

UNIT 328

LELAND STANFORD MANSION STATE HISTORIC PARK

GENERAL PLAN

March 1989

TANFORD HOUSE THE HISTORIC PARK GENERAL PLAN

PRELIMINARY

September 1988



governor Gordon Van Vleet, Secretary for Resources Henry H. Agonia, Director
of California - The Resources Agency Department of Parks and Recreation



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PRELIMINARY GENERAL PLAN

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September 1988

State of California
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Note: The Park and Recreation Commission approved this Preliminary
General Plan in MARCH 1989
A Final General Plan was printed dated FEB 1989 (!)
OR MAR 1990 (!!)

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INTRODUCTION



INTRODUCTION

The Stanford House is important as a national historic landmark, a state landmark, and a state historic park. The Stanford House is significant as the home of people important in the history of California and the nation, a building of an architectural type, style, and age that has no comparison in California, and a building with remarkable integrity of historic fabric covering three building periods.

Purpose of Plan

The purpose of the General Plan is to provide guidelines for development, interpretation, and management, in accordance with this unit's approved classification.

The plan is in response to the mandate of the Public Resources Code, which requires that a general plan must be submitted to the State Park and Recreation Commission for its approval before any major work takes place. In addition, the report includes an Environmental Impact Element, conforming to requirements of the California Environmental Quality Act.

The objectives of the plan are:

1. To identify the cultural, natural, and recreational resources of the historic unit.
2. To establish policies for management, protection, research, and interpretation of these resources.
3. To determine visitor activities and uses of the structure that are compatible with the purpose of the park, the available resources, and the surrounding area.
4. To determine the potential environmental impact of visitor activities, use of the structures and grounds, and related development.
5. To establish guidelines for the recommended sequence and scope of restoration and development.
6. To provide an informational document for the public, the legislature, department personnel, and other government agencies.

Public Involvement

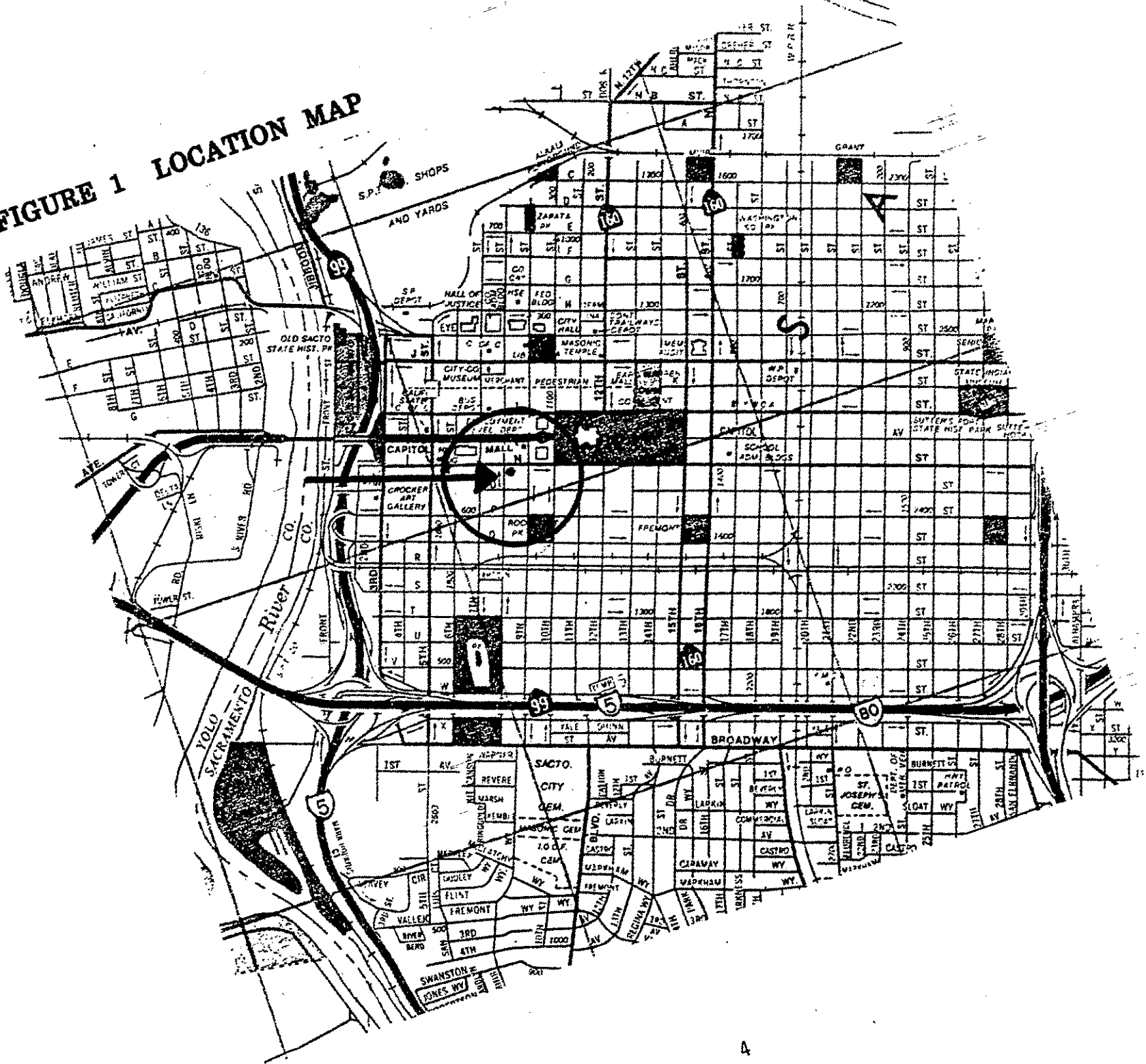
The planning team identified parties and individuals with an interest in this plan, and encouraged their participation in the decision-making process. Participation was enthusiastic and very helpful. An active mailing list of about 350 names and addresses was developed.

The planning team held workshops at three critical stages of the plan's evolution. Planning assumptions and public resources codes were explained to public participants. Workshop recommendations and discussions were used as a guide by the planning team. Newsletters reported the ideas and issues that resulted from the workshops, and requested continued public participation.

RESOURCE ELEMENT



FIGURE 1 LOCATION MAP



RESOURCE ELEMENT

Purpose

This Resource Element was prepared to meet requirements set forth in Section 5002.2, Subsection (b) of Division 5, Chapter 1 of the Public Resources Code, and Chapter 1, Section 4332 of Title 14 of the California Administrative Code. In compliance with this section of the Public Resources Code, the Resource Element sets forth long-range management objectives for the natural and cultural resources of the unit. Specific actions or limitations required to achieve these objectives are also set forth in this element; maintenance operations and details of resource management are left for inclusion in specific resource management programs that will be prepared at a later date.

This element also identifies specific resource sensitivities and physical constraints, and establishes the department's guidelines for acceptable levels of development and use with respect to these concerns.

The Resource Element has two main parts. The first is a brief summary of the unit's resources. More detailed information on these subjects is on file with the Department of Parks and Recreation. The second part deals with policy formulation, which begins with unit classification and declaration of purpose, and concludes with specific resource management policies.

Unit Description

Stanford House State Historic Park is sited on a rectangular plot of land located on the northwest corner of Block 205 in Sacramento, California. The site encompasses Lots 1, 2, and 3, which, taken together, measure 180 feet west and east, and 240 feet north and south. This parcel covers approximately .5 acres (.2 hectares), and is located at 800 N Street, between 8th and 9th Streets. The unit can be reached from either Interstate 80 or Interstate 5. From Interstate 80, take the 10th Street offramp north. Go north to Capitol Mall, west to 7th Street, south on 7th to N Street, and east on N to 8th Street. From Interstate 5, take the Q Street offramp east to 8th Street, then go north on 8th to the corner of 8th and N Streets.

Sacramento is approximately two hours' driving time from the San Francisco Bay area, and approximately 8 hours from the Los Angeles area.

RESOURCE SUMMARY

Natural Resources

Indigenous resources located in and around the present site had been eliminated because of urbanization prior to the construction of this house in 1857. This section consists only of a brief summary statement. There are a number of exotic plants, but only trees along N Street appear to be original. Plan drawings with species noted for the entire property are on file with the Department of Parks and Recreation in Sacramento.

The Stanford House is located in the Great Valley Landscape Province, in the Sacramento Basin Subprovince. Prior to Euroamerican occupation, this subprovince was characterized by oak woodlands and open grasslands, cut by a

wide, meandering river and a marsh-delta system. It is a low alluvial plain on top of Cenozoic (Pleistocene or Recent Age) sedimentary deposits. The rivers that descended through steep Sierra gorges and periodically flooded the site are now dammed and diverted into a water distribution system that irrigates seven million acres in the valley. Nineteenth- and twentieth-century Euroamerican agricultural activity has almost entirely replaced the Great Valley's native ecosystems. Whole biotic communities which once covered vast areas are now gone.

Although indigenous resources no longer remain, the landscape plantings do provide habitat for urban wildlife. They particularly include birds, such as the robin, Brewer's blackbird, housefinch, white-crowned sparrow, and the house sparrow (introduced), which may utilize the mature trees and shrubs for roosting, resting, and possibly nesting. Fox squirrel, Norway rat, and house mouse, all introduced species, may also utilize the resources of the unit.

The platting of the City of Sacramento in 1848 and 1849, and the urbanization process which followed, has transformed the Stanford House site, and no indigenous resources remain (Kunit and Calhoun 1974:9-20).

Cultural Resources

Previous Investigation

The records of the California Office of Historic Preservation were examined in order to determine any previous historic resources recordation of the Stanford House, as well as any Native American site recordations. No such site records were found for the property, although Native American archeological sites have been recorded in the vicinity of the park.

The Sacramento City Historic Landmarks Commission marked the site in 1956, and included it in its Sidewalk History - Pioneer Sites of Old Sacramento in 1958.

On May 12, 1957, the Stanford House was made California Historical Landmark No. 614, at the request of the Sacramento City Historic Landmarks Commission. It was included in a group application.

The California Office of Historic Preservation included the Stanford House in its 1976 California Inventory of Historic Resources publication, under the theme "Economic-Industrial."

On December 9, 1971, the building, designated the Stanford-Lathrop Home, was placed on the National Register of Historic Places. Jack S. Duke, General Supervisor of the Sacramento County Department of Parks and Recreation, prepared the application.

The Sacramento branch of the American Association of University Women included the Stanford-Lathrop Memorial Home in its 1973 publication, entitled Vanishing Victorians, A Guide to the Historic Homes of Sacramento.

The house was designated a National Historic Landmark in 1987. Also that year, the house was recorded by the Historic American Building Survey.

Archeology

There is no evidence of Native American archeological sites on the property. Historic remains, however, should be recoverable through archeological methods and techniques throughout the entire property, as various structures are known to have existed on all three lots, even though they may no longer be present.

Generally, the archeological chronology for the Sacramento Valley suggests three horizons, beginning around 3,000 B.C. It is possible that the Maidu arrived during the Middle Horizon, about 1,000 B.C. By the end of the eighteenth century, the entire Maidu population may have numbered around 9,000 (Kroeber 1953:394).

Ethnography

The Stanford House is located in the ethnographic territory of the Nisenan (Southern Maidu). The Nisenan were the southern linguistic group of the Maidu tribe, whose language was derived from the California Penutian linguistic stock. According to Wilson and Towne (1978:387), the Nisenan spoke three or more dialects. Valley Nisenan was spoken in the present-day Sacramento area.

At the time of Euroamerican contact with this group in the eighteenth century/early nineteenth century, the Maidu occupied the region from the Sacramento River east to the crest of the Sierra Nevada, although precise boundaries are uncertain. The Nisenan, or Southern Maidu, occupied territory from the Cosumnes River north to above the Yuba River, and the Sacramento River east to the crest of the Sierra (Wilson and Towne 1978:388).

History

The earliest recorded exploration in the present-day Sacramento area occurred in 1808, when Gabriel Moraga traveled northward along the Sacramento River in search of suitable mission sites. After exploring a short way both up and down the Mokelumne, Cosumnes, and American Rivers, Moraga's expedition went beyond Sutter Buttes before returning south (Beck and Haase 1974:18).

Nine years later, in 1817, Father Narcisco Duran, accompanied by Luis Arguello and Father Ramon Abella, explored the Sacramento River by boat, passing the site of present-day Sacramento on their journey.

The first American of record to enter the Sacramento Valley was Jedediah Smith, who trapped beaver on the east side of the valley between January 28 and April 13, 1828. He reached the American River on February 20, crossing it on February 22, and camped on an island between a slough and the river several miles east of present-day downtown Sacramento (McGowan 1961:21). Hudson's Bay Company trappers also explored the valley in the late 1820s.

By the time John A. Sutter, a Swiss immigrant, arrived in the Sacramento Valley in 1839 seeking a land grant, a broad outline of the valley's geographic features was well known. In 1840, Governor Juan B. Alvarado, in an attempt to check General Mariano Vallejo's power and pretensions, granted Sutter the status of a regional official, and in 1841 granted him 11 square leagues of land entitled New Helvetia (cf. Bean 1978:67).

Throughout the 1840s, Sutter's Fort, established on high ground in present-day Sacramento, served not only as a fort but as a trading post and place of refuge for an ever-increasing number of overland emigrants into California. Also, early in that decade, certain Miwok groups relocated nearby, after having requested approval from Sutter.

Sutter's grandiose schemes for his valley empire were ruined, however, by the discovery of gold at his mill in Coloma in 1848. Miners poured into the valley from around the world; the City of Sacramento was platted in 1848-49 (see Figure 3), and California was admitted to the United States in 1850 (Ibid. 1978:103). In 1854, Sacramento became California's permanent capital.

Most of Sacramento's early architecture in cloth and wood was destroyed by the city's generally disastrous fires in the 1850s. These buildings were almost immediately replaced by new structures -- some of brick, with cast-iron fronts growing in popularity among owners of commercial establishments. During this period, residential buildings, both in brick and wood, were generally Greek Revival or Gothic Revival in style.

In 1857, Sacramento merchant Shelton C. Fogus departed from the usual. He built a two-story, large, brick and plaster house at the southeast corner of 8th and N streets. This building, one of Sacramento's earliest mansions, was an elegant and expansive example of a formal Italian Renaissance residence (see Fig. 4).

On July 10, 1861, Fogus sold his two-story Italian Renaissance residence and two planted lots to Leland Stanford for \$8,000. Stanford, who had emigrated to California as a young attorney in 1852, amassed an initial fortune as a merchant in the Michigan City (Michigan Bluff) and Cold Springs, California gold camps. In 1855, Stanford returned east, bringing his wife, Jane Lathrop Stanford, with him on his return trip to California.

1861 was a significant year in Stanford's life. On June 28, he founded the Central Pacific Railroad, with partners Collis P. Huntington, Charles Crocker, Mark Hopkins, and five other men.

Stanford was also one of the original founders of the Republican Party in California, and in 1861 -- the same year he purchased the Fogus mansion and incorporated the Central Pacific -- he was elected Governor of California. On January 10, 1862, with Sacramento at flood stage, Stanford left for his inauguration by rowboat from the portico entrance of his recently purchased residence. He returned home through a second-story window several hours later. Renovation of his house and gardens continued through the spring (Ibid. 1959: November 30; American Association of University Women 1973:48). The California Farmer, in its July 1862 issue, described the garden renovation in some detail:

"...we commenced the process of restoring the soil and laying out the ground anew, planting fruit trees, grapevines, and all the choicest plants within the range of Flora; and from the 10th of May up to the first week of the present month (July), fruit trees and vines were planted, fruit trees in blossom even, of the various kinds; grapevines, evergreens, herbaceous plants, each and all

removed from the nursery and planted as if the ordinary seasons. The entire garden...is now a luxuriant and beautiful garden again, the fruit trees bearing fruit, the vines planted this year bearing grapes, the rose and the eglantine sending forth their fragrance, and the orange trees with their golden fruit also to delight the eye, while the various rare plants, inhabitants of every section of the world, even the tropics, grow and thrive in this 'Sacramento Garden', as if in their native clime.

"There were planted nearly one hundred fruit trees and vines at this late season, and all are now healthy, growing luxuriantly; and about six hundred evergreens, herbaceous and ornamental trees, shrubs, and vines, planted too, during the warm season with a temperature of 80 to 100...at this time there is a rich display of rare flowing plants, and in addition to this a surety that during the entire summer and autumn a large increase of beauty and fragrance, making the grounds a perpetual Eden (Warren 1862:113)."

When Frederick F. Low was elected Governor in 1863, the Stanfords leased their property to Low for four years. Like Stanford, Low used the attached building as an office, while Gov. Henry Haight also used the office building for 10 months, based on controller's pay warrants starting in December 1867. The Stanfords returned home in 1868, and on May 14, Leland Stanford, Jr., the Stanfords' only child, was born in the mansion on N Street.

According to art historian Joseph Baird (1960:204), the Stanfords continually modified their residence during the 1860s. To date, however, researchers report that there is no physical evidence to support this comment.

It was not until the 1871-2 winter, however, that the Stanfords' home acquired its present appearance. The original two-story residence was raised an entire story. A ballroom was created on the ground floor. The mansion was enlarged by a fourth-story mansard roof with deeply-set dormer windows. Although new detailing was added, it appears that the classical portico was retained from the original residence, and an imposing horseshoe staircase now led to the new second-floor entrance.

The Stanfords celebrated this major renovation with a grand, formal ball on February 7, 1872.

The Central Pacific Railroad offices were moved to San Francisco, and the Stanfords followed. By 1874, the family was housed in a San Francisco hotel, taking up residence on Nob Hill in 1876. Ten years later, Leland Stanford, Jr. died unexpectedly of typhoid fever while traveling in Italy. His parents founded Stanford University in their son's memory in 1885; the same year, Leland Stanford, a multi-millionaire, was elected by the state legislature to the United States Senate. Stanford died in 1893 at the age of 69 (Sacramento Bee 1959:November 30).

In 1900, prior to her own death in 1905, Jane Lathrop Stanford deeded the Stanford House to Bishop Thomas Grace of the Roman Catholic Diocese of Sacramento, with an endowment of \$75,000. She stipulated only that the

residence be used as a home for children, and that it be named the Stanford-Lathrop Memorial Home for Friendless Children in memory of her parents and her husband's parents.

The Sisters of Mercy operated the home as an orphanage from 1900 to the mid-1930s. In 1936, the Sisters of Social Service converted the mansion into a residence for dependent high school girls, a settlement house, and later a day-care center for the neighborhood (Ibid. 1959:November 30).

While the church approached the state as a willing seller in the 1960s, the State of California finally acquired the property through eminent domain in August 1978 (Smith, Larry, Real Estate Services, February 14, 1983: personal communication). The property was leased back to the Diocese of Sacramento Education and Welfare Corporation. In November 1987, the lessee moved out, and the Department of Parks and Recreation staff took over the entire premises.

Historic Structures and Sites

The heart of the current main building is believed to have been designed by architect Seth Babson for Shelton Fogus as a residence, although some suggest that this is not so. Departing from the relatively simple Greek Revival and Gothic Revival Victorian residences of the time in Sacramento, Babson created a Renaissance Revival residence for the Fogus family.

Babson designed a two-story, Victorian formal Renaissance Revival brick and plaster mansion, surmounted by a formal classical roof balustrade. This structure contained a three-bay facade, with a classical portico supported by two Corinthian columns. Two Corinthian pilasters framed the entrance. The six-over-six light windows were ornamented with man-faced consoles which supported ornate hood moulds. The Corinthian columns and window hoods were made of cast iron. Research into the current structure revealed that the original design was changed almost immediately by a two-bay addition, resulting in the design that is shown in the 1862 etching (see Fig. 4).

Other formal Renaissance Revival features included brick quoining made to look like granite, and symmetrical paneled freize with egg and dart moulding under the roof cornice, which was supported by a man-faced console bracketing system, repeating the fenestration's brackets. The plaster finish was scored to resemble stone blocks. A closed, one-story gallery along the back of the house was part of the 1857 construction, as was, perhaps, a veranda supported by columns which ran along the south face.

The formal roof balustrade was punctuated with short, square classical posts. These classical squares were virtually repeated in the formal fence design which surrounded the property. A two-story brick stable was built at the rear of the property, and a wooden barn with gable roof and shed addition was located on the southeast corner of the property.

A two-story wood frame service wing and a one-story gallery which opened onto a veranda supported with columns were located behind the house. These additions were present when Stanford purchased the property in 1861.

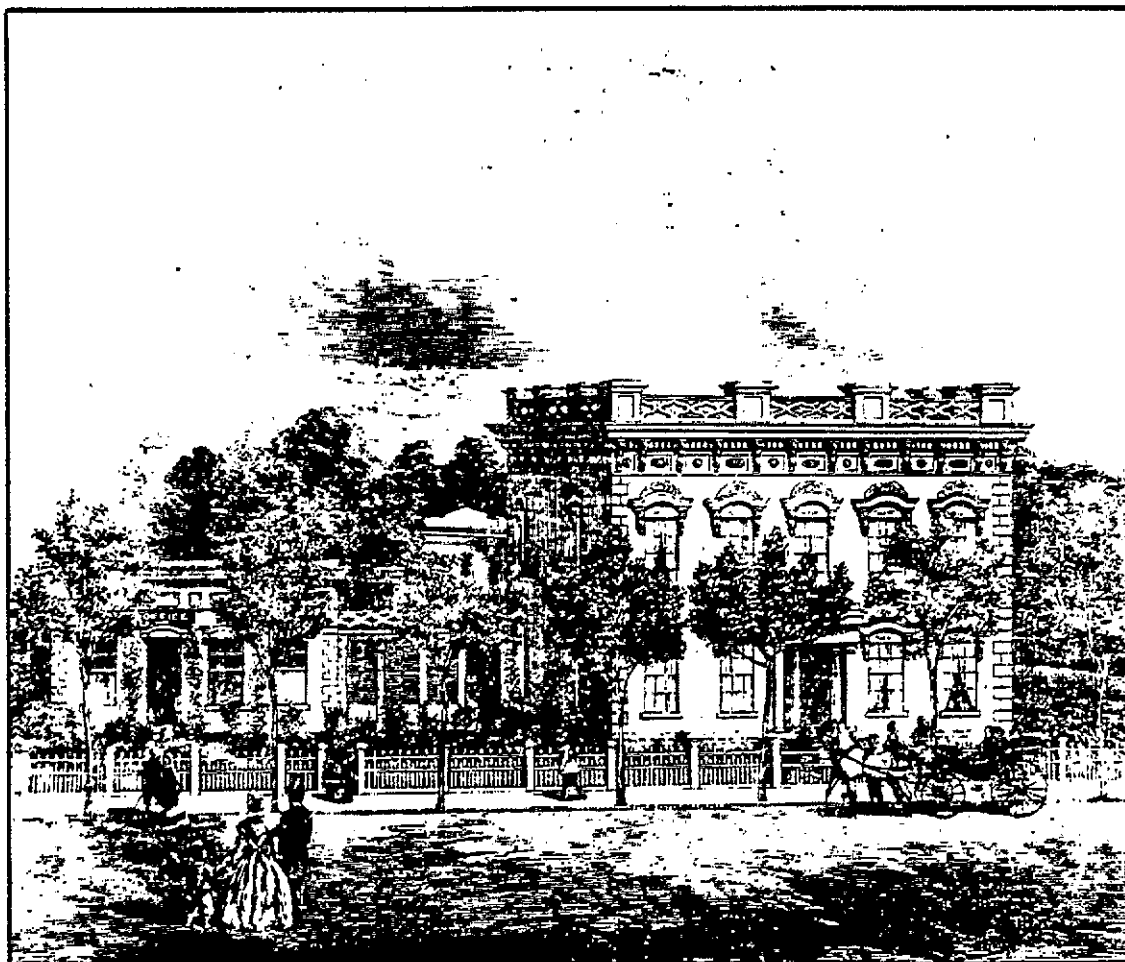


FIGURE 4 THE FOGUS/STANFORD HOUSE, 1862 Engraving by Van Vleck and Keith

Courtesy of the California State Library

The main residence was 46 by 40 feet, divided formally by a central hallway on the first floor which led to the enclosed gallery and service area. A staircase located on the left side of the hall led to the four second-floor bedrooms. The rooms on the first floor were 13 feet high, while the four bedrooms, divided by a central hallway on the second floor, were 12 feet high.

