centered on the first level of the northeast elevation that is accessible from the street level. The second level entry has a shed-roof overhang extending above the door.

The building's first level is clad in uncoursed, uncut stone, while the second level is clad in vertical-grooved corrugated metal siding. There is exposed concrete between the cladding of these two levels, which suggests that the second level might also have concrete underneath the metal cladding. There is brick exposed on the walls of the first level recessed entry.

The building's fenestration consists of 8-light wood windows of unknown operation. One window, however, has been removed and a polycarbonate sheet has been applied over the opening. The two doors include a single-

## Plumbing Shop Storage

**UTM coordinates:** 10 S; 4244282 m N; 541978 m E



**Photograph A.176.** Looking west, showing the side, southeast elevation, and the front, northeast elevation.

paneled wood batten double door with diagonal wood cross brace, situated on the first level, as well as a sliding flush metal door on the second level. Two rectangular metal openings show at the ground level of the northeast elevation, which extend to the interior of the building.

### **Alterations**

One original window has been replaced with a polycarbonate sheet. In another window, two adjacent window panes have been replaced with one single pane. The changes in fenestration require additional research to determine the dates of the alterations.



**Photograph A.177.** Looking southwest, showing the paneled wood batten double-doors on the ground level.

# Plumbing Shop Storage - Recommendations

**Priority Score 2**

| Plumbing Shop Storage - Condition Issues |          |                                     |       |          |        |                                                                                      |
|------------------------------------------|----------|-------------------------------------|-------|----------|--------|--------------------------------------------------------------------------------------|
| Topic                                    | Subtopic | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                                     |
| Stone                                    | Cracking |                                     |       |          | X      |                                                                                      |
| Biological Growth                        |          |                                     |       | X        |        | Stone of cellar-level exterior                                                       |
| Corrosion                                |          |                                     | X     |          |        | Corrugated metal roof, draining to the concrete belt between first and second levels |



Photograph A.178. Severe cracking in stone.

## Stone

### *Severe cracking in stone - Urgency Score 3*

Due to the severity of the crack, the affected area should be immediately and thoroughly inspected to insure that structural instability is not an issue. If there are no severe issues related to the crack, then the crack should receive a temporary repair, due to the building's impending vacancy. Once recommissioned, the crack should receive a proper, permanent repair that respects the historic significance of the building's stonework.

## Biological Growth

### *Moderate biological growth on stone - Urgency Score 2*

For the stone wall, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

## Plumbing Shop Storage - Recommendations

**Priority Score 2**



**Photograph A.179.** Minor corrosion of corrugated metal siding.

### **Corrosion**

#### ***Minor corrosion of corrugated metal siding - Urgency Score 1***

Considering the building's impending vacancy, as well as the minor severity of the corrosion, it is advised to not treat the corrosion on the corrugated metal siding at this time.

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<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.



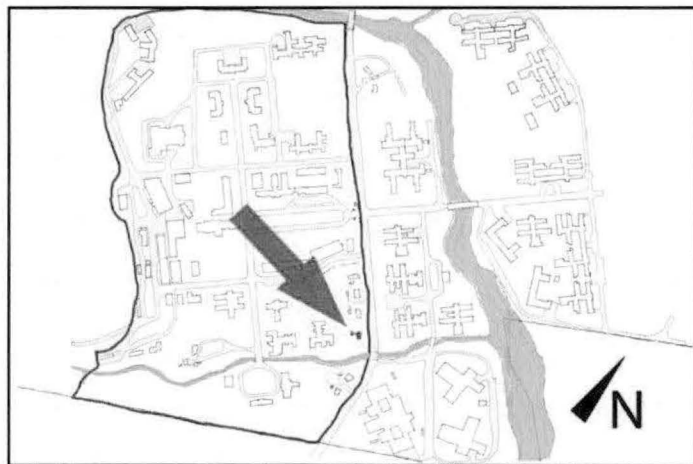
## Residence 135

**UTM coordinates:** 10 S; 4244414 m N; 542369 m E

**Construction date:** 1939  
**Architectural Style:** Minimal Traditional  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.180.** Looking southwest, showing the front, northeast elevation.



### History and Significance

This house was constructed in 1939 as one of several constructed for physicians employed at SDC.<sup>1</sup> Situated along the west side of Arnold Drive, this house typifies the Minimal Traditional style—a prominent building style for American houses in the WWII era.

The residential function of this house is significant for its association with the history of the institution. The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution's self-sustaining, community-based nature. For this association, Residence 135 appears to be eligible as a contributor to the potential NRHP Historic District.

### Description

Residence 135 was constructed in 1939 in the Minimal Traditional style. The building's exterior is clad in coursed asbestos shingles, and rests on a concrete foundation.

The building consists of a side-gabled rectangular plan with a front-facing gabled wall dormer and gabled entry overhang with eave returns. The moderate-pitched roof has little to no eaves and is clad in composition shingles. There is a brick chimney located on the northwest elevation. Fenestration includes 8/8 and 10/10 double-hung vinyl windows. The main entry is fitted with a 6-paneled door of either wood or vinyl.

There is a metal ADA-accessible ramp from the concrete entry path to the main entry. Hanging from the entry overhang is a sign that reads "Foster Grand Parents Senior Companion Program".

### Alterations

All original windows have been replaced with vinyl windows, however, further investigation is necessary to determine the date of alteration.

## Residence 135

**UTM coordinates:** 10 S; 4244414 m N; 542369 m E



**Photograph A.181.** Looking west, showing the side, southeast elevation and the front, northeast elevation.

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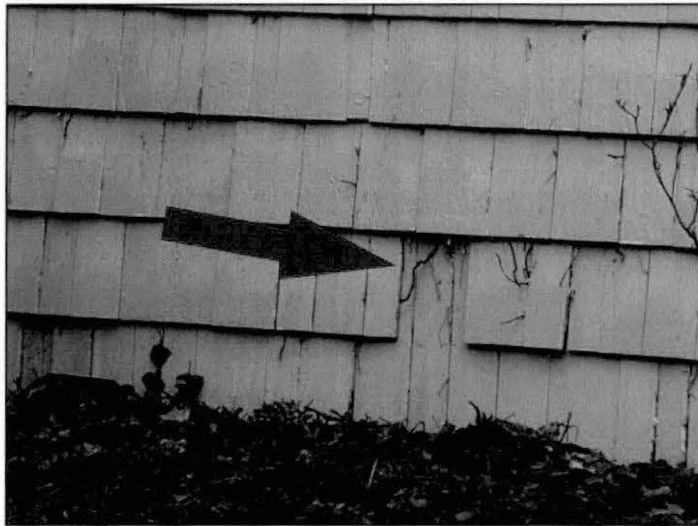
<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>st</sup> and 92d Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.

## Residence 135 - Recommendations

**Priority Score 3**

### Residence 135 - Condition Issues

| Topic          | Subtopic                        | <input checked="" type="checkbox"/> Minor | Moderate | Severe | Specific area(s) |
|----------------|---------------------------------|-------------------------------------------|----------|--------|------------------|
| Other Elements | A few missing exterior shingles |                                           |          |        |                  |



Photograph A.182. A few missing exterior shingles.

### Other Elements

#### *A few missing shingles - Urgency Score 2*

The missing shingles should be replaced in-kind, or with material that matches the raking and color of the existing shingles. This will serve to keep out moisture infiltration during the building's vacancy.

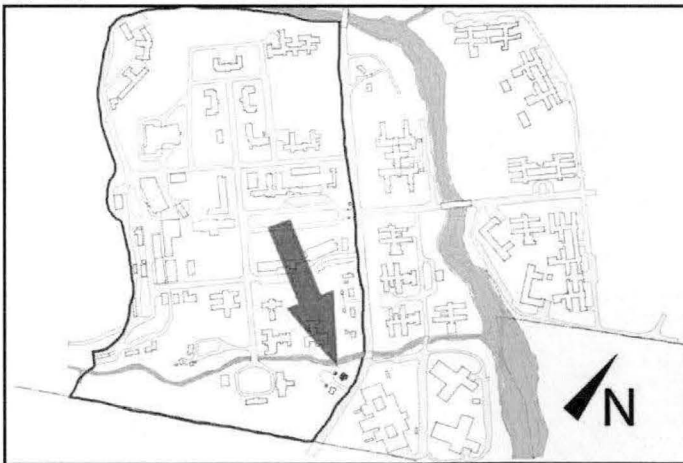
## Residence 136

UTM coordinates: 10 S; 4244337 m N; 542404 m E

**Construction date:** 1939  
**Architectural Style:** Minimal Traditional  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.183.** Looking northwest, showing the garage, south elevation, and front, east elevation.



### History and Significance

This house was constructed in 1939 as one of several constructed for physicians employed at SDC.<sup>1</sup> Situated along the west side of Arnold Drive, this house typifies the Minimal Traditional style—a prominent building style for American houses in the WWII era.

The residential function of this house is significant for its association with the history of the institution. The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution's self-sustaining, community-based nature. For this association, Residence 136 appears to be eligible as a contributor to the potential NRHP Historic District.

### Description

Residence 136 was constructed in 1939 in the Minimal Traditional style. The building is clad in coursed wood shingles, and rests on a concrete foundation.

The building consists of a side-gabled rectangular plan with a partial-length shed-roof front porch with simple square wood porch supports. There is a gabled projection on the southern side of the southwest elevation that also includes a point of entry at the southern end of the southeast elevation. The moderate-pitched roof has little to no eaves and consists of composition shingles. There is a brick chimney located on the southeast elevation, and a detached gabled garage in the rear.

Fenestration includes 8/8 and 10/10 double-hung wood windows, as well as a 6-light wood casement windows. The main entry door is not visible, as it is situated behind a metal screen door. Both doors on the southeast elevation have 9-light glazing on the upper half and X-shaped paneling on the lower half.

## Residence 136

**UTM coordinates:** 10 S; 4244337 m N; 542404 m E



**Photograph A.184.** Looking southwest, showing the front, east elevation and the side, north elevation.

There is a concrete ADA-accessible ramp that leads to the central entry on the southeast elevation.

### **Alterations**

The concrete ADA-accessible ramp at the southeast elevation is an addition. Further investigation is needed to determine the date of this alteration.

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<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>st</sup> and 92d Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.



# Residence 136 - Recommendations

**Priority Score 3**

## Residence 136 - Condition Issues

| Topic | Subtopic              | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)           |
|-------|-----------------------|-------------------------------------|-------|----------|--------|----------------------------|
| Wood  | Moisture Infiltration |                                     |       | ×        |        | North and south elevations |
|       | Peeling paint         |                                     | ×     |          |        | North elevation            |



**Photograph A.185.** Minor paint peeling on wood shingles.

## Wood

### *Moderate moisture infiltration of wood shingles - Urgency Score 2*

The moisture infiltration in the end gables appear to be caused by water draining down the exterior, due to the lack of a gutter system on the north and south elevations. The shingles should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system on both the north and south elevations that is mostly hidden from view, in order to retain the eave-less character of the building.

### *Minor paint peeling on wood shingles - Urgency Score 2*

Although only a few shingles exhibit significant paint loss, the severity of paint loss on affected shingles is enough to potentially cause moisture infiltration and decay to the underlying wood. It is advised to remove the affected shingles, strip them of the old paint and apply a new coat to prevent excessive moisture infiltration during vacancy.

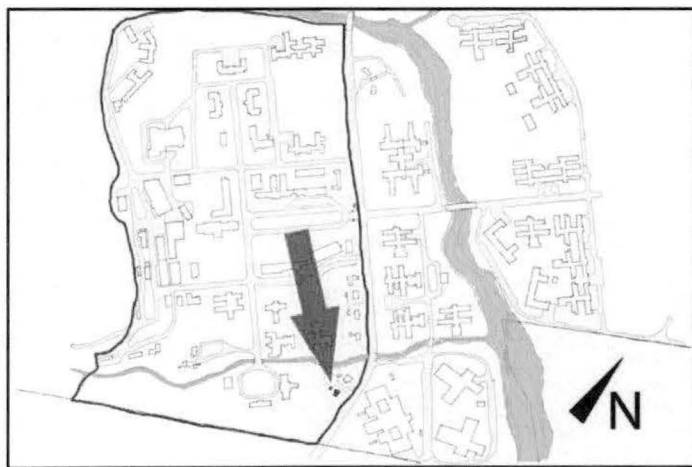
## Residence 137

**UTM coordinates:** 10 S; 4244305 m N; 542404 m E

**Construction date:** 1939  
**Architectural Style:** Minimal Traditional  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.186.** Looking southwest, showing the front, east elevation, the north elevation, and garage.



