

UNIT 377

GOVERNOR'S MANSION STATE HISTORIC PARK

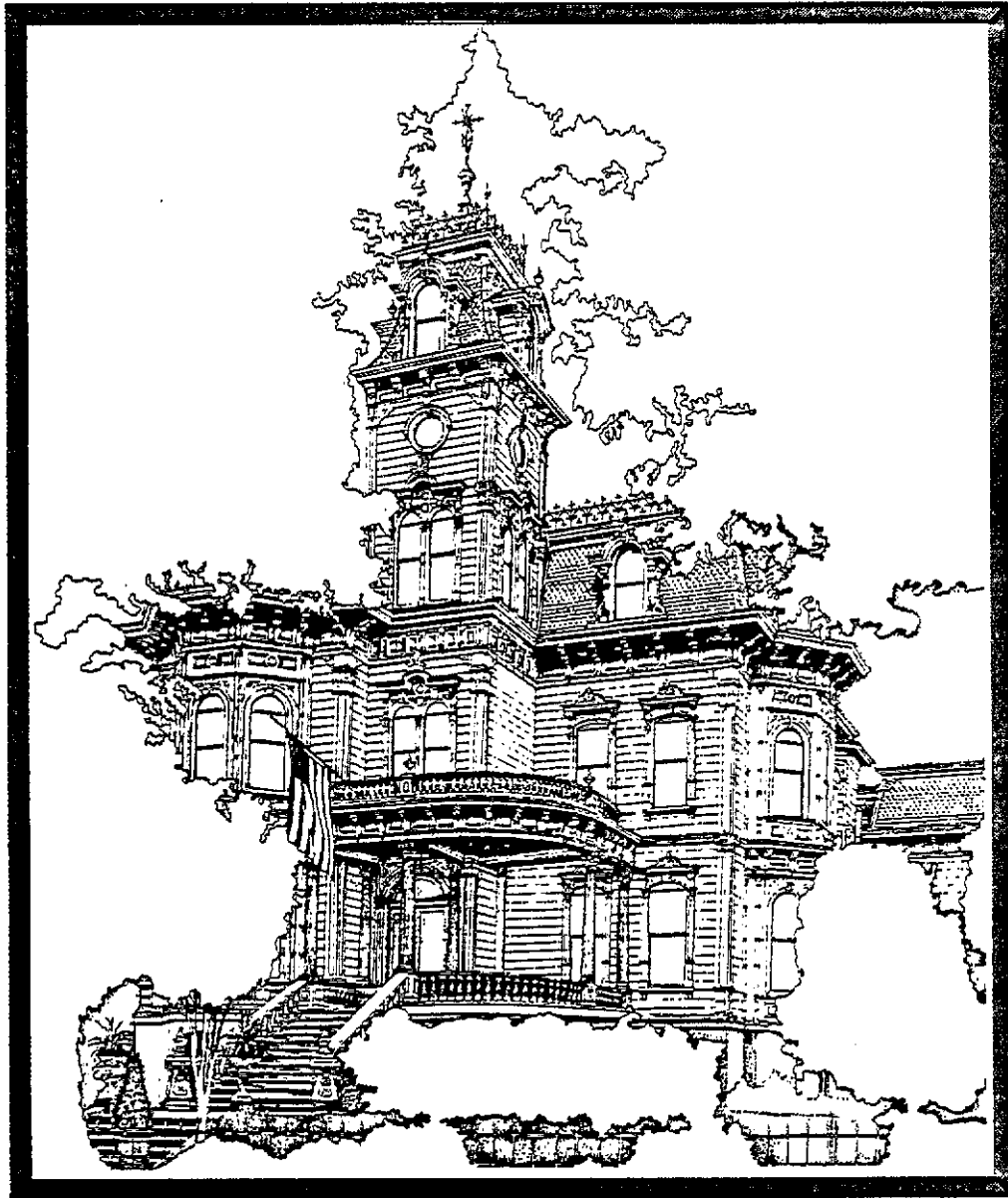
GENERAL PLAN

September 1989

Governor's Mansion General Plan

Preliminary

June 1989



*State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION*

George Deukmejian, Governor • Gordon Van Vleck, Secretary for Resources • Henry R. Agonia, Director

Governor's Mansion General Plan

Preliminary - June 1989



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
P.O. Box 942896
Sacramento, CA 94296-0001

George Deukmejian, Governor • Gordon Van Vleck, Secretary for Resources • Henry R. Agonia, Director

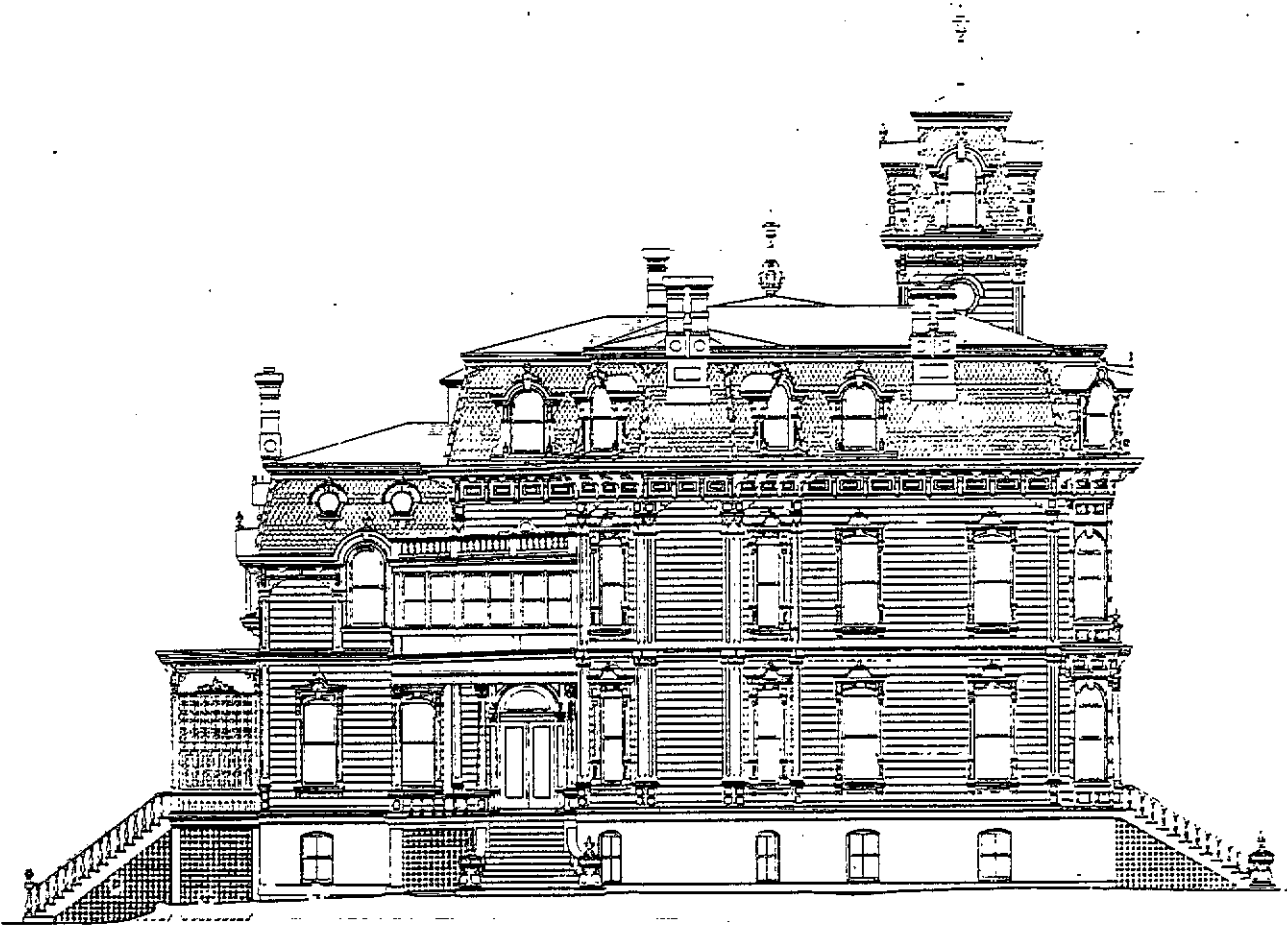
Note: The Park and Recreation Commission approved this Preliminary
General Plan in SEPTEMBER 1989.
A Final General Plan was printed dated JUNE OR SEP 1989.

TABLE OF CONTENTS

	Page
SUMMARY	1
INTRODUCTION	5
Purpose of Plan	7
RESOURCE ELEMENT	9
Purpose	11
Unit Description	11
Resource Summary	13
Natural Resources	13
Cultural Resources	13
Archeology	14
Ethnography	14
History of the House	18
Esthetic Resources	22
Resource Policy Formation	22
Classification	22
Declaration of Purpose	23
Zone of Primary Interest	24
Resource Management Policies	24
GOVERNORS RESIDING IN THE MANSION AND ASSOCIATED ALTERATIONS	29
LAND USE AND FACILITIES ELEMENT	35
Objectives	37
Existing Conditions	37
Facilities	37
Site	38
Existing Mansion Restoration Program	38
Recommendations for Improvements	38
The Mansion: Continued Restoration	39
Visitor Center	39
The Grounds: Restoration and Maintenance	39
Use of the Mansion	39
INTERPRETIVE ELEMENT	43
Interpretive Considerations	45
Environmental Influences	45
Positive Influences	45
Negative Influences	45
Visitors: Their Needs and Expectations	46
Existing Interpretive Media and Facilities	47
Facilities	47
Media and Programs	48
Interpretive Periods	50
Interpretive Themes	50
Expanded Themes	51
Proposed Interpretation	57
Facilities and Media	57
Visitor Activities	61

Interpretive Associations	64
Interpretive Concessions.	65
Interpretive Collections	66
Scope of Collections	66
Ownership of Objects	66
Present Interpretive Use of Objects.	67
Acquisition	67
Interpretive Artifacts	67
Recommendations	67
Research Needs	67
Future Acquisitions	68
Interpretive Recommendations	68
 CONCESSIONS ELEMENT	 71
Purpose	73
Objectives	73
Recommendations	73
 OPERATIONS ELEMENT.	 75
Summary of Existing Operations	77
Organization.	77
Jurisdiction.	77
Workload.	77
Staffing.	78
Staff Functions	78
Visitation.	78
Health and Safety	78
Special Events/Programs	79
Maintenance/Housekeeping.	79
Curatorial Program.	82
 ENVIRONMENTAL IMPACT ELEMENT.	 83
Project Description	85
Existing Conditions, Environmental Impacts and Proposed.	85
Mitigation	
Visitation.	85
Parking and Traffic	87
Public Safety	91
Cultural Resources.	91
Alternatives to the Project.	92
 APPENDIX	
Site Plan and Floor Plans of Governor's Mansion	95
 FIGURES	
1. Average Monthly Visitation at the Governor's Mansion, 1983 - 1988.	86
2. Public Parking Facilities Near the Governor's Mansion.	88
3. Street Parking Spaces Adjacent to the Governor's Mansion	89
 MAPS	
Location.	12
Map Del Valle Del Sacramento (Bidwell 1844)	16
Plan of Sacramento City, State of California (Coote) 1849	17

Summary



SUMMARY

Located in downtown Sacramento, the Governor's Mansion is a reminder of the continuity of California's government. Situated on less than an acre of land, the Governor's Mansion is interpreted for historical significance as the official residence of 13 governors from 1903 to 1967.

A general plan describes the department's long-term plans and policies for a unit. The general plan for the Governor's Mansion will allow the Department of Parks and Recreation to continue restoration of the mansion and make needed improvements to ensure its protection for future generations. This plan covers several elements -- resources, interpretive, land use, concessions, operations, and the environmental impact.

The Resource Element identifies the Governor's Mansion as a historical unit significant as the official residence of the Governor of California. To enhance our knowledge of this unit, further research is needed on the past occupants and the history of the building itself. At this time, the Department of Parks and Recreation operates the mansion; ownership remains with the Department of General Services. The General Plan recommends that the ownership be turned over to the Department of Parks and Recreation. The goal is to protect all aspects of the mansion -- the structure, grounds, and collections, and to ensure the safety of the visitor.

The Interpretive Element examines the current conditions of the mansion and proposals for expansion of the interpretive programs. The interpretive period is from 1877 to the present, with the primary interpretive period of 1903 to 1967, when the mansion was the official residence of the Governor of California. Prior to 1903, the mansion was owned by wealthy Sacramento businessmen, and after 1967, the mansion has been primarily a house museum. Emphasis is on the continuity of the mansion's tradition as the official residence of the governor, and stewardship of the mansion by the governor and his family.

Guided tours are the primary interpretive method used at the Governor's Mansion. Other interpretive methods include exhibits, outreach programs, and a living history program. One of the more pressing interpretive proposals is for a new visitor center. This would allow for expanded exhibits and displays, a theater, a research materials library, expanded sales area, and an artifact storage area. Other proposals include expanding the guided tour systems and living history program, increase the research and publication program and increased control of mansion use for private events. It is also recommended to expand, and transfer ownership of the extensive collections to the department.