The first floor consisted of a large parlor, 35 by 16 feet, on the original west side of the hall; a library, 15 by 15 feet, on the northeast corner; and a dining room, 18 by 15 feet, on the southeast corner, both being added after the original construction.

The second floor had rooms arranged on either side of the hall, of various sizes: 20 by 15, 18 by 16, 16 by 15, and 14 by 13 feet (HABS). The wood-frame service wing in the rear was 20 by 31 feet (Warren 1862:113).

Leland Stanford purchased the residence and Lots 1 and 2 on July 11, 1861 for \$8,000. The next day, the Sacramento Record-Union described this purchase: "The property consists of two full lots -- a quarter of a block -- with a two-story brick dwelling house, finished in a costly manner inside and out, with addition of frame building; brick stable, fruit trees, shrubbery, etc., surrounding it." (Although the exact use of the stable is undetermined, the General Plan uses the term "stable" because of this newspaper article.)

A one-story brick office, located east of the residence, was constructed after Governor Stanford's purchase, and before May 1862. The 32- by 18-foot four-bay brick office wing -- less formal than the residence but comparable in style -- consisted of two rooms. Interior furnishings are not known. A gateway east of the house entrance gate on N Street led to the clerk's office. Stanford's private office was located on the right, or west, of this office.

The July 4, 1862 California Farmer provides the earliest known description of the property. The article helps document the color of the mansion, and some of its interior features:

The mansion itself can be said to be the most perfect specimen of a residence in this State...

The saloons (sic) on each side of the hall occupy the whole size of the building and are lofty and elegant...the side centers are with chaste corinthian columns and caps with architraves over the doors. These, with rich central ornaments of pure white for the chandeliers, make a fine contrast to the oak-grained woodwork...The chambers are... finished perfectly with blinds and shades so as to control both heat and light.

The outside of the building (being of brick with extra solid foundations) is finished in blocks and painted a delicate stone color; cornices and copings a lead color, which present a soft yet delicate tint (Ibid.:113).

The California Farmer also provides a detailed and seemingly overstated description of the garden's renovation during the spring of 1862. According to James Warren, the grounds -- 160 feet square -- had been ruined. "It was a

very handsome garden, but the flood left a deposit of about 18 inches of clay and poisonous matter that literally destroyed the vitality of everything. The water did not recede so as to leave the garden until the first week in May" (Ibid.:113).

Stanford had hired Warren, the California Farmer's publisher, to restore the grounds. In May, Warren reportedly renovated the grounds by "trenching two and three feet deep, and enriching the soil" which required "300 loads of material to be added, and about 23,000 square feet of soil to be transposed" (Ibid.:113).

There were planted nearly one hundred fruit trees and vines at this late season, and all are now healthy, growing luxuriantly; and about six hundred evergreens, herbaceous and ornamental trees, shrubs, and vines, planted, too, during the warm season with a temperature of 80 to 100, and not a loss exceeding one per cent on the entire planting. At this time there is a rich display of rare flowering plants... (Ibid.:113).

There is no known written documentation which more closely details the actual plants used and their location in the 1862 garden renovation.

In the winter of 1871-2, the Stanfords undertook a major renovation of their mansion. In order to gain considerably more entertainment space, and more bedrooms, it was decided to raise the existing two-story Renaissance Revival residence one story, demolish the wood-frame service quarters, and join a new brick and plaster 20- by 73-foot section to the existing south facade. The existing one-story office section was also raised one story, and attached to the east end of the new section. A new brick three-story service wing was joined to the rear facade of the new section. The third floor of the east-west section and the top floor of the original Fogus mansion (now raised one story) were capped by an elaborate mansard-roofed fourth floor. A third floor was added above the office, and topped with a mansard-roofed attic. The three-story service wing supported a flat roof. The existing two-story brick stable remained in place, as did the wooden barn.

In less than five months, the complex renovation of the Fogus-Stanford house was completed. The 1871 renovation greatly enlarged the 1857 mansion.

Furnishings were all in place by February 6, 1872 (San Francisco Chronicle, February 7, 1872:1/1-3). Stanford commissioned Eadweard Muybridge to photograph both the exterior and interior of the new residence.

The exterior was executed in the fashionable Second Empire style, and the entire remodeling was a skillful blending of the Renaissance Revival and the Second Empire.

The Renaissance Revival detailing of the original Fogus mansion was continued in the new section, with some minor modification. The entire cornice system was enlarged to accommodate the more massive mansard roof. The console cornice bracketing system was changed, but the fenestration hood and bracketing system were carried over into the new section, as was the quoining

on the second and third floors. The ground floor contained plain arched sash windows with the simple belt course, original to the Fogus house, to delineate the line between the ground floor and the second floor.

The mansard-roofed levels, covered with fish-scale shingles, were embellished with Second Empire stylistic details -- formal corner urns, oeil-de-boeuf windows, Palladian central windows on the north and south facades, large dormer windows with scrolled side panels, numerous double chimneys, and formal iron roof cresting.

The Renaissance Revival entry portico was modified. Wooden Corinthian columns were added to the new porch's corners, and an arched entry was created. A tessellated black slate and white marble surface surrounding the new, sweeping Baroque horseshoe entrance staircase, two ornate gas light standards, and the staircase newel posts were fashionable Second Empire modifications. Relocated in the renovation were the herringbone brick walks. Those promenade paths in the yard were edged with scalloped cast stone.

The entrance stairway and porch were constructed of pine, fir, and redwood. The plaster surface of the new additions was not scored, and was painted a light color; the ornamental detailing over the entire exterior was painted a dramatic contrasting color.

Other terra cotta and plaster features included the elongated floreate ornaments above the double hung sash windows and under the cornices, the ornaments in the panels under the mansard roof cornices, and the leaf forms supporting the man-faced consoles bracketing the main cornice line.

The ground floor under the original mansion incorporated an entry under the new second-floor porch, a central hallway, a ladies' room, a coal-burning hot-air furnace room to the west of the central hall, and a billiard room to the east of the hall. Doors from the hallway and from the billiard room led into a 72-foot-long ballroom with a hardwood sprung floor.

A card room located under the elevated office was at the east end of the ballroom. Service rooms, including the kitchen, were in a new wing south of the ballroom, with stairs leading to the upper two floors of the service quarters. An open gallery system ran along the south facade of the rear east facade and the east facade of the service quarters.

The original first floor of the Fogus mansion, raised one story and becoming the Stanford House's second floor, retained its original configuration, with very few structural modifications. The horseshoe staircase led up to the entrance porch. The floor plan of the original mansion remained the same. The central hallway opened into the greater parlor on the west, and the lesser parlor (the former library) and music room (the 1860s dining room) to the east. A closet beneath the stairs was removed to make room for the flight down to the new first floor. Massive sliding doors from the music room opened into the new 51-foot-long dining room. The end of the hall now opened into the dining room. At the west end of the new dining room, another set of massive sliding doors led into the 20- by 22-foot library-reading room.

At the east end of the new 51-foot dining room, a door located north of the marble fireplace led to the 1862 office. The north facade main entrance door had been filled in during the renovation (the office was now on the second level). The office could now be reached through the dining room. The office also had a door which led to a landing providing a rear exit with stairway access to the ground floor. The landing also provided access to the enclosed sun gallery on the south. The Stanfords kept a few caged birds in this enclosed sun gallery, which has recently caused some to classify this gallery as an "aviary."

A doorway on the sun gallery gave access to the open gallery running the length of the service quarters on the east facade, and a door at the west end led to a square hall providing access to the "back stairs" of the service quarters, or to the dining room. The sun gallery could also be reached by raising two sashes of specially-designed windows which could be pushed into the upper walls along the dining room's south facade. Based on Muybridge's photograph, the sun gallery's floor appears to be covered in encaustic tile similar to that used in the main front entry.

There were three doors in the middle of the south wall of the dining room. One led to the hall to the sun gallery and "back stairs," the middle one to the silver/linen closet, and one to the kitchen/butler's pantry.

The second floor of the original Fogus mansion was now raised to the third story. The fireplace on the south facade, in the parlor of the Fogus house, became non-functional due to revising the flue for the boiler heater on the ground floor. The original mantle was retained, however.

On the third floor, the new bedroom at the western end of the cross-section contained a marble fireplace and a marble corner table containing a hand-painted porcelain sink. Since 1940, this room has erroneously been referred to as Leland Stanford, Jr.'s "birthing room," but the room did not exist when Leland Jr. was born in 1868. Following the remodeling, this room may have become Jane and Leland Stanford's bedroom.

A long, narrow hallway which ran from west to east along the new cross wing gave access to two more bedrooms in the section. A narrower hallway which ran north and south led to the service quarters, which, at the third floor level, is lower because of the difference in ceiling heights. This hallway also connected with the narrow "back stairs" for the service wing.

Although the new section and the service wing were adjacent to each other on the first two levels, a five-foot section was open on this third level to provide light and air for the bedroom situated in the middle of the cross-section.

The fourth floor over the original 1857 block and the new section provided several additional bedrooms. Although there were many people living in the house needing bedrooms, there is no evidence that these 4th-floor bedrooms were elaborately decorated. There are no known photographs which document the appearances of the third and fourth floors for the 1871 period.

The original fencing system from the 1860s period was retained, as were the two arched trellises on the western edge of the garden. Muybridge's photographs document the mansion's west facade, and clearly depict the herringbone brick public sidewalk and the pre-1861 brick carriage house.

The 1870 Birdseye View of Sacramento depicts a gable roof building at the southeast corner of Lot 2. The 1895 Sanborn Fire Insurance map clearly indicates a gable-roof wood-frame barn in the southeast corner of Lot 2. (The term "barn" is generic; the exact use of the building is unknown.)

An early 1870s photograph entitled "Birdseye View of Sacramento From the Top of the State Capitol" clearly shows the open, two-story gallery system along the east facade of the service quarters. The east end of the second-story enclosed gallery is also shown in this photograph.

In 1872, the structures on Lots 1 and 2 consisted of the renovated brick and plaster four-story residence, and the pre-1861 brick stable and wooden barn, with the 1860s fencing system. Historic photographs and records document no other structures on the property. Of course, structures such as privies may have existed, and no evidence is at hand.

No other documentation has been found which shows changes or alterations in the mansion or grounds prior to Bishop Thomas Grace's acquisition of the property in 1900. Left intact after 1874 and visited infrequently by the Stanfords, the property was cared for by a housekeeper and gardener throughout the remainder of the century. No written records have been found which document additional repairs or changes to the property prior to 1900.

An 1888 photograph shows, however, that the original fencing system had been replaced by a simpler white picket fence. This photograph also shows the continued existence, in the northwest corner of the property, of an arched trellis, which first appeared in Muybridge's 1872 photos.

Two 1894 photographs, "summer and winter," which appear in "A Souvenir of the Bee," document the exterior of the mansion, the landscaping, and the picket fence system six years before the diocese acquired the property. The 1895 Sanborn Fire Insurance map shows the addition of a shed appended to the south half of the east facade of the carriage house. This map also depicts the location of the wood-frame stable in the southeast corner of the property.

In 1900, when Jane Stanford gave the mansion to Bishop Thomas Grace, she authorized "some needed improvements and furnishings" (Sacramento Bee, April 18, 1900:12/2-3). It is probable that the house was repainted at this time, and perhaps was re-plumbed and even electrified. The Sacramento Record-Union also noted that "some necessary changes in the buildings...will be made, so that the home will not be opened for some time yet" (Sacramento Record-Union, April 19, 1900:4/3).

After 1900, an elaborately scrolled sign which read "The Stanford-Lathrop Memorial Home for Friendless Children" was placed over the front entrance porch. This photograph also shows that the house had been repainted sometime late in the 19th century, or possibly in 1900, when the Catholic Diocese obtained possession of the residence. The trellis in the northwest corner of the yard is still present.

A 1905 photograph is the last known photograph showing the newel post urns, the mansard roof urns, the two gas light standards, and the picket fence in place.

Photographs taken prior to 1914 document the fact that although the rooftop iron cresting was still in place, the decorative mansard urns, the entrance porch gas light standards, the newel posts urns, and the white picket fencing had been removed. The newel posts were apparently refaced when these decorative features were removed. Attention to the landscaping was now minimal.

Other photographs taken prior to 1914 document exterior rear modifications. The two-story open gallery system on the east facade of the service wing had been topped with a crude wood-plank third-floor gallery, covered over with an open shed roof on its southern end. The railing height on the second-level gallery had been increased with a lattice-work panel. The second-level sun gallery also carried a third-level wood-plank open unroofed gallery. A wood-frame closed shed had been appended across all of the east facade of the carriage house, and an open wood-frame shed had been appended to the east facade of the east wing. Exterior plumbing was now evident. Two wooden U-shaped frames provided swings.

In 1914, Father Eugene Mela, who had acquired Lot 3* with an existing house in 1907, deeded Lot 3 to Bishop Grace, and by 1943, the present-day wood-frame departmental office was built as a clubhouse. The 19th-century wood-frame barn had been removed by 1915 (1915 Sanborn Fire Insurance map: Caltrans microfilm archives; the 1915 Sanborn map, updated in 1923: City of Sacramento Planning Department archives). There is no permit on file for the construction of this building, nor for the demolition of the barn. The earliest permits on file for the Stanford house date from 1922, when Bishop Thomas Grace applied for "General Repairs, Fire Locations." In 1923, he applied for "General Repair on Front Stairs" (City of Sacramento Building Inspector's Office, Permits #578 and #6410). The newel posts were probably refaced prior to 1914, when the various decorative elements were removed.

After 1936, when the Sisters of Social Service replaced the Sisters of Mercy as administrators, they began to use the second floor parlor as a chapel. This chapel project initiated the idea of refurnishing some of the major second-floor rooms.

The community theatre group built a small stage at the east end of the ballroom, but were reportedly careful to cover and protect the east marble fireplace. The fireplace, however, was removed in the 1959 remodel.

*Technically, the western half of Lot 3 was owned by St. Mary's Church, and the eastern half by Father Mela. There were several owners of Lot 3 in the 1800s and early 1900s; Bertha Politz was the last owner prior to church ownership.

The Sacramento Union, on February 27, 1938, reported that the "Stanford-Lathrop home was being opened as a settlement house, providing club rooms, a small auditorium, a library and other typical settlement house facilities for residents of the area."

An elevator was installed in 1938, a gift from Eleanor McClatchy. In 1939, Clarence Breuner used the gold-leaf cornices and drapes which were removed from the parlor for draperies in the lesser parlor and music room. He donated drapes in the dining room, library-reading room, and west bedroom. He also carpeted many of these rooms.

By 1938, the mansard roof iron cresting had been removed, and since the "Stanford and Lathrop Memorial Home for Friendless Children" no longer existed, that sign had been replaced with a small cross atop the porch balustrade, and a less conspicuous sign reading "Stanford-Lathrop Memorial Home" above the door. These were removed in 1956 when the house was painted.

In 1939, the 1871 chandeliers were still in place in the dining room. At a later date, these chandeliers were removed and stored in the attic (Sacramento Bee, June 9, 1939). Leland Stanford, Jr.'s crib was returned in 1940 and placed in the third story west-end bedroom, which, thereafter, was erroneously referred to as Leland Stanford, Jr.'s "birthing room." At this time, the walls were papered in flocked blue-patterned paper. Rose and cream brocade modern draperies were hung, and a modern crystal chandelier was installed (Sacramento Bee, November 30, 1959). During the latter part of 1939, there were major renovations on the third floor. The dressing room and the closet for the west bedroom in the cross section were converted into a bathroom and toilet room. There are no building permits to date the modification.

On January 8, 1940, a fire started in the flue of the coal-fired furnace on the fourth floor. The glass skylight fell into the hall. Due to this fire, the dormer on the south side (rear facade) of the mansard roof was modified, and most of the roof was replaced, as was a large portion of the fourth-floor ceiling. The fish scale shingles of the south facade were replaced with common wood shingles. During this period, the anthemions were removed from the tops of the arched dormers on the east end of the third-floor facade. The six oeil-de-boeuf windows on the three sides of the east mansard attic section were removed, and the east chimney was also removed. The original fish scale shingles on the east wing were replaced with plain shingles.

The only known color documentation, which carries the limitation of "artistic license," was derived from two water colors done by Alfred Eichler in 1940. He portrayed the house as basically a buff color, with the quoins and mansard roof brown with gray trim (California State Library, California Room: Art Productions F-CA, #18).

In 1941, the chapel was drastically renovated. Dunbar Beck, a New York artist, was hired to paint a large oil painting of the crucifixion which was hung over the mantle fireplace, which had been converted to an altar (Sacramento Bee, December 27, 1941: 11/3-5). The woodwork and the genuine marble fireplace were marbelized in browns. A black and white geometric linoleum was installed on the floor.

In 1943, the clubhouse was constructed on Lot 3 for neighborhood organizational meetings.

The DeWitt Bishop photograph, taken in 1950, shows that the carriage lamps had not yet been placed on the front stairway newel posts. This photo also clearly depicts the newel post refacing which had occurred earlier in the century.

In August 1953, hardwood flooring was laid down in the second-floor hallway.

In 1951, the house received a new coat of paint. A Sacramento Bee article drew attention to the new "gray coated" appearance of the house. A 1961 HABS Cal-1709 study (page 8) referred to the house as a "uniform color." The cross was removed from the porch balustrade, and no name appeared on the exterior.

On September 14, 1959, Bishop Bell applied for a permit to extensively remodel the ground floor (City of Sacramento Building Inspector, Permit No. E, D-3249). This was the first and only major reconstruction undertaken in the house. A staff dining room was created by partitioning the ballroom. A modern kitchen for it was built in the service wing. The east end of the cross-wing was divided into three small rooms, and the card room was divided into three more rooms for staff quarters. It is known that the east-end ballroom fireplace was not preserved. The open lower gallery on the south was enclosed for bathroom stalls and a laundry room. The work was completed December 28, 1959. At the same time, it appears that the exterior stairs to the second floor of the service gallery were removed. The second-floor service gallery was enclosed. A crude wooden exterior "fire escape" to all four levels was added, with an entry onto the second-floor level about midway to the porch. The date is unknown when the open wooden balcony constructed above the second floor was roofed and enclosed. It was probably at this same time. The open wooden balcony above the sun gallery was probably removed to make way for the wooden "fire escape." Some metal fire escapes were added to meet fire code demands.

Recently, the west end of the ballroom was partitioned into three rooms. The use of partial partitions saved an original 1871 ceiling rosette. The west-end fireplace is covered and intact. A south window is used as a door to provide access to the rear garden.

In 1965, Bishop Bell applied for a permit to add a fire sprinkler system, and a permit to again repair the "front porch" (City of Sacramento Building Inspector 1965: Permits #E-9342 and F-391).

The 1963 Sanborn Fire Insurance map recorded the modern cinder-block garage located west of the main residence.

In July 1971, Sears-Roebuck & Company, in a promotional entitled "Great American Homes," contracted with the Catholic Diocese to paint the exterior of the house. Prior to 1971, there had probably been at least four other applications of exterior paint: in 1857, to the original Fogus mansion; in 1871, to the renovated Stanford mansion; in the 19th century or in 1900; and in the 1950s, when the house was painted an institutional gray.

In May 1971, the City of Sacramento requested the California Department of Parks and Recreation to determine the historic exterior house colors. The next month, the Stanford-Lathrop Memorial Home joined the City of Sacramento in a request to determine the original color of the "front four" rooms. In June, parks and recreation staff took scrapings of the exterior, and several rooms. As many as eight layers of paint were uncovered in some rooms.

In July, Sears had the exterior painted. On the interior, the marbelizing in the parlor-chapel was covered with white paint; its walls and other second-floor rooms were redecorated. The staff quarters on the ground floor were painted an "antique white," covering over the natural, pine, and redwood wainscot.

On November 13, 1971, California Life carried a front-page color photo of the newly-painted exterior of the Stanford House (Sacramento Bee, November 13, 1971), documenting the Sears-Roebuck job. The decorative trim was painted in dark contrast to the rest of the house, but the quoining, dormer windows' side scrolls, and belt course were not accented as they had been in the 1871 and later painting schemes.

Late in 1981, State Fire Marshal Philip C. Favro requested, in addition to four other qualifications, that the doors be removed from the fourth floor, and the transoms be covered over, in an effort to lessen the residence's fire danger.

Esthetic Resources

The esthetic resources of this unit are contained primarily in the qualities of the built environment at the core of the unit. Although in an urban environment, street plantings in the area soften the more rigid lines of various buildings in the locality.

Resource Policy Formulation

Classification

Classification of a State Park System unit forms the foundation on which all management and development policies are based.

The unit was classified as a state historic park in 1983 by the State Park and Recreation Commission. The Public Resources Code's definition of a state historic park, which is pertinent to general planning efforts, is found in Section 5019.59, and follows:

State Historic Park

5019.59. Historical Units. Historical units, to be named appropriately and individually, consist of areas established primarily to preserve objects of historical, archeological, and scientific interest, and archeological sites and places commemorating important persons or historic events. Such areas should be of sufficient size, where possible, to encompass a significant proportion of the landscape associated with the historical object. The only facilities that may be provided are those required for the safety, comfort, and enjoyment of the visitors, such as access, parking, water, sanitation, interpretation, and picnicking. Upon approval by the commission, lands outside the primary historic zone may be selected or acquired, developed, or operated to provide camping facilities within appropriate historical units. Upon approval by the State Park and Recreation Commission, an area outside the primary historic

zone may be designated as a recreation zone to provide limited recreational opportunities that will supplement the public's enjoyment of the unit. Certain agricultural, mercantile, or other commercial activities may be permitted if those activities are a part of the history of the individual unit and any developments retain or restore historical authenticity. Historical units shall be named to perpetuate the primary historical theme of the individual units.

Declaration of Purpose

The purpose of Stanford House State Historic Park is to provide for the people an opportunity to view the main structure and associated buildings and grounds as they appeared during the Stanford period of ownership, 1861 to 1900. The mansion and grounds represent how the inhabitants of this historic property lived and related to California's development and government from the Fogus period of ownership, 1855-1861, through the twentieth-century period of use and ownership.

The function of the Department of Parks and Recreation at Stanford House State Historic Park is to foster the preservation, restoration, and interpretation of these various structures, and to develop interpretive displays depicting the personalities and events associated with these structures and the surrounding historic sites of Sacramento.

Zone of Primary Interest

This historical unit occurs in a developed urban area, including a tall, modern office building to its south. The department is always concerned about any impact on the qualities of a unit from surrounding areas. Some of the surrounding architecture, especially the State of California's Resources Building adjoining the unit's southern boundary, have what some may view as negative impacts on the unit in terms of architectural scale and non-historic views from the state historic park. The department remains concerned about any surrounding areas that are within viewsheds of this historic park.

Resource Management Policies

In addition to appropriate state law that applies to the preservation, maintenance, and interpretation of state resources, the department's Resource Management Directives and the United States' Secretary of the Interior's Standards for Preservation Projects with Guidelines for the Application of the Standards shall be followed by the department's staff for planning, development, and operation of this state historic park. In addition to these items, the following specific policies shall guide development and maintenance of this unit of the State Park System.

Primary Historic Zone

The Public Resource Code's Section 5019.59 states, in part, that areas outside a defined primary historic zone may be acquired, developed, and operated for recreational purposes to "...supplement the public's enjoyment of the unit."

The intent of this zone is to ensure that the integrity of the cultural resources and their environment in the zone remain unimpaired by incompatible facilities and activities.