### History and Significance

This house was constructed in 1939 as one of several constructed for physicians employed at SDC.<sup>1</sup> Situated along the west side of Arnold Drive, this house typifies the Minimal Traditional style—a prominent building style for American houses in the WWII era.

The residential function of this house is significant for its association with the history of the institution. The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution's self-sustaining, community-based nature. For this association, Residence 137 appears to be eligible as a contributor to the potential NRHP Historic District.

### Description

Residence 137 was constructed in 1939 in the Minimal Traditional style. The building is clad in coursed asbestos shingles, and rests on a concrete foundation.

The building consists of a side-gabled rectangular plan with a gabled projection on the northern side of the west elevation that is also includes a point of entry at the western end of the north elevation. There is a gabled stoop overhang at the main entry on the front, east elevation. The moderate-pitched roof has little to no eaves and consists of pantile roofing. There is a brick chimney located on the north elevation, and a detached gabled garage in the rear.

Fenestration includes 8/8 and 10/10 double-hung wood windows, as well as a 6-light wood casement windows. The design and material of the main entry door is not known at this time, as it is situated behind a wood screen door and not visible.

There is a metal ADA-accessible ramp from the concrete entry path to the main entry.

## Residence 137

**UTM coordinates:** 10 S; 4244305 m N; 542404 m E



**Photograph A.187.** Looking west, showing the front, east elevation.

### Alterations

The building's pantile roofing is not original. The metal ADA-accessible ramp at the main entry is an addition. However, the additional research is needed to determine the dates of these alterations.

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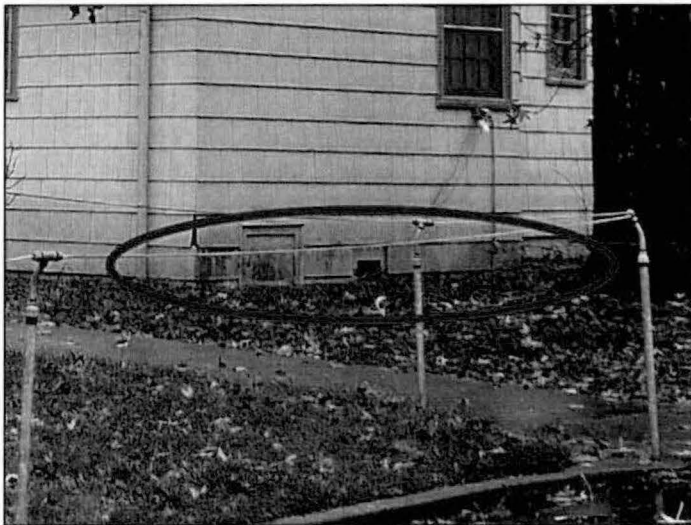
<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>st</sup> and 92d Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.

## Residence 137 - Recommendations

**Priority Score 3**

### Residence 137 - Condition Issues

| Topic | Subtopic              | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                |
|-------|-----------------------|-------------------------------------|-------|----------|--------|-------------------------------------------------|
| Wood  | Moisture Infiltration |                                     | ×     |          |        | From splashback and ponding at base of building |
|       | Broken shingles       | ×                                   |       |          |        | South elevation of garage; front elevation      |
|       | Peeling paint         |                                     | ×     |          |        | South elevation of garage; front elevation      |



**Photograph A.188.** Minor moisture infiltration from ponding.

### Wood

#### *Minor moisture infiltration from ponding - Urgency Score 2*

The moisture infiltration in the end gables appear to be caused by water ponding at the base of the building due to the lack of a gutter system on the north and south elevations. The shingles should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system on both the north and south elevations that is mostly hidden from view, in order to retain the eave-less character of the building.

#### *Broken wood shingles - Urgency Score 2*

The broken shingles should be replaced in-kind, or with material that matches the raking and color of the existing shingles. This will serve to keep out moisture infiltration during the building's vacancy.

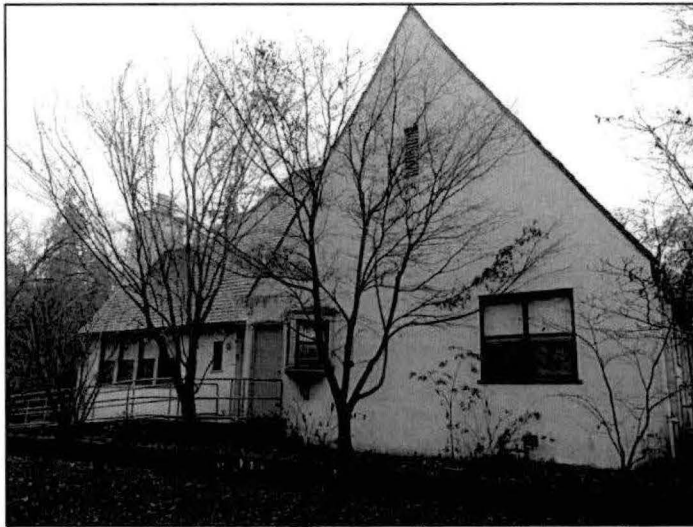
#### *Minor peeling paint on wood shingles - Urgency Score 2*

Although only a few shingles exhibit significant paint loss, the severity of paint loss on affected shingles is enough to potentially cause moisture infiltration and decay to the underlying wood. It is advised to remove the affected shingles, strip them of the old paint and apply a new coat to prevent excessive moisture infiltration during vacancy.

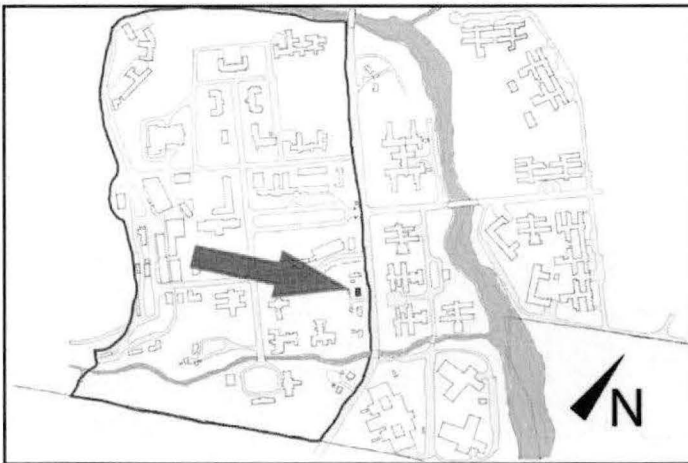
# Residence 145

**UTM coordinates:** 10 S; 4244480 m N; 542318 m E

**Construction date:** 1930  
**Architectural Style:** Norman  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.189.** Looking southwest, showing the front, northeast elevation.



## History and Significance

This house was constructed in 1930 as one of several constructed for physicians employed at SDC.<sup>1</sup> Situated along the west side of Arnold Drive, this house typifies the Norman style with its very steep-pitched projecting gable.

The residential function of this house is significant for its association with the history of the institution. The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution's self-sustaining, community-based nature. For this association, Residence 145 appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Residence 145 is a Norman style house that was constructed in 1930, and is situated in a rectangular plan. This house is clad in stucco, rests on a concrete foundation, and has a roof consisting of composition shingles. The building has a steep-pitched hipped roof with projecting side gable on the southwest elevation, and a prominent projecting gable on the front, northeast elevation—all roof forms displaying little to no eaves. There is a detached, pyramidal-roofed building at the rear, southwest elevation of the house, as well as a detached gabled garage also at the rear.

There is wood-framed oriel within the prominent front gable, and a chimney centered on the side-gable. There are two entries on the front elevation, which both are centered on the building and face northeast. A third, side entry is located on the side, northwest elevation.

The building's fenestration includes 1/1 single-hung windows, a band of 1/1 double-hung windows, a rectangular window with diamond-shaped leaded glass, and two, 2-light fixed windows in the oriel. The materials of the windows are not known at this time. The side entry and one of the front entries within the projecting gable consist of flush metal doors. The other



## Residence 145

**UTM coordinates:** 10 S; 4244480 m N; 542318 m E

main entry on the front elevation is fitted with a wood door with 3-light glazing on the upper half and 6 panels on the lower half.

There are two concrete ADA-accessible ramps—one that leads to the two main entries on the front elevation, and one that leads to the side elevation.

### Alterations

The two concrete ADA-accessible ramps are additions. It appears that the entry opening in the projecting front gable is not original. Additional research is needed to determine the dates of these alterations.

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<sup>1</sup> State of California, "Budget of Proposed Recommendations and Estimated Revenues of the State of California for the 81<sup>st</sup> and 82d Fiscal Years, July 1, 1929, to June 30, 1931" (Sacramento: California State Printing Office, 1929), 101.

# Residence 145 - Recommendations

**Priority Score 3**

| Residence 145 - Condition Issues |                   |                                     |       |          |        |                                                      |
|----------------------------------|-------------------|-------------------------------------|-------|----------|--------|------------------------------------------------------|
| Topic                            | Subtopic          | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                     |
| Stucco                           | Rising damp       |                                     | ×     |          |        | From ponding and lack of gutter system in gable ends |
|                                  | Hairline cracking |                                     | ×     |          |        |                                                      |
| Corrosion                        |                   |                                     | ×     |          |        | Metal access railing on front elevation              |
| Wood                             | Paint peeling     |                                     |       | ×        |        | Main entry door                                      |



**Photograph A.190.** Minor rising damp on stucco.

## Stucco

### *Minor rising damp on stucco - Urgency Score 2*

The moisture infiltration in the end gables appear to be caused by water ponding at the base of the building due to the lack of a gutter system on the north and south elevations. The shingles should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system on both the north and south elevations that is mostly hidden from view, in order to retain the eave-less character of the building.

### *Minor hairline cracking of stucco - Urgency Score 2*

Several stucco exteriors at SDC exhibit hairline cracking. Like with concrete, hairline cracking is not a cause for alarm, but can lead to further damage and secondary effects if not corrected or if the cracking enlarges. Due to the building's impending vacancy, it might be wise to patch the hairline cracks in order to avoid excessive moisture infiltration during vacancy.

## Corrosion

### *Minor corrosion on metal access railing - Urgency Score 2*

Remove the metal railing and treat with corrosion removal product, then reattach.<sup>1</sup>

## Residence 145 - Recommendations

**Priority Score 3**



**Photograph A.191.** Moderate paint peeling on main entry door.

### Wood

#### *Moderate paint peeling on main entry door - Urgency Score 2*

The severity of paint peeling on affected wood door is enough to potentially cause moisture infiltration and decay to the underlying wood. It is advised to remove the door, strip it of the old paint and apply a new coat to prevent excessive moisture infiltration during vacancy.

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<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 12.

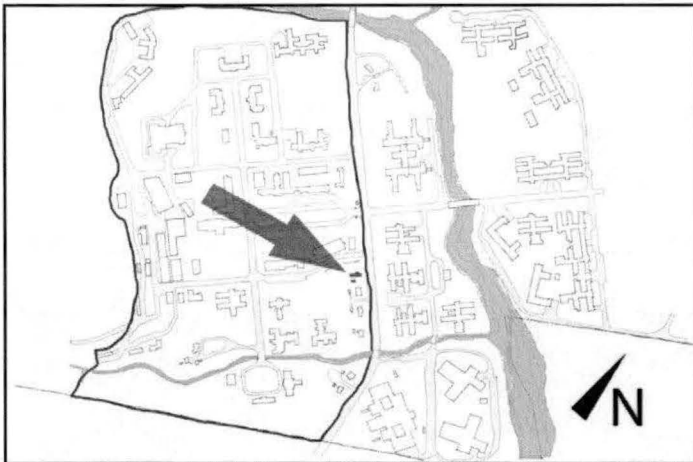
## Residence 146

UTM coordinates: 10 S; 4244503 m N; 542296 m E

**Construction date:** 1924  
**Architectural Style:** Tudor Revival  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** Vacant



**Photograph A.192.** Looking south, showing the front, northeast elevation and the northwest elevation.



### History and Significance

This house was constructed in 1924 as one of several constructed for physicians employed at SDC. Situated along the west side of Arnold Drive, this house typifies the Tudor Revival style, as an example of the Arts & Crafts influence on SDC's architecture.