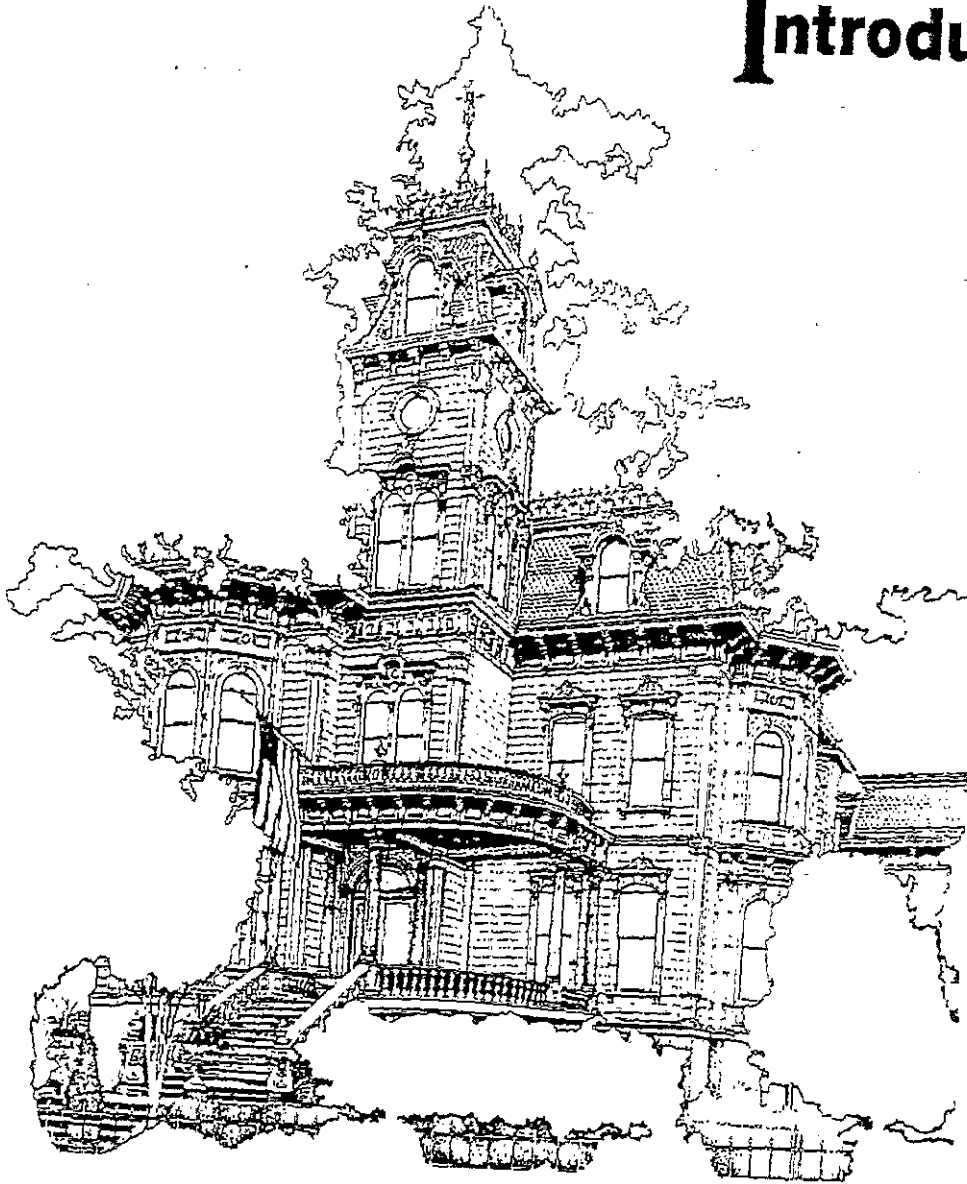
The Operations Element examines the present and future operational needs of the Governor's Mansion. The objectives of the element are to provide quality visitor services and to safely protect and preserve the historical value of the mansion. Recommendations include expanding the interpretive programs, increased staffing, particularly for the new visitor center, providing full-time curatorial personnel to the mansion, expanding the volunteer program, and bringing the building up to all health and safety codes.

The Land Use and Facilities Element addresses the current facilities, including the grounds. It is proposed to acquire adjacent property to build a visitor center to house exhibits and provide much-needed work space. Further restoration and maintenance is required to keep the mansion in good historic condition.

The Concessions Element directs the department to review the existing and potential concessions in the unit. There are no concessions in service at the current time at the Governor's Mansion. Future proposals need to be examined on an individual basis to ensure they meet department standards.

The Environmental Impact Element projects the impact of carrying out the General Plan, and recommends mitigation measures such as increasing cultural resource management. This element covers the effect of expanded visitation, the effect of parking and traffic with the projected plan, and the impact of changes in public safety. The General Plan, when implemented, will cause no significant environmental impacts, either by itself or in conjunction with other projects. The few impacts predicted in the Environmental Impact Element are minor, and require little or no mitigation.

Introduction



INTRODUCTION

Purpose of Plan

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

This plan is in response to the Public Resources Code, which requires that a general plan 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 with requirements of the California Environmental Quality Act.

The objectives of the plan, listed below, are intended to be broad and flexible. They 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 land use 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, land use, and related development.
5. To establish guidelines for the recommended sequence and scope of park restoration and development.
6. To provide an informational document for the public, the legislature, department personnel, and other government agencies.

Resource Element



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 Code of Regulations. In compliance with these sections, the Resource Element sets forth long-range management objectives for the natural and cultural resources of the unit prior to significant work on a general plan for the park. 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 may be prepared at a later date.

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

The Resource Element has two main parts. The first is a 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

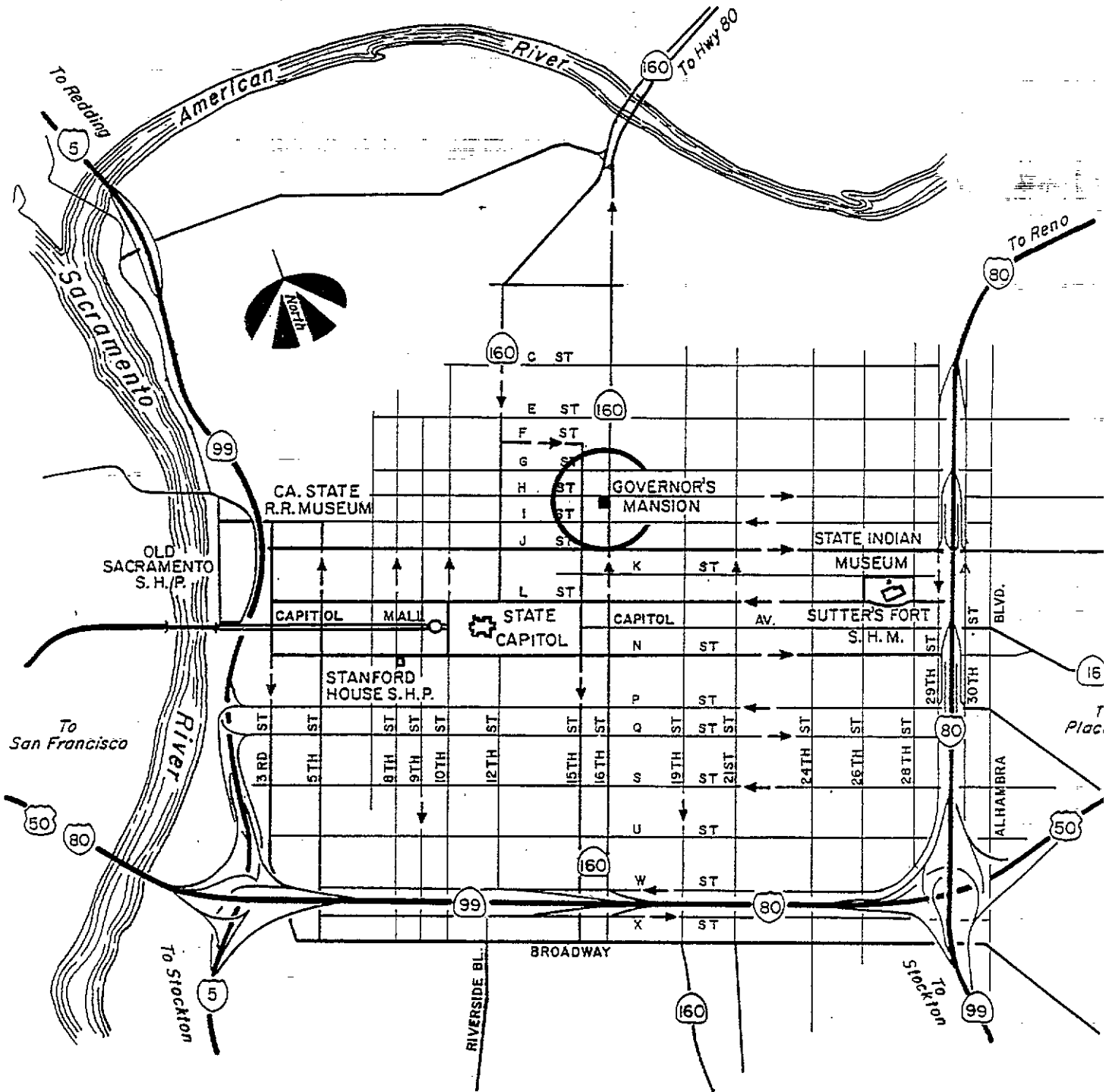
The Governor's Mansion state historical unit is located on an 8/10 acre rectangular plot of land at the southwest corner of 16th and H streets in Sacramento, California. The site encompasses original Lots 3 and 4, and the eastern 50 feet of Lot 2, in Block 061. The current parcel number is 006-061-003 in the county assessor's files.

This historical unit can be reached from either Interstate 80 or Interstate 5. From Interstate 80 heading west, take the 16th Street offramp north, and go north to H Street. The unit is west of 16th Street. From Interstate 5, take Business Interstate 80 east to the 15th Street offramp; go to 16th Street, and travel north to the unit at H Street.

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

Also, this unit is within a few blocks of the State Indian Museum, Sutter's Fort, the Capitol Museum, Stanford House State Historic Park, and Old Sacramento State Historic Park.

LOCATION MAP



Resource Summary

Natural Resources

Due to the fact that the natural resources located in and around the present site had been eliminated or substantially altered with construction of the house and urbanization, this section has been restricted to a brief summary statement. There are, however, a number of exotic plants in the unit, most of which have been attributed to historic plantings (Tye, 1987:41).

The Governor's Mansion is located in the Great Valley Landscape Province in the Sacramento Basin Subprovince. Prior to Euroamerican occupation, this subprovince was a marsh-delta system characterized by oak woodlands and open grasslands cut by a wide, meandering river. It is a low alluvial plain on top of Cenozoic-Era (Pleistocene and Recent Epochs) sedimentary deposits. The rivers that once 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 alone. Nineteenth- and twentieth-century Euroamerican agricultural activity has almost entirely replaced the Great Valley's native ecosystems. Whole biotic communities that once covered vast areas are now gone (Kunit and Calhoun, 1974:9-20).

Cultural Resources

The records of the California Office of Historic Preservation, unit files, and Resource Protection Division files were examined in order to determine any previous historic resources recordation of the Governor's Mansion, as well as any Native American site recordations, of which none were found.

The Governor's Mansion is listed officially in the California Inventory of Historic Resources, in the National Register of Historic Places under the government theme, and is registered as California Historic Landmark Number 823.

The structures of this unit have been researched and recorded by the Historic American Buildings Survey (HABS). This survey lists the property as the "Albert Gallatin House" (named after the first owner), and "California Governor's Mansion." The HABS number is CA-1886.

The Governor's Mansion survey done by an HABS team consisted of a complete visual examination of the building's exterior and interior, a comprehensive photographic and written recordation of the historic resource, and the formulation of measured drawings.

In addition, departmental staff have inventoried the furnishings.

For its resource summary portion, this Resource Element is based on the HABS report by Andrew Tye (1987), and various file data at the department. The resource policy portion was formulated after input from departmental staff and members of the concerned public.

Archeology

There is no evidence of Native American archeological sites on the property. Historic remains, however, should be recoverable through archeological methods and techniques.

The archeological chronology for the Sacramento Valley suggests three horizons beginning around 3,000 B.C. It is possible that the Nisenan, the local inhabitants when Europeans arrived, settled in the area during the Middle Horizon, about 1,000 B.C. By the end of the eighteenth century, the entire Nisenan population may have numbered around 9,000.

Ethnography

The Governor's Mansion is located in the ethnographic territory of the Nisenan. The Nisenan were the southern linguistic group of the Maidu tribe, whose language was derived from the California Penutian linguistic stock. 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 and early nineteenth century, the Nisenan occupied the region from the Sacramento River east to the crest of the Sierra Nevada, although precise boundaries are uncertain. The Nisenan also occupied territory from the American River north to above the Yuba River.

Relations among the Nisenan were generally friendly, but tensions occurred between tribelets over trespass and social crimes. Conflict ranged from random feuds between families to raids and surprise attacks.