In the case of this historical unit, formed of Lots 1, 2, and 3 off the southeast corner of the intersection of 8th and N Streets, Lots 1 and 2 were originally purchased in 1855 by Shelton C. Fogus, developed by Mr. Fogus, then sold to Leland Stanford in 1861. The Stanfords continued development of the property in the latter nineteenth century. Lot 3 was not added to the property until the early twentieth century, after the Stanford ownership period, when the Stanford House was in the ownership of the Catholic Diocese of Sacramento.

Policy: Since the primary historical property and associated cultural resources are contained in Lots 1 and 2, not Lot 3, of this historical unit, Lots 1 and 2 shall form the primary historic zone of this unit.

Policy: Although Lot 3 is not in the historic zone for this unit, there may very well be subsurface cultural resources significant to the history of this area (structures are known to have existed on this property in the 19th and 20th centuries with several owners through time). Following the department's Resource Management Policies, no underground disturbance shall occur without proper historic site research through both archeological and historical methods and techniques.

Stabilization and Restoration of Buildings

The Stanford House retains a very high degree of historic fabric.

Policy: The architectural and structural qualities inherent in the building, as demonstrated by its 130-year existence, shall be taken into account during development and maintenance of the building, to achieve the desired uses while causing minimum disturbance to historic fabric.

Policy: A regular maintenance plan shall be implemented which shall preserve the historic fabric.

There is fairly good documentation of the exterior and interiors of the historic structure, especially the main Stanford House, for various historic periods.

Policy: The exterior of structures shall be restored as closely as possible to the building's appearance around 1872, but appropriate preservation of architectural design elements shall be considered in the restoration process, even if not within the period.

Policy: Historically appropriate and/or reproduced interior design elements and furnishings shall be used on the interiors. Main rooms and hallways and stairs shall be selected for furnishing in the manner of the unit's prime period; however, appropriate rooms shall also be selected to depict the other historic periods to reflect the flow of history.

Restoration of Gardens

To date, some street trees on N Street have been identified as historic. The landscape designs through time are not definitively known. Historic references, however, are available that note the general kinds of plants that used to exist. Also, the Resources Building casts a shadow over the property which will influence the kinds of plants that can be successfully grown on the property.

Policy: Historically appropriate landscaping should be used in designs relevant to the prime historic period. A historic landscape plan will be developed for the unit.

Use of Buildings

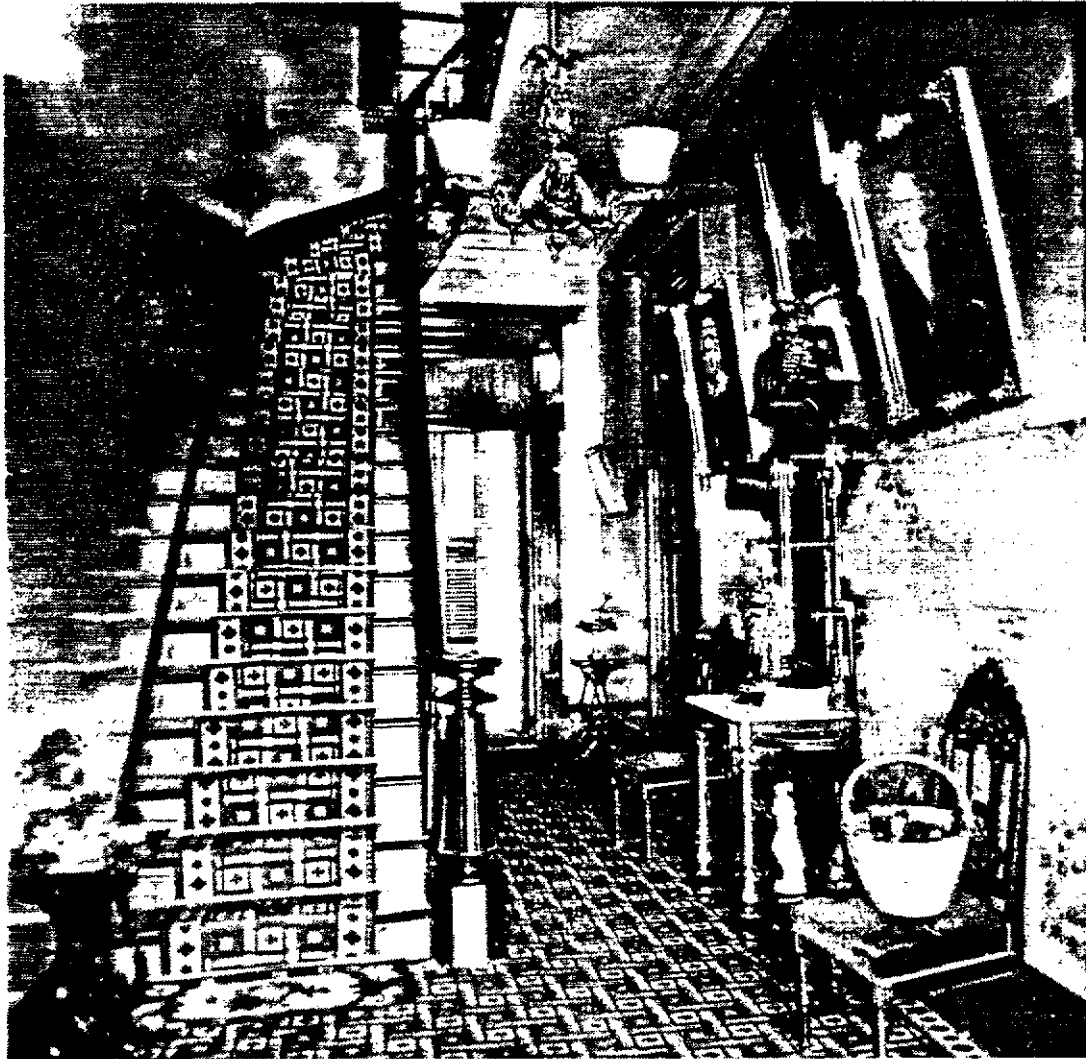
Particularly during the Stanford period of the mansion, many varied activities took place, such as formal balls, dinners, teas, and important meetings in relationship to government and politics.

Policy: The department shall promote the house and grounds as a living museum through such techniques and methods as living history and special events that relate to historical activities associated with the property.

Allowable Use Intensity

Generally, visitor use can be of an intensive nature, at least in the interiors of the building; but it is anticipated that the level, or intensity, of visitor use will vary from interior area to area, and on the outside, depending on the ultimate development of the resources. For example, for rooms that may be designed to represent a period with only, or almost only, Stanford family furnishings, either no visitor access or only a small, well-controlled tour group will be permitted. In contrast, a ballroom with no furniture, or only a few pieces, can withstand more intense use. The same situation applies to the garden areas that may be developed. Precise allowable use intensity will be developed as a function of design and development factors related above.

LAND USE AND FACILITIES ELEMENT



LAND USE AND FACILITIES ELEMENT

The Land Use and Facilities Element describes the existing facilities and conditions affecting development, visitor use, and maintenance activities at Stanford House SHP. This element also describes development proposals and guidelines for use, for restoration of the historic resources in the park, and for removal of non-historic facilities in the park.

Objectives

1. Integrate preservation of the historic resources with the needs and requirements of modern uses and technology.
2. Establish guidelines and recommendations for preservation, restoration, maintenance, and use of the historic resources.
3. Establish guidelines for development of spaces for interpretation, public activities, administration, artifact storage, artifact curation, and maintenance in the Stanford House.
4. Establish guidelines and conceptual plans for appropriate public use, special use, the governor's use, and staff and docent uses.
5. Establish guidelines for planning the house grounds for interpretation, visitor use, and maintenance.

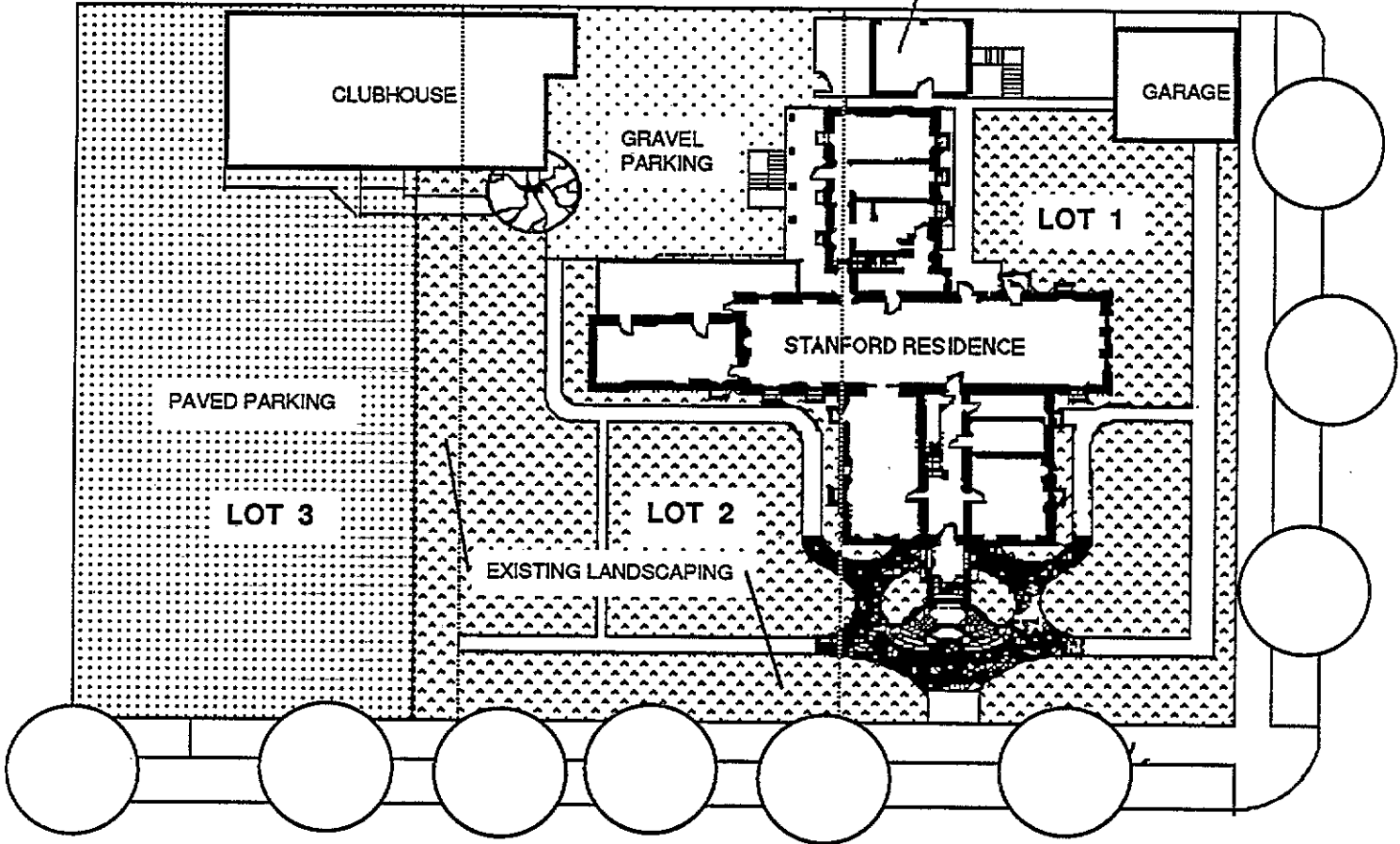
Existing Conditions

The Stanford mansion has been in the State Park System since 1975, but was leased to the Stanford Home for Children (the prior owner) until November 1987. During that period, there was some maintenance and fire code work done on the building by the department. Continuous contact by parks personnel with the building began in 1986-87 with a team starting the Historic Structures Report. The existing land and facilities use has been mostly outside the department, and consisted of administrative, school, crisis care, and housing for the Stanford Home. The graveled area behind the building has been used for parking and as a turn-around for the Resources Building loading dock. Lot 3 of the parcel has been used for parking, and has a paved area with parking for 23 cars. The parking assignments have been worked out to include parking for persons who have offices in the Resources Building, as well as for Sacramento District parks staff and Stanford House SHP staff. A one-story wood framed structure, built as a clubhouse, is also on Lot 3. Later, it was used as a day-care facility. It has been used by the Sacramento District of DPR as offices for the Historic Sites Unit since February 1987. The historic sites office was housed in the basement of the Governor's Mansion prior to February 1987. A heavily modified brick stable is located at the rear of the property. A two-car garage of concrete block construction sits on the southwest corner of the site, and was used as a shop and for storage by the Stanford Home, and is now empty, although parks staff is working to convert the structure to maintenance space.

STATE RESOURCES BUILDING

ALLEY

BRICK STABLE



N STREET



NORTH

EXISTING CONDITIONS

SITE PLAN

Historic Structures Report

The Historic Structures Report is a document which, through research, establishes the history of the owners and occupants, the construction and modification, and the degree of original historic and later added fabric. This research has been ongoing since 1986, and is scheduled to be completed before the General Plan is finalized. Building restoration shall follow the recommendations set forth in the HSR, and shall deviate only if further research indicates that such deviation is justified.

Environmental Influences

The park is located in the Sacramento Valley, which experiences great variations in temperature and humidity. The Stanford House was constructed to mitigate some of these influences, and the condition of the structure and contents illustrates that the prior systems have performed adequately. The present system of heating the building is not within the proposed period of restoration, and therefore is likely to be removed, leaving only the historic system of heating intact. The historic system of heating is at this time only partially known, may never be totally understood, and may prove to be inadequate for museum environment standards. The Stanford House was built without dedicated space for modern environmental systems. These systems are addressed in a later section.

Landscape

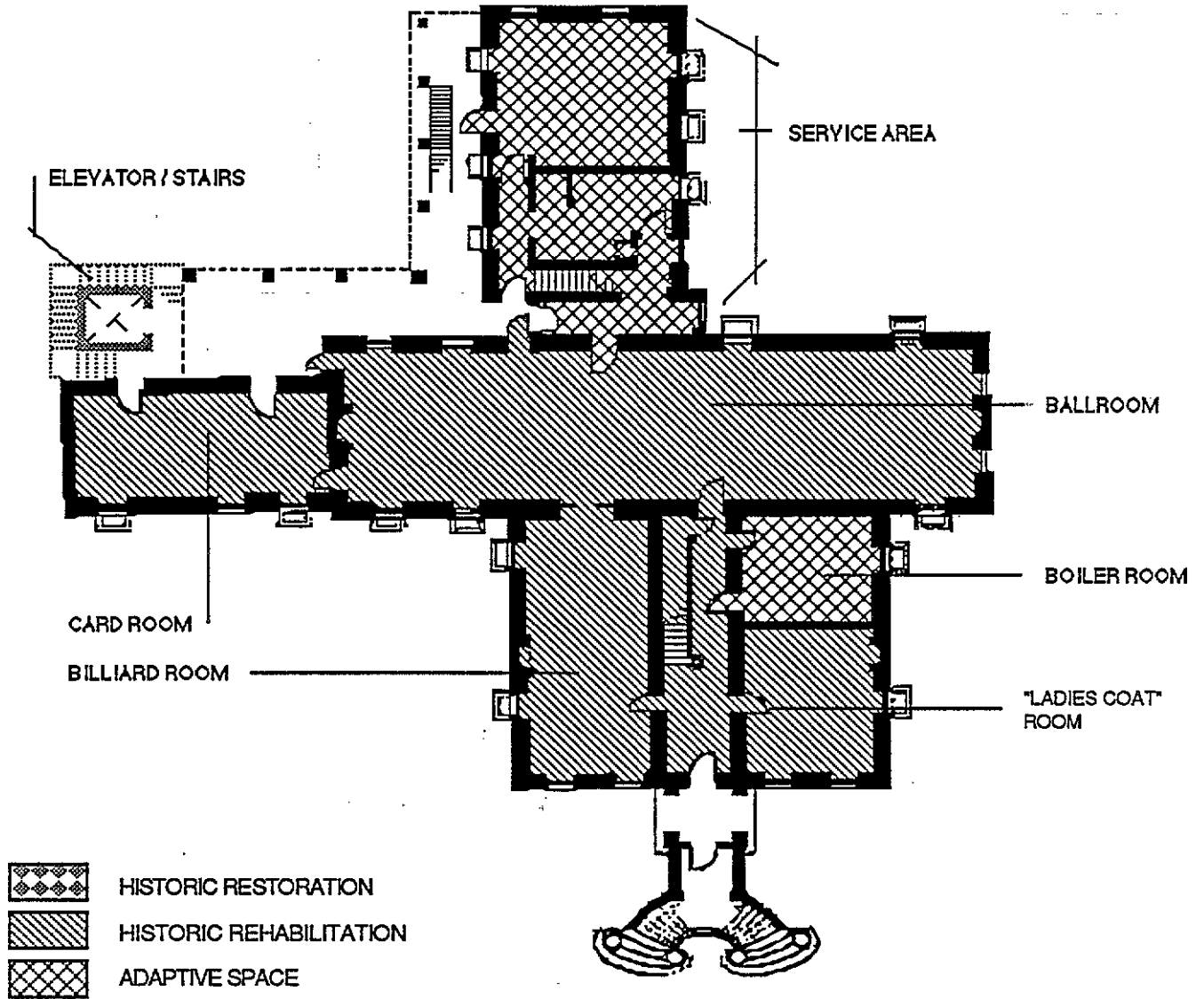
The Stanford House grounds have had a change of environment due to the Resources Building casting a shadow over the site, which affects the growth pattern of plant materials. Restoration of historic landscapes is problematic since the period of restoration is static, and plant materials continue to change. Currently, park staff have begun an interim maintenance program to remove dead and overgrown vegetation.

Preservation, Restoration, Maintenance, and Use Guidelines

Guidelines for Improvements to the Mansion

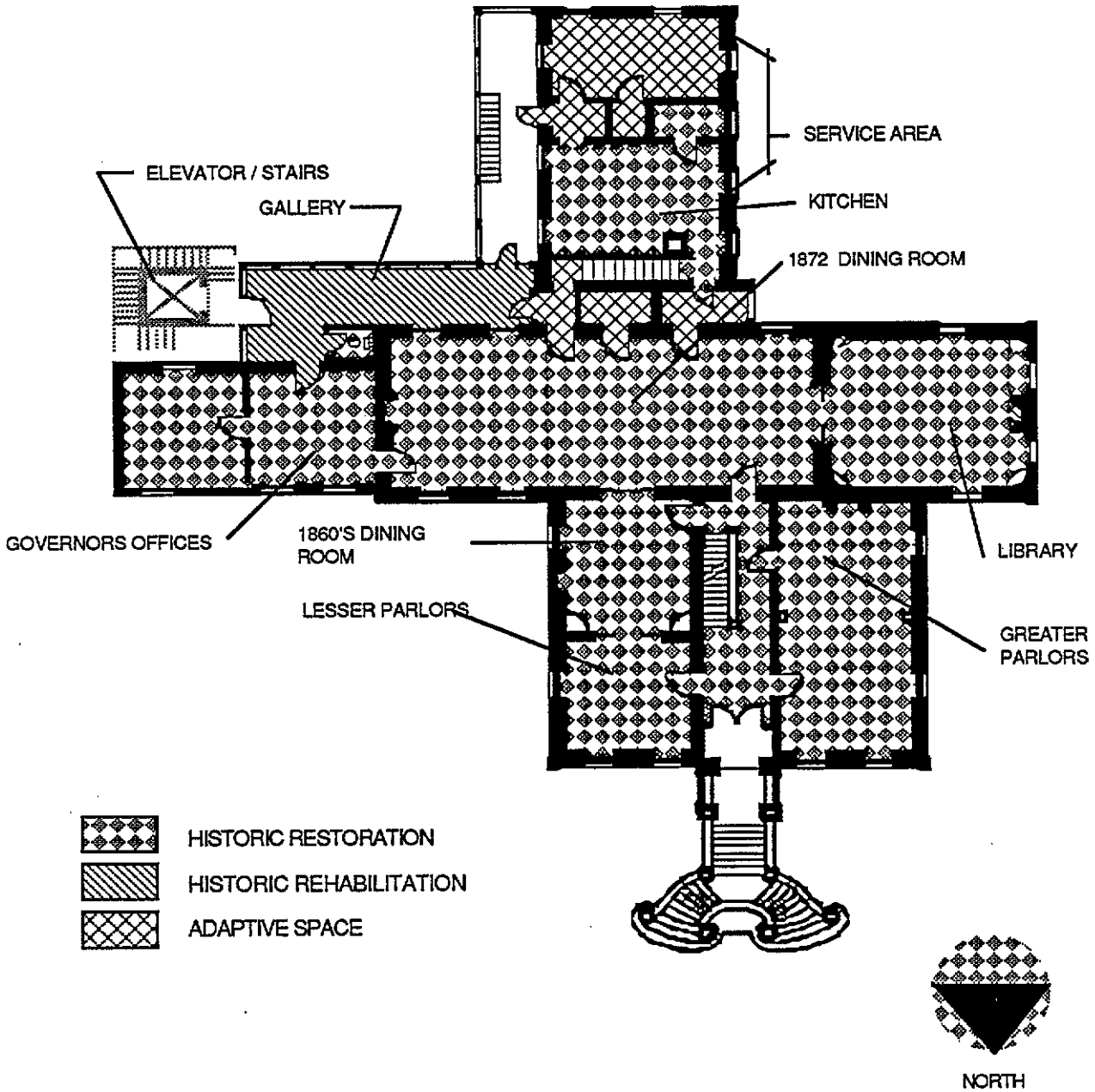
The building-use types and correlated building restoration work are:

- a. Historic restoration (including the building exterior): Restored, maintained, or preserved historic fabric, finishes, and fixtures to exactly match those which were in place during the interpretive period of 1861-1874, as designated in the interpretive planning process.
- b. Historic rehabilitation space: Restored, maintained, or preserved historic fabric and finishes to exactly match those which were in place during the interpretive period of 1861-1874. Fixtures and utilities will be installed with minimum disturbance of historic fabric to support multiple uses.
- c. Adaptive space: Preserved or maintained historic fabric with finishes and fixtures adapted to meet the needs of modern but compatible uses. All adaptations shall be removable without damage to the historic fabric.