The residential function of this house is significant for its association with the history of the institution. The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution's self-sustaining, community-based nature. For this association, Residence 146 appears to be eligible as a contributor to the potential NRHP Historic District.

### Description

Residence 146 is a Tudor Revival style house that was constructed in 1924 in an irregular plan with a detached, gabled garage. The house is mainly clad in stucco, and rests on a concrete foundation. The building's main core is in an L-shaped plan, with a hipped roof at the southwestern end, which intersects with a side-gable that faces northwest. There is also a projecting gable addition off the southern end of the front, northeast elevation that does not appear to be original. The main entry is on the northern end of the side gable of the northwest elevation.

The steep-pitch roof has little to no eaves, and is clad in composition shingles. While most of the building's exterior is clad in stucco, there are wood shingles in both of the gables, and half timbering on the front and side elevations, focused at the northern corner of the building.

The building's fenestration consists of pairs of 9-light wood casement windows, pairs and triplets of 6-light wood casement windows, and 4-light wood windows of unknown operation. At the northern corner of northeast elevation, there is an arched tripartite window, where vertical batten panels separate each of the 3-lights.

## Residence 146

**UTM coordinates:** 10 S; 4244503 m N; 542296 m E



**Photograph A.193.** Looking north, showing the side, southeast elevation. The garage is shown at the left edge of the image.



**Photograph A.194.** Looking southwest, showing the detached garage located to the south of the house.

The main entry consists of a wood door with 4-light glazing on the upper half and single-panel on the lower half. There is also an entry on the southeast elevation that is fitted with a wood door with X-shaped paneling on the lower half and boarded-up glazing on the upper half.

### Alterations

The front, gable projection off the northeast elevation appears to be an addition, however, further investigation is necessary to determine the date of this alteration.

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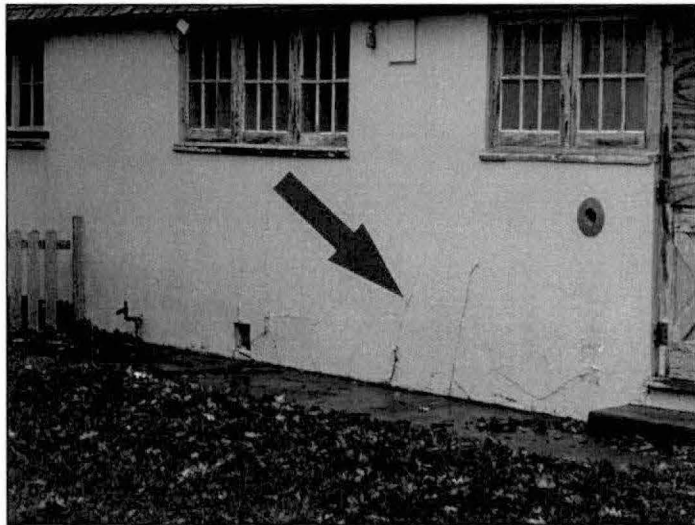
<sup>1</sup> State of California, "Budget Recommendations and Estimated Revenues, 75<sup>th</sup> and 76<sup>th</sup> Fiscal Years, July 1, 1923, to June 30, 1925" (Sacramento: California State Printing Office, 1923), 83.



# Residence 146 - Recommendations

Priority Score 2

| Residence 146 - Condition Issues |                                    |                                     |       |          |        |                                                                            |
|----------------------------------|------------------------------------|-------------------------------------|-------|----------|--------|----------------------------------------------------------------------------|
| Topic                            | Subtopic                           | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                           |
| Stucco                           | Cracking                           |                                     |       |          | ×      |                                                                            |
| Concrete                         | Cracking                           |                                     |       |          | ×      | Cracking and separation of concrete steps leading to the north, side entry |
| Asbestos Shingles                | Deterioration                      |                                     | ×     |          |        | All gables show asbestos shingles with varying degrees of deterioration    |
| Wood                             | Paint chipping                     |                                     |       |          | ×      | Wood windows and sills                                                     |
| Other Elements                   | A few windows have been boarded up |                                     |       |          |        |                                                                            |



Photograph A.195. Severe cracking in stucco.

## Stucco

### Severe cracking in stucco - Urgency Score 3

Severe cracks in the stucco should be assessed immediately and thoroughly for the extent of damage and the possible causes. The root cause should be corrected before the crack is repaired, as water infiltration to the substrate might be causing the stucco to crack or spall. For severe cracking, the immediate area around the crack will need to be cut out to prepare for extensive repair by a professional plasterer.<sup>1</sup>

## Concrete

### Severe cracking and separation of concrete steps - Urgency Score 1

Due to the vacancy status of the building, it is not advised to perform any treatment on the concrete curbs at this time.

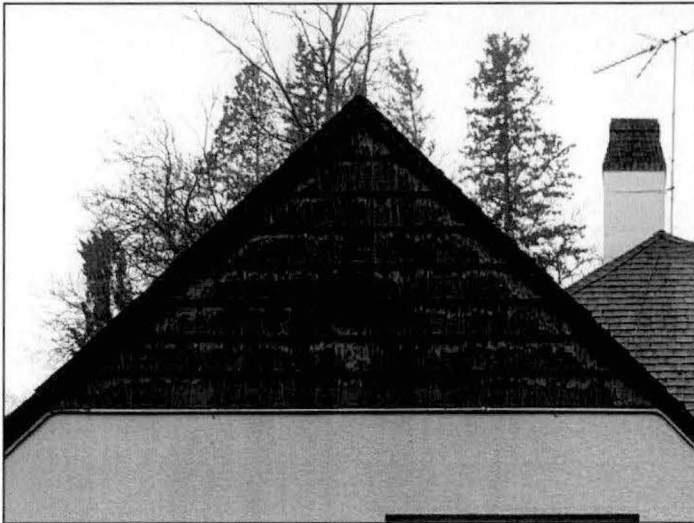
## Asbestos Shingles

### Minor deterioration of asbestos shingles - Urgency Score 2

Due to the minor severity of the deterioration, it is not advised to treat this issue at this time.

## Residence 146 - Recommendations

**Priority Score 2**



**Photograph A.196.** Minor deterioration of asbestos shingles.



**Photograph A.197.** A few windows are covered in wood boards.

### Wood

#### *Severe paint chipping of wood windows and sills - Urgency Score 2*

Due to the severity of the paint peeling, it is advised to strip the windows of the old paint, treat, and repaint to protect the windows from severe moisture infiltration and further damage during the vacancy period.

### Other Elements

#### *A few windows are covered in wood boards. - Urgency Score 1*

Considering the building's vacancy status, this issue is not advised to be treated at this time.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, by Anne Grimmer, October 1990, 9.

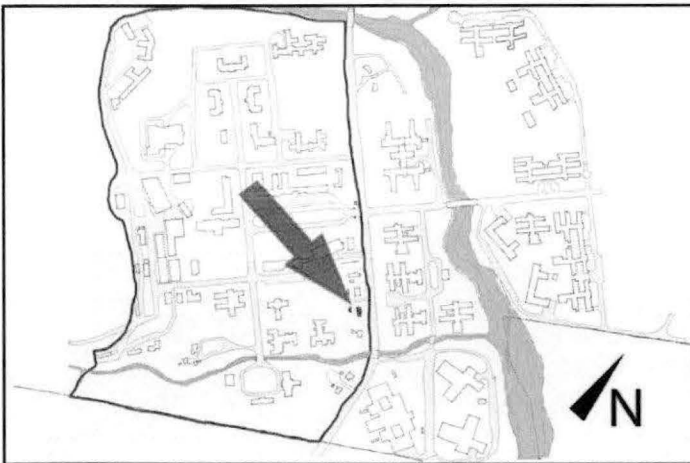
## Residence 149

**UTM coordinates:** 10 S; 4244449 m N; 542344 m E

**Construction date:** 1930  
**Architectural Style:** Norman  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.198.** Looking south, showing the northeast and northwest elevations, and garage.



### History and Significance

This house was constructed in 1930 as one of several constructed for physicians employed at SDC. Situated along the west side of Arnold Drive, this house typifies the Norman style with its very steep-pitched projecting gable.

The residential function of this house is significant for its association with the history of the institution. The building is representative of the historic, on-site employee housing that SDC offered its workforce—reflecting the institution's self-sustaining, community-based nature. For this association, Residence 149 appears to be eligible as a contributor to the potential NRHP Historic District.

### Description

Residence 149 is a one-story house that was constructed in 1930 in the Norman style. The building has a main hip-roofed core oriented southeast to northwest, with a projecting gable off the front elevation and two gabled wings off the rear. There is a detached hipped garage at the rear.

The steep-pitch roof has little to no eaves, and is clad in composition shingles. The building is clad in stucco and rests on a concrete foundation.

Fenestration consists of singular, pairs, and a band of four 1/1 double-hung windows. The materials of these windows are not known at this time, as they are all obscured by metal screen inserts. The pair of double-hung windows in the projecting front gable are each flanked by diagonal wood batten shutters that appear to be non-operational. The garage has 12-light wood casement windows with diagonal wood batten shutters that are similar to those on the main building.

This house has two main entries on the front elevation. The entry to the south of the projecting front gable is fitted with a vertical wood batten

## Residence 149

**UTM coordinates:** 10 S; 4244449 m N; 542344 m E



**Photograph A.199.** Looking southwest, showing the front gable and main entry on front, northeast elevation.

door with a segmental arched top and single-pane glazing centered on the door's upper half. The entry at the northern corner of the front elevation is fitted with a 10-light glazed wood door that has a 6-pane wood sidelight adjacent to the south.

There is a concrete ADA-accessible ramp that leads to the northern entry on the front, northeast elevation.

### Alterations

The concrete ADA-accessible ramp that leads to the front entry is an addition. Further investigation is needed to determine the date of the ramp installation.

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<sup>1</sup> State of California, "Budget of Proposed Recommendations and Estimated Revenues of the State of California for the 81<sup>st</sup> and 82d Fiscal Years, July 1, 1929, to June 30, 1931" (Sacramento: California State Printing Office, 1929), 101.

# Residence 149 - Recommendations

**Priority Score 3**

| Residence 149 - Condition Issues |             |                                     |       |          |        |                                             |
|----------------------------------|-------------|-------------------------------------|-------|----------|--------|---------------------------------------------|
| Topic                            | Subtopic    | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                            |
| Stucco                           | Rising damp |                                     | ×     |          |        | From splashback and ponding near soil level |
| Biological Growth                |             |                                     |       |          | ×      | Roofing                                     |



**Photograph A.200.** Severe biological growth on roofing.

## Stucco

### *Minor rising damp on stucco - Urgency Score 2*

The moisture infiltration in the end gables appear to be caused by water ponding at the base of the building due to the lack of a gutter system in these areas. The stucco should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system on eave-less gable ends that is mostly hidden from view, in order to retain the eave-less character of the building.

## Biological Growth

### *Severe biological growth on roofing - Urgency Score 2*

For the composite shingle roofing, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.



# Sonoma House

**UTM coordinates:** 10 S; 4244219 m N; 542148 m E

**Construction date:** 1897

**Architectural Style:** Queen Anne

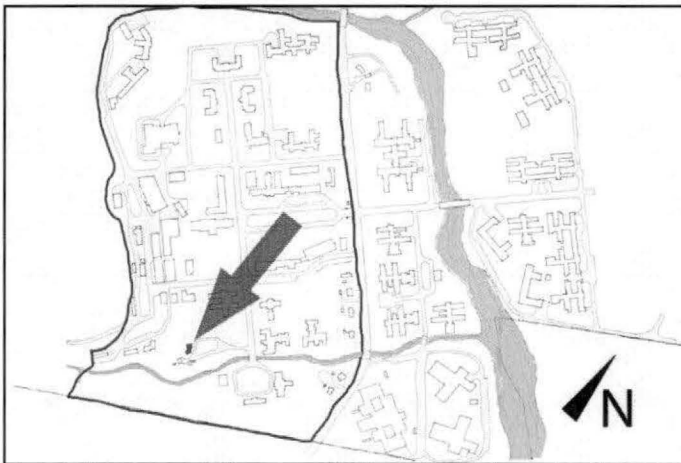
**NRHP Eligibility:** Contributor to Historic District;  
Individual Listing (Crit. A, C)

**Condition:** Fair

**Vacancy Status:** In-use



**Photograph A.201.** Looking east, showing the northwest elevation and turret.



## History and Significance

The Sonoma House was constructed in 1897 as the residence for the Superintendent of the institution, and for this reason, the building is also known as the Superintendent's House.<sup>1</sup> Today, this Queen Anne style building is used only on occasion, for special events at the SDC.