The Valley Nisenan, whose villages ranged in size from three to as many as 50 houses, settled on the low, natural rises of streams and riverbanks or on gentle slopes. The Nisenan followed a dual tribal system based on patrilineal descent, but a headman could be chosen by the villagers. This chieftain normally lived in the village dance house, had considerable wealth, several wives, and received a part of all the larger game brought in by the younger hunters.

Gabriel Moraga led a Spanish exploratory expedition through Nisenan territory in 1808. Initially, the Nisenan were relatively unaffected by Euroamerican penetration into their territory. Although the neighboring Miwok on the Nisenan's southern boundaries were systematically removed to the missions in the late eighteenth and early nineteenth centuries, there is no record of Nisenan removal.

The American and Hudson's Bay Company trappers established camps and trapped beaver in Nisenan territory in the late 1820s, apparently without incident.

Disaster occurred, however, in 1833, when a great epidemic, probably malaria, swept through the Sacramento Valley. Entire villages perished. It is estimated that 75 percent of the Valley Nisenan died in this epidemic.

After Captain John Sutter settled in Nisenan territory in 1839, he managed to subdue the remaining Valley Nisenan, either through persuasion or force. Within several years after the arrival of thousands of miners during the California Gold Rush, most of the remaining Nisenan were killed.

History

Area 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 the Sutter Buttes before returning south.

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

The first American known to have entered 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, crossed 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, and continued to trap in the area in the following decade.

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 exterior doors and shutters. These brick buildings grew in popularity among commercial property owners. During this period, residential buildings, both in brick and wood, were generally Greek Revival or Gothic Revival in style. As the 19th century unfolded, other Victorian stylistic variations occurred, such as the Governor's Mansion's Second-Empire style, with its Mansard roof.

Nuestros los impresores por estas
 presentas Certificamos. que el presente
 plano es en una copia del
 plano que servia de uti y utilidad
 con al Sr. D. Manuel Mis
 Chelboma Gobernador del Depar
 tamento del Sacramento, durante
 su Administracion del Gobierno
 de dicho Departamento

Pablo de la Buzca
 Jose M. y

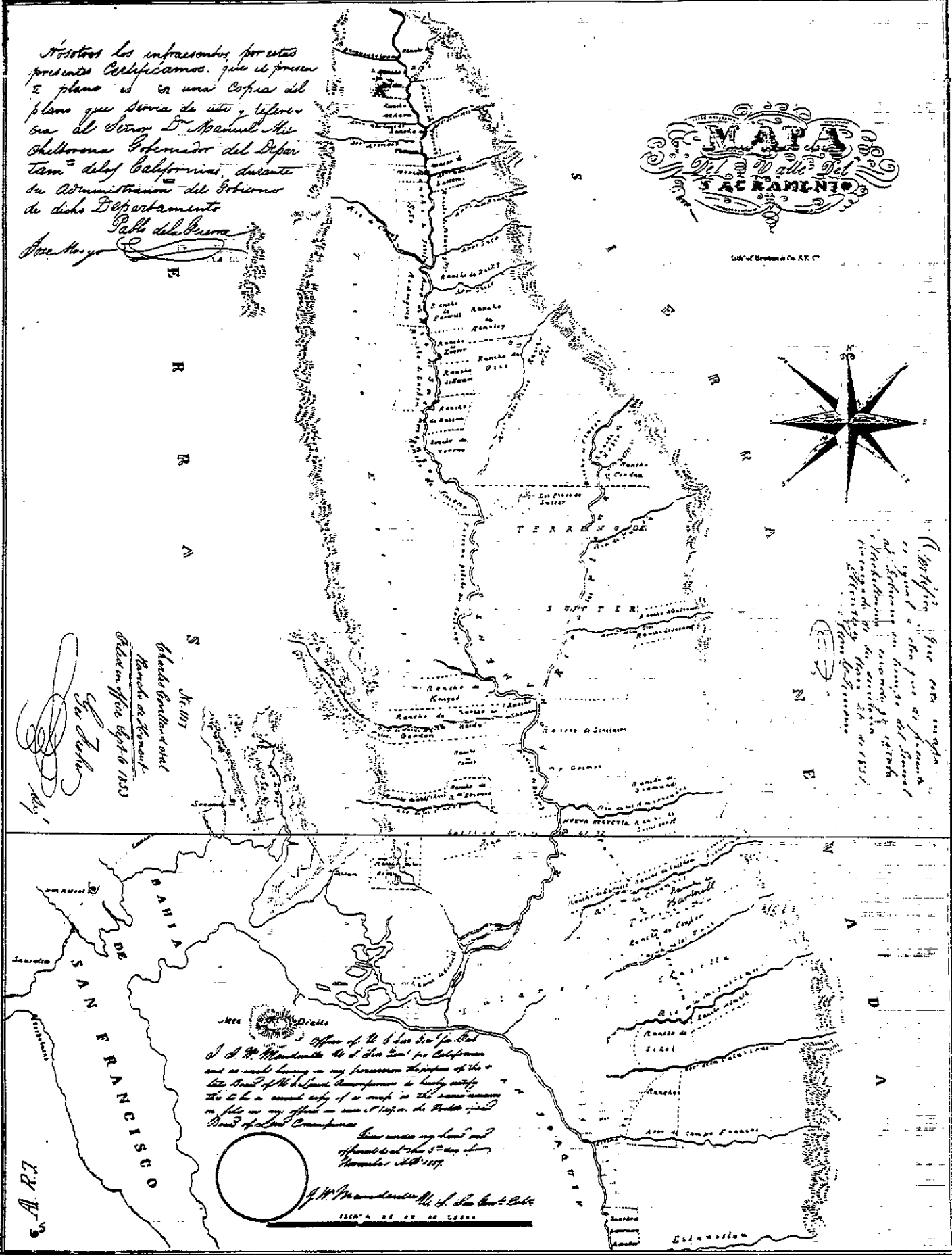


Scale of Statutes of the U.S.



(Bidwell's first map
 is given a few years
 at San Francisco in 1844
 and is the same as the
 one given in the present
 map. It is the same as
 the one given in the
 present map. It is the
 same as the one given
 in the present map.

Handwritten signatures and notes on the left side of the map, including 'No 107' and 'Hacienda de San Mateo'.



Office of the U.S. Surveyor General
 of the State of California
 and as such having in my possession the original
 title of the U.S. Surveyor General to the land
 to be a correct copy of a map in the same manner
 as filed in my office on June 11, 1847, in the Public Land
 Office of San Francisco. Given under my hand and
 official seal this 5th day of
 November 1847.

J. W. P. Commissioner of the U.S. Land Office

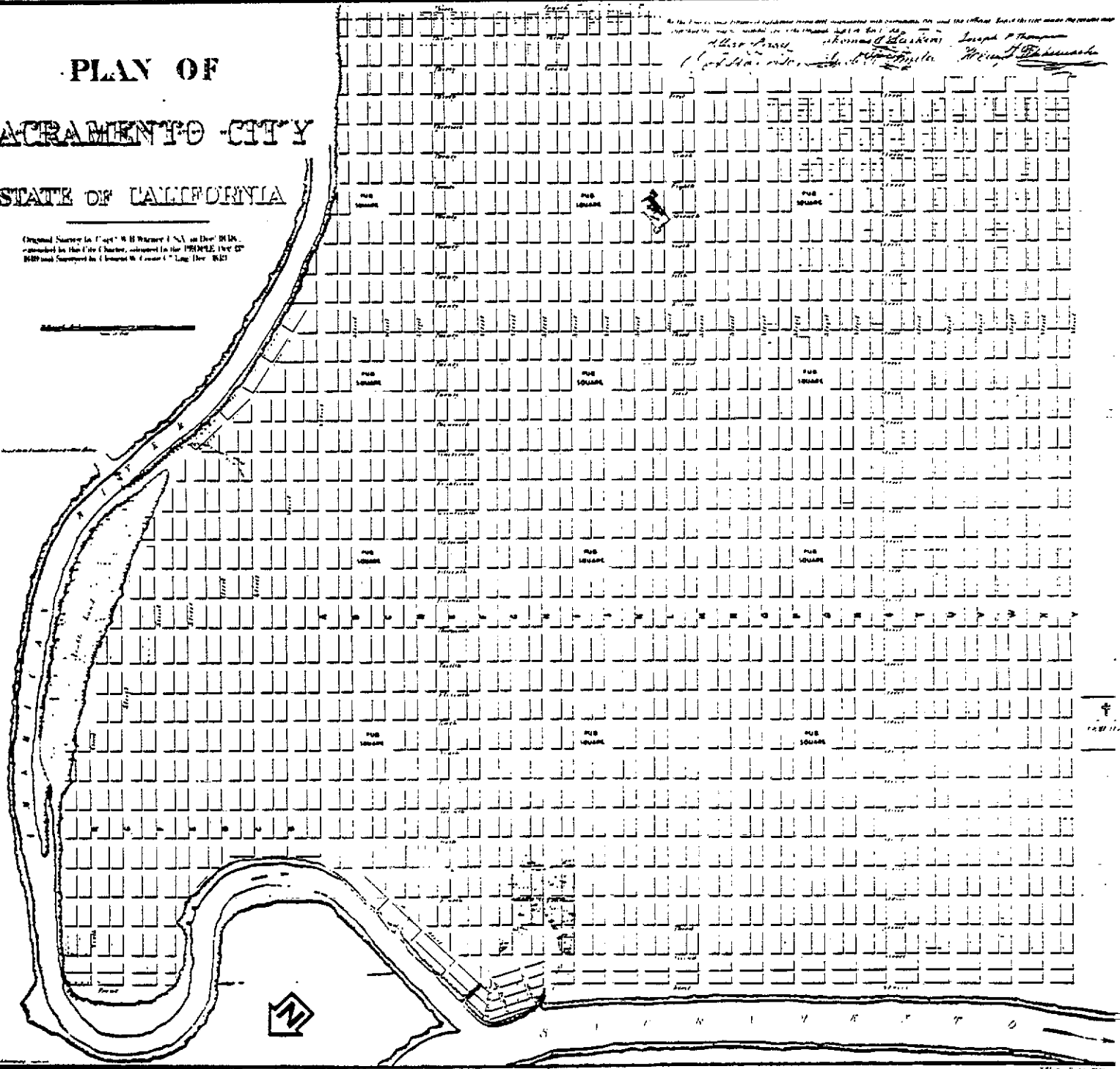
MAPA DEL VALLE DEL SACRAMENTO

(BIDWELL 1844)

PLAN OF SACRAMENTO CITY STATE OF CALIFORNIA

Original Survey in 1849 by W. H. Coote & Co. at the BEH.
 request of the City Council, entered in the PUBLIC OFFICE OF
 BEH and Surveyed by Leonard W. Coote & Co. Long. Dec. 1850

By the following persons: *Wm. H. Coote, Joseph P. Thompson, Robert G. Harkness, Wm. H. Coote, Joseph P. Thompson, Robert G. Harkness, Wm. H. Coote, Joseph P. Thompson, Robert G. Harkness*



PLAN OF SACRAMENTO CITY
STATE OF CALIFORNIA (COOTE 1849)

History of the House

The following pages are an excerpt from Tye's (1987:9-14) HABS report on the mansion.

"The house on the southwest corner of 16th and H Streets in Sacramento, California has been in existence since 1877. In that time, it has served in three different capacities. From 1877 until 1903, it was the elegant home of two of nineteenth century Sacramento's wealthy and prominent families. In 1903, it was bought by the State to be the executive residence of the Governor of California. In this capacity, it has seen thirteen gubernatorial families and become indelibly etched in the public mind as the Governor's Mansion. It continued to be used as such until April 1967 when Governor Reagan moved out. Since September 1967, it has been operated as a museum by the California State Department of Parks and Recreation.

Although built for a private individual, the mansion owes its continuing fame, reputation, and survival to its role as the executive residence. When originally built for Albert Gallatin in 1877, the mansion was at the height of fashion. Described in newspapers of the day as "a very handsome structure", "elegant", and "one of the most imposing and attractive residences in Sacramento", it was featured in most of the nineteenth century histories of the city and county (Sacramento Union, May 12, 1877, p. 5; Sacramento Bee, December 24, 1877, p. 1; Thompson and West, p. 60). At that time, the mansion's neighborhood was becoming an area of large, expensive homes. By 1903, this neighborhood of wealthy residences was well established and only eight blocks from the State Capitol. When the State bought the mansion in that year, the descriptions in the papers had changed. It was now "one of those good old-fashioned, roomy homes", and it was realized that "the building had not the architectural design of modern convention" (Sacramento Union, July 19, 1903, p. 2; Sacramento Union, September 24, 1905, p. 2). As the years progressed, the mansion's neighborhood became more commercial. The other grand houses nearby began to disappear. Descriptions of the mansion became mixed. When Governor Earl Warren moved in in 1943, newspapers were describing it as "stale", "poorly arranged for modern living", and "out-dated" as well as "friendly", "noble", and "warm and big" (Sacramento Union, Jan. 10, 1943, Oct. 28, 1945, p. C-1; Los Angeles Times, Jan. 7, 1945, Howe). By the late 1950s, the epithets became harsher. Newspapers and local officials throughout the state referred to it as "ugly", "a monstrosity", "an eyesore", and "a rat-infested firetrap" (San Francisco Chronicle, Sept. 13, 1953, p. 18; Sacramento Bee, March 12, 1953, Sept. 21, 1959). The mansion, however, continued to exist. Several governors, starting with Hiram Johnson in 1911 through Governor Knight in 1953, declared they would not live in the mansion but gradually came to be comfortable in it and defended it against its critics (Sacramento Union, Jan. 15, 1911, p. 1; San Francisco Chronicle, Sept. 13, 1953, p. 18; Henderson, p. 23).