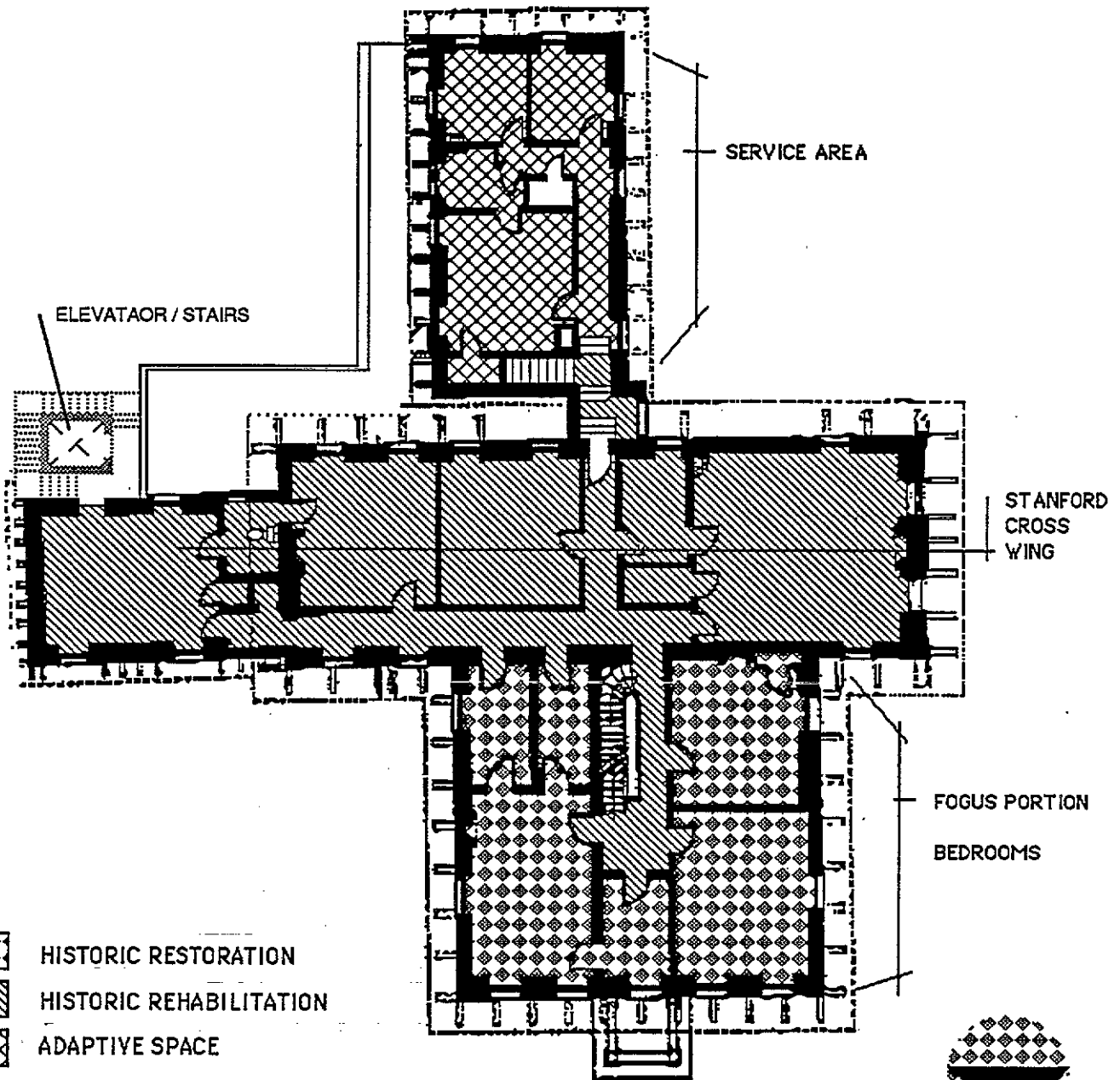
GUIDELINES FOR IMPROVEMENTS TO THE MANSION

GROUND FLOOR PLAN



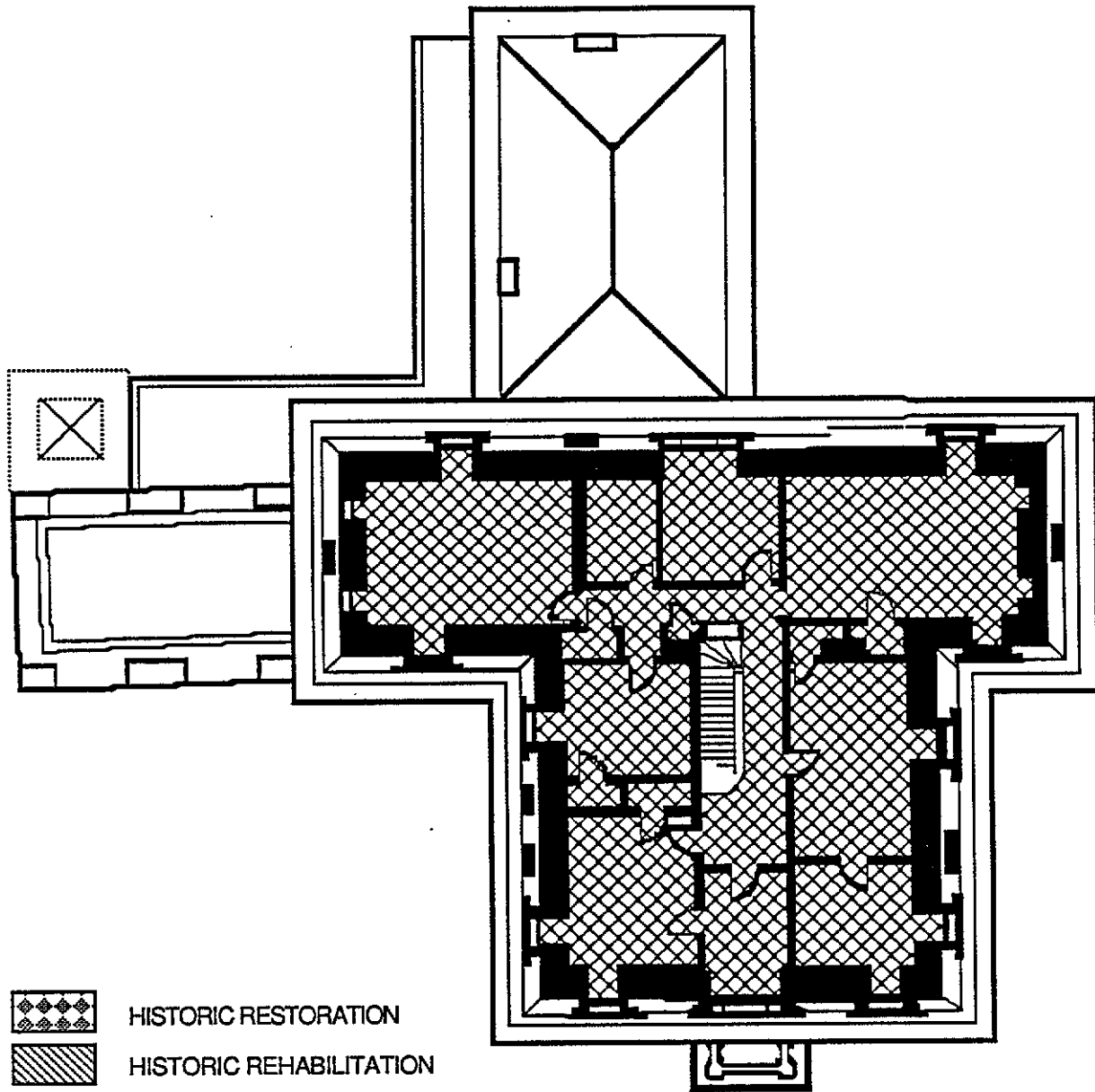
GUIDELINES FOR IMPROVEMENTS TO THE MANSION




MAIN (2ND) FLOOR PLAN



GUIDELINES FOR IMPROVEMENTS TO THE MANSION

THIRD FLOOR PLAN



-  HISTORIC RESTORATION
-  HISTORIC REHABILITATION
-  ADAPTIVE SPACE



GUIDELINES FOR IMPROVEMENTS TO THE MANSION

FOURTH FLOOR PLAN

Guidelines for Construction and Restoration of the Mansion

The restoration shall use the State Historic Building Code, as mandated in the Health and Safety Code, Part 2.7, Title 24, Building Standards, Part 8.

The Stanford House Historic Structures Report shall be the document that determines the historic fabric.

The building shall be restored to the 1872-1899 period, and shall maintain its pre-1900 fabric. This means that all portions of the building shall be restored or preserved to the 1872 appearance, and that the pre-1900 fabric which remains in the building shall not be significantly removed or altered to accommodate proposed uses.

Facilities to be constructed in the non-restored spaces shall be installed so they can be removed without damage to the historic fabric. Facilities such as cabinetry and fixtures which are constructed or set in historic rehabilitation spaces shall be modern but compatible in style and construction.

Guidelines for Preservation of the Historic Fabric of the Mansion

Because the amount of original historic fabric in the building is quite high, this fabric shall be retained, preserved, or restored. Development of the project for use shall not detract from this high quality of historic fabric; it shall be disturbed only in the following areas to achieve the resource management policies stated elsewhere in this document.

1. Areas known to have had prior disturbance outside the historic period.
2. Areas with quantities of original fabric such that the overall effect of removal or disturbance is minimal.
3. Areas with the least aesthetic or unique qualities.
4. Areas where the replacement will not show, or will not be apparent.
5. Areas that are the least costly to reproduce.

The following list defines and prioritizes the sensitivity of historic fabric from the least sensitive to the most sensitive:

1. Flat surfaces of plaster with readily replicated painted finishes.
2. Floors with carpet or other overlay finishes.
3. Flat surfaces of plaster with wallpaper or tromp l'oeil finishes.
4. Wood or plaster moldings, wainscots, exposed wood floors, doors, windows, etc.
5. Unique items such as chandeliers, light fixtures, fireplace mantels, sinks, newel posts, etc.

Original building systems which are enclosed between walls and floors shall be left in place unless there is an overriding reason for their removal.

1855-1874-period fabric shall take priority over 1875-1900-period fabric because of the rarity of the earlier-period fabric.

Guidelines for New Mechanical, Electrical, and Plumbing Systems

1. Lighting and environmental control shall be designed to satisfy the needs of the occupancy, but preservation of the historic fabric shall have a higher priority than environmental considerations for occupants and artifacts.
2. Mechanical, electrical, and plumbing, communications, and security systems shall be installed in areas previously demolished for structural stabilization.
3. Modern systems shall be as unobtrusive as possible.

Guidelines for Public Access to the Mansion

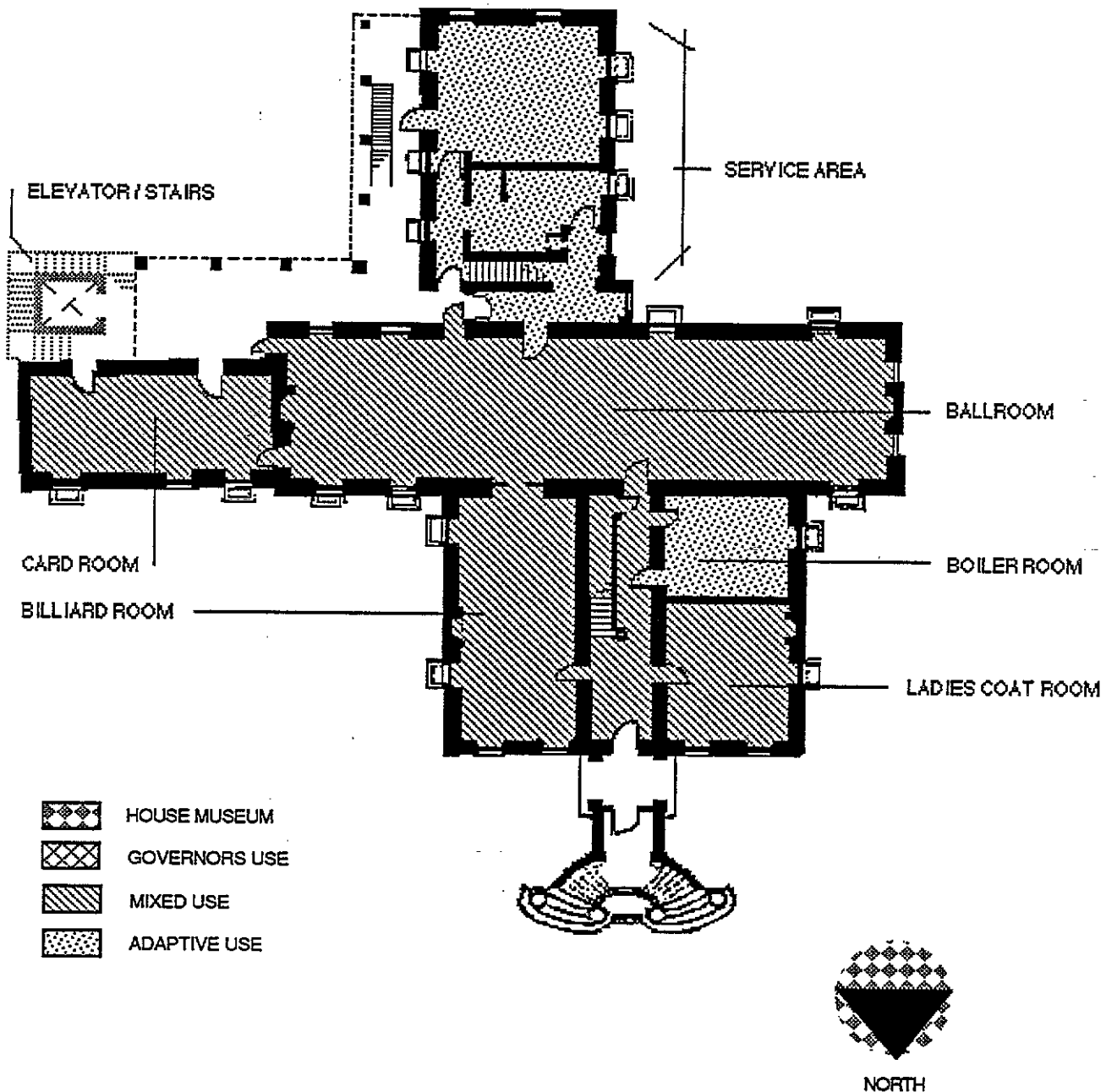
The elevator location shall be moved to the south elevation of the building, on the east wing behind the governor's offices. The proposed location is the least visible, and the new elevator shall be designed to be compatible but modern and unobtrusive. The present location enters into the most significant areas of the building, which reduces the usability of the spaces. Stairs shall be incorporated into the design, to provide for fire exit as well as access. The new design shall be respectful of historic fabric by not penetrating the ground floor, attaching to the main floor at the location of the historic doorway to the governor's office/gallery, and affecting the window location of the third floor bedroom in a minimal way.

Integration of disabled and other visitors is to be sought in the design of this facility by combining the stairs and elevator location. Disabled access is not provided to the fourth floor. Thus, alternative spaces shall be provided on accessible floors for uses on the fourth floor, or uses shall be interpreted in accessible spaces.

Guidelines for Public Use of the Mansion

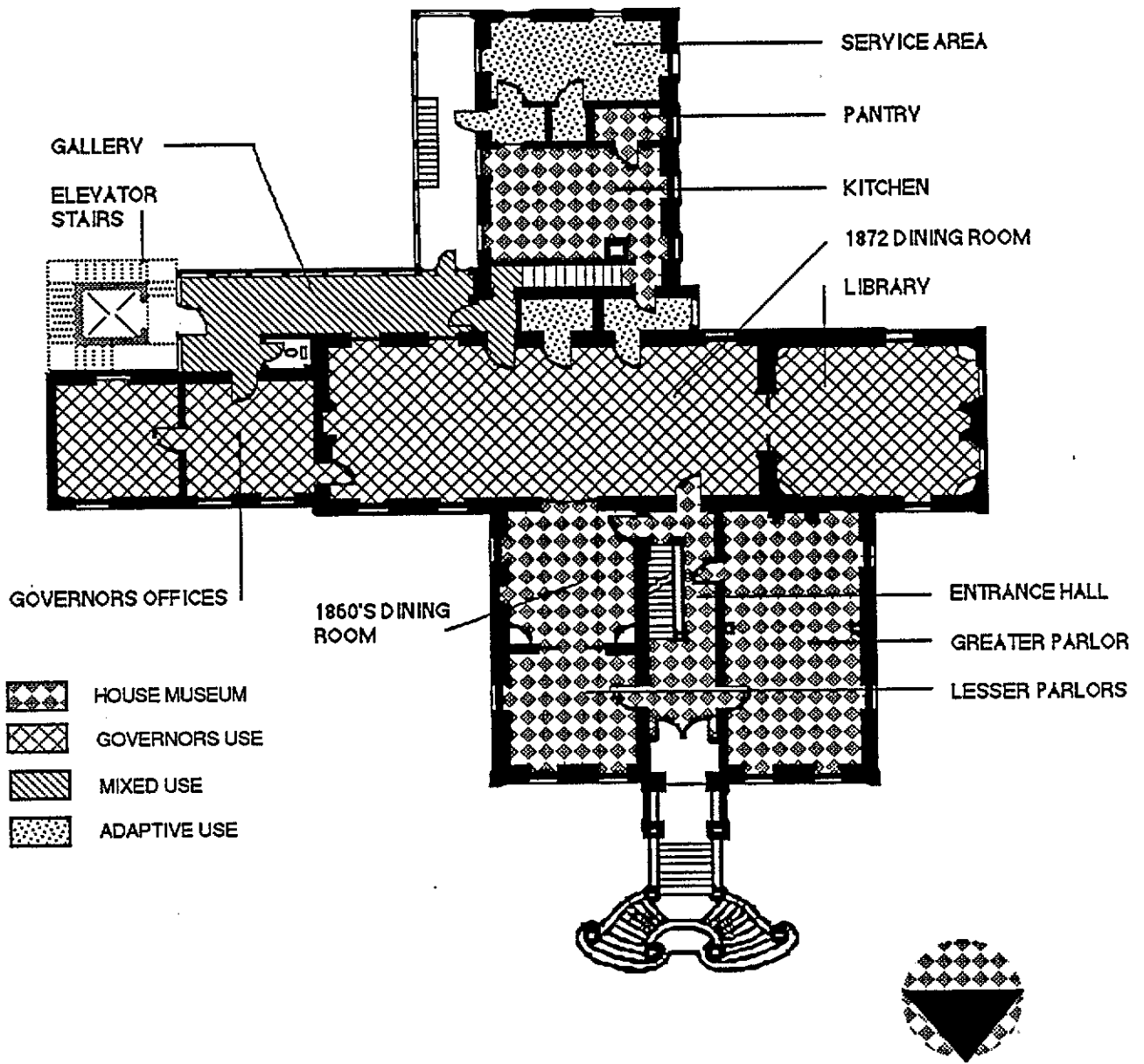
The functional uses appropriate for the mansion are:

- a. House museum -- the most accurate museum-quality restoration reflecting original uses and specific period; due to the artifacts in these spaces, access shall be by controlled, guided tour only.
- b. Governor's use -- historic restoration for use as a house museum with provisions for use as the governor's meeting rooms, and ceremonial spaces.
- c. Mixed use -- historic rehabilitation space adapted for use as: a contact station, formal exhibits or audio-visual program space, an interpretive bookstore, meeting rooms, or special activities (rental space, after normal operating hours).
- d. Adaptive use -- restrooms, offices, a catering kitchen, curatorial and storage areas.



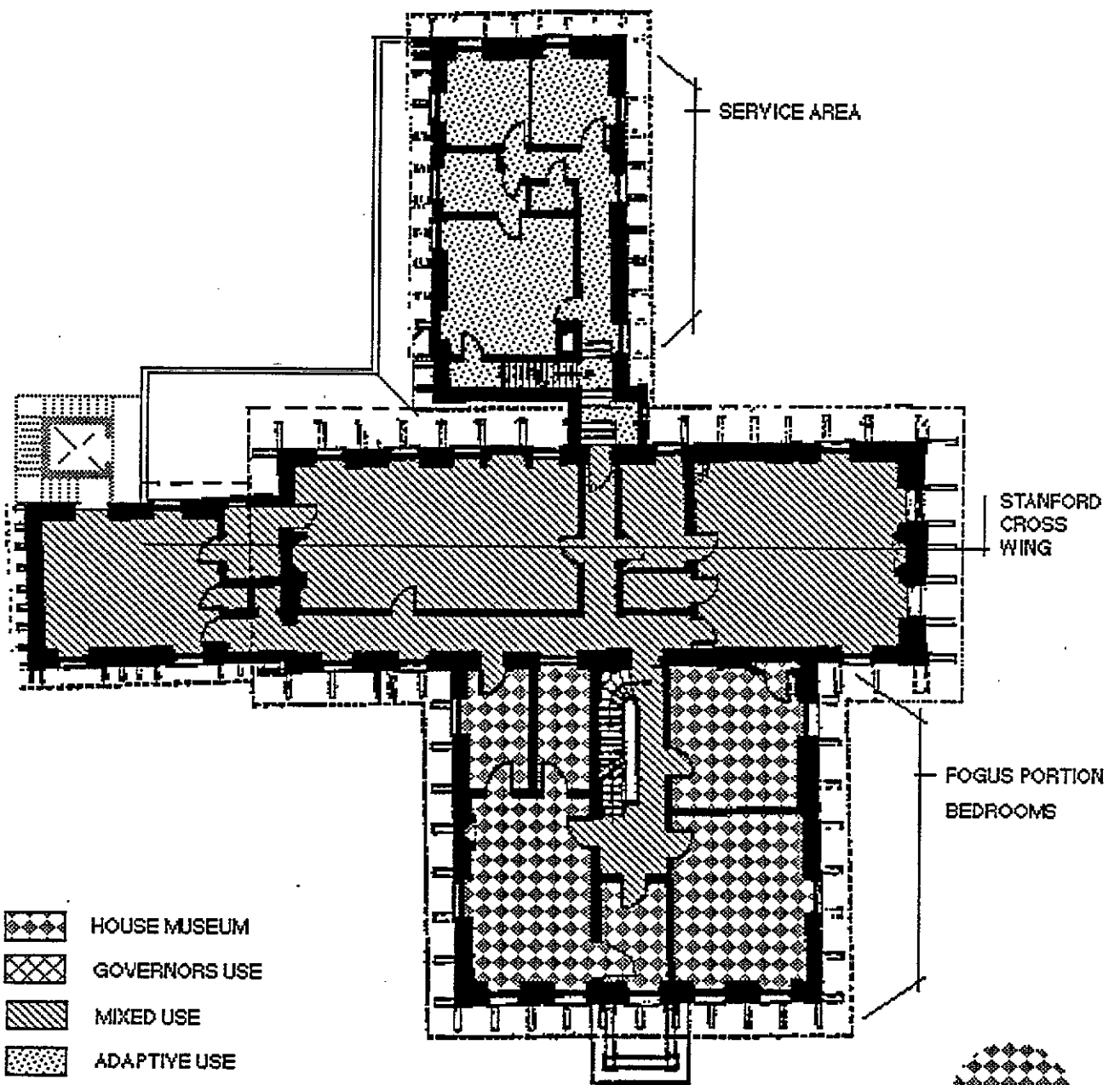
GUIDELINES FOR PUBLIC USE OF THE MANSION

GROUND FLOOR PLAN



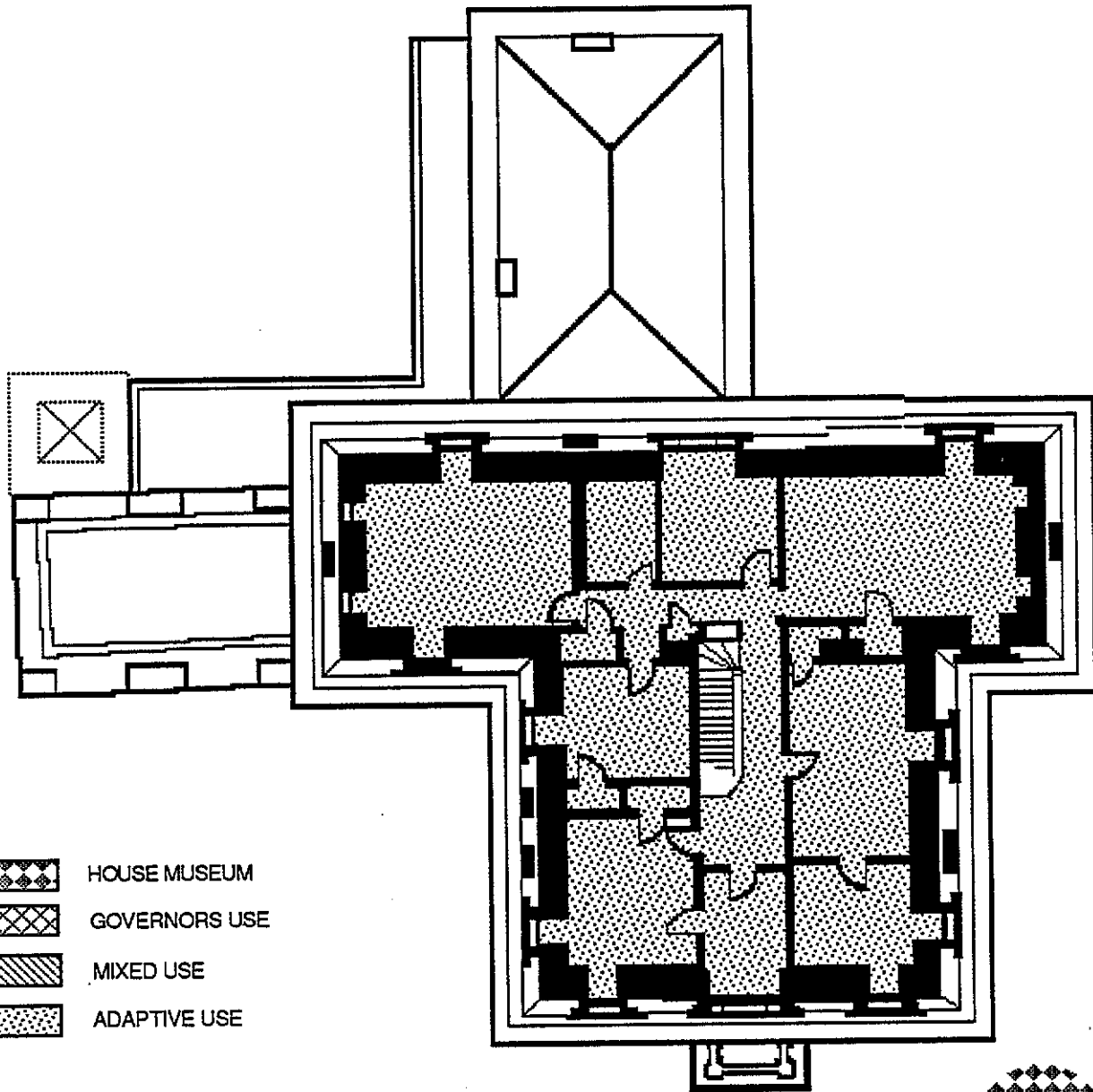
GUIDELINES FOR PUBLIC USE OF THE MANSION

MAIN (2ND) FLOOR PLAN



GUIDELINES FOR PUBLIC USE OF THE MANSION

THIRD FLOOR PLAN



GUIDELINES FOR PUBLIC USE OF THE MANSION

FOURTH FLOOR PLAN

There shall be the ability to revise the use of spaces in the building for more restrictive use, such as using adaptive use space for a house museum if interpretive programs and displays are developed for these spaces.