Standing as the one of the only extant Queen Anne style house in the Sonoma Valley, the Sonoma House is an exemplary specimen of its Victorian style. The building is architecturally significant for its unique Queen Anne elements, including the three-story conical turret, patterned wood shingle exterior, as well its multigabled roof forms. Although the Sonoma House has been altered, it appears to retain enough integrity to be eligible for individual listing on the NRHP under Criterion C.

This building's functionality as the superintendent's residence is significant for its association with the early history of the institution, as well as representative of the residential development on the campus. For this reason, Sonoma House also appears to be eligible as a contributor to the potential NRHP Historic District, representing the community-based development of the Colony Plan at SDC.

## Description

This 2.5-story Queen Anne style house was constructed in 1897, and is completely clad in coursed wood shingles and horizontal shiplap siding. Resting on a concrete foundation, the building consists of an irregular plan with multiple gables and a 3-story round turret with a conical roof. The roof consists of several pitches and dormers, but the roofing is entirely clad in composition shingles.

The exterior wood shingles are of various sizes, shapes, and patterns for ornamental effect. The house has two enclosed porches—one of which still displays the original wood turned porch supports. Leading to the side

## Sonoma House

**UTM coordinates:** 10 S; 4244219 m N; 542148 m E



**Photograph A.202.** Looking northwest, showing the southeast elevation and side entry.



**Photograph A.203.** Looking northeast, showing the southwest elevation.

entry is a set of brick stairs with a metal railing that do not appear to be original.

Fenestration includes singular, pairs, and triplets of 1/1 double-hung wood windows, as well as bands of 1/1 wood casement and double-casement windows. Other wood windows include those with 9-lights of unknown operation, and wood double-casement windows with arched multi-light wood transom windows in the turret. There is also one metal sliding sash window that is not original to the 1897 Sonoma House construction. Approximately six feet from the building's main entry is an electric lift for ADA access into the house.

### Alterations

There are several additions to this building, including a shed addition atop the roof, and a one-story rectangular addition to the west elevation. One wood window has been replaced with metal sliding-sash windows, and there is currently an ADA accessible electric lift on the front elevation. Additional research is necessary to determine the dates of these alterations.

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<sup>1</sup> Diana Painter and Janet Gracyk, "15000 Arnold Drive – Sonoma Developmental Center," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning; and Terra Incognita Design and Consulting, Salem, OR, November 2014, rev. November 2015, 4.

# Sonoma House - Recommendations

Priority Score 2

## Sonoma House - Condition Issues

| Topic          | Subtopic              | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)           |
|----------------|-----------------------|-------------------------------------|-------|----------|--------|----------------------------|
| Wood           | Moisture Infiltration |                                     |       | X        |        | Wood shingle siding        |
|                | Rust staining         |                                     | X     |          |        | Wood shingle siding        |
| Gutter System  | Paint peeling         |                                     |       | X        |        |                            |
|                | Corroding downspo     | X                                   |       |          |        |                            |
| Exterior Paint | Paint peeling         |                                     |       | X        |        | Wood siding and wood eaves |



**Photograph A.204.** Moderate moisture infiltration on wood shingle siding.

## Wood

### *Moderate moisture infiltration on shingle siding - Urgency Score 2*

The moisture infiltration in appears to be caused by water draining down the exterior, due to a faulty or leaking gutter system. The shingles should be assessed as to the extent of the damage, to determine if the damage warrants treatment. The faulty gutter system should be remediated before performing any treatment to the wood shingles.

### *Minor rust staining onto wood shingle siding - Urgency Score 2*

The affected shingles should be removed and cleaned of the rust staining. Before being reattached, it is advised to replace the affected corroding gutter components.

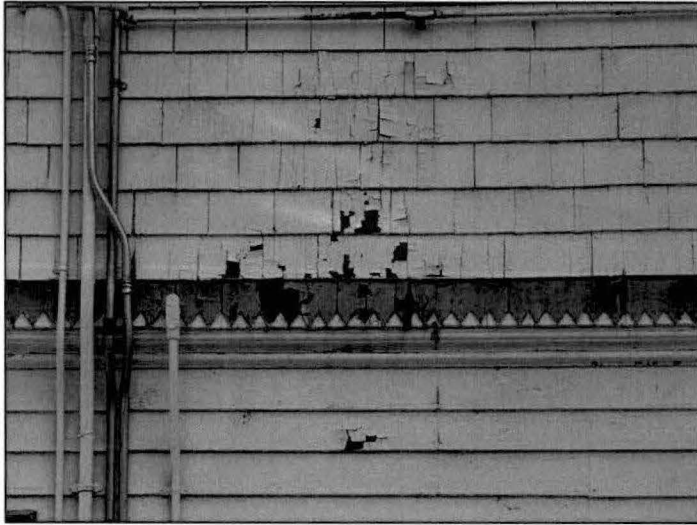
## Gutter System

### *Corroding metal downspouts - Urgency Score 2*

Due to the severity of the corrosion, the affected sections of the gutter system appear to be irreparable, and should be replaced. This will prevent excessive drainage onto the exterior surfaces, and will alleviate ponding near the base of the building.

## Sonoma House - Recommendations

**Priority Score 2**



**Photograph A.205.** Moderate paint peeling on wood siding.

### Exterior Paint

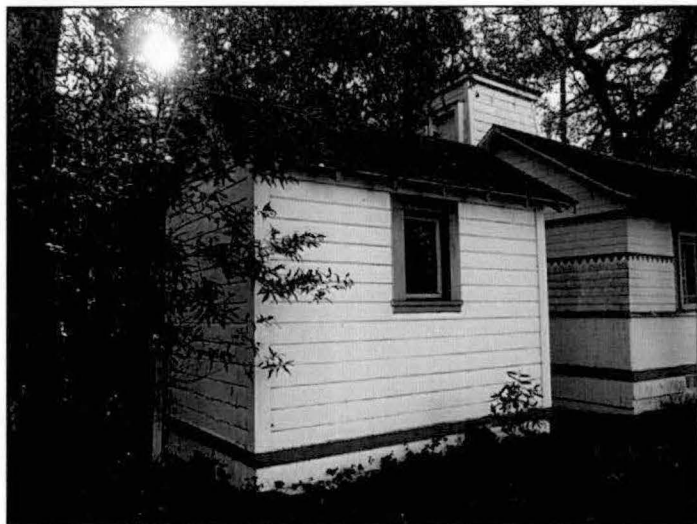
#### *Moderate paint peeling on wood siding, eaves - Urgency Score 2*

Due to the minor severity of the paint peeling, it is advised to not strip and repaint the wood elements. Rather, given the impending vacancy, and a new coat of paint should be applied to protect the wood during vacancy.

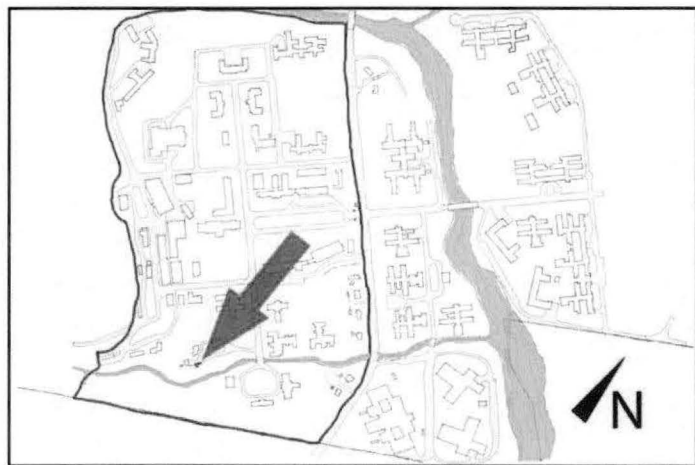
# Sonoma House Outbuilding 1

UTM coordinates: 10 S; 4244195 m N; 542171 m E

**Construction date:** 1897  
**Architectural Style:** Folk Victorian  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Poor  
**Vacancy Status:** Vacant



**Photograph A.206.** Looking south with the ca.1925 bldg. in the foreground and the 1897 bldg. behind.



## History and Significance

This pair of outbuildings are related to the Sonoma House, and were built approximately 30 years apart. The larger of the two was constructed in 1897, alongside the construction of the Sonoma House, and typifies the Folk Victorian style. The smaller, adjacent building appears to have been constructed ca.1925.

Due to the functionality as accessory buildings to the superintendent's house, this pair appear to be eligible as contributors to the potential NRHP Historic District.

## Description

Sonoma House Outbuilding 1 consists of a 1.5-story front gable outbuilding and small gabled shed. The larger of the two was constructed in 1897 as accessory buildings to the Sonoma House, and the smaller, adjacent building appears to have been constructed ca.1925.

The larger of the two buildings is wood-framed and rectangular in plan, with a water tower connected to the south that appears to have been converted for use as a habitable space. This building has a low-pitch double gable roof with open eaves, which is clad in composition shingles. The exterior is clad in several types of wood siding, including horizontal bead board siding, lapped wood shingle siding, with one decorative saw tooth patterned course and one rounded patterned course.

Fenestration on the larger building includes a single-pane wood window of unknown operation, one single-pane wood casement window with a multi-light glazing surround, as well as one 6-light wood hopper window. There are two doors on the building, a five-paneled wood door on the main building form, and a four-paneled wood door on the second level of the water tower, which is missing a landing.



## Sonoma House Outbuilding 1

UTM coordinates: 10 S; 4244195 m N; 542171 m E



**Photograph A.207.** Detail of the wood window and shingle pattern on the 1891 building.

The smaller of the two buildings is a simple, rectangular-shaped wood-framed shed with a gabled roof. This building is clad in horizontal wood siding, with a wood-shingled roof. There are single-pane wood casement windows on both the north and south elevations, and a five-paneled wood door on the west elevation. Fenestration includes single-lite casement windows and a five-paneled wood entry door.

### Alterations

It appears that the water tower has been altered for a more habitable use, with the installation of a door and window on the tower's east elevation. The dates of these alterations are not known at this time, and need further investigation

# Sonoma House Outbuilding 1 - Recommendations

Priority Score 2

## Sonoma House Outbuilding 1 - Condition Issues

| Topic             | Subtopic              | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                                             |
|-------------------|-----------------------|-------------------------------------|-------|----------|--------|----------------------------------------------------------------------------------------------|
| Wood              | Paint chipping        |                                     |       |          | ×      | Wood window casings and wood windows                                                         |
|                   | Moisture Infiltration |                                     |       |          | ×      | Wood shingle siding, caused by leaking area where double gables meet                         |
|                   | Siding Separation     |                                     |       |          | ×      | Separation of wood siding from building, including one piece that is leaving crawlspace open |
| Biological Growth |                       |                                     |       |          | ×      | Composition shingle roofing                                                                  |
| Exterior Paint    | Paint chipping        |                                     |       |          | ×      | Wood siding                                                                                  |



Photograph A.208. Severe siding separation.