The mansion was originally built at what was then the edge of town for Albert Gallatin in 1877. Albert Gallatin was born in Sparta, New York, in about 1835. After working through school, he left for the West when he was 19. He found employment with a hardware merchant in Hudson, Michigan, where he worked for four years. After losing his savings in the bank failures of 1857 and working a year in Lexington, Kentucky, Gallatin left for California via Panama in April 1860. He failed at mining and arrived in Sacramento in June 1861. He was hired as a porter by the hardware firm of Huntington and Hopkins and gradually rose to be a salesman. In 1868, he became a member of the firm. Eventually, Huntington, Hopkins & Co. became the largest hardware firm on the Pacific Coast and supplied much of the building materials used in the growth of California's cities and towns. One such contract was for the construction of the State Capitol building in Sacramento. After the construction of the State Capitol in 1874, Albert Gallatin used his portion of the profits and had the mansion built for him as befitting his status as one of the prominent and wealthy of Sacramento. Besides the hardware business, Gallatin was a pioneer in the development of hydro-electric power and also invested in ranching, orchards, and horse racing. By 1887, he was the president of the firm and anxious to move to San Francisco. On September 24, 1887, Albert Gallatin sold the mansion to his good friend, business associate, and fellow horse racing enthusiast Joseph Steffens for ten dollars and an exchange of land. During his occupation of the mansion, Albert Gallatin became well known for the many society events held there (Thompson & West, pp. 60, 285; Henderson, pp. 2-4; Sacramento County Deed Book, Vol. 124, p. 145).

Joseph Steffens was born in 1837 in York township, Upper Canada. His parents moved to Illinois in 1840, and Joseph Steffens trained for a mercantile life. After working for three years with an oil and paint firm in Chicago, he crossed the continent and arrived in San Francisco in 1862. He quickly found work as a bookkeeper with a local paint and oil business. In 1869, this firm expanded and merged to become Whittier, Fuller & Co., and in 1870, Steffens moved to Sacramento to manage the branch located there. He became a partner in the firm in 1874. Besides his interest in horse racing, Steffens became a director of the California State Bank, president of the Board of Trade, and active in local civic affairs (Thompson & West, p. 291). Thus it was that when Joseph Steffens bought the mansion from Albert Gallatin, the style and use of the house continued. Joseph Steffens was father to a large family and his eldest son, Lincoln, rose to national prominence as a muck-racking journalist and the author of the 1904 book, The Shame of the Cities. Although Lincoln was in college when his family moved into the mansion, it made some impact on him as he included a drawing of it in his autobiography (Steffens, Vol. 1). Joseph Steffens and his family maintained the prominence of the mansion in Sacramento by both his position and the social events held there (Henderson, pp. 4-6; Sacramento Bee, Sacramento County and its Resources, 1895, p. 192). Finally, in 1903 after all his children had left home, Joseph Steffens sold the house to the State of California for \$32,500.

The State of California had been debating and searching for a suitable residence for its governor since the 1870s. At that time, a large house was built on the grounds of the State Capitol but, because of political differences was never completed. The building became the State Printing Office and was torn down in the 1920s. Again in 1890, the debate surfaced under Governors Waterman and Markhan. It was at this time that the house at 16th and H, by then known as the Steffens Mansion, was first considered as the prospective Executive Residence. A bill was introduced to purchase and refurbish it for \$70,000 but ran afoul of legislators who preferred to construct a new building (Sacramento Bee, January 31, 1891, p. 4). Several proposals and designs were discussed in the next 13 years. One was approved by the Legislature in 1899 but again dissolved when the question of funding was raised. Finally, in 1903, after examining several residences in Sacramento, Governor Pardee, with the Secretary of State and the Treasurer resolved to purchase the Steffens mansion for \$32,500. The Legislature agreed to this and appropriated \$50,000 to effect the purchase, repair, and furnishing of what is now the Governor's Mansion (Sacramento Union, July 9, 1903, p. 2).

When the house became the Governor's Mansion in 1903, it took on a statewide prominence. It began to be featured in the official state bluebooks. It was used for official and semi-official events. Newspapers wrote stories about it and its inhabitants. Its residents became known statewide and, in some cases, nationwide.

Governor Pardee, who was responsible for the State's purchase of the building, was the first governor to live in the mansion. A doctor from Oakland, Pardee with his wife and four daughters were very active in local social events. He achieved some national respect through his personal direction of the reconstruction of San Francisco after the fire and earthquake of 1906 (Henderson, pp. 6-8; Notes & Interviews in Pardee file at Governor's Mansion State Historic Park).

Hiram Johnson was the next governor to become particularly identified with the mansion. He was a Progressive-Reform governor who became controversial and admired for his style and successful reform administration. He was Theodore Roosevelt's running mate in the 1912 presidential election, and Roosevelt himself paid several visits to the mansion. Johnson left the mansion when he became a U.S. Senator and moved to Washington (Henderson, pp. 9-10).

Governor William D. Stephens also achieved some special identification with the mansion through a bombing of the building while in residence. On the evening of December 17, 1917, a bundle of about twelve sticks of dynamite was placed against the south basement wall of the mansion just west of the kitchen porch and pantry. It exploded and knocked a two foot by three foot hole in the basement wall and shredded the lattice work under the porch. Although the governor and his wife were in the mansion, no one was injured. The bombing was attributed to either the International Workers of the World (Wobblies), or to German sympathizers. Although no one came to trial, several I.W.W. members were run out of town (Sacramento Bee, Dec. 18, 1917, pp. 1-4.)

The next governor to achieve a particular identification with the mansion was Earl Warren. With the exception of the Steffens, Governor Warren, with his wife and six children, lived in the mansion longer than any other family. His family and home life was very much a part of Governor Warren's image and from 1943 to 1953 was often in the public eye. In this, the mansion figured prominently and was often featured in the news along with the family. In 1947, the debate for a new mansion was raised, and land for a new mansion was acquired next to Capitol Park. Governor Warren, however, delayed the funds for the designing and building of a new mansion in favor of statewide education and housing improvements. Although he knew a new mansion would eventually be needed, he was comfortable in the old one and thought that the State had more pressing concerns. Governor Warren was also the vice-presidential candidate for Thomas Dewey's unsuccessful bid for the presidency in the 1948 election. In 1953, however, he represented the U.S. at the British Coronation and later that year was appointed Chief Justice of the United States Supreme Court (Henderson, pp. 18-20; notes and interviews in Warren file at Governor's Mansion State Historic Building; Multiple Newspaper Sources, 1942-53).

Governor Knight also became associated with the mansion through open house tours and his marriage while in office. Both of these activities focused attention on the mansion and tied it even closer in the public mind to the person of the governor. Mrs. Knight also began an effort in collecting the history of the mansion with the idea of it eventually becoming a museum (Henderson, pp. 22-23).

Governor Brown and his wife and daughter continued the close association with the mansion through the first half of the 1960s. The addition of a swimming pool, Mrs. Brown's interest in the mansion's history, and the continuation of occasional open houses maintained the public interest in the mansion as a part of the governor's life. However, much greater interest was engendered by the debate and controversy in 1960-62 over a new mansion to be built closer to the Capitol. Most of the interest was critical of the old mansion. However, the costs of the new design escalated to a point where the criticism shifted, and the project for a new mansion was scrapped once again. Through all of this, Governor Brown and his family continued to live in the old mansion and use it for formal receptions (Henderson, p. 24-26, multiple newspaper sources, 1959-1966).

Governor Reagan and his wife had misgivings about living in the mansion. It had originally been declared a fire hazard in 1941 and, although fire safety equipment and protection had been added since then, was still not considered safe as a residence. Additionally, the style of the house and its location within the city were considered to be antiquated, ugly, and out of step with the times. Finally, in 1967, 16th Street was part of the main east-west highway connecting San Francisco and Chicago. The traffic past the mansion was always heavy, and the noise from it made sleeping in the mansion difficult. On April 1, 1967, the Reagans left the mansion for a rented house further away from the Capitol and the traffic (Henderson, pp. 26-28, multiple newspaper sources, 1967).

Later, in 1968, supporters of Governor Reagan began to solicit and collect money to build a new, more acceptable mansion. By 1973, land had been donated to this private group and construction of a 12,000 square foot ranch-style house was begun 14 miles east of the capitol in the suburb of Carmichael. This house was completed in 1975 and given to the state by the group. Because of political reasons, however, the house was never occupied by the state and was sold in 1983 to a private citizen. Since 1967, Governors have gone back to the pre-1903 practice of renting accommodations. Technically, the mansion is still the official residence and the governor has the right to live there and use its contents. (San Francisco Chronicle, October 20, 1985, p. 47.)

In September of 1967, Mrs. Knight's idea for the mansion to become a museum came to fruition. The mansion was opened to the public on guided tours by the California State Department of Parks and Recreation on California Admission Day, September 9, 1967. Since then, the staff of the mansion has gathered in information and belongings from the families of past residents and many other sources in order to better present the mansion and its history. The presentation is based on the mansion being an accumulation of change and growth from 1877 when Albert Gallatin built the mansion, through 1903 when the State purchased and altered it, to 1967 when the Reagans moved out and, finally, to its present use as a museum. In this way, the entire history of the house is presented. In the mind of the public, however, it remains the Governor's Mansion."

Historic Structures and Sites

This historic property consists of the main house done in the Victorian Second Empire style, its associated carriage house, a 1959 swimming pool with its concrete, 1980s fence and ivy, and the remainder of the landscaped grounds, which are "...still original... although ...the major vegetation is ...now larger" (Tye, 1987:41). The buildings' exteriors are painted a uniform white. For more detailed descriptive data, see Tye (1987).

Esthetic Resources

The unit's esthetic resources consist principally of the historic architecture, both interior and exterior, and the artifacts forming the interior design and decoration. The landscape design enhances the setting.

Resource Policy Formation

Classification

This unit is part of the State Park System through legislation, and its classification is the result of legislation rather than the normal process of classification through the State Park and Recreation Commission. The Legislature has instructed as follows (Public Resources Code, Section 5025.3):

"The Governor's Mansion, located at 1526 H Street, Sacramento, shall be under the control and management of the department and shall be maintained as a state monument at such times as it is not needed as a residence."

It is safe to assume that the legislative intent here is the management of this unit as a state historical monument. Since all historical units of the State Park System are classified as state historic parks, except Hearst San Simeon (which is a historical monument by special legislation), the legal definition and management limits for historical units may be applied (Public Resources Code, Section 5019.50):

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, archaeological, and scientific interest, and archaeological 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 the Governor's Mansion historical unit is to make available to the people, for their enlightenment and enjoyment, the property's cultural, historical, and natural values, by protecting, preserving, and restoring these resources, and by interpreting their significance to the unit's historic function as the official residence of the Governor of California from 1903 to 1967.

Zone of Primary Interest

This zone is conceived as the area, geographically defined, that could have an influence on the status and quality of a unit's resources. Since this historical unit is located in an urban area, the zone of primary interest is regarded as the surrounding area in which visual and auditory aspects of the environment have a direct effect on the visitor's perception of the historic resource and its historical environmental qualities.

For example, across from the mansion's main entrance is a hotel. While not historically appropriate as a structure, its quiet existence surrounded by foliage provides a more desirable aspect to the unit's environment than the more commercial environments without plantings that can be seen in other directions.

Within the viewsheds of the unit, the department would be concerned with encouraging surrounding development that would have a more residential feeling, while discouraging further commercial development. The same concerns apply to the unit's auditory environment, and to other environmental aspects, such as air quality.

Because the unit is located in an urban core area, the department recognizes that there are constraints to its encouraging a historically correct environment, at least if an earlier, more residential aspect is perceived as desirable for this historical unit of the State Park System.

Resource Management Policies

In addition to appropriate state laws that apply to preservation, maintenance, and interpretation of state resources, the department's resource management directives and the United States Secretary of the Interior's (1985) standards and guidelines for historical properties shall be followed by the department's staff for planning, development, and operation of this state historical unit. Along with these items, the following specific policies shall guide the development and maintenance of this unit of the State Park System.

Primary Historic Zone

Public Resources Code 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 within the same zone remain unimpaired by incompatible facilities and activities.

In the case of the Governor's Mansion, the entire property (County Assessor's Parcel #006-0061-003) forms the primary historic zone. If any property outside current state ownership were to become available, its acquisition should be considered to improve resource protection, interpretation, and visitor access. Also, such acquisition could provide space for needed functions, such as parking, curatorial, and maintenance work.