The ground floor (1st) shall have the visitor contact and orientation, and restroom facilities. The "ladies' coat" room, the billiard room, the card room, and the ballroom shall be historic rehabilitation space for mixed use. The service wing shall be adaptive space for adaptive uses; the boiler room shall be adaptive space for adaptive uses.

It is recommended that the southernmost portion of the ground floor of the service wing be adapted for restrooms, and that the remainder of the space be adapted for catering-kitchen facilities.

The main floor (2nd) shall have house museum or dedicated interpretive spaces. The entrance hall, the greater parlor, and the lesser parlors and 1860s dining room shall be historic restoration space for house museum use. The dining room, the governor's office, and the library-reading room (west end of dining room) shall be historic restoration space for house museum and the governor's use.

The third floor will have both house museum rooms and mixed use rooms. The northern block of rooms known as the Fogus portion shall be historic restoration space for house museum use. The Stanford portion across the south end of the Fogus house (the cross wing) shall be historic rehabilitation space for mixed use. It is recommended that the easternmost room be used as an elevator lobby, and the central rooms for the library, archives, and multi-use. It is recommended that the westernmost bedroom on the third floor be restored and used as a meeting room.

The service (southernmost) area shall be adaptive space for adaptive uses. There is the possibility that some of the rooms in this area could be changed to house museum uses to interpret Stanford-era household staff.

The fourth floor shall be adaptive space for adaptive use. Occupancy of this floor shall be limited to acceptable levels under the fire code, considering access by a single staircase.

The brick stable shall be historic rehabilitation space for mixed use.

The Stanford barn should be reconstructed as adaptive space for adaptive use. It is recommended that this space be used for grounds maintenance equipment, and have restroom facilities.

Official Visitors Accommodations Alternative

The Department of Parks and Recreation has analyzed Senator Rebecca Morgan's measure, SCR 65 (see appendix), which (1) finds the Stanford mansion a unique part of California's history in Sacramento, and notes that there may be space within it to include adaptive uses such as reception areas, conference rooms, and overnight accommodations in an environment that is uniquely Californian, and (2) requests the department to include in the Preliminary General Plan for Stanford House State Historic Park consideration of such adaptive uses.

Reception areas and conference rooms have been included in the previous sections. Overnight accommodations for official visitors are outlined in this section.

Overnight use for official visitors may be appropriate because, historically, Governor Stanford provided some official visitors with overnight accommodations in this mansion. It is important that such overnight use, if provided, be limited to official visitors/visitors designated by the Governor's protocol office.

Guidelines for Improvements to Accommodate Official Visitors

Two rooms on the third floor would be used for overnight accommodations in lieu of meeting rooms or special activities space as described on page 31 ("Historic Rehabilitation Space") and page 37 ("Mixed Use").

These two rooms shall be the large bedroom on the west end of the cross wing and the bedroom just east across the hall. The room east of that room will have provisions for containing the unit history library books, and may be used as the curatorial and study area for the unit.

Guidelines for Use by Official Visitors

Arrangements for all official visitors shall be made by the governor's protocol office in cooperation with the department's programs for public use and access of the mansion.

Overnight use will be limited to two times per month or 12 times per year.

This alternative also provides daytime or evening use not more often than five times a month or 60 times per year. The same rooms will be used, with the focus being on seating areas, telephone access, writing space, and similar needs in the official visitor's room.

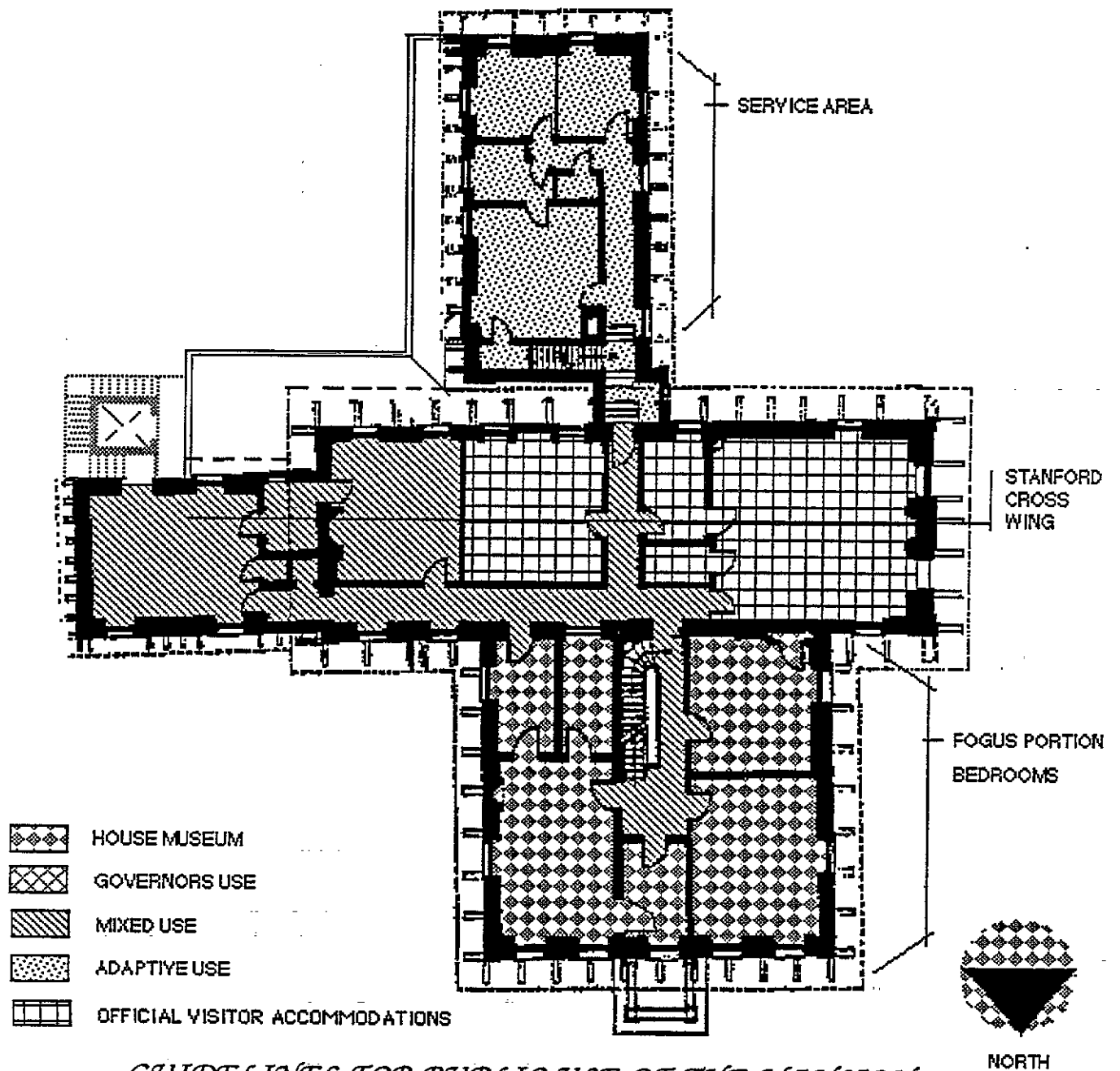
This alternative will be limited to two rooms, to accommodate visitors and staff or security persons in a separate room. Possible visitors would include governors of other states, ambassadors, trade representatives, and the like. Visitors with significant security problems (heads of state, etc.) would not be accommodated. The largest security presence would be one person accompanying the visitor and one person from the governor's security office (for the latter of whom no accommodation would be required).

Bathroom facilities will be provided.

The governor's protocol office will be responsible for all other arrangements in conjunction with use by official visitors.

Guidelines for Public Use and Improvement of the Mansion Grounds

The historic site, Lots 1 and 2, shall be restored to interpret its 1872-1880 period landscaping, including the perimeter fence of the parcel, arbors, and irrigation.



GUIDELINES FOR PUBLIC USE OF THE MANSION

OFFICIAL VISITOR ACCOMMODATIONS ALTERNATIVE

THIRD FLOOR PLAN

Lot 3 of the park shall have non-public parking (5 spaces maximum), and have other uses such as interpretive displays and period landscaping. The site shall be fenced on the south property line, and access from the alley should be limited to DPR vehicles to and from the parking area.

There is a need for stopping school buses for unloading somewhere close to the park. It is recommended that the city be requested to change several parking spaces to two bus unloading spaces along the south side of the 800 block of N Street in front of the house. The west corner of the south side is now an RT bus stop.

A historic landscape plan will guide development of the grounds. Plant materials shall be chosen both to reflect the character of the 1872-1880 gardens of the Stanfords and to be adaptive to the new environment of shade. Landscaping for outdoor special events will be considered in the plan.

A maintenance plan shall be developed during initial landscape design by which plant materials shall be replaced over a period of 15 years. New plant materials shall be exchanged for plants which have overgrown the period of restoration. This shall be done so new materials do not seem obtrusive in size and character when compared to existing plant materials, and only a maximum of 15% of the planting is new at any one time.

Due to the nature of the highly specialized garden design for this unit, which requires maintenance and rotation of plant materials, a greenhouse or bedding area is recommended to be operated for both the Governor's Mansion and the Stanford Mansion planting materials.

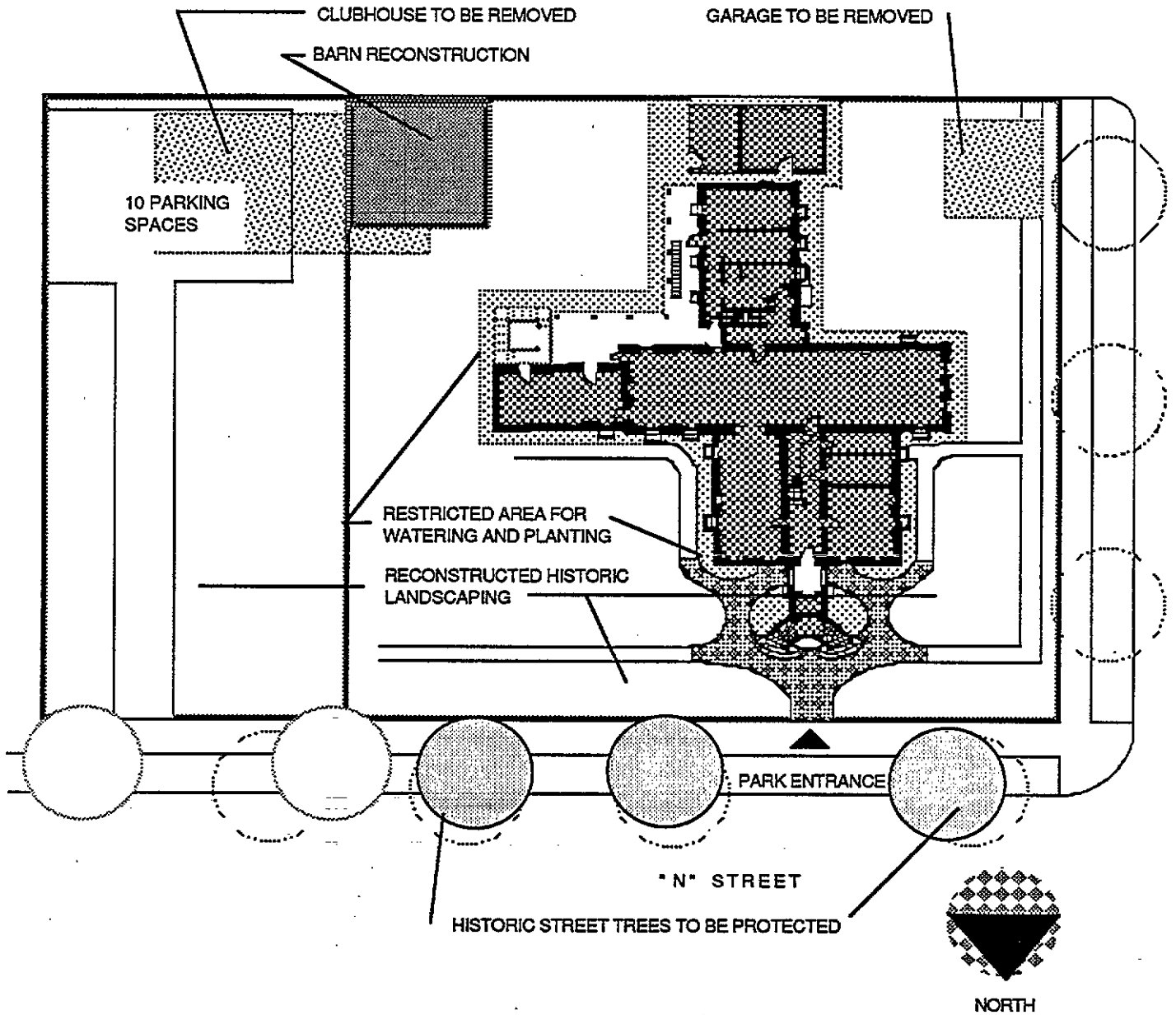
Due to the brick foundations, there shall be minimal watering of plant materials within three feet of the historic building's perimeter. Plant materials shall be chosen to accept minimal or no watering in that area. Plant materials shall also be chosen to have root structures which will not affect the brick foundations within their drip line.

The elm trees on N Street date from the historic period, and have established historic value. The elm trees shall not be removed, and shall be retained and maintained as long as possible.

The historic flagpole erected by Leland Stanford in front of the mansion in 1862 will be reconstructed, with the concurrence of the City of Sacramento.

STATE RESOURCES BUILDING

ALLEY



GUIDELINES FOR PUBLIC USE AND IMPROVEMENT OF THE MANSION GROUNDS

SITE PLAN

INTERPRETIVE ELEMENT



INTERPRETIVE ELEMENT

Objectives

The general purpose of interpretation in a state historic park is to orient visitors, stimulate interest, and promote understanding and appreciation of the resources, thus making visits more meaningful and enjoyable. This Interpretive Element provides guidance for ongoing and future interpretive development at Stanford House State Historic Park. It identifies interpretive concerns, outlines interpretive themes, makes specific proposals, and establishes priorities.

Interpretive Considerations

Environmental Influences

There are a number of environmental influences that will affect visitation and interpretation at Stanford House State Historic Park. Its location in the core of Sacramento's central city should make it relatively accessible to the public. However, daytime visitors may have trouble locating adequate on-street parking, considering the existing pressure for the limited number of nearby parking spaces generated by visitors and employees of adjacent state buildings. Tour buses, especially, may find this a problem. Unless measures are taken to provide some nearby limited-term parking for the unit, the rate of visitation may not be nearly as high as could be expected otherwise. Elderly and disabled visitation may also be affected, particularly if the distance between parking spaces and the house is too great.

Adjacent 20th-century office towers and buildings may make it difficult for visitors to envision the Victorian neighborhood that once enveloped the site. Street noises may also intrude on the setting. Mitigation of at least part of the encroaching modern urban environment could be achieved through skillful recreation of the historic landscape on the property, and development of interpretive programs that recall the site as it once appeared, encouraging visitors to focus on the park and not on the surrounding city.

The Mediterranean climate of Sacramento is characterized by hot, dry summers and cool, damp winters. Fog and rain are frequent visitors to the valley from mid-fall through late winter. In the summer months, temperatures often exceed 100°F (38°C). The public's comfort must be considered when developing interpretive programs and activities here. Orientation/exhibit areas and house museum rooms should be temperature-controlled to protect visitors from extremes in weather conditions. Environmentally stable conditions will be necessary to preserve the artifacts, archives, and furnishings, either on exhibit or in storage. Historic artifacts must not be displayed in an outdoor setting, except under the most temporary of situations.

Visitors: Their Needs and Expectations

Visitation to Stanford House SHP is expected to fall into three major categories: local residents and their guests, casual drop-in visitors (whether from in-state or out-of-state), and organized tours, including school groups and community organizations. In addition, special events and

celebrations at the mansion will draw visitors from all of these categories, as well as other organizations. It is expected that the Stanford House will become one of the principal stops for large numbers of school tours, particularly in the early fall and spring. Interpretive programs must be developed, considering these different types of visitors and the varying degrees of interest and knowledge they will have.

Most people arriving at the park will expect their first impressions to be of the mansion as it was during the Stanford years. They will expect an orientation to the park. This could be in the combination of a brochure, exhibits, an audio-visual program, and personal contact with park guides and docents. Interpretation of the house will be extremely important for visitors to fully appreciate the site. Since this was home to the Stanfords and Governor Low and his family, the public will want to see authentically furnished rooms reflecting their residence, and artifacts that illustrate the lifestyle of the period. Visitors will also want to hear stories associated with the house.

Consideration must be given to disabled and elderly visitors, providing them access to the various floors and rooms featured on the tour wherever possible. Exhibits should be constructed using height requirements for the disabled as well as those of school-age children. Both type styles and text sizes used for exhibits should be readable for visitors with some visual impairments. Special interpretive tours should be developed and given for the sight-impaired, as well as for people with other disabilities.

As the state capital, Sacramento draws a considerable number of foreign visitors to its historic sites. There should be some concern at Stanford House for providing them a worthwhile interpretive experience. This could be either through guides able to provide tours in different languages, or through foreign-language brochures. Any foreign-language interpretive program should be coordinated with those given at the State Capitol Building and other historic sites in Sacramento.

Interpretive Period

The primary interpretive period for Stanford House State Historic Park will be 1861-1874. This includes the years when Leland Stanford acquired the property and was subsequently elected to the governorship; his term in office; followed by the lease of the property to his successor, Governor Frederick F. Low; the birth of the Stanfords' son, Leland, Jr.; the major remodeling of the house in 1871; and the use of the residence, including the grand reception in 1872, until the family's departure for San Francisco in 1874.

Secondary interpretive periods should include the years 1824-1861, dating from the birth, education, and personal development of Leland Stanford and Jane Lathrop Stanford, through Shelton Fogus' acquisition of the property and his construction and use of the house; 1874-1900, when the Stanfords maintained the mansion for occasional visits and entertained guests here; and 1900-1986, when the building served at various times as a home for children, a home for troubled teenagers, and a neighborhood settlement house operated by the Catholic Church.

Interpretive Themes

Primary Theme: The Stanford House: An Architectural Symbol of Political Authority, Wealth, and Power in 19th-Century California.

For the people of California during the 19th century, the Stanford House, between the years 1861 and 1868, symbolized the office of governor. Three governors -- Leland Stanford, Frederick Low, and Henry Haight -- used the offices and made decisions here that held many political and economic ramifications for California. In the years that followed, Stanford's and his business partners' success with various transportation and communication ventures brought not only wealth, but great influence and power.

The couple modernized and enlarged their Sacramento home in 1871, celebrating its completion on February 6, 1872 with a grand reception, dinner, and ball. Seven hundred invitations were issued for the occasion. San Francisco newspapers extolled the event, and raved of the house with its fashionable decor. The Stanfords resided here for only two more years before moving to San Francisco in 1874, although they continued to maintain their Sacramento mansion in readiness for occasional return visits. Their house remained a visible reminder of the Stanfords' political, economic, and social prominence in the state and the nation.

Sub-Theme: The Business and Politics of Being Governor

Governors Leland Stanford, Frederick Low, and Henry H. Haight conducted the business of state from the offices adjacent to the mansion. Here, they faced many critical issues during and after the Civil War years that challenged their leadership. They also participated in their share of parades, speeches, and rallies, a political necessity then, as well as today. In the 19th century, government office holders generally met in Sacramento for a few months a year before adjourning to pursue their personal mining, agricultural, or commercial interests. It was a time before conflict of interest legislation dictated appropriate behavior, and a governor's support of a state cause could also benefit his own enterprise.

Sub-Theme: Business Cars, Sleek Horses, Real Estate, and Elegant Homes:
The Life of a 19th-Century Railroad Baron

Leland Stanford's active involvement with a diversity of railroad, express, riverboat, mining, and real estate ventures left little time for leisure. As time permitted, he shared his wife Jane's enjoyment of many of the fashionable pursuits open to the wealthy in the 19th century. They traveled widely for reasons of business and pleasure, as well as health; entertained grandly; and commissioned or acquired fine art and furnishings for their many homes. Like other wealthy politicians and investors of the period, Stanford indulged his interest in horses, having a particular fondness for their breeding and training.

Sub-Theme: The Stanfords' Family Life at Home in Sacramento

On May 14, 1868, the focus of the Stanfords was directed toward their newborn son, Leland, Jr. His birth had a profound effect on the family in residence at the home, which on occasion included: Anna Maria Lathrop (Jane's sister), Jane Lathrop (Jane's mother), Elizabeth Stanford (Leland's mother), Henry and Charles Lathrop (Jane's brothers), and Wilton Stanford (a nephew), among others. The residence also provided employment and/or a home for the Stanfords' housekeeper, butler, nurse, groomsman, coachman, gardener, and others, the staff number varying as the occasion demanded.

Sub-Theme: Governor and Mrs. Frederick F. Low Assume the Position and Lodgings as California's First Family

Frederick F. Low succeeded Leland Stanford as governor in December 1863, with the nation still in the midst of the Civil War. Low was the first governor elected to that post for a four-year term. During those years, the Stanfords leased their furnished home to Frederick Low and his wife, Mollie. Assuredly, the occupancy of the house by the Lows brought some changes to the appearance of the house and its operation. It remained, however, the official, formal residence and offices of the governor of the State of California.

Sub-Theme: A Renaissance Revival House Raised to New Heights

Merchant Shelton C. Fogus commissioned architect-builder Seth Babson to design and construct a brick home for himself in the mid-1850s. The two-story Renaissance Revival structure differed from many Sacramento houses of the period. It was elegant, and an obvious choice for Leland Stanford to acquire as his governor's residence in 1861. With the completion of the transcontinental railroad and the success of other investments, the Stanfords felt the need to enlarge and modernize their home. In the fall of 1871, contractors jacked the brick structure up a full story, building a new story below and another above, beneath the cover of a mansard roof. A large, new cross wing was constructed across the rear of the original house, incorporating the former governor's office in the east end. Sacramento had seen many buildings raised following the flood of 1862, but until that time, never one as magnificently refurnished as the Stanfords'.