### Wood

#### *Severe paint chipping on wood window casings and wood windows* - Urgency Score 2

Due to the severity of the paint chipping, it is advised to strip the affected areas, and repaint to protect the wood elements during vacancy

#### *Severe moisture infiltration of wood shingle siding* - Urgency Score 3

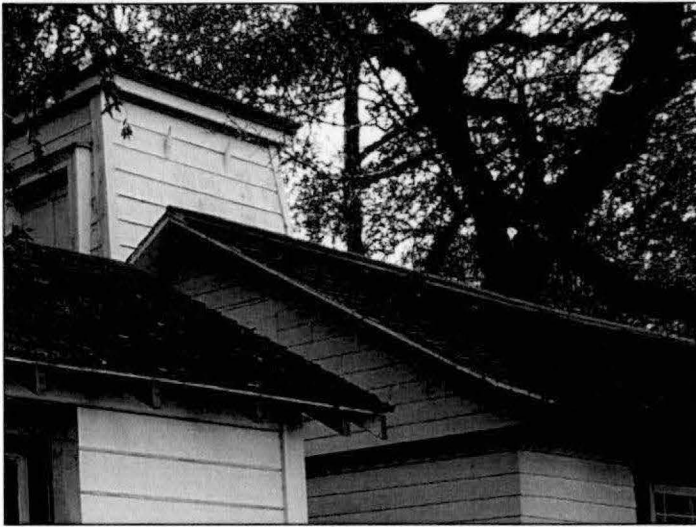
The moisture infiltration is caused by drainage from where the double gables meet. The shingles should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It might be wise to consider installing a gutter system on both the north and south elevations that is mostly hidden from view, in order to retain the eave-less character of the building.

#### *Severe siding separation* - Urgency Score 3

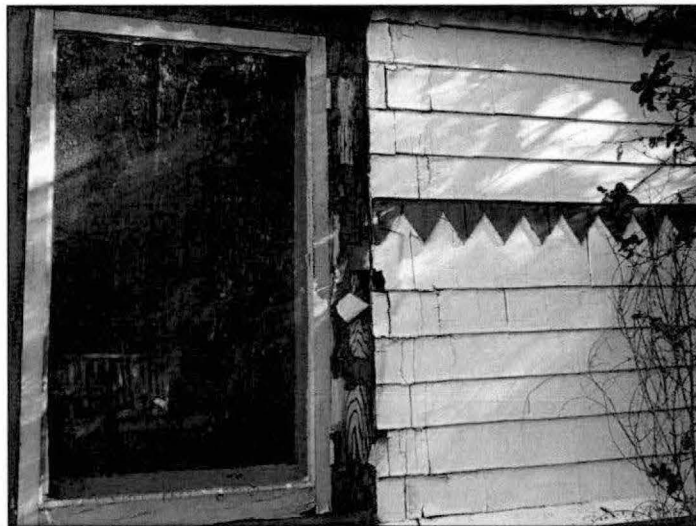
The separated siding has revealed the crawlspace. If accessible, the crawlspace should be assessed for any excessive moisture infiltration, and treated if necessary before reattaching the wood siding.

## Sonoma House Outbuilding 1 - Recommendations

Priority Score 2



Photograph A.209. Severe biological growth on roofing.



Photograph A.210. Severe exterior paint chipping on wood siding.

### Biological Growth

#### *Severe biological growth on roofing - Urgency Score 2*

For the composite shingle roofing, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

### Exterior Paint

#### *Severe exterior paint chipping on wood siding - Urgency Score 2*

Due to the severity of the paint peeling, it is advised to strip the affected wood siding of the old paint, treat, and repaint to protect the windows from severe moisture infiltration and further damage during the vacancy period.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.

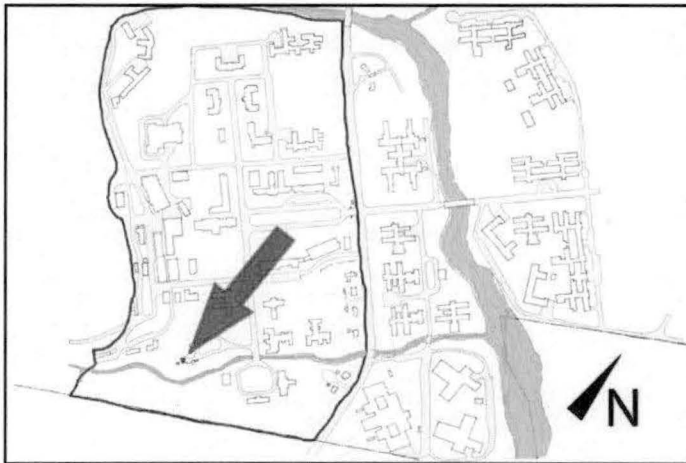
## Sonoma House Outbuilding 2

UTM coordinates: 10 S; 4244195 m N; 542171 m E

**Construction date:** 1910  
**Architectural Style:** Utilitarian  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Severe  
**Vacancy Status:** Vacant



**Photograph A.211.** Looking west, showing the double gables and sets of double doors.



### History and Significance

Constructed in 1910 as a storage shed, this unadorned structure appears to be an accessory building to the Sonoma House. Due to association with the superintendent's house, this structure appears to be eligible as a contributor to the potential NRHP Historic District.

### Description

Sonoma House Outbuilding 2 consists of a one-story double front-gable form. Constructed in 1910, this structure appears to be a storage shed for the adjacent Sonoma House.

This wood-framed building is rectangular in plan with two bays, each marked by its own moderately-pitched front facing gable clad in composition shingles. Each bay has a set of double doors—each made of horizontal wood boards—set on strap hinges. The remainder of the building is clad in lapped horizontal shingles.

The rear, west elevation consists of a shed lean-to approximately 1 foot below the gable roof eaves. There is one 6-light wood hopper window on the north elevation.

### Alterations

None apparent.

# Sonoma House Outbuilding 2 - Recommendations

**Priority Score 2**

| Sonoma House Outbuilding 2 - Condition Issues |                       |                                     |       |          |        |                                                                        |
|-----------------------------------------------|-----------------------|-------------------------------------|-------|----------|--------|------------------------------------------------------------------------|
| Topic                                         | Subtopic              | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                                       |
| Wood                                          | Paint chipping        |                                     |       | ×        |        | Wood eaves                                                             |
|                                               | Moisture Infiltration |                                     |       | ×        |        | Wood siding and wood double doors from ponding                         |
|                                               | Deterioration         |                                     |       |          | ×      | Heavy deterioration to wood siding that exposes structure's wood frame |
| Biological Growth                             |                       |                                     |       |          | ×      | Composition shingle roofing                                            |



**Photograph A.212.** Severe deterioration of wood siding, exposing the structure's wood frame.

## Wood

### *Moderate paint chipping on wood siding - Urgency Score 2*

Due to the moderate severity of the paint peeling, it is advised to not strip and repaint the wood elements. Rather, given the impending vacancy, and a new coat of paint should be applied to protect the wood during vacancy.

### *Moderate moisture infiltration on wood siding and wood double doors caused by ponding - Urgency Score 2*

The moisture infiltration in appears to be caused by water draining down the exterior and ponding at the base of the building. The affected areas of the wood elements should be assessed as to the extent of the damage, to determine if the damage warrants treatment. It is advised to explore a method to prevent ponding at the base of the building, either through regrading or through the installation of a gutter system.

### *Severe deterioration of wood siding, exposing structure's wood frame - Urgency Score 3*

Due to the severity of the deterioration, and the exposure of the wood frame to moisture, it is advised to take action immediately. It is suggested to remove the damaged shingles surrounding the



## Sonoma House Outbuilding 2 - Recommendations

**Priority Score 2**



**Photograph A.213.** Severe biological growth on composition shingle roofing.

exposed area, assess the underlying wood and wood frame for excessive moisture infiltration, and repair if necessary. Then, repair the exposed area's sheathing, and replace missing shingles in-kind. This will prevent further moisture infiltration during vacancy.

### Biological Growth

#### *Severe biological growth on roofing* - Urgency Score 2

For the composite shingle roofing, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

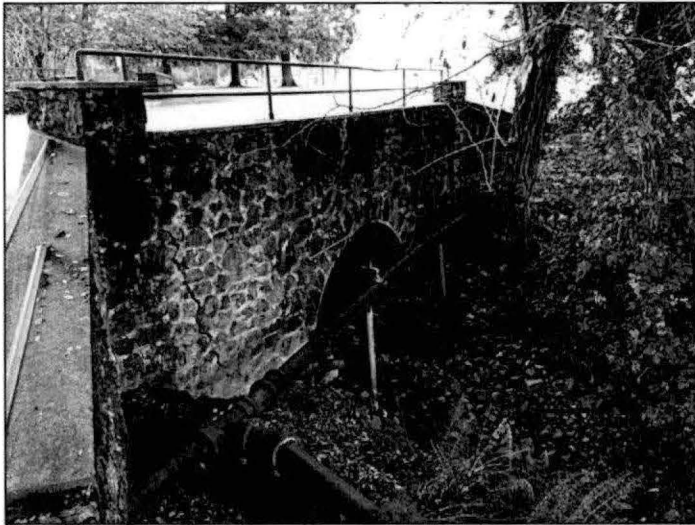
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<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.

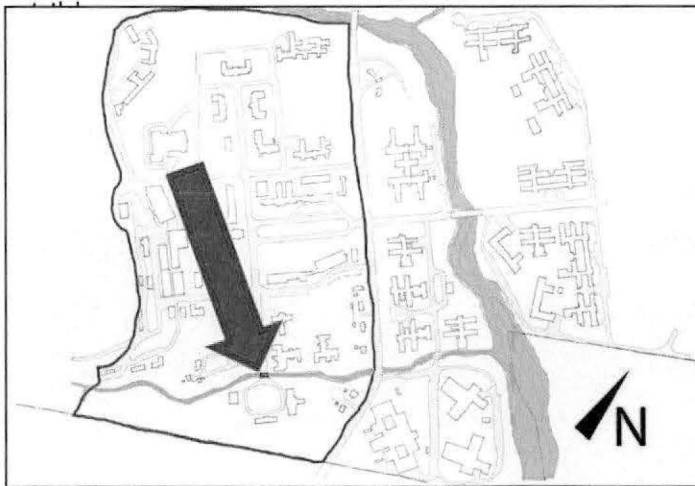
# Stone Arch Bridge

**UTM coordinates:** 10 S; 4244268 m N; 542257 m E

**Construction date:** ca.1915  
**Architectural Style:** Stone Arch Bridge  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** N/A



**Photograph A.214.** Looking west, showing the northeast elevation and arch. The metal pipe is also



## History and Significance

Despite its relatively undocumented history, this stone arch bridge is significant for its architectural merit and use of materials. The uncoursed stonework is representative of bridge building in the first quarter of the 20<sup>th</sup> century in the North Bay counties of California.

Further investigation is necessary to determine the exact date of construction of this stone arch bridge. However, it is likely that this bridge existed by the time that Walnut was constructed, as it appears to be supporting the only road to the Sonoma Circle.

As a resource that signifies early infrastructural development at SDC, this stone arch bridge appears to be eligible as a contributing structure to the potential NRHP Historic District.

## Description

This stone arch bridge connects Sonoma Street with Sonoma Circle, by bridging the road over one of the small creeks that drains into the Sonoma Creek to the east. This bridge is one of a few located on the SDC campus, and the only one within this report's study area.

The bridge consists of a single arch opening over the creek, and is constructed of smooth-faced uncoursed stone, with short piers on each of the four corners of the bridge. Projecting outward at an angle from each of the piers is a continuation of the bridge's stone parapet.

Metal railings have been installed along the parapets of the bridge, and although the railing is not original to the bridge, further investigation is needed to determine the date of installation.

## Alterations

Metal railings have been installed on all parapet walls of the bridge, likely added for increased safety.

## Stone Arch Bridge

**UTM coordinates:** 10 S; 4244268 m N; 542257 m E



**Photograph A.215.** Looking east, showing the stone parapet and piers on the bridge's east elevation.

Spanning the length of the bridge on the east elevation is a metal conduit pipe that is suspended over the creek. Detached from the bridge for the most part, this metal pipe connects with both the northern and southern parapet walls on the bridge's east elevation. Additional research is necessary to determine the dates of these alterations.



**Photograph A.216.** Looking west, showing the stone parapet and piers on the bridge's west elevation.

# Stone Arch Bridge - Recommendations

Priority Score 2

| Stone Arch Bridge - Condition Issues |                |                                     |       |          |        |                                                           |
|--------------------------------------|----------------|-------------------------------------|-------|----------|--------|-----------------------------------------------------------|
| Topic                                | Subtopic       | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s)                                          |
| Stone                                | Cracking       |                                     |       |          | ×      | On northeast elevation between arch and eastern-most pier |
| Biological Growth                    |                |                                     |       |          | ×      | All elevations                                            |
| Other Elements                       | Paint staining |                                     | ×     |          |        | On northeast elevation of northern-most pier              |



Photograph A.217. Severe cracking of stone masonry.