Restoration of the Built Environment

Although modification plans are available for changes proposed since 1911, no original construction drawings have been found (cf. Tye, 1987). However, there is a latter 19th-century color graphic of the mansion in the California State Library's California collection. In addition to interior descriptive comments that may be found, the department may conduct research into both exterior and interior finishes and colors, as it has for other historic structures, such as the Stanford House.

Policy on Plans

All plans, designs, or drawings for preservation, restoration, or reconstruction of the buildings and grounds shall be based on sufficient information to assure accurate and authentic work. Necessary historical, archeological, and architectural research shall be accomplished to assure accuracy and authenticity. Further research on the buildings' evolutions and of the various people who inhabited the site is required to cover the flow of history. All restoration or reconstruction at the Governor's Mansion shall be carried out using the California Historic Building Code, the Secretary of the Interior's Standards for Historic Preservation Projects, and the Advisory Council on Historic Preservation's Manual of Mitigation Measures.

Policy on the Interior

The department shall determine the appropriate form of the interior's architectural design and decoration. This shall be oriented towards the state's ownership period, with appropriate recognition of the original owners' residential designs. For interpretive purposes, specific periods shall be identified in the interpretive element of the unit's general plan.

Property Ownership

As noted earlier in the classification section of this element, the law requires the Department of Parks and Recreation to operate the Governor's Mansion as though it were a state (historical) monument. On the other hand, the department does not own the property, and must relinquish its occupation and management if the property were to be used as a residence. Despite various file memos suggesting that the department owns the property, the Department of General Services still maintains ownership control of the grounds, structure, and interior contents. Since the governor's office occasionally uses the interior accoutrements, like table settings, and can occupy the structure as a residence at any time, the parks department cannot effectively control and manage the property as a state monument, as required by current law.

Policy on Property Ownership

The Department of Parks and Recreation shall seek legislation supplanting Public Resources Code Section 5025.3, specifying that the Governor's Mansion shall be turned over to the department as a historical unit of the State Park System, and shall be named Old Governor's Mansion State Historic Park, unless another name is selected by the State Park and

Recreation Commission. Furthermore, this legislation shall specify that all interior contents, such as furniture, carpets, and dishes, shall become departmental property, with the possible exception of some items that may be used by the governor's office, but curated by the department.

Special Events

Special events, parties, etc., can have a negative impact on the resources, especially the interior accoutrements.

Policy on Events

The department shall seek to control resource-impacting activities, especially to preserve the mansion's interior spaces.

Mansion Preservation and Public Safety.

The mansion has had a long history of safety problems relating to such areas as electrical systems, fire safety, dry rot, etc. In recent times, hundreds of thousands of dollars have been spent to replace electrical and plumbing systems, exterior painting, exterior sealing, re-roofing, etc. Such activities promote preservation of the resource, and public health and safety.

Policy on Preservation - Safety:

The department shall continue to identify and correct problems in resource preservation and public health and safety for proper care of the historic resources, including interior accoutrements, and provide safe access to as much of the property as possible. Further, when replacing historic fabric, it shall be done with like materials and techniques. Title 24, Section 8 of the Public Building Code shall be used for fire, public health, and safety considerations. When concerns for public health and safety compel the removal of historic utilities and fixtures, time will be scheduled for the proper recording, in situ, of these historic resources, and for the effective salvage of them, well before demolition is to be started. "Any preservation or maintenance work on the mansion must be done in accord with the provisions of Public Resources Code Section 5024 and the compliance procedures adopted by the department."

To enhance historic preservation at this unit, an annual program of restoration, preservation, and maintenance must be instituted. Such a program shall consider regular care, painting, maintenance, and replacement of architectural elements and interior accoutrements, regular evaluation, maintenance, and upgrading of alarm, electrical, plumbing, and environmental control systems; and, a regular and systematic set of plans with scheduled implementation for interior and exterior restoration and interior accoutrement collections, curation, and use.

Interior Accoutrements

Under the term "interior accoutrements" is lumped both affixed and non-affixed objects in reference to the mansion. While these may include mouldings, fixtures, and curtain rods, a major amount of such accoutrements include dishes, silverware, furniture, carpets, toys, dresses, etc. These are often called "collections".

The staff has identified collections that pertain to specific items relating to house museum rooms, general collections, and items of like kind, but not originals, used by docents in their educational programs.

Items should not be acquired and curated which do not pertain directly to the unit and its purpose, as declared herein.

Policy on Accoutrements:

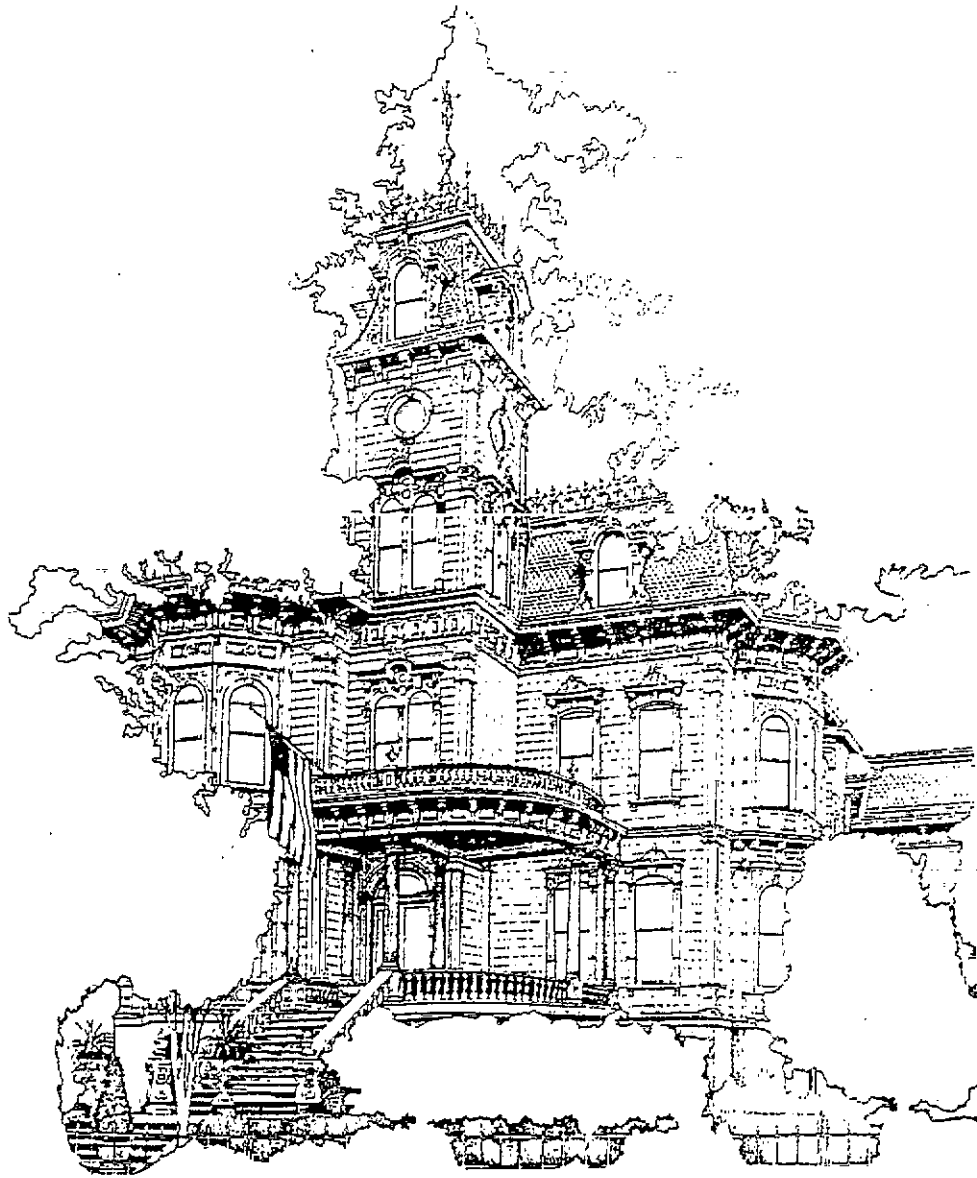
The department shall follow the collections guidelines as dictated in the department's approved Management Policies for Preserving Cultural and Natural History Objects. Policies within these guidelines, but specific to the unit, are listed in the Interpretive Element of this plan.

Allowable Use Intensity

Generally, visitor use can be of an intensive nature in the interiors of the buildings, but it is anticipated that the level, or intensity, of visitor use will vary from interior area to area, and on the outside, as a function of the ultimate development of the resources. For example, for rooms that may be designed to represent a period with all or nearly all antiques, there will be either no visitor access or only a small, well-controlled group will be permitted to enter. In contrast, if the ballroom is restored with no furniture, or only a few pieces, it could withstand more intense use. The same situation applies to the landscaped areas. Precise allowable use for various areas will be determined based on the final design, development, and safety.

Periodically, tests should be conducted to assess the impact of visitor use on the historic fabric of the building. Deterioration and stress on such features as the hardwood floors, balusters, plaster and wood ornamentation, and artifacts and fixtures, should be examined and evaluated by professionally qualified persons.

Governors Residing in the Mansion and Associated Alterations
(Tye, 1987: 6-8)



1903-1907 - Governor George Pardee

"For the two years after the family of Governor Pardee moved in on November 3, 1903, several substantial changes were made to the mansion. The house was rewired and replumbed, additional bathrooms were added on the main floor off the music room and on the third floor directly off the western bedroom, a telephone was installed on the second and third floors, and the gazebo was moved from the northwest corner of the property to the southeast corner. Because of a poor sewer line, the entire first-floor basement had a concrete floor put on it (Henderson, p. 6; Interviews made by staff of Governor's Mansion State Historic Park with Helen and Madeliene Pardee). The funding for this concrete floor came from an appropriation by the 1905 session of the State Legislature (from various notes and memoranda in Pardee file at Governor's Mansion). This money was also used to add concrete sidewalks to the property and to build the one major addition to the house.

Because of the need for the Governor to be able to conduct business and meet with political visitors without intruding into the privacy of the main house, an extension was built onto the west side of the mansion over the coach entrance. This annex is about 20' x 30', contains two floors of one room each, and may be entered from both the mansion and directly from outside. The window seats that had been on the landings of the main staircase in the mansion were removed to allow entrance onto the annex floors. The detailing of the mansion was continued on the annex. Window frames that were removed from the stair landings were used on the addition. The annex is elevated above the ground so as to form a porte-cochere underneath and has its mansard roof one story below that of the mansion. Its first floor was used as an office for the Governor, and its second floor provided an additional bedroom. The additions were completed in September 1905 (Interview with Helen and Madeleine Pardee on file at Governor's Mansion; Sacramento Union, Sept. 24, 1905, p. 1).

By 1907, the exterior of the mansion was no longer painted in mustard and green. The building was now painted an overall light to medium grey with the mansard roof being a gray-blue. The porch and window columns were detailed in white (hand-tinted postcard dated 1907 at Sacramento History Center; photograph of Governor's Mansion, Neg. #4066, California Section, California State Library).

1907 - 1911 - Governor James N. Gillet

During Governor Gillet's term, the porch roof over the eastern (16th Street) entrance was reinforced, and a sleeping porch was constructed on top of it. This sleeping porch could be entered from either the main (eastern) bedroom through a converted window or from the eastern bathroom on the third floor. Because the sleeping porch was for Governor Gillet's asthmatic son, it is probable that it was constructed early in his term (Henderson, p. 9).

1911 - 1917 - Governor Hiram W. Johnson

After the Gillets moved out on January 4, 1911, Governor Johnson refused to move into the mansion because it was infested with bats and considered out of date. Due to political considerations, \$10,000 was appropriated under a rush order in order to fumigate, repair, and redecorate the mansion and make it ready for when Governor Johnson and his family finally moved in on March 19,

1911 (Sacramento Union, January 5, 1911, p. 1; March 15, 1911, p. 3). The work that was done with this fund was the conversion of the nursery over the main entrance (H Street) into a bathroom, the conversion of the carriage house into a garage, and the installation of large open shelves in the kitchen. The bulk of the money was used to redecorate the rooms and furnishings. Significant in this redecoration was the painting over of the marble fireplaces and the mahogany woodwork (Henderson, pp. 9-10). By 1912, the exterior was painted white overall with the detail on the cornice, mansard roof, and the tower picketed out in rose (hand-tinted postcard dated 1912 in files of Sacramento History Center).

1917 - 1923 - Governor William D. Stephens

Construction on record for this period is limited to the work done on the south basement wall and back porch to repair the damage made by a bomb on December 17, 1917; the installation of an oil tank in January 1918; and the addition of a small room off the third floor west bedroom over the north porch. The window that previously existed here was moved forward to maintain the facade. This last work was probably done in 1918 as it was needed for a nursery for Governor Stephen's granddaughter after his son-in-law was killed in World War I. In 1920, the gazebo was torn down. At this time, the mansion was painted overall white or light grey (Sacramento Bee, December 18, 1917, p. 1; ink on linen drawing of bomb damage to Governor's Mansion dated 12-27-1917, File #10-0-1, Office of the State Architect; Building Permit dated December 31, 1917 located in Sacramento History Center; Henderson, pp. 10-11; Munizich, p. 20).