Secondary Theme: The Making of a Governor

In 1824, Leland Stanford became the fifth of eight children born to Elizabeth and Josiah Stanford. During Leland's formative years in the state of New York, his parents guided his education, directing his study and training toward a professional career in law. Following an apprenticeship to the law firm of Wheaton, Doolittle, and Hadley, Stanford was admitted to the New York Bar in 1848.

That same year, he emigrated west to Port Washington, Wisconsin, where he practiced law for a time, before returning briefly to Albany in 1850 to marry Jane Lathrop. In Wisconsin, Stanford developed his interest in politics. This involvement grew, and several years later, while a merchant in Gold Rush California, Stanford helped to organize the Republican Party. His interest in local, state, and national politics increased. After a number of unsuccessful attempts at seeking public office, Leland Stanford was elected to serve as the eighth governor of California on September 4, 1861.

Secondary Theme: A Lasting Testament of the Stanfords' Generosity

Throughout their lifetime, but especially after the death of their son, Jane and Leland Stanford helped numerous causes that particularly benefited children. The greatest contribution the couple made to education was for the establishment of a trust to found Leland Stanford Junior University in 1885 at their Palo Alto estate. One of the best remembered gifts in Sacramento was Jane Stanford's donation of their Sacramento residence to the Roman Catholic Bishop of Sacramento in 1900. Called the Stanford and Lathrop Memorial Home for Friendless Children, in memory of her parents and her husband's parents, the former governor's mansion, under the care of the Sisters of Mercy, became home to hundreds of children. In 1936, administration of the home was transferred to the Sisters of Social Service, who cared for homeless teenage girls. They later expanded their services, establishing a neighborhood settlement house, day-care center, and group home here.

Proposed Interpretation

Facilities

Restoration of the historic landscaping will help create the appropriate context for interpreting the Stanford House, providing a bridge for visitors from the modern urban environment to step through into the past. Interpretive facilities, signs, or devices shall be low-profile, unobtrusive, and compatible with exterior architecture and the period. Outside interpretation might include guided tours, self-guided tours using a brochure or a map, and special interpretive activities or events such as garden parties or living history programs.

The ground or entry level of the building will be devoted to orientation of visitors. This will allow many visitors to directly enter the building and circulate without affecting the higher-security house museum rooms and offices on the upper levels. House museum rooms will be grouped together on the main and third floors, to facilitate both their interpretation and protection. Staff spaces and curatorial areas may be located at the back wing of the house and on the top floor, which will be accessible without impact on the house museum areas.

Visitors would enter the building through the front door, at the ground level. The structure's entry point will be the same for all visitors, including the disabled, who will not be forced to go to a different entrance. On this level will be located interpretive exhibits and an audio-visual program to orient the public to the house and its history, as well as an interpretive sales area. Exhibits will complement, but not duplicate, other experiences in the mansion and on the grounds. Stanford family artifacts and those of Governors Frederick Low and Henry Haight which are not appropriate for display in the house museum settings of the residence may be considered for use here. The storyline in the exhibit area will be influenced by the available artifacts, but the principal focus will be on the primary interpretive themes, sub-themes, and secondary themes. Exhibits in the house will also present the story of the Stanford and Lathrop Memorial Home for Friendless Children.

Whenever possible, "hands-on" replica artifacts should be used in interpretive programs. Interactive and other exhibitry geared for school-age children should be developed to appeal to the large numbers who are expected to tour the park. Most of the formal exhibits could be accommodated in the former billiard room on the east side of the entry hall, as well as the carriage house.

On the ground floor, in the so-called "cardroom" to the east of the ballroom, an audio-visual program will be presented. Its purpose will be to visually set the Stanford House in context with its historical neighbors, and to interpret its complex and unusual architectural story. The audio-visual medium is preferred to interpret the evolution of the house, because it has the flexibility and power to take visitors through time and space, and can effectively explain complicated concepts and relationships.

Establishing an audio-visual room physically separated from the rest of the ground floor will enable guides to focus the attention of large tour groups, particularly school-age children, and to control the volume of sound generated by both the audio-visual program and the tour group. This will be particularly important when more than one group is preparing to tour the site. The audio-visual room should be developed for a variety of purposes. These could include workshops, seminars, lectures, meetings, and school activities.

The ballroom, the largest room on the ground level, should be restored to its historical appearance, and used for a variety of activities, including orienting and gathering groups for tours, living history programs, receptions, balls, dinners, lectures, meetings, temporary exhibits, etc.

Visitor flow will be important to the interpretive experience. General background information and orientation should be presented through the exhibits first, followed by the audio-visual program second, and the house, carriage house, and grounds tour last. Visitors' time will be most flexible in the exhibit room. The pace will be set by the amount and detail of information presented. The advantage of showing the audio-visual program after the exhibit area will be in having a group already assembled for the guided tour of the house and grounds that follows. As a convenience to visitors and after-hours guests, restrooms should be located on the ground floor.

Guided tours will be the most appropriate method for interpreting the mansion. The tours can be developed to meet a variety of visitor interests and levels of education. Not only do they offer the most personal and flexible service to visitors, but they also have the least impact on the structure. Tours may encompass the grounds, the building's exterior, and the brick stable, as well as parts of the ground, main, and second floors. Any interpretation not accessible to the disabled shall have alternate interpretation available in an accessible area. Intrusive physical barriers to prevent unauthorized entrance to rooms may not be necessary with guides present. In addition, audio or visual media in combination with house museum rooms could be disruptive to the rather dignified interior environment.

The cost of accurately restoring a room to its historic appearance can be expensive. Rooms suggested for restoration will have to be evaluated and prioritized considering their interpretive value, the presence of accurate information concerning their appearance, the availability of original historic furnishings, and the cost of reproducing or acquiring authentic furnishings. Some rooms may have to await future funding before they can be refurbished. A display of historic photographs in the unfinished rooms may have to suffice until funding permits their accurate restoration.

As many of the main floor rooms as feasible should be developed as house museum rooms, with some reflecting their appearance prior to 1871, and others after that date. The majority of the first-floor house museum rooms should represent the public side of the families that resided here, illustrating the social, political, and business interests and people and events which shaped their lives and those of other Californians. It would be desirable to restore the former governor's offices used by Leland Stanford, Frederick Low, and Henry Haight. This would allow guides to interpret these men as governors. However, it must be made explicitly clear that the home's pre-1871 appearance and configuration were considerably different from the way the building looks today. Interpretation in these two rooms could highlight the three governors and the important issues that arose during their administrations. The public would have access to these two rooms only by way of a tour. These rooms could also be made available to the current governor by prior arrangement for special occasions, along with the library-reading room adjacent to the 1872 dining room. This would continue a historic association between the mansion and California governors.

Third-floor house museum rooms should express the informal, private side of the family. Here, visitors would be able to sense the personalities of the former occupants, especially Jane, Leland, Leland, Jr., and possibly Anna Maria Lathrop, other family members, and resident employees. Two rooms on the third floor will be developed as house museums representing the period when the house was a home operated by the Catholic Church for children.

The top floor has less interpretive value than the ground, main, and third floors. Because of the problems with visitor access to this floor, its interpretation will be encompassed on the floors below.

The stable will be used to interpret Leland Stanford's interest in horses, vehicles, and photography, combining house museum display with formal exhibitry. Eadweard Muybridge's photographs of Stanford's horses could be employed to good advantage in the interpretation here. A working zoopraxiscope operated by visitors would also bring Muybridge's study for Stanford of animal locomotion to life for both children and adults.

Visitor Activities

Personal contact between park staff and visitors can often be the most rewarding and memorable part of an interpretive program. Activities at Stanford House SHP must be developed around the interpretive themes, yet designed to meet the needs of the various types of visitors to the park. The principal visitor activity will be guided tours through the residence (covering three floors of the structure), the brick stable, and the grounds.

Occasional variations of the typical tour could be developed in the form of living history, whereby visitors are conducted through the house and greeted by the Stanfords, their servants, and their historic guests. Park staff, docents, and volunteers assume the roles -- the personalities, speech, and dress -- of the individuals, and the clock is turned back to 1872 or another year in the interpretive period.

The historic landscaping around the mansion will be of interest to some visitors. A brochure with a keyed map should be developed for guided or self-guided tours. Not only could the plants and landscaping be interpreted, but also reconstruction of the Stanfords' wooden barn.

The architecture of the mansion should not be overlooked with school groups. Some very enjoyable educational programs can be created in which students learn about its style and the elements which make it unique. In addition, other programs could be developed to compare and contrast the Stanford House to the architecture of the Governor's Mansion, the Crocker Art Museum, and the State Capitol Building.

Many potential visitors are residents of Sacramento, who may already know about and appreciate Stanford House SHP. Special programs should be developed throughout the year to encourage their return visits to the park. These programs could include garden parties, a series of lectures related to history, architecture, or photography, and workshops which teach Victorian crafts, needlework, or cooking, for example. Interpretive outreach programs should also be developed to bring the park to nearby schools and community organizations. These programs could include pre-planned educational kits with lesson plans and behavioral objectives for teachers to help prepare school children for a forthcoming tour of the house.

Purchasing a book or a replica artifact can be an important aspect of reinforcing a visitor's experience in a park. It is recommended that the Sacramento State Park Docent Association develop an active sales program for publications and interpretive objects related to the house's history. This could be located near the entry to the building, possibly in the ground floor room to the west of the entry hall. The sales area may not be the first experience for visitors, but it should be readily available to them, particularly following tours.

Interpretive Associations

A number of organizations, including the Stanford Home Foundation, the Native Daughters of the Golden West, the Stanford Alumni Club of Sacramento, the Stanford Historical Society, and the Sacramento State Park Docent Association have played a large role in preserving and setting aside the historic Stanford House as a state historic park. Undoubtedly, the good condition of the historic structure today can be attributed to the care given the building by the Stanford Home for Children over the past 86 years. Their continuous use of the house has been the principal cause of its preservation.

Volunteers now aid state park staff in performing historic research on the house, and in identifying and cataloging original furnishings. It is expected that the volunteer role will continue to grow with development of the park.

Adequate space for docents should be planned and developed in the structure. In the future, docents will be invited to give tours, conduct programs, give talks, and become active in charting the park's future directions. Docents will also be invited to help support the park's programs through various fund-raising campaigns and physical labor to make desired improvements. Much of the success of the interpretive efforts in the park will depend on the active assistance of the docent association.

Interpretive Collections

A large number of original furnishings of the Stanford House and documents associated with the Stanfords, Lows, and Henry Haight have been preserved in various collections, including: the California Department of Parks and Recreation, the Stanford University Museum of Art, the Department of Special Collections and University Archives in the Stanford University Libraries, the Stanford University Special Collections, the Sacramento History Center, The Huntington Library, The Bancroft Library, the California Historical Society, and private collections. Many original furnishings have been identified through photographs taken of the mansion by Alfred Hart in the late 1860s and Eadweard Muybridge in the early 1870s. These artifacts will be crucial to the process of accurately restoring house museum rooms and creating interpretive exhibits. Collections held by the Department of Parks and Recreation are currently being researched, checked against inventories, described and analyzed for their condition, and compared to historic photographs. These materials will make up the core of the interpretive collections used for display purposes.

Scope of Collections

Artifacts appropriate for acquisition at the Stanford House are necessarily directed by the Declaration of Purpose of the park, and by the interpretive themes established in this document. More specifically, appropriate artifacts include those relating to the primary theme, The Stanford House: An Architectural Symbol of Political Authority, Wealth, and Power in 19th-Century California, and the following areas:

- A. The Business and Politics of Being Governor
 - Leland Stanford's early business enterprises
 - Leland Stanford's involvement with the Central Pacific Railroad
 - Political issues involving Leland Stanford, Frederick Low, or Henry Haight
- B. Business Cars, Sleek Horses, Real Estate, and Elegant Homes: The Life of a 19th-Century Railroad Baron
 - Leland Stanford's business car
 - Breeding, training, and racing horses among the wealthy in 19th-century California
 - Leland Stanford's patronage of the experimental photography of Eadweard Muybridge

- The Stanfords' patronage of the arts
 - The Grand Tour and travel abroad
 - "High Society" of mid 19th-century Sacramento
 - The Stanfords' other homes and properties
- C. The Stanfords' Family Life at Home in Sacramento
- The siblings and parents of both Jane and Leland
 - The short life and interests of Leland, Jr.
 - Personal interests and hobbies of Jane Stanford
 - The daily maintenance and operation of the residence
 - The work and lifestyle of the employees who worked for the Stanfords at the mansion
- D. Governor and Mrs. Frederick Low Assume the Position and Lodgings of California's First Family
- The official and family lifestyle of Frederick and Mollie Low as California's first family
 - The personal interests and hobbies of the Lows
 - Changes the Lows may have made to the house or its operation
- E. A Renaissance Revival House Raised to New Heights
- Shelton Fogus
 - The architect Seth Babson
 - The contractors Knox and Turton
 - Architectural style in 19th-century Sacramento
- F. Lasting Testaments of the Stanfords' Generosity
- Jane Stanford's involvement in child welfare
 - The Stanfords' donations to religious groups
 - The founding of Leland Stanford, Jr. University
 - The mission and daily life of the children's home operated by the Sisters of Mercy
 - The mission and activities conducted in the Stanford House by the Sisters of Social Service

The nucleus of the Stanford House collection will be the group of historic furnishings acquired by the state with the purchase of the house. These are artifacts believed to be used in the house during the period of the Stanfords' ownership. Some items have been identified in historic photographs of the house. Certainly other artifacts original to the house are very desirable objects for acquisition. Also appropriate are furnishings and art which duplicate or approximate documented originals for interpretive use in house museum exhibits and adaptive use rooms. Acquisition of these items should be only according to an approved furnishing plan.

There are at least three subject areas associated with the Stanford House which are shared with other museums, two of which are state park units.

- The California State Railroad Museum deals extensively with the Central Pacific Railroad in its exhibits and research collections. The Stanford House should limit itself to the personal involvement of Leland Stanford in railroading, and not attempt early railroading in general.
- The California State Capitol Museum has three exhibit rooms which comprise the historic office suite of California's governors. The Capitol Museum provides interpretation of both contemporary and historic state government. The Stanford House should limit itself to Leland's early political activity, the period that the Stanford House was used as the governor's mansion and office by Leland Stanford, Frederick Low, and Henry Haight, and Leland's activities as a senator in Washington, D.C.
- The Stanford University Archives collects and makes available to researchers documents which relate to the founding of the university and the Stanford family. In contemplating university-related artifacts for acquisition for the Stanford House, it should be kept in mind that the University Archives may be a more appropriate depository. Artifacts relating to the Stanford family are clearly within the scope of the Stanford House collections.

Cooperation and mutual support with these related museums should be a goal in collections policy for the Stanford House. A specific collections policy will be developed by the curatorial staff of the unit. Prior to opening the park to the public, a Facilities Maintenance Program (DPR 473) must be developed to direct ongoing maintenance of the collections in the unit.

Storage

Inappropriate artifacts can dilute the emphasis of interpretation if placed on display, and may prove confusing to park visitors. If stored, the department's credibility in accepting such artifacts may be lessened. In either case, the department is faced with long-term maintenance, storage, and records management costs for artifacts with minimum public benefit. Materials not appropriate for interpretation at the unit should not be acquired, but should be referred to more appropriate locations.

Setting aside adequate storage and curatorial space for Stanford House artifacts will be imperative. On-site storage would have a definite advantage to the unit. It would minimize the increased risk of damage caused by unnecessary handling of objects, and would allow more frequent checks on the collections' condition. As with house museum and exhibit rooms, the collections areas must be secure and, where possible, climate-controlled. The rooms shall also be structurally sound for the purposes of storage, and large enough to accommodate the collections' future expansion. As a preventive measure, no smoking should be allowed in the historic structure or nearby collections storage areas. In addition, development of a risk management plan will enable the unit to identify and correct potential areas of risk for the collections, and provide direction in case of theft, fire, flood, or earthquake. This plan will be developed prior to the restoration of the building.

A number of fourth-floor rooms would offer the most secure space for collections storage, if access to the area, particularly casual visitation, were controlled. Large items may have to be stored off-site because of the difficulty of moving them between floors.

Collections Policies and Procedures

Artifacts in the collections of the Stanford Mansion are subject to the same policies and procedures affecting all museum objects under the care of the Department of Parks and Recreation. These are outlined in the department's operations manual, and in the Museum Collections Handbook published by the Office of Interpretive Services.

Recommendations

Research Needs

Detailed research or completion of research (including archeological investigations, cultural, historical, architectural, and horticultural research) must be undertaken in specific areas to properly carry out the interpretive proposals. These areas include:

- Studies of the historic landscaping
- Historical research on the brick stable and the barn that once stood on the property, and their typical furnishings
- Evolution of the house's construction, including the technology of raising the building
- Detailed information about the house's furnishings and their changes through time
- Historic descriptions of the people residing at and visiting the house in the interpretive period
- Clothing styles typical of the interpretive period
- Leland Stanford's business ventures and other property

- A biography of Shelton C. Fogus and his family
- A biography of Frederick F. Low and his family
- A biography of Henry H. Haight
- Information about the architects, Seth Babson and William Knox, and the contractor, Knox and Turton
- Society and customs in Sacramento and California during the 1860s and 1870s
- Details concerning Stanford's horses and horse racing in Sacramento during the interpretive period
- The appearance of the neighborhood and Sacramento in the interpretive period
- The history of the Stanford and Lathrop Memorial Home for Friendless Children

Future Acquisitions

While detailed research is just now being undertaken on the Stanford House, it is apparent that the park will require a number of acquisitions to properly round out interpretation. Most obvious will be the need to locate authentic furnishings to complete house museum rooms. Once rooms have been selected and prioritized for restoration, furnishing plans will be developed to aid the search for appropriate artifacts. This should guide collection acquisition. Additional materials will be needed for display in interpretive exhibits. Acquisition of artifacts will be guided by the unit's interpretive themes and the Scope of Collections statement.

The park will have other interpretive needs beyond artifacts. An active staff and docent organization will require readily available historical information in the form of books, reports, periodicals, manuscripts, and photographs. A room in the building should be set aside for the purpose of developing a library and archives to aid interpretation.

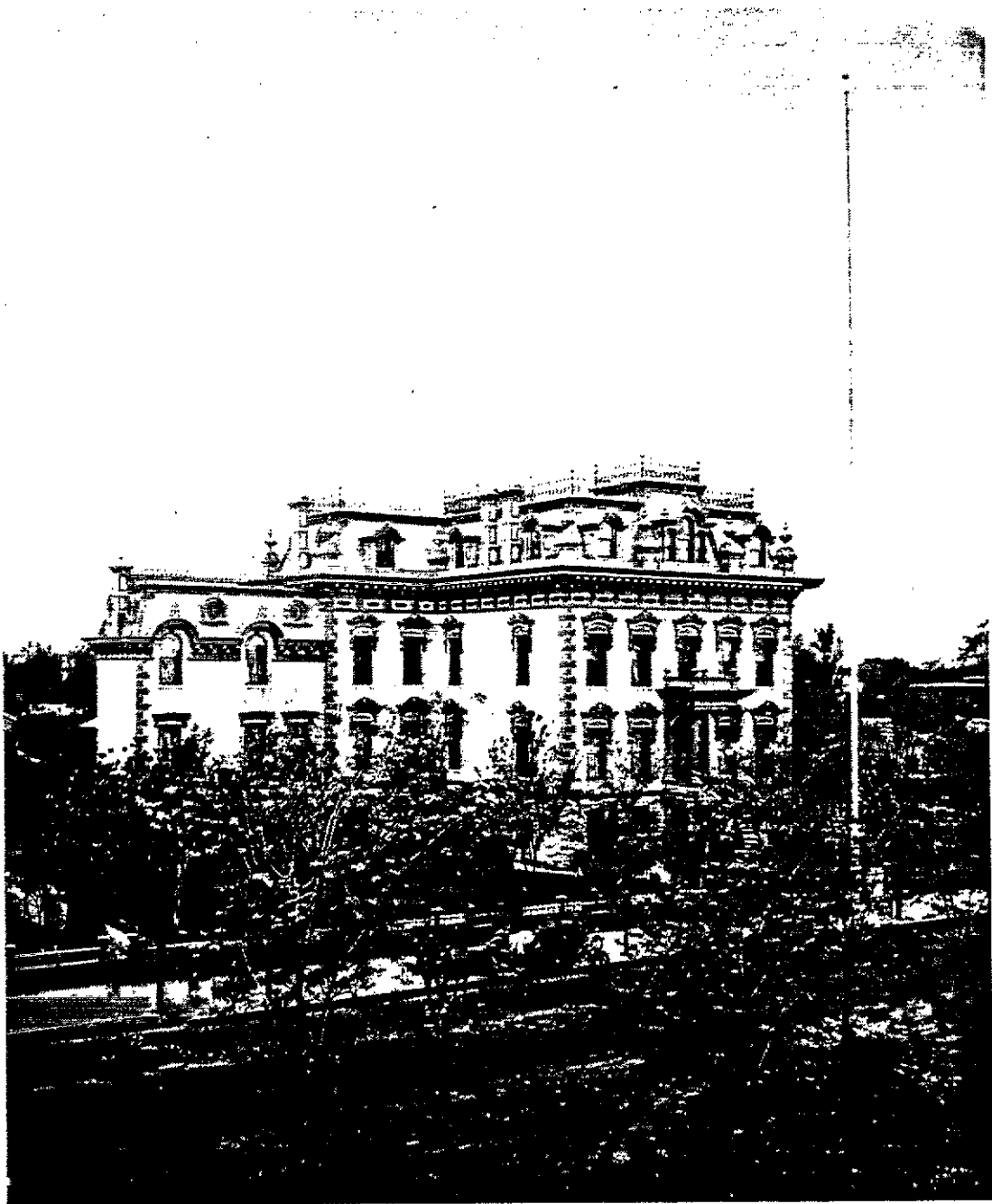
Special interpretive programs, especially living history, may require replica historical attire and appropriate props to outfit staff and volunteers. The cost of producing accurate period clothing can be very expensive for program participants, not to mention time-consuming and technical. It is recommended that a clothing closet be developed for the park to support costumed historical activities. Through time, individual outfits could be developed and stored to be used for playing such roles as the Stanfords, the Lows, Henry Haight, historic guests, visitors, housekeepers, gardeners, groomsmen, coachmen, maids, and other servants.

Interpretive Programs

Archeological investigation and cultural, historical, and architectural research should be performed before stabilization, restoration, and reconstruction occur. After a comprehensive base of information for interpretive work has been compiled, the following list should serve as a guide for interpretive development in the unit.

- Begin developing a library and archives for interpretive programs
- Develop an interpretive plan for the Stanford House and grounds
- Prioritize restoration of rooms in the house
- Prepare furnishing plans
- Prepare a historic landscaping plan
- Restore historic landscaping
- Design and construct exhibits for the ground floor and upper floors
- Develop an audio-visual program
- Restore first-priority house museum rooms
- Prepare a facilities maintenance program
- Prepare a risk management plan
- Create a house and grounds tour package for guides and docents
- Create interpretive brochures for the house and the grounds
- Begin assembling historic clothing and a prop closet for interpretive programs
- Organize living history programs and other costumed interpretive events
- Create educational outreach programs and materials for schools and other organized groups
- Survey the need for foreign language brochures at the unit
- Develop an integrated tour uniting historic sites in Sacramento affiliated with Leland Stanford, including the California State Railroad Museum and the "Big Four" Building, the State Capitol, the Sacramento History Center, the Governor's Mansion, and the Crocker Art Museum
- Restore second-priority house museum rooms
- Reconstruct the flagpole in front of the house

OPERATIONS ELEMENT



OPERATIONS ELEMENT

The Operations Element describes specific operational requirements unique to Stanford House State Historic Park. This section describes existing and future conditions at the park, and offers recommendations for future action as the result of new policies, facilities, and programs recommended in the previous sections of this plan.