## Stone

### *Severe cracking of stone masonry - Urgency Score 3*

Due to the severity of the crack, the affected area should be immediately and thoroughly inspected to insure that structural instability is not an issue. If there are no severe issues related to the crack, then the crack should receive a temporary repair, due to SDC's impending period of reduced maintenance. Once normal maintenance has been reinstated, the crack should receive a proper, permanent repair that respects the historic significance of the building's stonework.

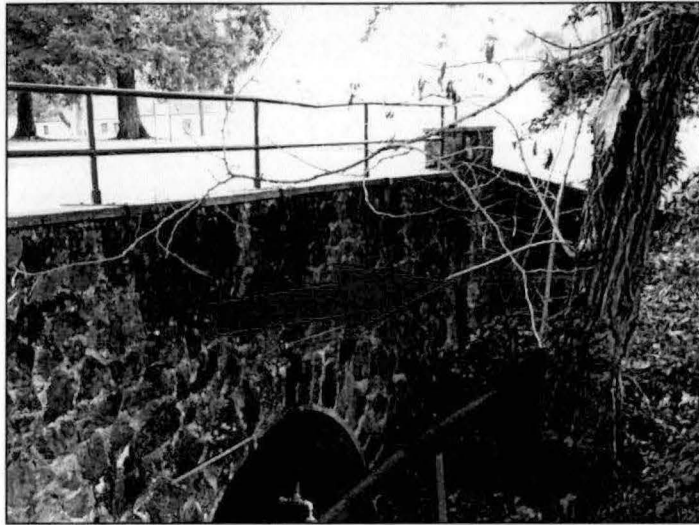
## Biological Growth

### *Severe biological growth on stone at all elevations - Urgency Score 2*

For the stone wall, cleaning off biological growth should be carried out by the gentlest means possible, with non-abrasive tools. To start, use a low-pressure garden hose to spray water onto the surface, supplemented by mild phosphate-free detergent. To lift the growth off the surface, natural or nylon scrubbing brushes should be used, avoiding any metal brushes or mechanical scrapers. In areas where there is thick buildup, a plastic or wood putty knife should be used for scraping.<sup>1</sup>

## Stone Arch Bridge - Recommendations

**Priority Score 2**



**Photograph A.218.** Minor paint staining on stone wall.

### Other Elements

#### *Minor paint staining* - Urgency Score 1

The paint staining, whether or not it is a result of vandalism, should be cleaned off to prevent any visual signs of neglect. Due to the potential damaging nature that chemicals can have on stone surfaces, it is advised to hire a consultant to determine the most appropriate and most conservative method for removing the paint.

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5, 8.



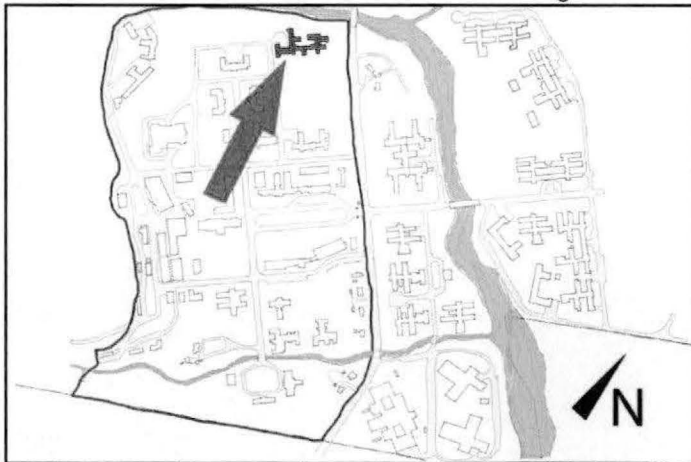
# Thompson-Bane

UTM coordinates: 10 S; 4244793 m N; 541953 m E

**Construction date:** 1939  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Fair  
**Vacancy Status:** In-use



**Photograph A.219.** Looking north, showing the southeast elevation of the western-most wing.



## History and Significance

Constructed in 1939 as a project of the Public Works Administration (according to a plaque on the building), Thompson-Bane are two connected buildings that make up one isolated complex. These two buildings were originally constructed as dormitories for clients at SDC—with men living in the Thompson Building, and women living in the Bane Building.<sup>1</sup>

The Thompson-Bane complex is named for Sonoma County Judge Rolfe L. Thompson, and Rev. A. C. Bane, a member of the Board of Directors of the Sonoma State Home from 1904-1913.<sup>2</sup> The buildings are representative of the English Cottage style, and display similar character-defining elements as others on SDC's campus. These features include groupings of multi-light windows, little to no eaves, and a parged concrete exterior.

For its function as a dormitory, Thompson-Bane is significant for its association with residential development of SDC, and appears to be eligible as a contributor to the potential NRHP Historic District.

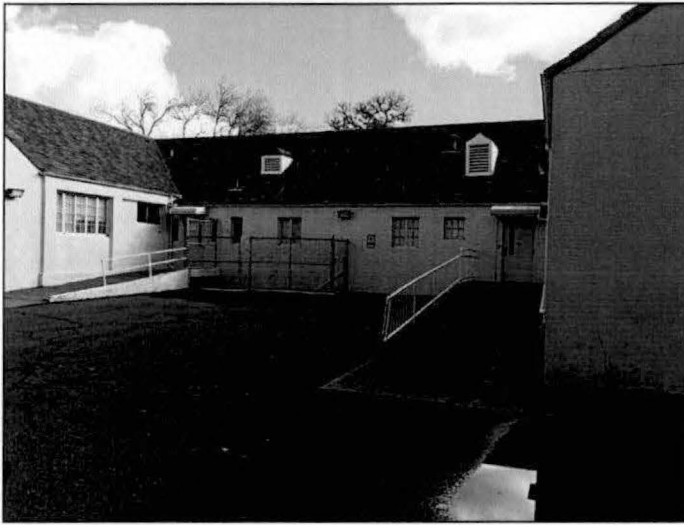
## Description

Thompson-Bane is an irregular-shaped building constructed in 1939 in the English Cottage style, with a concrete foundation and an exterior that is clad in parged concrete. The building's plan consists of several hipped and gabled wings, projections, and wall gables, as well as various vented hip and gable dormers. The roof is moderate-pitched throughout, has little to no eaves, and is clad in brown slate tiles.

Fenestration consists of several multi-light metal casement and double-casement windows, as singular windows, in pairs, and in groupings. These including those with 12-lights, 8-lights, 6-lights, and 4-lights. Of these aforementioned multi-light metal windows, there is a grouping of four in the end gables: two 8-light double casement windows with 8-light fixed transom windows, as well as two 6-light double casement windows

## Thompson-Bane

**UTM coordinates:** 10 S; 4244793 m N; 541953 m E



**Photograph A.220.** Looking east at the northwest elevation of the main core. The inner courtyard is shown in this image.



**Photograph A.221.** Detail of metal multi-light casement windows.

situated above. There is also a similar grouping of five windows, consisting of two 8-light casement windows on the ends, then an 8-light double-casement window, with each casement separated by an 8-light fixed window. There are also several windows that are not original, including 6-light metal fixed windows, and metal sliding sash windows.

None of the doors appear to be original, consisting of flush metals doors with single-pane glazing in the upper corners.

### Alterations

At some point, metal visors were installed over the windows on the west elevation of east wing. There are several windows that are not original, including 6-light metal fixed windows, and metal sliding sash windows. All metal doors appear to have replaced original doors at some point in time. Further investigation is necessary to determine the dates of these alterations.

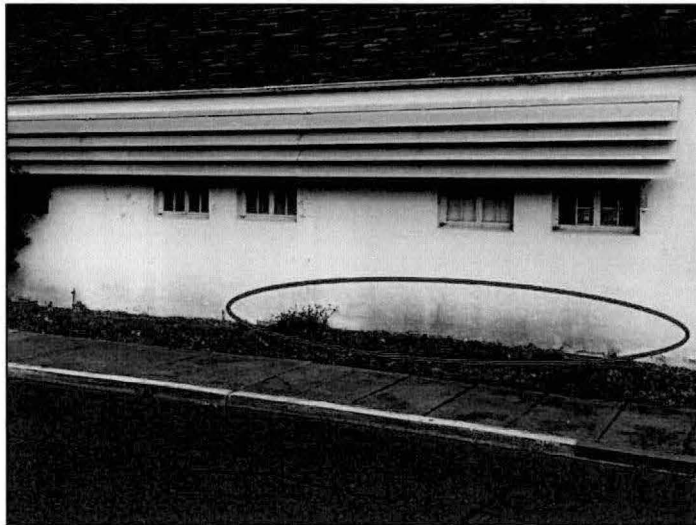
<sup>1</sup> State of California, "Budget of the State of California for the Biennium, July 1, 1939, to June 30, 1941, 89<sup>st</sup> and 92d Fiscal Years" (Sacramento: California State Printing Office, 1939), 370.

<sup>2</sup> Nancy Flack, Gregg Montgomery, and Teresa Murphy, *Sonoma Developmental Center, January 2016 to June 2017* (calendar), 2015.; Henry M. Hurd et al., *The Institutional Care of the Insane in the United States and Canada*, vol. 2 (Baltimore: The John Hopkins Press, 1916), 58.

# Thompson-Bane - Recommendations

**Priority Score 3**

| Thompson-Bane - Condition Issues |                      |   |       |          |        |                                                               |
|----------------------------------|----------------------|---|-------|----------|--------|---------------------------------------------------------------|
| Topic                            | Subtopic             | ☑ | Minor | Moderate | Severe | Specific area(s)                                              |
| Concrete                         | Paint chipping       |   |       | ×        |        | Concrete exterior                                             |
|                                  | Poor repair          | × |       |          |        | The installation of access railings caused damage to concrete |
|                                  | Rising damp          |   |       | ×        |        | From splashback and ponding at soil level                     |
| Gutter System                    | Corroding downspouts |   | ×     |          |        |                                                               |
| Vandalism                        | Scratching           |   | ×     |          |        | North elevation facing interior courtyard                     |



**Photograph A.222.** Moderate rising damp on concrete.

## Concrete

### *Moderate paint chipping of concrete - Urgency Score 2*

Due to the minor severity of the paint chipping on the concrete, it is not advised to treat this issue at this time.

### *Poor repair - Urgency Score 2*

Areas of concrete have been removed to accommodate new access railings to be secured to the building's exterior. However, the patching has been applied with inappropriate material that is not compatible with the surrounding concrete. The patch should be assessed for its moisture infiltration potential, and should be replaced if it could retain moisture. If not, the patch should not be replaced at this time.

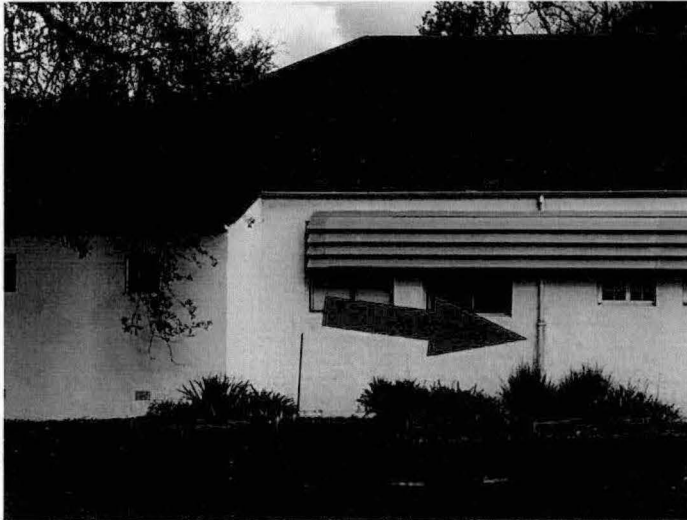
### *Moderate rising damp on concrete - Urgency Score 2*

The rising damp on the concrete is likely caused by ponding at the soil level. The ponding issue should be remediated as soon as possible, either by regrading, or channeling the gutter system to drain further from the building's base.