1923 - 1927 - Governor Friend Richardson

During the term of Governor Richardson and his family, the only modifications to the mansion on record were the removing of the paint from the marble mantles. Also, the closing off of the chimneys and fireplaces due to unsafe flues probably occurred at this time (Henderson, p. 13).

1927 - 1931 - Governor Clement C. Young

No alterations on record.

1931 - 1934 - Governor James Rolph, Jr.

The mansion was used only occasionally. The only addition on record is the installation of a free-standing flagpole outside the main (H Street) entrance in 1931 (ink on linen drawing of flagpole and base dated 9-23-31, File #10-0-1, Office of the State Architect).

1934 - 1939 - Governor Frank F. Merriam

The mansion was vacant from 1934 to 1936. Renovations and redecoration occurred in December 1935 - January 1936 prior to occupation by Governor Merriam and his wife on January 26, 1936. However, no records concerning what these changes were have been located (Henderson, p. 16; Sacramento Bee, January 26, 1936, Magazine, p. 5).

1939 - 1943 - Governor Culbert L. Olson

In June of 1941, the mansion was inspected by the State Fire Marshall at the request of the Sacramento Fire Department. The result was a report that recommended that the mansion be "condemned wholly and abandoned immediately as a dangerous and irremediable fire hazard." This, however, was not done because the city did not have jurisdiction over state property, and the state was unwilling to evict the governor. (Sacramento Bee, June 9, 1941. p. 1.)

The wrought-iron cresting was removed from the roof of the mansion for the wartime scrap metal drive on October 1, 1942 (Sacramento Bee, October 1, 1942, p. 28; October 2, 1942, p. 1). The fourth floor of the mansion was probably closed off following the death of Mrs. Olson on April 15, 1939 (Sacramento Union, October 28, 1945, p. C-3; Henderson, pp. 16-17).

1943 - 1953 - Governor Earl Warren

Many alterations were made to the mansion due to the large family of Governor Warren and to the concern over fire safety. The fourth floor was once more opened up (Sacramento Union, October 28, 1945, p. C-3). The fourth floor ballroom was divided into a bedroom and an office for the Governor (letter from Betty F. Henderson and State Archivist to Executive Mansion, Austin, Texas dated January 15, 1962 located in file on Governor's Mansion, State Archives). The third-floor sleeping porch was converted into a fully enclosed bedroom and the two small third-floor servants' rooms were converted into a single bedroom (Henderson, p. 19). The columns of the porte cochere were stuccoed in and painted dark gray to match the basement level of the mansion (Drawing of Repairs to West Wing, dated 5-8-44, File #10-0-1, Office of the State Architect). Exhaust fans and housings were installed in the attic and roof (Drawing of Fan Housings dated 5-25-44, File #10-0-1, Office of the State Architect). Built-in cabinets and closets were installed in the kitchen, dressing rooms, bedrooms, and Governor's office (pencil drawing on tissue of Alterations and Cabinets dated 1943, File No. MC 2:9-5-10, State Archives.)

The fire escapes on the southern and western sides of the mansion were probably installed during this time (note dated 7-5-43 in Governor's Mansion File, State Archives). The rooms were all refinished and the mansion's exterior was painted white overall. In September 1947, the mansion was reroofed (Sacramento Union, 1-10-43, 3-9-43, and 9-25-47; Los Angeles Times, 1-7-45, Home Section).

1953 - 1959 - Governor Goodwin Knight

The mansion was repainted overall white in 1954. During 1954, the parquet floors in the fourth floor ballroom were repaired and restored. The kitchen was remodeled and its ceiling lowered 16" to a height of 12' 8". A window in the kitchen was removed, and an alcove for a refrigerator was constructed (Sacramento Bee, March 12, 1953; Henderson, pp. 22-23).

1959 - 1966 - Governor Edmund G. Brown, Sr.

The concern over the mansion being a fire hazard was again addressed, and a series of fire safety improvements were made. These included heat sensors, escape ladders, and additional fire escapes (Sacramento Bee, 9-21-59;

blueprint of Fire Safety Improvements dated 5-25-60, File #10-0-1, Office of the State Architect). A swimming pool and grapestake fence were installed in the lawn in the northwest corner of the lot where Gallatin's gazebo once stood. Once more, the mansion had its roof repaired and was again painted white (Henderson, p. 25).

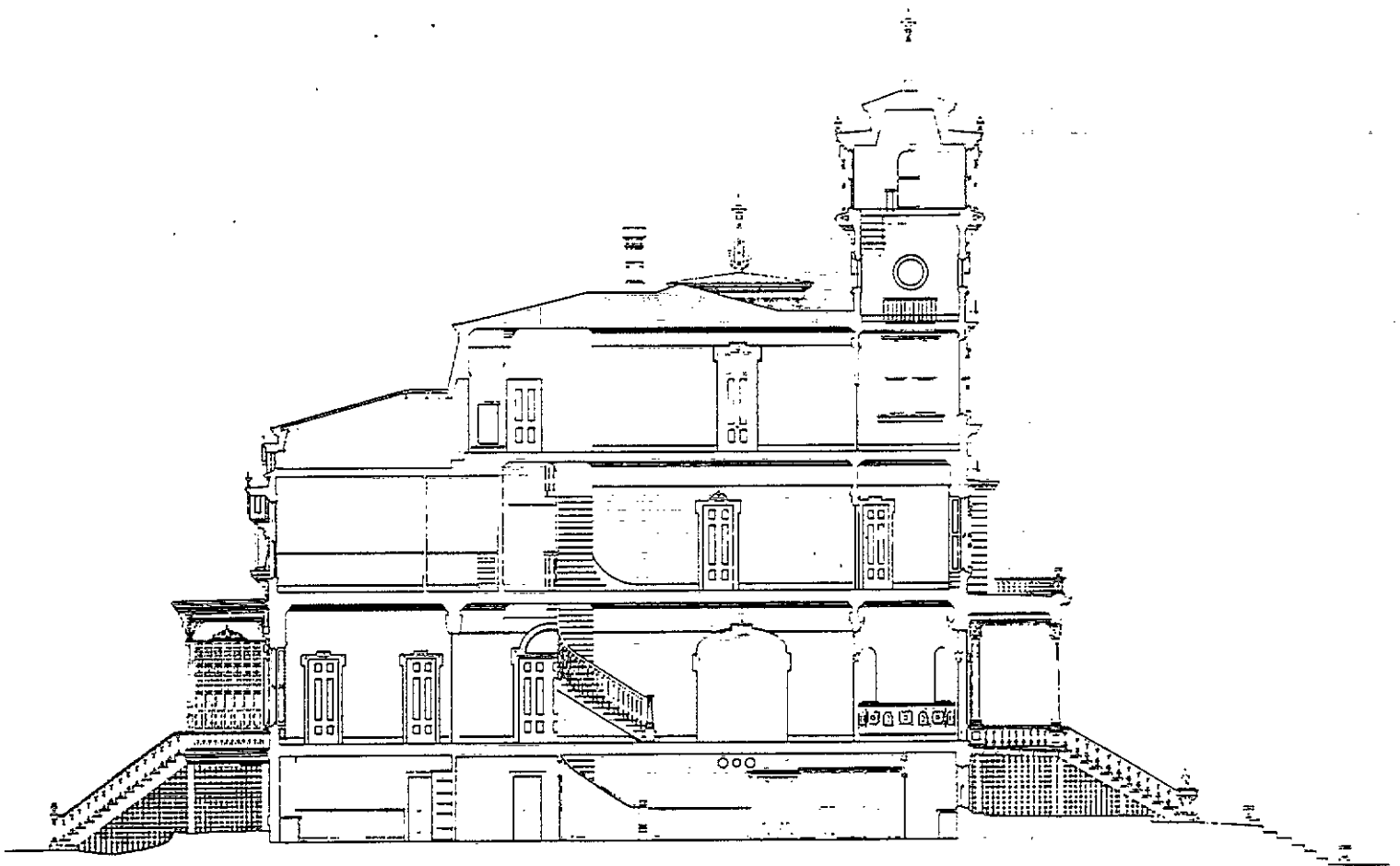
January 1967 - April 1967 - Governor Ronald Reagan

Alterations were limited to the repainting and gilding of some main floor rooms.

April 1967 - Present - Department of Parks and Recreation

The carriage house interior was modified for a tour office and presentation space. A window on its eastern wall of the carriage house was moved for better security observation from the tour office. The 1885 Spencer hot water heater was replaced with a natural gas furnace in 1985 and the mansion's brick foundation footings were sealed in 1986. The mansion's exterior has been repainted white several times and minor modifications have occurred as necessary to the interior in order to repair the wear caused by tours. The latest of these is the replacement of the third floor hall carpeting on August 27, 1987."

Land Use and Facilities Element



LAND USE AND FACILITIES ELEMENT

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 Governor's Mansion.
4. Establish guidelines and conceptual plans for appropriate public use, special use, and staff and docent uses.
5. Establish guidelines for planning the house grounds for interpretation, visitor use, and maintenance.

Existing Conditions

The Governor's Mansion has been operated by the Department of Parks and Recreation since 1967. By an act of the Legislature, the house is to be administered by the department while remaining the property of General Services. The house is also to remain available to the governor as a residence should he desire to use it. Since 1967, no governor has resided there.

Facilities

The property has two buildings, the mansion and the carriage house. Both are wood-framed buildings from the late 1870s. The mansion has five levels. The basement is used presently for staff and storage; the ground floor and second floor are house museums; the third floor is used primarily for storage, and a cupola is accessed from the third floor.

Public access is limited to the ground floor and second story due to limitations on fire evacuation and fire suppression. The interior of the building has been altered over the years to suit the tastes of the various governors and their wives.

The exterior has also been changed to accommodate various needs for more space. The various changes have not been rigorously recorded, and the actual decoration and configuration of the building at all time periods, while generally known, is not specifically documented.

The exterior of the building is quite ornate with Victorian gingerbread and scrollwork in abundance. This woodwork has multiple coats of paint which to some degree has obscured the detail, and of itself constitutes a layer of material that does not match the expansion and contraction of the wood underneath. This thick paint layer has begun the inevitable process of cracking and crazing and dislodging itself from the substrate.

The mansion is used for special functions on a regular basis. Weddings and governmental events compete for the use of the available space. On occasion, events have been held in the museum spaces, which causes special concern for the artifacts and collections. The governor has access and right to the collection, and several pieces of the collection have been removed for the present governor's use.

The carriage house is a two-story building which matches the mansion in style. The carriage function was changed in 1911 to that of a garage and later by the department to a visitor center. The extent of the changes made by the department is not documented.

The present visitor center lacks adequate space for effective displays, audio-visual, and group orientation. This space, being constructed as a carriage house, is not adequately air conditioned for visitor comfort. It cannot be blacked out for presentations, and it is not environmentally stable which is important for protection of artifacts and collections.

Site

The grounds are often used for weddings, receptions, meetings, and special functions.

The grounds are situated without space for maintenance vehicles or trash removal. Deliveries, caterers, and docents must use the historic site for drop-off of clothing and items used for living history, special events, catering, and everything else.

Existing Mansion Restoration Program

Some restoration and needed maintenance work on the mansion has been funded. Funding and ongoing maintenance money has been used to accomplish numerous projects over the past few years. Foundation repairs/moisture intrusion, plumbing replacement, carriage house doors replacement, carriage house fire sprinklers, new roofing of the carriage house, restoring the finish of the swimming pool, and asbestos removal have been funded and are complete.

A list of additional improvements that were identified in 1984 also includes the following: Update electrical, fire protection (fire blocking), third floor exiting, porch repairs, reinforce/repair cupola, retrofit carriage house bathrooms, and miscellaneous restoration items (unspecified). Of the items on the list, perhaps the fire protection, exiting, and electrical update will be achieved with the current funding.

Recommendations for Improvements

Recommendation: Overall use and interpretation of the mansion as a unit of the California State Park System should continue as it has since 1967. The park should be classified as a state historic park, and the potential for use of the park as a governor's residence should be ended.

Recommendation: The mansion and carriage house should accommodate the uses as outlined in the interpretive plan.

The Mansion: Continued Restoration

The existing historic resources within the facility are only known on a cursory basis. The knowledge of the appearance of the original mansion and the various changes it has gone through would allow the department to interpret, and perhaps display that information. It would also help direct any specific restoration projects by having the information needed for configuration and decoration of the project area.

Recommendation: Before restoration is started, provide a Historic Structures Report for the Governor's Mansion.

Recommendation: The Historic Building Code, mandated for use in California's publicly owned buildings, should be used to its full extent to maximize retention of the historic fabric.

Recommendation: Funding should be sought for further restoration of the mansion. A priority list of projects which need to be accomplished should be produced.

Recommendation: The exterior of both of the buildings should present a consistent and unified expression of the property. The buildings have been painted white (or some kind of white) for most of their life as a governor's residence, and should continue to portray that decoration.

The above recommendations are consistent with the Secretary of the Interior's Standards for Historic Preservation Projects.