Visitation

Stanford House State Historic Park opened for tours to the public on a limited, reservation-only basis on March 1, 1988. One staff member will continue to offer tours focusing on the archeology and the restoration of the house as the restoration process allows. The mansion has received considerable public interest over the past 10 years, and it is assumed that visitation to the house will increase steadily during the restoration process as tour availability is more widely publicized. It may be necessary to increase staffing for additional tours during this time.

Once restoration is completed, visitation increases are projected to be immediate and heavy. The 1987 Department of Parks and Recreation survey, "Public Opinions and Attitudes on Outdoor Recreation in California," stated that 72% of the population of California participates in recreational activities involving museums, zoos, and historic sites for an average of 10 days each year. These sites were listed as "top priority," and there was a generally increasing trend in the desire to visit museums and historic sites.

The historic Governor's Mansion, another Victorian structure classified as a state historic park in the city of Sacramento, has average visitation of 45,000/year. This site receives more requests for tours by school children each year than can be honored by available tour slots and staff.

A similar pattern is projected for the Stanford Mansion. The State Capitol Museum, which is located two blocks from the Stanford House, receives 450,000 visitors each year. The close historical ties and close physical proximity of the Stanford House and the State Capitol will make referrals from the Capitol to the Stanford House a natural event. It is probable that visitation to the Stanford House will frequently be limited by the carrying capacity of the house and the tour slots available, rather than by a lack of audience. The project's initial visitation and carrying capacity is 55,000 per year. A study identifying the effects of this level of visitation focusing on the care of the historic fabric of the building, the quality of the interpretation, and security concerns should be produced to mitigate long-range effects of public access.

A study should be conducted identifying the effects of visitation on the historic fabric of the unit.

Stanford House State Historic Park will be open to the public 362 days per year. Consistent with other state historic parks, it will close only on Thanksgiving, Christmas, and New Year's Days.

Staffing

The unit operations staff currently consists of one Guide I, one Park Maintenance Worker I, and one Groundskeeper. Volunteer training for a small group of 10-15 volunteers to assist with interpretive services and park interpretive programs was begun in April 1988.

When restoration is completed, the following positions and skills will be needed:

1. Supervision of the curatorial staff
2. Supervision of guides and rangers
3. Supervision of the maintenance and groundskeeping staff
4. Supervision of volunteer coordination
5. Tour conducting and interpretation of cultural and natural features
6. Public and community relations
7. Law enforcement, security, and public safety
8. Clerical, secretarial, and public contact
9. Maintenance and restoration
10. Housekeeping
11. Groundskeeping
12. Curatorial

Administrative Services

The Sacramento District headquarters office is currently located in Old Sacramento, at 111 I Street. This office contains management, personnel, accounting, administrative, reservation, and public information services for the entire Sacramento District. The office oversees three separate field management offices: the California State Railroad Museum, the State Capitol Museum, and the Historic Sites park units.

Stanford House State Historic Park is included in the Historic Sites management operation. Historic Sites office staff includes a State Park Superintendent I, a State Park Ranger II, a Park Maintenance Supervisor I, an Office Assistant II, and a volunteer coordinator. Stanford House State Historic Park will benefit by receiving clerical support from the Historic Sites headquarters staff.

The Historic Sites headquarters now occupies a one-story building adjacent to the Stanford House. The General Plan calls for relocating this office to another location outside the park, as this building is proposed for demolition.

Maintenance

Restoration is largely covered in the Land Use Element. The intention in the maintenance program is to retain the majority of the building's 130+-year-old fabric. The physical condition of the fabric retained will require that repair and maintenance of the structure will be a high priority at this historic unit. Regularly scheduled preventive maintenance is needed to ensure preservation of this culturally and architecturally significant resource. Adequate funding and staffing should be provided in order for the department to maintain and preserve the historical and architectural integrity of the house in a manner consistent with that of the quality of the restoration, which fits the status

of the museum of a wealthy Victorian-era governor/businessman. Maintenance of the structure and grounds will require storage space for housekeeping supplies on each floor, landscape equipment storage, and a trash pick-up area. A building maintenance plan shall be developed by the restoration architect that directs ongoing maintenance care.

Policies and guidelines for grounds conservation and restoration efforts are discussed in the Resource Element and Land Use and Facilities Element.

Curatorial

A large collection of the original Stanford artifacts was acquired with the Stanford House. These artifacts will be displayed, and will require ongoing curatorial care and conservation. The opening of the Stanford House will offer an opportunity for the donation of further Stanford artifacts, and will result in ongoing research requests with regard to the Stanford collection. The sensitivity and significance of both the structure and its associated artifacts, as well as the public focus under which Stanford House State Historic Park will operate, require the attention of professional curatorial staff. Space for curatorial storage, artifact care, collection document files, and curatorial staff shall be planned into the house.

Visitor Services

Public tours will be the major method through which the public will obtain access to the Stanford House. These will be staff-led tours, requiring staff trained in the building's history and interpretive methods. Public information and fee collection will also be provided.

The opportunity for a variety of other visitor services will also be offered at Stanford House State Historic Park. These may include department-sponsored special events, an interpretive item sales counter, audio-visual programs, off-site interpretive programs, rental space for special events, seminars, conference/meeting space for groups associated with the unit, and meeting space for occasional use by the governor of California. It is important that special events and uses be scheduled to avoid any negative impact on public access during regularly scheduled tour hours.

Office, break, and library/research space shall be provided for visitor services staff in the building.

Law Enforcement/Security

Few visitor control or law enforcement problems are projected in the daily operation of Stanford House State Historic Park. Because of the potential use of the house by dignitaries, including the governor, VIP security poses a potential regular workload. DPR peace officer staff should be available to provide protection, and to interface with other law enforcement agency personnel. Peace officer staff will also be needed to monitor parking in the 5-space staff and docent parking lot adjacent to the building.

Security for a priceless artifact collection and a unique historic structure will require specific district policies, training for staff, and appropriate alarm systems.

Volunteer Services

There is a large constituency of supporters of Stanford House State Historic Park who are interested in volunteering their services. Plans to accept and train a small number of volunteers to assist staff with DPR-sponsored events and interpretive projects during the restoration process have been implemented. As the Stanford House opens to the public after full restoration, a larger volunteer group will be recruited. All volunteers will sign a volunteer service agreement with the Department of Parks and Recreation.

The Sacramento State Park Docent Association has active membership groups in all of the Historic Sites units. This association assists with funding of interpretive projects for Sacramento District park units. Membership in this association by Stanford House supporters will provide an opportunity for similar funding for Stanford House State Historic Park.

Volunteer programming requires staff to work with volunteers as well as space for volunteers. Library/research space can be shared with staff, but a volunteer break room, as well as office space for volunteer coordination, shall be planned.

CONFESSIONS ELEMENT



CONCESSIONS ELEMENT

Purpose

The purpose of the Concessions Element is to evaluate existing and potential concessions in accordance with the Public Resources Code, Section 5080.03 et. seq., and the classification of the park unit.

Public Resources Code, Section 5080.03(c) states:

"With respect to any unit of the State Park System for which a general development plan has been approved by the commission, any proposed concession at that unit shall be compatible with that plan."

Objectives

The objectives of the Concessions Element are to:

- o Examine previous or existing concessions in the unit.
- o Examine current and future concession needs of visitors.
- o Examine park needs for any development, services, etc., which may be included in a concession contract.
- o Recommend appropriate concessions for the park unit, in accordance with the Public Resources Code, Park and Recreation Commission policy, and the findings presented in other elements of the General Plan.
- o Examine a concession's relationship with cooperating associations, docent groups, and any other nonprofit organizations affiliated with the unit.

The intent of a concession is to provide the public with goods, services, or facilities, for a specified period of time, which the department cannot provide as conveniently or efficiently. Concessions should not create added financial burden, and, whenever possible, should reduce costs and/or generate revenues to aid in maintenance of the State Park System. Concessions shall not be entered into solely for their revenue-producing potential.

Recommendations

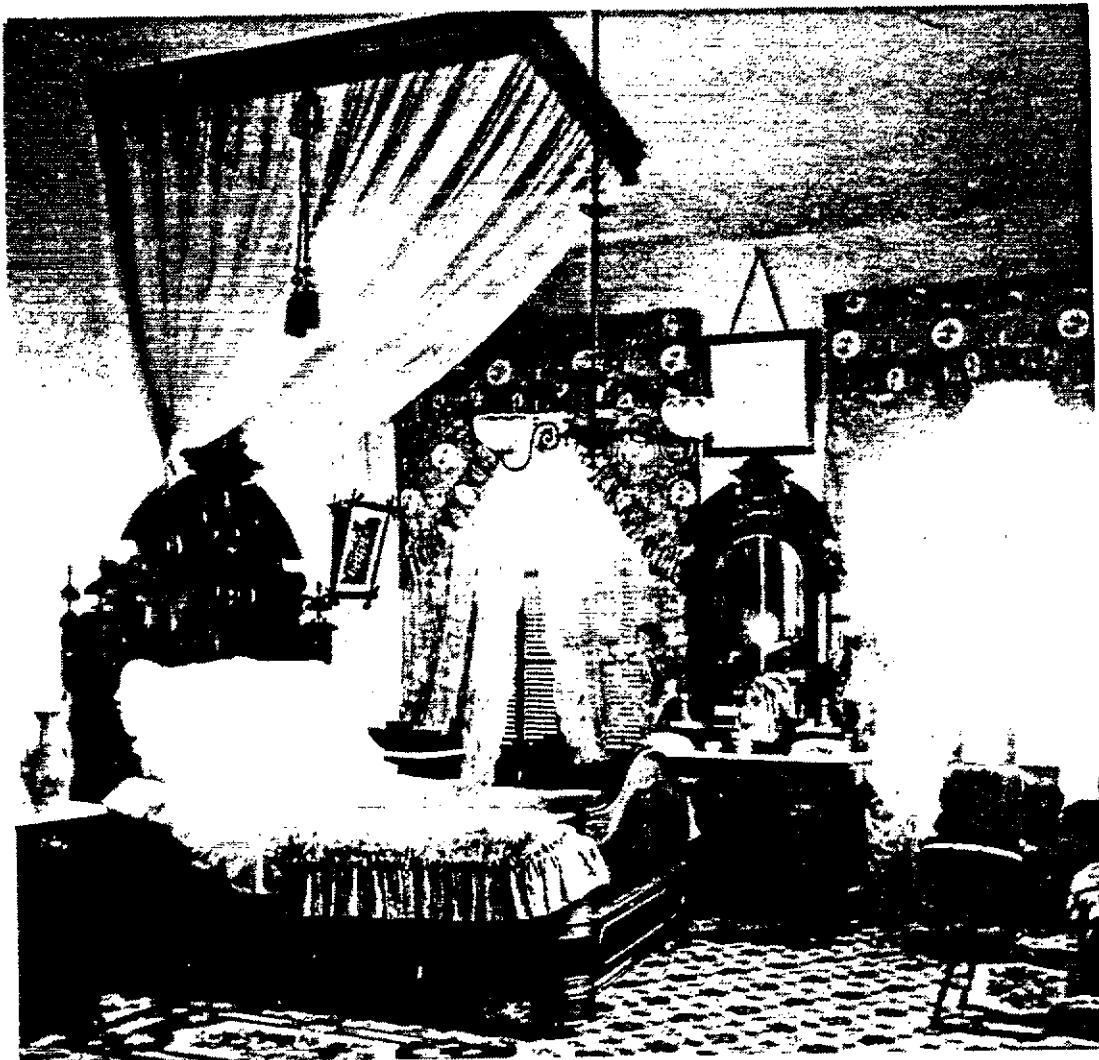
Concession services have not been offered at Stanford House SHP in the past.

There are no concession services currently provided.

This plan does not recommend concessions, because at present there is no recognized need. Appropriate items will be offered for sale by the docent group as part of the interpretation of the mansion.

It is not possible at this time to predict all potential concession activities. Specific concession proposals will be studied on a case-by-case basis for feasibility and appropriateness.

ENVIRONMENTAL
IMPACT ELEMENT



ENVIRONMENTAL IMPACT ELEMENT

The Environmental Impact Element (EIE) predicts the environmental effects that would result from carrying out the General Plan. Together with the other elements of the General Plan, it constitutes an Environmental Impact Report (EIR) as required by the California Environmental Quality Act (CEQA).

As its name suggests, a General Plan for a state park unit describes in a general fashion the department's long-term plans and policies for that unit. The EIE focuses on the likely effects of these generalized plans and policies, suggests mitigation measures, and considers alternate actions.

As specific proposals carrying out the General Plan are included in the department's annual budget, the department will document their environmental effects as required by CEQA and the state CEQA Guidelines.

An initial study was done for this General Plan (see Appendix C). The EIE focuses on those impacts that the initial study found might have a significant effect on the environment. The General Plan becomes, then, a focused EIR as described in CEQA.

Summary

o Class I Impacts: Unavoidable Significant Impacts

The General Plan, when carried out, should by itself cause no unavoidable significant adverse impacts on the environment. In conjunction with major new development projects in the neighborhood, however, it will contribute to a cumulative adverse impact on the area's already-affected parking conditions.

o Class II Impacts: Mitigable Significant Environmental Impacts

There will be no mitigatable significant environmental impacts as a result of the Stanford House State Historic Park General Plan.

o Class III Impacts: Adverse But Not Significant Impacts

Impact: Visitors and staff may be at risk from fire and earthquake.

Mitigation: The building will be brought up to code for earthquake and fire without unduly affecting the historic fabric.

Impact: The existing modifications made to the building after the primary interpretive period (1861-1874) will be removed.

Mitigation: The whole story of the building's history will be interpreted in Stanford House State Historic Park.

Project Description

For a description of the General Plan, see the General Plan Summary. More detailed descriptions are found in the following sections of the General Plan: for policies dealing with the natural and cultural resources of the

park, the Resource Element; for proposed facilities, the Facilities Element. The park's natural and cultural setting is described in detail in the Resource Element. Other aspects of the park's environment are described in the following section of the EIE.

Environmental Impacts and Proposed Mitigations

The initial study (Appendix C) identified potential effects on parking and traffic, public safety, and cultural resources.

Parking and Traffic

Traffic is not now a problem in the vicinity of the Stanford Home. There is, however, an unfilled demand for parking spaces, especially long-term parking spaces.

Existing Conditions - Parking

The Stanford House's neighborhood is dominated by office buildings, with little commercial or residential space. As a result, there is a tremendous demand for long-term (commuter) parking spaces on weekdays, but very little demand for parking spaces of any kind at night or on weekends. The high weekday demand for commuter parking has resulted in short-term spaces being taken up by commuters who feed meters and move their cars 2 to 3 times a day.

The Stanford House parking lot on Lot 3 has 25 spaces. These spaces are assigned to DPR vehicles, state employees who work at the site or in the adjacent Resources Building, a state courier, volunteers at the Stanford House, and visitors on official business.

Within three blocks of the Stanford House, there are two municipal and two state parking garages open to the public during weekday visiting hours (Figure 5). These garages contain a total of 1610 hourly-charged parking spaces. All of these facilities are near, or at, capacity during weekdays. It should also be noted that the largest of these facilities, Municipal Lot A with 562 short-term spaces, is being considered for redevelopment as an office/retail complex.

Figure 6 shows the parking spaces next to the Stanford House.

Table 1 shows occupancy rates for curb parking on nearby streets. Table 2 shows occupancy rates for nearby public parking garages.

Effects - Parking

Parking Space Supply

The General Plan calls for 5 DPR parking spaces in Lot 3. Of these spaces, about half will be reserved for district vehicles, volunteers, and people on official business (one space will be handicapped-only). No spaces will be available to park visitors.

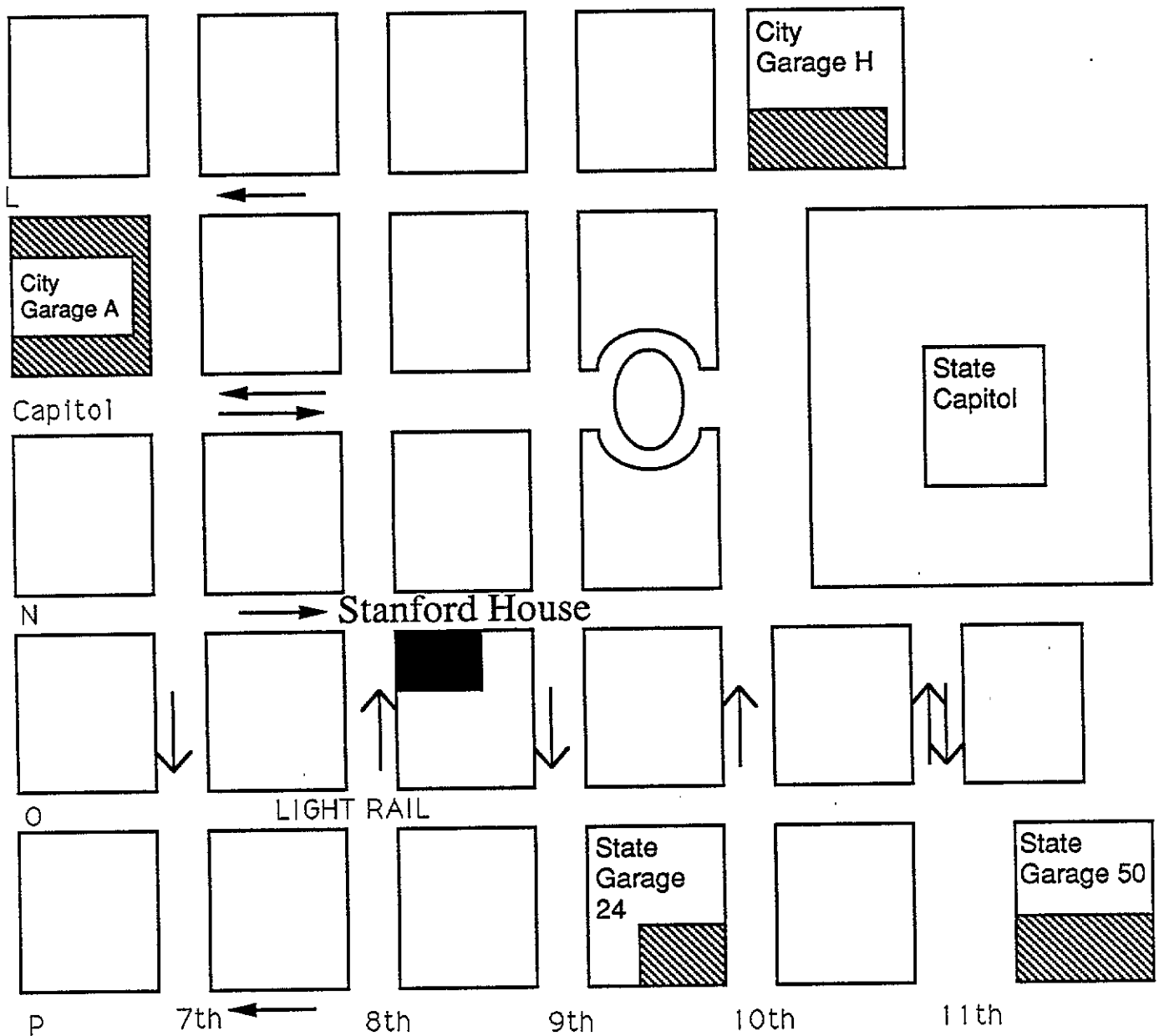
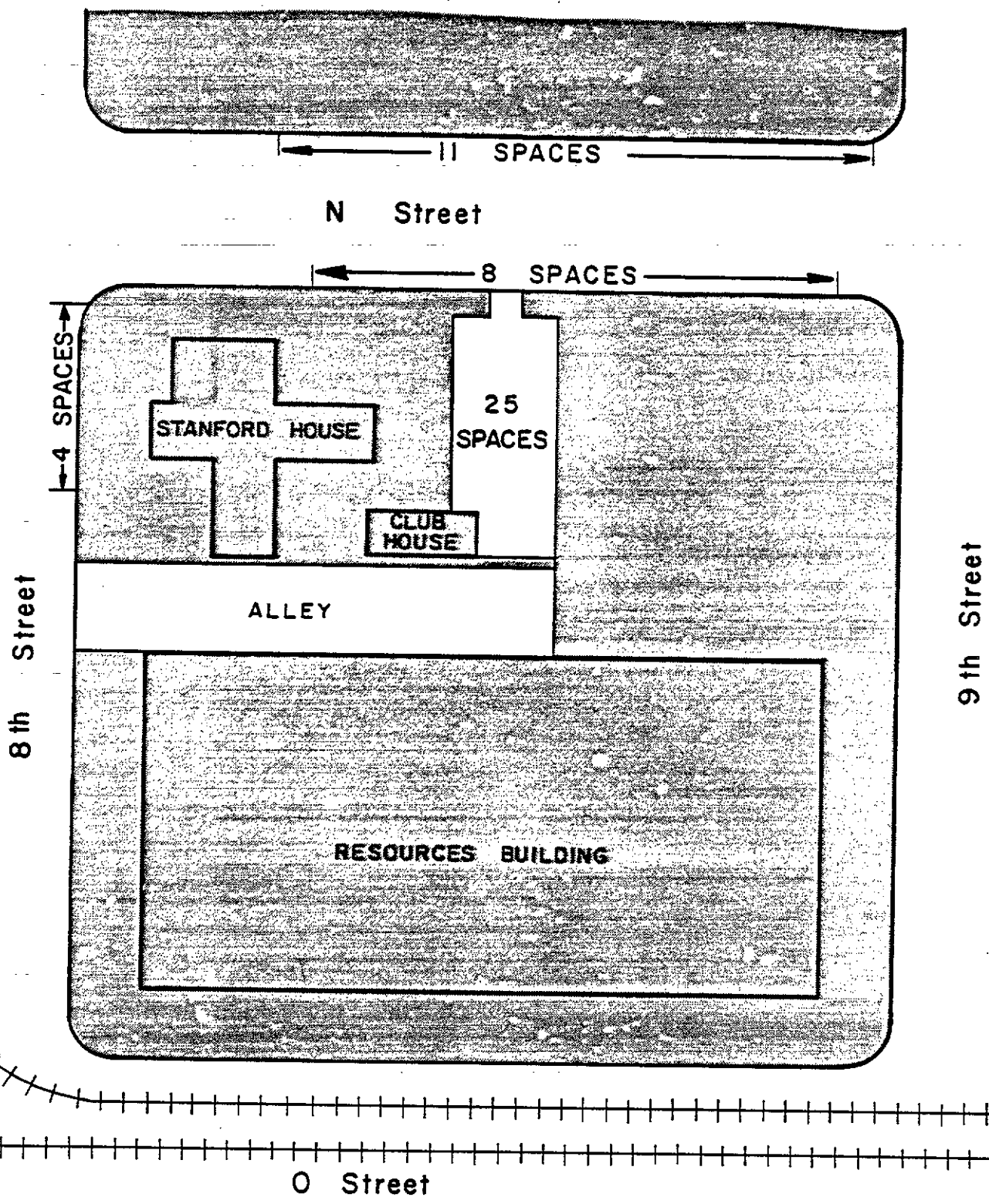


FIGURE 5

PARKING GARAGES NEAR THE STANFORD HOUSE

FIGURE 6 Existing parking spaces at or near Stanford House



About 29 existing spaces will be lost, as follows: 20 spaces in Lot 3, 4 metered spaces on "N" Street removed to make a bus unloading zone, and 4 or 5 informal spaces behind the mansion. The 4 street spaces are 2-hour, short-term spaces, but in practice, they are used for long-term parking by meter-feeding state workers.