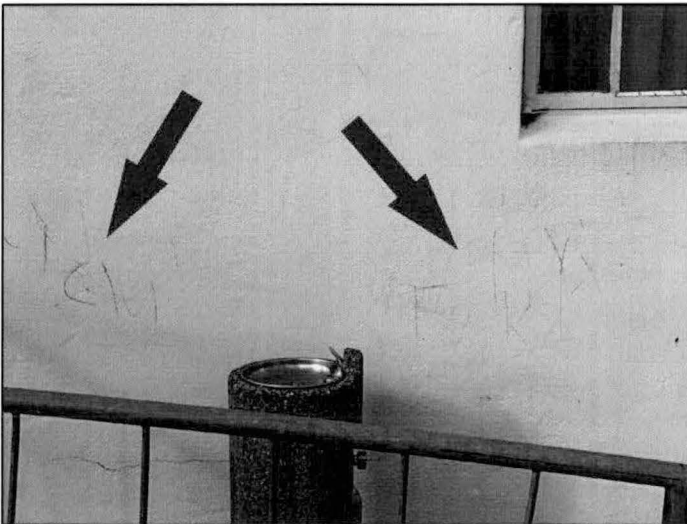
The affected concrete should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

## Thompson-Bane - Recommendations

**Priority Score 3**



Photograph A.223. Minor corroding downspouts



Photograph A.224. Minor scratching on concrete.

### Gutter System

#### *Minor corroding downspouts - Urgency Score 2*

Due to the minor severity of the corrosion, the downspouts appear to be repairable, and should be patched rather than replaced. This will prevent excessive drainage onto the concrete exterior.

### Vandalism

#### *Minor scratching on concrete - Urgency Score 1*

The scratching does not appear to be severe or causing enough damage to warrant treatment. Due to the vacancy status of the building, it is not advised to treat the vandalism at this time.

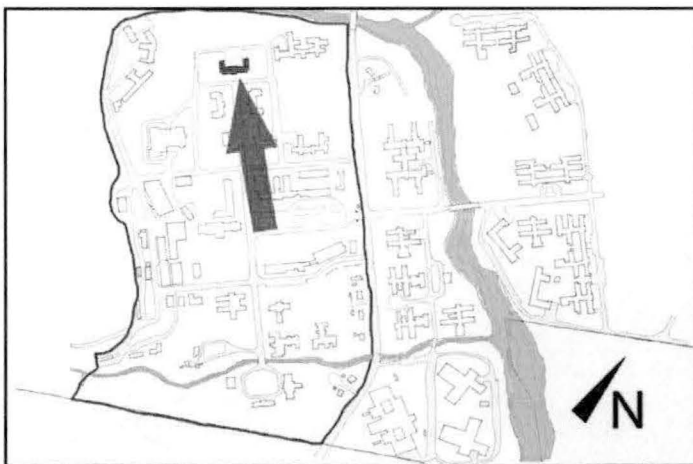
# Wagner Cottage

UTM coordinates: 10 S; 4244691 m N; 541875 m E

**Construction date:** 1926  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.225.** Looking west, showing the front, southeast elevation.



## History and Significance

Wagner Cottage was built in 1926 as a dormitory, in conjunction with Wright Cottage (1925) and Dunbar Cottage (1925)—all three of which are nearly identical designs.<sup>1</sup> The building was named for Walter D. Wagner, who was the California State Superintendent of Institutions in the 1920s.<sup>2</sup>

This building's function as residential facility reflects the Colony Plan, and the various dormitory cottages that are located around SDC's grounds. For this reason, Wagner Cottage is significant for its association with SDC's layout, development, and operations, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Wagner Cottage is a one-story U-shaped building constructed in 1926 in the English Cottage style. The plan consists of a hipped main core with gable-on-hips that is oriented southwest-northeast. There are two rear wings that extend from the northwest elevation, a projecting front gable centered on the southeast elevation, and a hipped projection centered on the northwest elevation of the building's main core.

The building's exterior is mainly clad in stucco, with red brick sills under all of the windows, red brick under the bay windows, and a tabbed brick surround at the opening of the recessed entry porch. The walls of the recessed entry porch are clad in red brick.

The building's moderate-pitched roof has little to no eaves, and is clad in red Spanish ceramic barrel tile roofing. The main entry is located inside a recessed entry, located in a gabled wall dormer on the southern half of the main core's southeast elevation. On the projecting front gable there is a bay window with a flared metal roof. At both the southwest and northeast elevations, there are porches consisting of simple square wood porch supports and corrugated metal roofing.

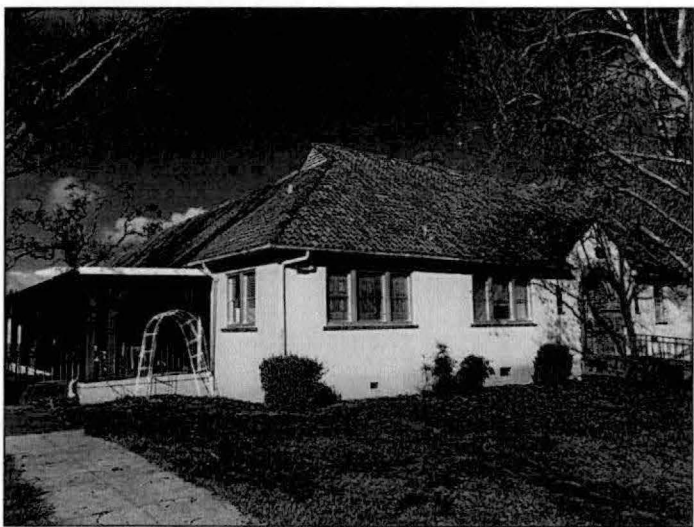


## Wagner Cottage

**UTM coordinates:** 10 S; 4244691 m N; 541875 m E



**Photograph A.226.** Looking northwest, showing the main entry at the southeast elevation.



**Photograph A.227.** Looking north, showing the southwest corner of the building. The porch on the southwest elevation is visible in this image.

Fenestration that appears to be original to the building includes 4-light wood casement windows. Windows that do not appear to be original include singular, pairs, and triplets of 1/1 double-hung metal windows, as well as the 2/2 horizontal-pane double-hung metal windows that are situated in the bay window. The doors also do not appear to be original, and consist of flush metal doors with single-pane glazing on the upper half.

There are three ADA-accessible concrete ramps on the exterior of the building: one that leads to the building's main entry, and one that leads to each side porch on the southwest and northeast elevations.

### Alterations

Several original windows replaced with non-original metal windows. The building's three ADA-accessible concrete ramps are additions. Further investigation is necessary to determine the dates of these alterations.

<sup>1</sup> State of California, "Budget Recommendations and Estimated Revenues, 77<sup>st</sup> and 78<sup>th</sup> Fiscal Years, July 1, 1925, to June 30, 1927" (Sacramento: California State Printing Office, 1925), 51.

<sup>2</sup> "On the Redwood Highway," *Healdsburg Tribune*, February 16, 1924.

# Wagner Cottage - Recommendations

Priority Score 3

## Wagner Cottage - Condition Issues

| Topic          | Subtopic                        | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s) |
|----------------|---------------------------------|-------------------------------------|-------|----------|--------|------------------|
| Stucco         | Chipping                        |                                     | ×     |          |        | Near soil level  |
| Other Elements | A few broken ceramic roof tiles |                                     |       |          |        |                  |



Photograph A.228. Minor chipping of stucco near soil level.

### Stucco

#### *Minor chipping of stucco near soil level - Urgency Score 2*

There is minor chipping of stucco near the soil level, likely due to ponding at the base of the building. The ponding issue should be remediated before any treatment is performed on the stucco. The affected stucco should be assessed as to the extent of the damage, to determine if the damage warrants treatment.

### Other Elements

#### *A few broken ceramic roof tiles - Urgency Score 2*

The broken tiles should be removed and replaced in-kind.

# Walnut

UTM coordinates: 10 S; 4244260 m N; 542321 m E

**Construction date:** 1918

**Architectural Style:** English Cottage

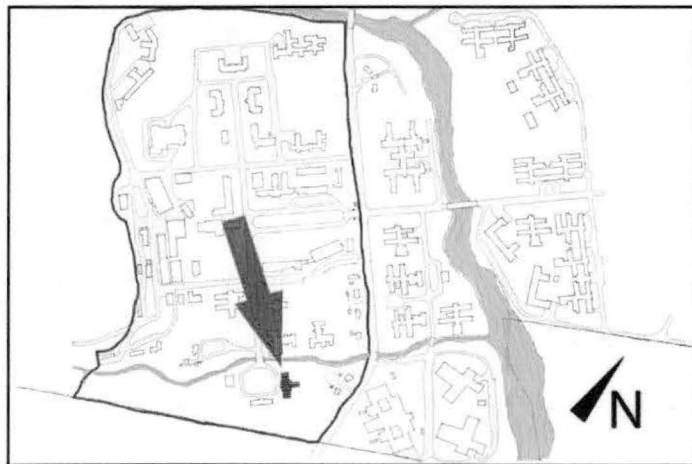
**NRHP Eligibility:** Contributor to Historic District;  
Individual Listing (Crit. A, C)

**Condition:** Poor

**Vacancy Status:** Vacant



**Photograph A.229.** Looking east, showing the front, southwest elevation.



## History and Significance

Walnut was constructed in 1918 as a dormitory for clients at SDC.<sup>1</sup> The building is an exemplary specimen of the English Cottage style, displaying such character-defining features as the hipped projections, groupings of multi-light windows, and diagonal wood braces in the entryway. It is highly representative of the flourishing Arts and Crafts movement in California. For its architectural merit, Walnut appears to be eligible for individual listing on the NRHP under Criterion C.

With its English Cottage style elements, this building contributes to the unique architectural heritage of SDC. For its use as a residential cottage, Walnut is significant for its association to the development of SDC and its Colony Plan, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Walnut is a 1.5-story building that was constructed in 1918 in the English Cottage style. The building consists of a T-shaped plan with a central rectangular core and three extending wings. The building's main core is side-gabled with gable-on-hips, and has a hipped projection, a recessed entry porch, a shed dormer, and a shed wall dormer on the southwest, front elevation. The two wings that extend from the main core in a southeast-northwest orientation are both side-gabled, while the rear wing that extends to the northeast is hipped. The moderate-pitched roof has little to no eaves, and is clad in composition shingle roofing.

The building is clad in wood shiplap siding with a painted brick recessed entry porch, where the brick is laid in stretcher bond except for the window sills that are laid in header bond. The opening to the recessed entry porch is also marked by two diagonal wood braces, as well as an arched wood lintel.

# Walnut

UTM coordinates: 10 S; 4244260 m N; 542321 m E



**Photograph A.230.** Looking north, showing the main entry at the southwest elevation.



**Photograph A.231.** Undated historic photograph of Walnut, showing the front, southwest elevation.<sup>2</sup>

The building's fenestration consists almost entirely of wood windows, though some original windows have been replaced with metal sliding sash windows. The wood windows that appear to be original include pairs of 6/6 double-hung windows, and singular and pairs of 6-light casement windows. There are also three arrangements of window groupings including 6-light casement windows with 2-light transom windows, 8-light double-casement windows with 4-light double-casement transom windows, and 9/9 double-hung windows with 3-light fixed window transoms.

Only one of the doors appears to be original, which is located on the rear wing, consisting of 6-paneled wood door. The other doors do not appear to be original, and include metal doors with single-pane glazing centered on upper half.

There are three signs that hang from the lintel at the opening of the main recessed entry. These signs read "WALNUT", "VOLUNTEER SERVICES DONATION CENTER", and "CENTRAL PROGRAM SERVICES".

## Alterations

Some of the original windows have been replaced with metal sliding sash windows. All but one of the original doors appear to have been replaced with flush metal doors. Further investigation is necessary to determine the dates of these alterations.

<sup>1</sup> State of California. *Twelfth Biennial Report of the State Commission in Lunacy for the Two Years Ending June 30, 1920* (Sacramento: California State Printing Office, 1921), 57.