Visitor Center

Recommendation: Additional adjacent property should be acquired to provide a contact station, a group orientation area, an exhibit space, a library, sales counter spaces, a maintenance materials space, and space for trash removal. Expanding the exhibit spaces would provide room for interpretation of all the governors who have lived in the house as recommended in the interpretive element.

The Grounds: Restoration and Maintenance

Recommendation: The grounds should be maintained in their 1967 state. A planting plan should be developed to replace as closely as possible the 1967 grounds. Replacement of trees and shrubs (when they expire or when they endanger the structures and are removed) should be in attendance with the 1967 grounds plan.

Use of the Mansion

Recommendation: The basement should be used for museum space and staff needs, as outlined in the interpretive plan.

The unit shop facilities should be removed from the basement of the structure completely. All functions which may not be vital to the functioning of the museum should be relocated out of the structure. The risk of fire should be recognized as a major potential problem, regardless of the fire and life safety changes that are done to the building.

Recommendation: The first and second floors should continue to be museum spaces, but the museum spaces should be restricted from private special events.

Recommendation: The third floor should be made available for interpretation and use as museum and display space. The cupola should remain closed to public use because of its small size and hazardous access.

Recommendation: The carriage house interior should be used as house museum space.

Recommendation: Property should be sought to expand the visitor facilities to include multi-use space for exhibits, audio-video, and library space. The property should also accommodate maintenance facilities and trash collection.

Maintenance Facilities

The historic sites units do not now have a unit shop or other maintenance facilities except those which are in small spaces in the actual historic units.

Recommendation: Property in close proximity to the units which are to be maintained should be acquired for the maintenance staff and maintenance facilities. The facility should have space for power equipment and tool storage, loading and unloading of supplies, storage of supplies and paint, and work space for projects.

Handicap Access

The mansion is non-accessible except in the carriage house/visitor center.

Recommendation: Access for the disabled shall be provided to the mansion according to regulations of the Historic Building Code.

Parking

There is now no parking provided for staff, maintenance people, docents, or visitors. Maintenance vehicles park in the driveway beside the Carriage House, a visual disruption to the historic grounds. Visitors, docents, and staff park using curbside spaces with meters.

Recommendation: Parking for maintenance vehicles should be provided for short terms while maintenance activities are taking place. A space should be provided for drop-off of items by staff and docents. The historic site should not have any parking or drop-off spaces, and should not have vehicles parked during visitor hours. Space should be provided on adjacent land, for parking and drop-off functions.

Staff, visitor, and docent parking shall not be provided. This parking shall continue to be curbside, metered parking. The department shall work with the City of Sacramento to perpetuate the existence of curbside, short-term metered parking along 16th and H Streets.

Restrooms

The current restrooms have been adapted into the historic Carriage House space. They are not accessible to the disabled.

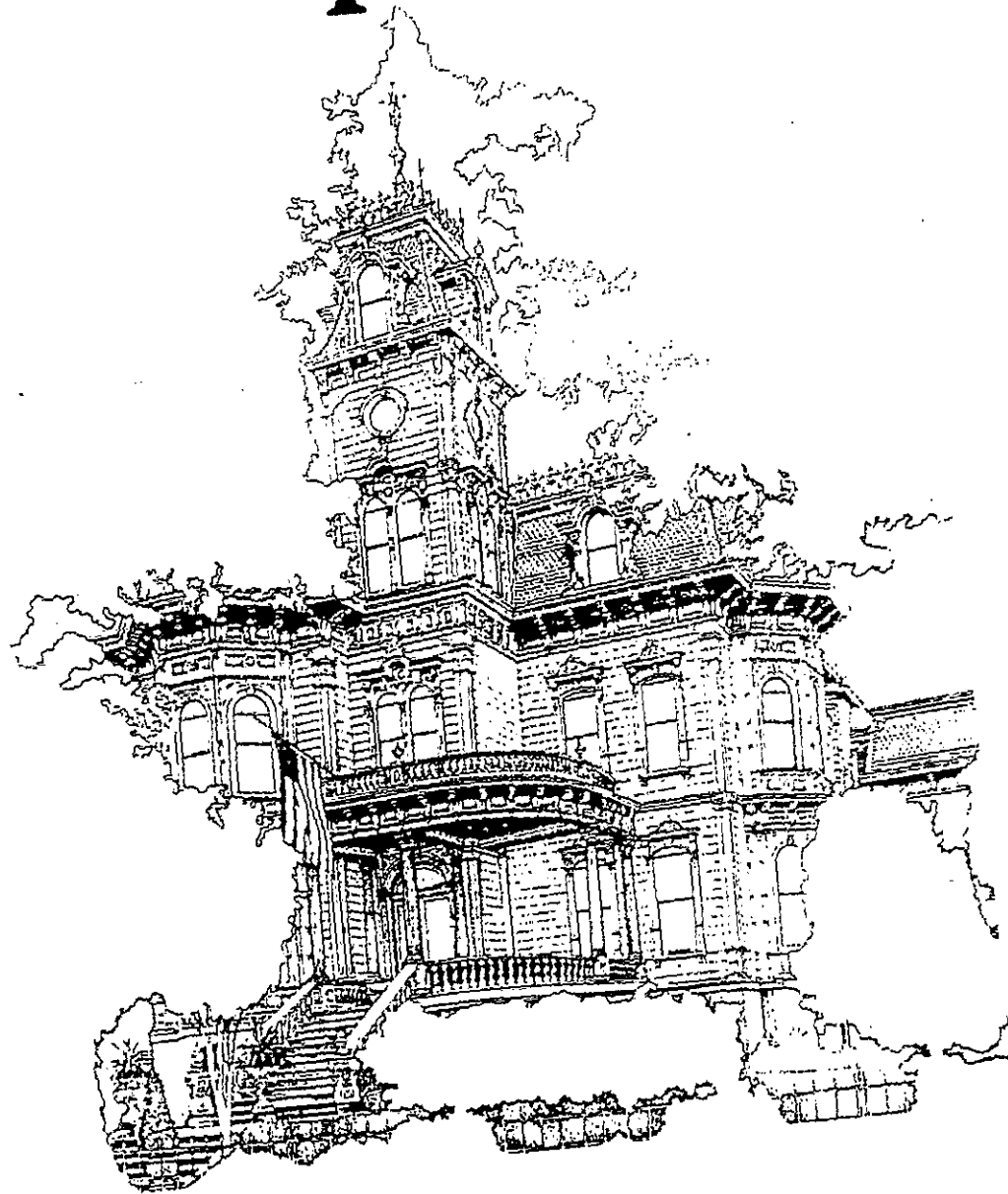
Recommendation: The restrooms should be removed from the historic building. Restrooms accessible to the disabled should be provided on adjacent property.

A Comprehensive Planning Concept

The concept of a historic zone was expressed during public meetings. The concept envisions the entire block occupied by the Governor's Mansion as a protected environment surrounding the Governor's Mansion.

The department should pursue the city's support in working toward this long-range goal.

Interpretive Element



INTERPRETIVE ELEMENT

Interpretation aims at enhancing public enjoyment and benefit in the State Park System through increasing understanding of significant natural and cultural resources, and encouraging appreciation of their value. It is founded on the premise that knowledge deepens the park experience, providing lasting benefits not only to individuals, but to society in general. The Interpretive Element works towards this goal by identifying park themes, and a variety of facilities and programs appropriate for their presentation.

Interpretive Considerations

Environmental Influences

Positive Influences

The Governor's Mansion is a landmark known throughout California. The urban location of the mansion places it within convenient reach of a large population. Of particular note is the ease with which children from elementary schools can reach the facility for a half-day trip. The fourth-grade social studies curriculum includes study of California history and government. This motivates many school tours.

Because Sacramento is a transportation hub, major north-south and east-west interstate highways, other major through roads, and air and rail routes provide good access to the mansion. A major surface route passes the west side of the unit.

The Governor's Mansion is situated across the street from a major hotel and convention complex, and within convenient distance of the State Capitol, the Stanford House, Sutter's Fort, and Old Sacramento. Tour operators make the Governor's Mansion a standard part of general historical sites tours.

The Central Valley climate assures year-round visitation. The unit is open almost every day.

Negative Influences

Ironically, the urban location that creates many of the unit's favorable environmental influences also has a negative effect on interpretation. While most interpretation at the Governor's Mansion aims at reconstructing a bygone era for visitors, modern urban intrusions including air, visual and sound pollution, exercise virtually constant effects. Of these, traffic noise is the most intrusive problem.

There is a general shortage of space for interpretation-related activities. This includes space for adequate visitor orientation, live interpretation at a location apart from the mansion, and curatorial and research areas. The space presently used in the Carriage House for orientation exhibits is generally unattractive, poorly lit, and relatively open to the weather.

Parking is in short supply, being available only on the streets in the vicinity of the unit. The large parking lot of the Clarion Hotel is for

guests and patrons only. Portions of the metered parking become unavailable on weekdays after 4:00 p.m. due to traffic needs. Some parking has been dedicated for buses, but this solves only one aspect of the problem, while further restricting private automobile parking.

Portions of the mansion are in need of repair. Visitor access is currently restricted to the carriage house and the mansion's first and second floors, largely due to health and safety considerations. Wheelchair access is not now available.

The current practice of renting the mansion for private functions creates potential problems for house museum interpretation. Artifacts are placed in danger of damage and theft, and must be moved more than would otherwise be necessary.

The legal environment poses further restraints on interpretation. Because the Governor's Mansion technically remains available as the official residence of the governor, its status as a state monument is uncertain. Consequently, long-range planning for development of museum spaces or other interpretive features is inhibited.

Visitors: Their Needs and Expectations

The Governor's Mansion attracts tens of thousands of visitors annually, although visitation has been declining in absolute terms in recent years, and in relation to the growth of area and state population, has been stagnant or in decline since the early 1970s.

In its first full year of operation, approximately 88,000 people visited the mansion. In the following four years, visitation slipped, then grew slowly to a peak of nearly 86,000 in 1982. Thereafter, the number of visitors declined sharply and steadily. In 1986, less than 47,000 visitors were recorded at the mansion.

Visitation is substantial all through the year, but peaks in the late spring through summer seasons, particularly the months of May through August. In 1987, 58% of total visitation occurred in April through August.

Visitors include organized groups and individuals. Commercial operators bring groups for prearranged mansion tours, using vans or buses. Visits by organized groups of school children are an important element in visitation, especially in the spring months towards the end of the school year.

The average stay of a visitor is under one hour, or the time required to purchase a guided tour ticket, view the carriage house exhibits, see some portion of the grounds, and take the guided tour.

Because of the small size, security needs, and specialized nature of the unit, visitors' options are necessarily limited. Most casual visitors walk directly to the Carriage House office to purchase tour tickets, and wait in that facility for the next available guide. No public entry to the mansion without a guide is permitted. During the wait, visitors may use the restrooms, walk through the Carriage House, view the wall-mounted exhibits and materials at the sales counter, view an orientation videotape, and tour the limited grounds.

An undetermined proportion of casual visitors do not take the house tour, but leave after viewing the Carriage House exhibits.

Visitors' primary interpretive needs are for more in-depth, thematically oriented, varied, and attractive orientation to the historic resources; access to more information in the form of reading or audio-visual materials; some mitigation of the lack of handicapped access; and more variety in the interpretive program to encourage return visitation.

Existing Interpretive Media and Facilities

Facilities

a. Mansion

The Governor's Mansion opened to the public as a museum in September 1967, with guided tours being given by the Department of Parks and Recreation for the first time on Admission Day, September 9, 1967.

The property contains two structures. The residential building is an example of the Victorian Second Empire style, as is the adjacent Carriage House. Both were originally constructed for Albert Gallatin in 1877, and have been modified for changing uses over the years.

The basement, third floor, and cupola area are closed to the public. The basement currently serves as a meeting and storage space, and for other operational purposes. The third floor, containing what was originally the ballroom, and the cupola above, are closed primarily because of fire danger concerns. Docents and staff have access to the third floor, where some historical and catalog materials are presently housed.

Portions of the first and second floors are maintained as house museums to which the public is admitted (with the exception of the Victorian Christmas Open House) by guided tour only. These museum spaces generally portray the mansion in its 1967 state, but a number of decorative changes, replacements of fabric, and additions have brought about substantial changes. Docents and staff maintain a library on the first floor.

b. Carriage House

In its public area, this structure currently houses a combined ticket office and sales counter, wall-mounted interpretive exhibits, and video equipment. Restroom facilities are available at a separate entrance. Portions of the building are used for operations and maintenance purposes.

Ticket and Sales Counter. In 1979, a sales counter, operated by paid staff and docent volunteers, was set up at the entrance of the Carriage House. Postcards, books, pamphlets, and similar materials are sold to the public. Profits are used to support docent activities. The sales counter is open during the unit's public hours, except when staff or docents are not available to run it.

Mounted Exhibits. Informative, wall-mounted exhibits in the Carriage House provide some orientation to visitors who are waiting for tours. The most recent addition includes historic photographs of the mansion interior, which document changes in decor over the decades. Lighting is inadequate, and the exhibits, produced by the limited resources of staff and docents, understandably do not meet today's accepted professional standards.