Demand for Long-Term Parking

Including volunteers, about 10 people will work at the restored Stanford House State Historic Park on an average day. The administrative offices of the Historical Sites Division of the Sacramento District of DPR, currently located in the clubhouse on Lot 3, will be moved elsewhere. Assuming that 30% of these employees/volunteers drive alone to work (the 1985 estimated rate for downtown state workers), unit staff and volunteers will be seeking 3 long-term parking spaces. The 5 parking spaces recommended in the General Plan will accommodate the demand.

The loss of 15 spaces in Lot 3 under the General Plan does not mean that 15 people will lose their existing parking spaces. As shown in Table 1, Lot 3 is not now heavily used, averaging only 30% occupancy (8 spaces) during the survey.

Because of the facts discussed above, we do not expect the Stanford House State Historic Park General Plan to have a significant effect on long-term parking conditions in downtown Sacramento.

Demand for Short-Term Parking

The following discussion is based mainly on visitation records for the Governor's Mansion (See Figure 7).

Once restoration is complete, the plan is to run tours from 10 AM to 4 PM, 362 days per year. At a maximum of 20 visitors per tour and 16 tours per day, 320 people could be accommodated on an average weekday.

Monthly attendance will be highest in the summer and lowest in the winter. Except during the spring, when school groups predominate, attendance will be greatest on weekends and holidays.

At any season, only a small percentage of weekday visitors to the state historic park will come by car on a single-designation trip. Most will be on a multi-designation trip, and many will arrive by bus or on foot. These include school groups, tourists visiting the State Capitol, office workers on lunch break, people from the governor's office, etc.).

School groups generally come in buses or vans. These vehicles would discharge their passengers in front of the mansion, then go out to one of the designated bus parking areas (Lot W in Old Sacramento, or along 10th or 15th Streets opposite the State Capitol). Most of these school groups would be visiting the State Capitol on the same trip, and they may get off and on their buses directly at the above-mentioned parking areas and walk to the Stanford House.

TABLE 1
 OCCUPANCY RATES FOR PARKING SPACES
 ADJACENT TO THE STANFORD HOUSE SHP¹

PERCENT (%) OF SPACES FILLED

<u>TIME</u>	<u>STREET PARKING (23 SPACES)²</u>	<u>LOT 3 (25 SPACES)</u>
8-9 a.m.	100% (23)	24% (6)
9-10	100% (23)	40% (10)
10-11	100% (23)	44% (11)
11-12 p.m.	96% (22)	40% (10)
12-1	100% (23)	44% (11)
1-2	100% (23)	32% (8)
2-3	100% (23)	40% (10)
3-4	96% (22)	44% (11)
4-5 ³	79% (15)	28% (7)
5-6 ³	37% (7)	12% (3)

-
1. Survey taken Thursday, May 5, 1988.
 2. Includes 19 spaces on N Street (1 handicap space) and 4 spaces on 8th Street.
 3. Only 19 available spaces from 4-6 p.m.

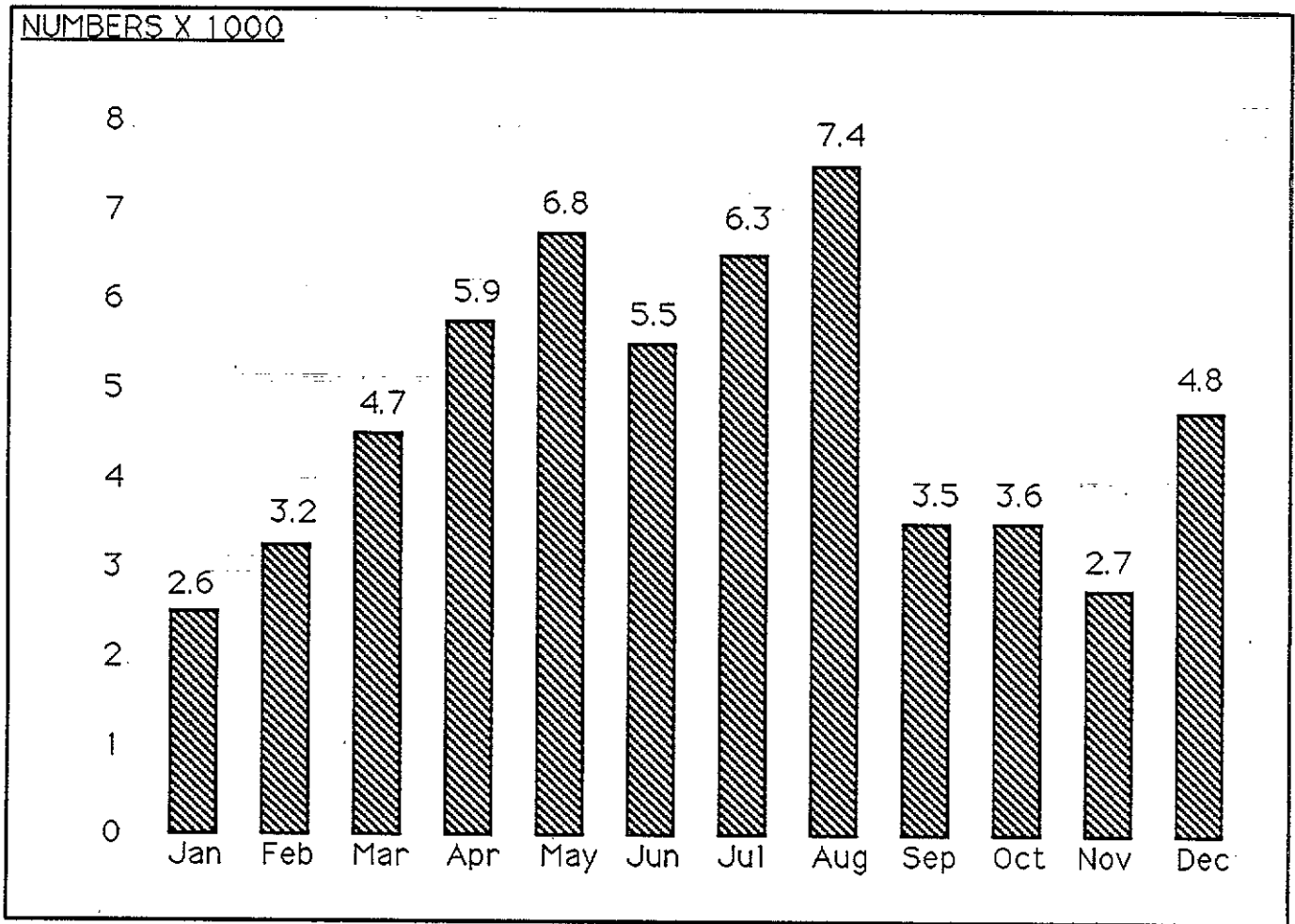
TABLE 2
 OCCUPANCY RATES FOR PUBLIC PARKING
 FACILITIES NEAR THE STANFORD HOUSE SHP¹

<u>FACILITY</u>	<u>NUMBER OF PUBLIC SPACES</u>	<u>PERCENT OCCUPIED PEAK HOUR 11-12, WEEKDAYS</u>
Municipal Lot A 7th and Capitol	562	93.6
Municipal Lot H 10th and L	948	99.1
State Garage 24 1500 10th	50	100
State Garage 50 11th and O	50	100

1. Sources: Downtown Sacramento Parking Study, City of Sacramento Parking Division, January 8, 1988.

State Department of General Services, Fleet Administration, personal communication.

5-YEAR AVERAGES, 1983 - 1987



GOVERNOR'S MANSION
S.H.P.
VISITATION PATTERNS

During summer weekdays, "walk-ins" and tourists will make up the majority of the visitors. Assuming all these people come in their private vehicles (2.8 people/car) and 1 hour of their parking time is allocated to visiting the Stanford House, we calculate that 14 short-term parking spaces will be needed by these visitors at any time 9:30 am to 5:00 pm weekdays. Fewer short-term spaces will be needed on weekdays during the other three seasons.

The visitor parking demand figures presented above represent maximum demand under the standard operating schedule. Most of the time, the actual demand should be less. Conversely, there may be an occasional weekday special event, such as a ceremony conducted by the governor's office, during which the demand will be greater.

We believe that the additional weekday demand for 14 short-term parking spaces in downtown Sacramento is not by itself significant.

Existing Conditions - Traffic

Table 3 shows that most intersections near the Stanford House operate smoothly and without congestion.

Effects - Traffic

Traffic impacts are based on project trip generation projections. These may be calculated either by using comparable projects, or by using a published trip generation rate.

Project Trip Generation

When completed, the Stanford House is expected to draw as many as 200 visitors on a weekday. For the PM peak hour (4:45 p.m. to 5:45 p.m., midweek), we estimate the trip generation rate to be 1 trip in and up to 15 trips out (This estimate is for visitors and staff). For most days, especially from fall through spring, the number of trips will be less.

Table 4 shows the projected pattern of trip generation at the Stanford House. The assumptions used are discussed more thoroughly in the parking section.

Traffic Volume and Levels of Service

Because of the small number of peak hour trips it is expected to generate, Stanford House SHP will not have a measureable effect on traffic flow in downtown Sacramento.

Proposed Mitigation - Parking and Traffic

The department will continue to participate in state agency programs such as Sacramento Rideshare that work to reduce commute trips. Visitors will be encouraged to use public transit, especially light rail.

Public Safety

The Stanford House was used to house children until the 1970s, and for offices until 1987. In the spring of 1988, the building was opened to the public on a limited basis.

TABLE 3
EXISTING PM PEAK HOUR LEVELS OF SERVICE

<u>Intersection</u>	<u>PM Peak Hour Level of Service</u>	<u>Vol/Capac.</u>
8th and P Streets	A	0.50
9th and P Streets	B	0.63
9th and Capitol Mall	A	0.38(1)
10th and N Streets	A	0.42
10th and P Streets	A	0.46

Figures from Omni-Means, Ltd., July 1988, for Dept. of General Services.

(1) From Omni-Means, Ltd., Jan. 1988, for City of Sacramento.

TABLE 4
 TRIP GENERATION, STANFORD HOUSE SHP
 (Project completed, and a full tour schedule)

Number of Trips Generated

<u>Two-Way</u> <u>Daily</u>	<u>P.M. Peak Hour</u> <u>In</u>	<u>Out</u>
170	1	15

Assumptions:

- P.M. peak hour is 4:45 - 5:45 p.m., Monday - Friday.
- 200 visitor capacity, 2.5 visitors/car, distributed evenly between 9:30 a.m. and 5:00 p.m.
- 3 to 5 staff/volunteers drive home at 5 p.m.

Existing Conditions, Project Effects, and Proposed Mitigations

Footing

A stretch of city-owned brick sidewalk in front of the building on N Street is uneven. Like any other pedestrians using the sidewalk, visitors to the Stanford House could lose their footing on the sidewalk and fall. While restoring the grounds, the department plans to replace the sidewalk fronting the property with a new brick sidewalk. This will solve the footing problem.

Fire

The Stanford House is a brick and plaster house with wood frame additions. The wiring is of various vintages dating as far back as 1900. Some safety improvements have been added over the years; for example, a sprinkler system and fire escapes are in place. The fire risk is not high, though, and a limited tour program at the Stanford House has begun. Modifications required by the State Fire Marshal for museum uses will be made during the renovation (see Facilities Element).

Earthquake

Existing Conditions

The Stanford House has unreinforced brick walls, and the wood floor structure is not anchored to the walls as required by current building codes. The ABK Report (January, 1986) recommends applying the standard that an occupied building hold together under the shaking caused by any earthquake up to and including the calculated 500-year-frequency earthquake.

Effects

Visitors and staff could be put at risk if Sacramento were shaken in a strong earthquake. However, the Sacramento area has no known active faults, and has not suffered significant earthquake damage since records have been kept.

Mitigation

A structural engineering firm recently surveyed the Stanford House. Its report (Kariotis and Associates, February, 1988) concluded that the building can accommodate the museum and staff uses proposed in the General Plan. Structural modifications needed for stabilization could be done without unduly compromising the building's historic fabric. The major modification needed is to anchor the floors to the walls. Earthquake stabilization will be done separate from, and before, restoration.

Cultural Resources

Existing Conditions

DPR has already spent a considerable amount of time and money documenting the history of the Stanford House and grounds. A thorough search of historical records has given us illustrations, photographs, and written descriptions. Structural archeology has been used to both corroborate the historical research and fill in many gaps in the record.

Workers have begun removing walls, partitions, and other more recent modifications made by the Children's Home operation. Following on their heels, DPR historical archeologists are gleaning additional details about how the building looked and changed over the years.

Effects

The restoration project will remove or destroy whatever material changes were made to the building after the primary interpretive period, 1861-1874.

Mitigation

Policies, guidelines, and rules governing the protection of the historic fabric of the Stanford House are regulated by the State Historic Building Code (Health and Safety Code, Part 2.7), and are also stated in the following sections of the General Plan:

- Land Use and Facilities Element: Preservation, Restoration, Maintenance, and Use Guidelines, p. 29
- Resources Element: Resource Management Policies, p. 23

These changes have been or are being documented by DPR historians and archeologists. They will be interpreted as part of the Children's Home theme in displays on the ground floor.

Effects Not Found To Be Significant

An initial study (Appendix C) found that the proposed General Plan would cause no significant adverse effects in the following areas: geology and soils, air quality, water supply and quality, plant and animal life, noise, light and glare, land use, non-renewable resources, population and economic growth, housing, traffic, public services, utilities, esthetics, recreation, and cultural resources.

Significant Effects That Cannot Be Avoided

The proposed General Plan will produce no unavoidable significant adverse effects.

Relationship Between Short-Term Uses and Long-Term Productivity

The Stanford House was acquired by the state and classified a state historic park in recognition of the historical importance of both the structure and the people and events associated with it. The General Plan would implement a carefully balanced mix of preservation, restoration, and public use that is compatible with the classification and poses no conflict to the long-term productivity of the building and its surroundings.

Growth-Inducing Impacts

Although it will become a new attraction for visitors, Stanford House State Historic Park under the General Plan will not itself generate significant additional employment or commercial activity. In conjunction, however, with other visitor-serving and recreational developments, it will help bring life to downtown Sacramento during weekends.

Cumulative Impacts

As discussed in the "Parking" section above, the small increase in demand for short-term parking spaces resulting from the Stanford House project will not by itself be significant. A partial list of projects planned or in construction that are within 3 blocks of the Stanford House State Historic Park includes: Renaissance Tower, 8th and J; Capitol Park West Building, 9th and L; Park Place Office Building, 9th and L. These projects will add to the already serious deficit of parking spaces in the neighborhood. It could be argued, then, that the cumulative effect of any new uncompensated parking demand is significant.

Alternatives to the Project

Alternative 1 - The Proposed General Plan

Description: The proposed general plan is the Department's preferred alternative. It is described in the various elements of the General Plan, particularly the Land Use and Facilities Element.

Environmental Impacts: The environmental effects of Alternative 1 are discussed in the body of the Environmental Impact Element.

Alternative 2 - No Project

Description: The Stanford House would be stabilized, and would remain as it is now - a building in arrested transition: The department has recently torn out many of the alterations that were made to the building in its years as a children's home - especially room partitions - in preparation for restorative work. The restoration would not occur. Instead, minimum health and safety modifications would be made to accommodate a limited tour schedule. The clubhouse on Lot 3 would remain, with or without the Historic Sites offices. The parking lot on Lot 3 would remain as it is, and no bus unloading zone would be created.

Environmental Impacts: The impacts on parking availability would be less than with the preferred alternative. No on-street or off-street parking spaces would be lost, and the demand for off-site, short-term parking would be less (the tour schedule would be considerably lighter).

On the adverse side, the house and grounds would look shabby compared with the enhanced appearance envisioned in the General Plan. The recreational value of the property would also be much lower. Maintenance needs would be higher, while fire and electrical safety levels would be much lower.

Given the magnitude of the parking problem in the neighborhood of the Stanford House, "No Project" is selected as the environmentally superior alternative.

Alternative 3 - Museum Only

Description: In Alternative 1 (the preferred project), three rooms on the second floor - the two governor's offices on the street on the east wing, and the dining parlor on the west wing - would be designated "mixed use" and open for public tours when not being used for the governor's purposes. In Alternative 3, on the other hand, the three rooms would be designated "house museum," and would not be available for the governor's use.

Environmental Impacts: Alternative 3 might cause somewhat less change in the historic fabric of the building than would be necessary under the General Plan. Because it would not allow overnight use, fewer modifications might be needed for fire and security considerations.

Alternative 4 - Official Visitor's Accommodation Alternative

Description: This alternative is described in the Land Use and Facilities Element of the General Plan. The alternative differs from Alternative 1 on the uses of the third floor. Instead of being used as a meeting room and library, the west bedroom and one of the south bedrooms would be used as bedrooms available to official visitors. Use of these rooms for visitor accommodations would be at most 60 days (including up to 24 nights) per year.

Environmental Impacts: We do not expect the environmental effects of Alternative 4 to be different from those of Alternative 1 - the preferred alternative. The public tour schedule for the building would continue unchanged except that the third floor might be taken off the tour when VIPs are actually occupying their rooms.

Organizations and Individuals Contacted

City of Sacramento
Planning Division
Parking Division
Traffic Division

Sacramento Housing and Redevelopment Agency

State of California
Department of General Services
Facilities Planning
Fleet Administration (state garages)
Department of Transportation
Sacramento Rideshare

APPENDIX A

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APPENDIX B

Senate Concurrent Resolution No. 65

AMENDED IN ASSEMBLY MAY 31, 1988

AMENDED IN ASSEMBLY MAY 19, 1988

Senate Concurrent Resolution

No. 65

Introduced by Senator Morgan

January 28, 1988

Senate Concurrent Resolution No. 65—Relative to Stanford House State Historic Park.

LEGISLATIVE COUNSEL'S DIGEST

SCR 65, as amended, Morgan. Stanford House State Historic Park.

This measure would request the Department of Parks and Recreation to include in the *preliminary* general plan submitted to the State Park and Recreation Commission for the Stanford House State Historic Park *consideration of the feasibility* of such adaptive uses as reception areas, conference rooms, and overnight accommodations.

Fiscal committee: yes.

- 1 WHEREAS, The Stanford House in Sacramento was
- 2 the home and office of Leland Stanford and of Frederick
- 3 F. Low during their respective terms of office as
- 4 Governor of California during the Civil War; and
- 5 WHEREAS, The Stanford House in Sacramento is
- 6 presently the property of the State of California, and is
- 7 known as the Stanford House State Historic Park; and
- 8 WHEREAS, The Budget Act of 1987 provides funding
- 9 for the restoration of the Stanford House State Historic
- 10 Park as a museum; and
- 11 WHEREAS, The Department of Parks and Recreation
- 12 is presently preparing a general plan to determine the
- 13 process of restoration and to determine future uses of the

1 Stanford House in Sacramento; and

2 WHEREAS, The State of California is seeking to
3 expand commercial, cultural, and governmental ties with
4 other nations and states and to seek business investment;
5 and

6 WHEREAS, There is a shortage of state facilities to
7 accommodate or to receive visiting dignitaries, trade
8 missions, and cultural delegations; and

9 WHEREAS, The Stanford House is a unique part of
10 California's history in Sacramento, and there may be
11 space within it to include adaptive uses such as reception
12 areas, conference rooms, and overnight accommodations
13 in an environment that is uniquely Californian; now,
14 therefore, be it

15 *Resolved by the Senate of the State of California, the*
16 *Assembly thereof concurring,* That the Department of
17 Parks and Recreation is requested to include in the
18 ~~general plan for~~ *preliminary general plan submitted to*
19 *the State Park and Recreation Commission for the*
20 *Stanford House State Historic Park consideration of the*
21 *feasibility of* such adaptive uses as reception areas,
22 conference rooms, and overnight accommodations; and
23 be it further

24 *Resolved,* That the Secretary of the Senate transmit a
25 copy of this resolution to the Director of Parks and
26 Recreation.

O

APPENDIX C

Initial Study Checklist



INITIAL STUDY CHECKLIST

State Clearinghouse # 88040407

I. BACKGROUND INFORMATION

A. Name of Project: STANFORD HOUSE STATE HISTORIC PARK GENERAL PLAN

B. Checklist Date: 3 / 31 / 88

C. Contact Person: Roger Willmarth

Telephone: (916) 324-6419

D. Purpose: The general plan establishes uses and facility development.

E. Location: 800 "N" Street, Sacramento

F. Description: The general plan calls for restoration to the period of 1861-1874 of buildings and grounds. Some adaptive use of building, especially of the ground floor. Some rooms would be for display only. Others would be available for use by groups and the governor. Some parking would be taken away on "N" Street for bus unloading. Private parking spaces would be lost on adjacent parking lot (Lot #3).

G. Persons and Organizations Contacted:
City of Sacramento; Department of Parks and Recreation general plan team.

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. <i>Earth.</i> Will the proposal result in:	Yes	Maybe	No
1. Unstable earth conditions or changes in geologic substructures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Disruptions, displacements, compaction, or overcovering of the soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Change in topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. The destruction, covering, or modification of any unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Any increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	Maybe	No
B. Air. Will the proposal result in:			
1. Substantial air emissions or deterioration of ambient air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. The creation of objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Water. Will the proposal result in:			
1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Alterations to the course or flow of flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Change in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Alteration of the direct on or rate of flow of ground waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Exposure of people or property to water-related hazards such as flooding or tidal waves?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Significant changes in the temperature, flow or chemical content of surface thermal springs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Plant Life. Will the proposal result in:			
1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Reduction of the numbers of any unique, rare or endangered species of plants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Reduction in acreage of any agricultural crop?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Animal Life. Will the proposal result in:			
1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Reduction of the numbers of any unique, rare or endangered species of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Deterioration to existing fish or wildlife habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Noise. Will the proposal result in:			
1. Increase in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Light and Glare. Will the proposal result in:			
1. The production of new light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Land Use. Will the proposal result in:			
1. A substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Natural Resources. Will the proposal result in:			
1. Increase in the rate of use of any natural resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Substantial depletion of any nonrenewable resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Yes	Maybe	No
J. Risk of Upset. Does the proposal result in:				
1.	A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Possible interference with emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Population. Will the proposal result in:				
1.	The alteration, distribution, density, or growth rate of the human population of the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Housing. Will the proposal result in:				
1.	Affecting existing housing, or create a demand for additional housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
M. Transportation/Circulation. Will the proposal result in:				
1.	Generation of substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Affecting existing parking facilities, or create a demand for new parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Substantial impact upon existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Alterations to waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:				
1.	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Parks and other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
O. Energy. Will the proposal result in:				
1.	Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Substantial increase in demand upon existing sources of energy, or require the development of new sources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
1.	Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Communication systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Solid waste and disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Human Health. Will the proposal result in:				
1.	Creation of any health hazard or potential health hazard (excluding mental health)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Exposure of people to potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
R. Aesthetics. Will the proposal result in:				
1.	The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
S. Recreation. Will the proposal result in:				
1.	An impact upon the quality or quantity of existing recreational opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

T. *Cultural Resources.*

Yes Maybe No

- 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?
- 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- 4. Will the proposal restrict existing religious or sacred uses within the potential impact area?

U. *Mandatory Findings of Significance.*

- 1. Does the project have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- 3. Does the project have impacts which are individually limited, but cumulatively considerable?
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

3. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

- A.7. Existing building may not be safe in a strong earthquake. The State plans to bring the building up to earthquake standards
- M.2. The general plan calls for bus unloading zone in "N" Street which would displace 3-4 existing metered parking spaces. An additional 15 state-assigned parking spaces on the adjacent lot #3 will be lost.
- S.1. The Stanford House SHP will be a new attraction for local residents and visitors to Sacramento.
- U.3. Together with other projects in downtown Sacramento, the loss of parking spaces may be cumulatively significant.

4. DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: 3, 31, 88

Roger Wilbur