<sup>2</sup> **Photograph:** Diana Painter, "15000 Arnold Drive - Main Building," State of California Department of Parks and Recreation Primary Record Form, Painter Preservation & Planning, Salem, OR, 2008, 7



# Walnut - Recommendations

Priority Score 1

| Walnut - Condition Issues |                                                                                               |   |       |          |        |                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------|---|-------|----------|--------|-----------------------------------------------------|
| Topic                     | Subtopic                                                                                      | ☑ | Minor | Moderate | Severe | Specific area(s)                                    |
| Wood                      | Paint chipping                                                                                |   |       |          | ×      | Wood windows and window casings                     |
|                           | Boring                                                                                        |   | ×     |          |        | Several holes in wood siding likely caused by birds |
|                           | Deterioration                                                                                 |   |       |          | ×      | All elevations                                      |
| Concrete                  | Cracking                                                                                      |   |       |          | ×      | Foundation                                          |
| Corrosion                 |                                                                                               |   |       | ×        |        | Metal hand railing at main entry                    |
| Gutter System             | Broken Downspouts                                                                             | × |       |          |        |                                                     |
| Other Elements            | There is a wood board affixed to wood siding directly below a window on front, west elevation |   |       |          |        |                                                     |
|                           | Gutters have been removed on the front, west elevation                                        |   |       |          |        |                                                     |
|                           | Portion of wood window casing missing on south elevation                                      |   |       |          |        |                                                     |
|                           | Several broken and missing window glazings                                                    |   |       |          |        |                                                     |
|                           | A few windows covered in wood boards                                                          |   |       |          |        |                                                     |



**Photograph A.232.** Severe paint chipping of wood windows and wood window casings.

## Wood

### *Severe paint chipping of wood windows and wood casings - Urgency Score 2*

Due to the severity of the paint peeling, it is advised to strip the windows of the old paint, treat, and repaint to protect the windows from severe moisture infiltration and further damage during the vacancy period.

### *Minor boring in wood siding - Urgency Score 2*

The bored holes are likely allowing moisture infiltration, and should be filled immediately. Considering the vacancy status of the building, it is advised to perform a temporary repair on the affected areas, and replace affected areas of siding at recommission.



## Walnut - Recommendations

### Priority Score 1



**Photograph A.233.** Severe deterioration of wood siding.



**Photograph A.234.** Severe cracking in concrete foundation.

#### *Severe deterioration of wood siding - Urgency Score 3*

Unfortunately, the severity of the deterioration of the wood siding does not appear to be repairable. It is advised that the wood siding be replaced in order to prevent excessive moisture infiltration to the building's substructure during vacancy.

### Concrete

#### *Severe cracking of concrete foundation - Urgency Score 3*

The cracking in the concrete foundation should be thoroughly assessed to determine whether it is an "active" crack, where an underlying issue might need to be addressed, or an "inactive" crack that will not cause extensive damage if left untreated. However, cracks in concrete can lead to moisture infiltration, and should be repaired if they are determined to be "active" cracks. The results of an assessment will determine what steps to take, if any.

### Corrosion

#### *Moderate corroding of metal railing at main entry - Urgency Score 2*

Remove the metal railing and treat with corrosion removal product, then reattach.<sup>1</sup>

### Gutter System

#### *Broken downspouts - Urgency Score 2*

A broken downspout should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

## Walnut - Recommendations

**Priority Score 1**



Photograph A.235. Wood board is affixed to the wood siding.



Photograph A.236. Missing window glazings.

### Other Elements

*There is a wood board affixed to wood siding directly below a window on front, west elevation - Urgency Score 1*

Due to the vacancy status of the building, it is advised to not treat this issue at this time.

*Gutters have been removed on the front, west elevation - Urgency Score 2*

An operable gutter system should be reinstalled to prevent unnecessary and excessive water drainage onto the building's exterior wood siding.

*Portion of wood window casing missing on south elevation - Urgency Score 2*

Although it is not advisable to replace the missing piece of window casing at this time, it is advisable to paint the exposed wood to avoid excessive moisture infiltration during vacancy.

*Several broken and missing window glazings - Urgency Score 3*

The broken window glazing should be remediated immediately. Because the windows in the Main Building are a character-defining features of the resource, the glazing should be replaced in-kind. Due to the vacancy status, the affected window could instead be boarded up, and repaired once recommissioned.

*A few windows covered in wood boards - Urgency Score 1*

Considering the building's vacancy status, this issue is not advised to be treated at this time.

## **Walnut - Recommendations**

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**Priority Score 1**

<sup>1</sup> US Department of the Interior, National Park Service, Technical Preservation Services, *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, by Sharon C. Park, June 2007, 5.

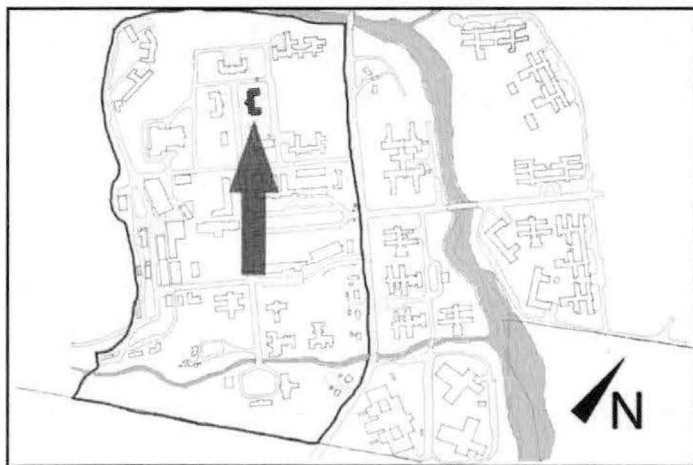
# Wright Cottage

UTM coordinates: 10 S; 4244666 m N; 541939 m E

**Construction date:** 1925  
**Architectural Style:** English Cottage  
**NRHP Eligibility:** Contributor to Historic District  
**Condition:** Good  
**Vacancy Status:** In-use



**Photograph A.237.** Looking north, showing the southwest and southeast elevations.



## History and Significance

Wright Cottage was built in 1925 as a dormitory, in conjunction with Dunbar Cottage (1925) and Wagner Cottage (1926)—all three of which are nearly identical designs.<sup>1</sup> The building was named for Charles A. Wright, who served as a member of the Board of Managers of the Sonoma State Home from 1921-1924.<sup>2</sup>

This building's function as residential facility reflects the Colony Plan, and the various dormitory cottages that are located around SDC's grounds. For this reason, Wright Cottage is significant for its association with SDC's layout, development, and operations, and appears to be eligible as a contributor to the potential NRHP Historic District.

## Description

Wright Cottage is a one-story U-shaped building constructed in 1925 in the English Cottage style. The plan consists of a hipped main core with gable-on-hips that is oriented northwest-southeast. There are two rear wings that extend from the northeast elevation, and a projecting front gable centered on the southeast elevation. There are shed additions on both the northwest and southeast elevations that are not historic, and were constructed ca.1955.

The building's moderate-pitched roof has little to no eaves, and is clad in red Spanish ceramic tile roofing. The building's exterior is clad in stucco, with projecting stucco window sills. The main entry is recessed on the front elevation, with a wood archway marking the entry porch opening. This wood archway has extensions on both sides, creating the wood casing for the two windows that flank each side of the entry porch.

Within the central projection gable, there is an octagonal bay window. The windows in the bay consist of five 6/6 double-hung wood windows. Other fenestration includes singular and pairs of 1/1 double-hung wood

# Wright Cottage

UTM coordinates: 10 S; 4244666 m N; 541939 m E



**Photograph A.238.** Looking east, showing one of the shed additions off the northwest elevation, and showing the southwest elevation to the right.



**Photograph A.239.** Detail of the 6/6 double-hung wood windows located in the projecting gable of the southwest elevation.

windows, 4-light wood casement windows, and pairs of 6/6 double-hung wood windows. The windows on the shed additions consist of 1/1 metal double-hung, and metal sliding-sash windows. None of the doors appear to be original, and include unglazed flush metal doors, and metal doors with single-pane glazing centered on upper half.

## Alterations

There are two one-story flat-roofed additions—one off the south elevation and one off the north elevation that were constructed ca.1955. The building's original doors have been replaced with flush metal doors.

<sup>1</sup> State of California. *Budget Recommendations and Estimated Revenues, 77<sup>st</sup> and 78<sup>th</sup> Fiscal Years, July 1, 1925, to June 30, 1927.* (Sacramento: California State Printing Office, 1925), 51.

<sup>2</sup> Karen Faria, "Did You Know? Historical." *Eldridge Press*, January 2014, 3.

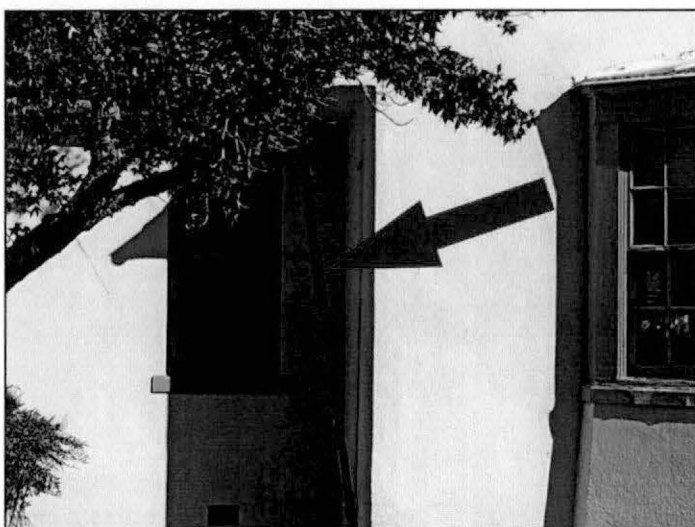


# Wright Cottage - Recommendations

**Priority Score 3**

## Wright Cottage - Condition Issues

| Topic          | Subtopic          | <input checked="" type="checkbox"/> | Minor | Moderate | Severe | Specific area(s) |
|----------------|-------------------|-------------------------------------|-------|----------|--------|------------------|
| Wood           | Paint chipping    |                                     |       | ×        |        | Window casings   |
| Gutter System  | Corrosion         | ×                                   |       |          |        | Downspouts       |
|                | Broken downspouts | ×                                   |       |          |        |                  |
| Exterior Paint | Chipping          |                                     | ×     |          |        | Stucco exterior  |



Photograph A.240. Broken downspout.

### Wood

#### *Moderate paint chipping on window casings - Urgency Score 2*

Due to the moderate severity of the paint peeling, it is advised to not strip and repaint the wood window casings. Rather, given the impending vacancy, and a new coat of paint should be applied to protect the wood during vacancy.

### Gutter System

#### *Corroding downspouts - Urgency Score 2*

Due to the minor severity of the corrosion, the downspouts appear to be repairable, and should be patched rather than replaced. This will prevent excessive drainage onto the stucco exterior.

#### *Broken downspouts - Urgency Score 2*

A broken downspout should be replaced with an operable one. This is to arrest any moisture infiltration to those areas directly attributed to a defective gutter system, if applicable.

## Wright Cottage - Recommendations

**Priority Score 3**



**Photograph A.241.** Minor paint chipping on stucco exterior.

### Exterior Paint

#### *Minor paint chipping on stucco exterior - Urgency Score 1*

Due to the minor severity of the paint chipping, and considering the building's impending vacancy, it is not advised to strip or repaint the affected stucco at this time.

## Acknowledgements

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First and foremost, I would like to acknowledge the assistance provided by my two terminal project committee members—**Dr. Kirk Ranzetta** serving as my committee chair, and **Charles Mikulik**. I would also like to thank the **Sonoma Developmental Center Administration** for allowing me to perform on-site evaluations in an educational context.

The **Glen Ellen Historical Society** deserves recognition for assisting in the creation and focus of this terminal project—especially President **Charles Mikulik** and Board Member **Gregg Montgomery**—who helped with the process from discussions to the finished product.

I would also like to acknowledge **Diana Painter**, **Mimi Sheridan**, and **Arthur Dawson** for taking the time to speak with me about this topic, and for contributing the multitude of documents pertaining to SDC's historic resources. Lastly, The **Sonoma County Historical Society**, the **Sonoma Valley Historical Society**, and the **Sonoma County History and Genealogy Library** also deserve thanks for providing beneficial historical documents that have assisted with my research.

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