Audio-Visual Capability. The Carriage House is equipped with a video cassette player and 27-inch color television monitor. An orientation videotape is currently being shown to visitors.

c. Grounds

Occupying less than an acre, the Governor's Mansion unit does provide space for a few minutes of strolling. Concrete walkways allow visitors to walk all around the building. The plantings are substantially similar in appearance to the period in which the governors occupied the house, but no overall landscaping plan is in effect. Apparently, the landscaping has not changed radically, except in terms of maturity, since the original landscaping. Some of the Albert Gallatin period plants are still extant, and are noted during guided tours. The present gardener makes a special effort to choose only those plants in harmony with the history of the site (Wells, 1988).

A swimming pool with concrete perimeter was installed during the Governor Pat Brown administration. Occupying the area once featuring the gazebo, it is viewed by visitors through a recently installed steel grating.

Media and Programs

a. Tours

Guided tours comprise the essential element of Governor's Mansion interpretation. Almost without exception, all public entry to the mansion itself is under the supervision of guides, who may be paid staff or trained docents. The system delivers interpretive messages more effectively than any other means, because the relationship of live interpreter and visitors provides an irreplaceably dynamic, interactive visitor experience. Additionally, tour guides safeguard the mansion and its artifacts from vandalism and theft.

The frequency of tours varies from one-half to one hour, depending on visitor load. Tickets are sold at the Carriage House. No advance arrangements are necessary. Guided tour groups range up to 25 persons. Organized groups of ten persons or more, such as school classes, can make reservations up to six weeks in advance. Reserved tours are given mainly on mid-week days, with a maximum of four each day. Each tour is led by a single guide.

Tours begin at the Carriage House, from which guides walk the group up the front steps to the mansion's main (north) entrance. Information is presented about the landscaping and pool on the way to the house. Inside the mansion, visitors are taken through the public areas of the first (main) and second

floors. Tour scripts include original Gallatin building features, especially in the library; various architectural, technological, and decorative changes over the decades; and anecdotal material about the governors' families and their use of the mansion.

During the recreational Victorian Christmas Open House event, costumed guides and docents provide live interpretation while stationed throughout the public spaces in the mansion.

b. Self-Guided Grounds Tour

Visitors can take a self-guided tour of the grounds with the aid of an inexpensive grounds map available at the sales counter. Visitors are confined to the concrete walkways, and are not permitted in the pool area.

c. Exhibits

Please see the Carriage House facility section, page 59, for information on the present exhibits.

d. Publications

The sales counter in the Carriage House offers various pamphlets and books relating to the history of the mansion and allied subjects.

e. Teacher's Guide

A Teacher's Guide, prepared by staff in 1984, is available for sale at the ticket office. It contains an area map, background material for teacher preparation, a word search puzzle and matching quiz for motivational in-class use, a "Can You Find It?" activity for pre-tour use while at the mansion waiting for the tour to begin, and follow-up suggestions. The activities are aimed at fourth grade level children.

The guide is a valuable tool for teachers. By providing information to teachers, and activities for students, it reinforces learning and spurs motivation. However, it needs to be updated and revised.

f. Outreach Programs

Members of the Assistance League of Sacramento conduct outreach activities for the Governor's Mansion in the form of a "trunk show." This 30-minute presentation consists of a short, introductory slide show, followed by the use of hands-on and display materials. This successful and active program was presented 66 times in the spring of 1988 alone. Most presentations are made to the fourth through sixth grade levels at Sacramento area elementary schools. Schools chosen for the presentation are generally not those from which classes plan trips to the mansion. In effect, the trunk show takes the mansion to the schools.

Until 1986, volunteers put on a trunk show, except for the audio-visual portion, in the Carriage House as orientation for visitors prior to their being taken on the tour.

g. Living History Programs

A living history program was started in the early 1980s. Its long-range objective is to create living history presentations centered on each of the mansion's governors. The program is offered on the last Saturday in April and August. Currently, scenarios are available for the Pardee, Johnson, Young, and Warren eras.

Interpretive Periods

Interpretation at the Governor's Mansion shall encompass the years of the building's existence, from 1877 to the present.

Within this broad time frame, the primary interpretive period shall be the years 1903 to 1967, during which the property was the official residence of the Governor of California.

More closely defined interpretive periods shall be adopted for specific house museum purposes, as follows:

House museum space on the first (main) and second floors of the mansion shall reflect their appearance in 1967, at the opening of the Governor Ronald Reagan administration.

House museum spaces in the third floor of the mansion shall reflect their appearance during the Gallatin-Steffens occupancy.

House museum spaces in the Carriage House shall reflect their appearance during the Hiram Johnson administration, at the moment of the structure's conversion to a garage.

To the extent feasible, excepting the Carriage House and its immediate environs, the appearance of the site, including the exterior of the mansion and landscaping shall continue to reflect its general appearance in 1967, as modified by changes to date.

Interpretive Themes

The themes and subthemes proposed for the Governor's Mansion are noted below. Following this listing, themes and subthemes are explained in the Expanded Themes section in greater detail.

Unifying Interpretive Theme: "Stewards of the Mansion"

Primary Theme A: The Mansion and the Governor's Office

Subthemes

1. Stewardship in the Office and in the Mansion
2. The 19th Century Search for a Mansion
3. The Mansion in the Public Eye

Primary Theme B: Governor's Mansions in History

Subthemes

1. Governors and their Mansions in our Colonial Past
2. Governors' Homes in Other States
3. Proposed Governors' Mansions for the State
4. The Permanent Homes of the Governors

Primary Theme C: The Mansion Keeps Up with the Times

Subthemes

1. The House that Gallatin Built
2. The Impact of Technology on the Mansion
3. The Vagaries of Fashion

Primary Theme D: Lasting Imprints of the Mansion's Occupants

Subthemes

1. Personalities of the Occupants
2. Special Needs Make Lasting Imprints

Secondary Theme: Immobile Witness to an Evolving Capital

Expanded Themes

Unifying Interpretive Theme: "Stewards of the Mansion"

The primary goal of interpretation at the Governor's Mansion is to clarify the significance and meaning of the park's resources. No one disputes that the building is unique. But in exactly what sense is it unique? Moreover, to be of historical significance, the park's uniqueness must reflect something deeper than itself. There are many unique old mansions. Why is this one special?

During the decades in which it served as the official governor's residence, the mansion's inhabitants were its stewards. Privileged to occupy it, but also entrusted with its care, the governors' families lived here by the terms of an unwritten understanding, whose roots went deep in our system of government. It is the relationship between the occupancy of the mansion and this unwritten understanding that is at the heart of the interpretive significance of the Governor's Mansion.

To grasp that relationship, it is necessary first to recall a few fundamental political principles surrounding the office of the governor, because these principles provide the basis of the unwritten understanding. Under our system of government, governors are servants selected by democratic process, and empowered by the people, the wellspring of all legitimate political power, to use the office on their behalf. Periodically, governors either receive a renewed mandate at the polls, or turn the office over to their successors and resume their lives as ordinary citizens.

Three important ideas implied in these simple facts bear on the Governor's Mansion. They are summed up in the concept of stewardship. First, the governor does not own the office, but occupies it temporarily. Second, the governor's responsibility is to use the powers of the office to meet the needs of the state. As those needs and circumstances are constantly changing, substantial discretion must be left in the governor's hands if the office is to be capable of functioning in a flexible, effective manner. Third, the governor assumes an obligation to preserve the office so that it is passed on to others essentially unimpaired.

Tension may arise when the governor's duty to adapt to changing needs conflicts with the responsibility to maintain the continuity of the office. Meeting needs effectively may result in permanent changes to the office itself. The increased demands placed on government by modern technologies and California's population expansion have led to increases in the governor's staff and scope of responsibilities that would have been unthinkable in the early days of statehood. The personality of a particular governor may also have an impact on continuity. In exercising power, a governor with an imposing personal style may leave a lasting imprint that influences the manner in which successors handle the office.

On the other hand, as governors are stewards of their office rather than unconditional masters, they are obligated to preserve it, as well as use it. At any point in this evolutionary process, the governor's office reflects the balance struck between continuity and stability on one hand, and change and flexibility on the other. When all goes well, the result of reconciling these potentially conflicting expectations is that principles and traditions are perpetuated, while the office pragmatically adapts to a combination of the challenges facing it and the operating style of its administrators.

In what way are these concepts, associated with the governor's office, relevant also to the Governor's Mansion? The mansion, obviously, is related to the governor's office because the governor lived in it. Yet its larger interpretive significance lies in its providing a unique, physical manifestation of the stewardship of the office.

Analogous to the governor's office, the mansion was not owned by the governors' families, but entrusted to them for their use in connection with the occupancy of the office. While the state appropriated funds to allow incoming families to make some superficial alterations to the building and grounds, there was never any intention (or sufficient means provided) to allow the occupants to deal with the house precisely as if they owned it.

The unwritten understanding under which the governor and his family occupied the mansion obligated them to use and preserve it in very much the same way, and for the same ends, as the governor was obligated to use and preserve the office. Just as the office had to be kept whole for the new governor, so did the mansion have to be kept whole for the incoming occupants. The concept of stewardship applied equally to the occupants of the mansion as to the occupant of the office. The work of the wives of Governors Knight and Brown in preserving the history of the mansion and opening it to tours, in particular, demonstrates this sense of stewardship at its best.

In response to changes in technology, specific family needs, or style over the years, the mansion changed, just as the governor's office changed in the face

of new situations. The conversion of the Carriage House to a garage for automobiles, under Governor Hiram Johnson, provides one example. But the changes were largely incremental, with the occupants never fully free to do as they pleased. Just as the governor's office reflects an accumulation of tradition and change, and the balance struck between them, so does the Governor's Mansion.

When visitors are taken through the mansion today, this accumulation of tradition and change is made clear to them at every turn in the building's fabric and furnishings. Most governors -- some more than others, just as was true of their varying impacts on the office itself -- left some lasting imprints on the home, some change to what they found that has survived their successors' tenure. Some of these changes reflect individual personalities; some reflect then-current esthetic tastes; some reflect technological developments or the social impact of technology. Yet visitors come away with a sense of an essential stability and continuity in the mansion's history.

Guides and docents highlight for visitors the specific impacts of particular governors' families; the way fashion in colors or furnishings were manifested; how new technologies not known when the building was constructed had been assimilated and had changed the way the occupants lived. Despite all such changes, as tour leaders point out, the mansion seems somehow immovably rooted in tradition.

This blending of decades of change and continuity has given us a mansion that continues to reflect the responsibilities its occupants assumed as its stewards, as well as their tastes and predilections. Because the source of their stewardship was in the fundamental principles of our political system, the home the governors and their families have left us is not only unique, but significantly so.

From the historic park's intimate association with the institution of the Governor's Office, its melding of different eras and people, its evidence of responses to changing human needs, and its sense of an unbroken tradition of stewardship, visitors to the Governor's Mansion come into palpable contact with an aspect of our political and social heritage to be found nowhere else.

The intent of this unifying interpretive theme is to place interpretation of the various elements of the Governor's Mansion, including its architectural features, furniture and furnishings, anecdotal material relating to its occupants, and its history, in the context of their relationship to the Governor's Office and the political culture of California.

Primary Theme A: The Mansion and the Governor's Office

The primary historical significance of the Governor's Mansion is that for more than 60 years it served as the official residence of the governor of California and his family.

The purpose of this theme is to emphasize to visitors the significance and intimacy of the connection between the governor's office and the Governor's Mansion.

Subthemes

1. Stewardship in the Office and in the Mansion

The occupants of the governor's office and the Governor's Mansion shared an obligation of stewardship that is deeply rooted in our political system, and which provides the key to understanding the relationship between the mansion and its occupants.

The aim of this subtheme is to provide visitors a common thematic thread to connect the pieces of information they receive on tours and in exhibits.

2. The 19th Century Search for a Mansion

The decision to purchase a permanent residence for the governor in Sacramento was arrived at in an era when the size and functioning of state government, and the office of governor, were very different from what they later became.

The aim of this subtheme is to clarify the historical background of the acquisition of a Governor's Mansion in the 19th century.

3. The Mansion in the Public Eye

During the decades in which it served both as a symbol of state government and the home of the governor's family, the mansion periodically became a focus of public attention.

The aim of this subtheme is to highlight the moments in history when the Governor's Mansion made headlines in its role as a symbol of state government.

Primary Theme B: Governor's Mansion in History

California's Governor's Mansion has a unique history, but the idea of an official resident for the head executive of the government is common to many eras and places. Surveying the residences of governors in other states, and other times in American history helps place the mansion in historical perspective.

The purpose of this theme is to place the Governor's Mansion in a wider geographical and historical context, by presenting contrasts and comparisons with other similar structures.

Subthemes

1. Governors and their Mansions in our Colonial Past

During the Colonial period of American history, and during the years of Spanish and Mexican control of California, governors' residences reflected their political and social status, and the societies in which they lived.

The aim of this subtheme is to reveal to visitors some historical precedents that existed for a governor's mansion at the time the state purchased the Governor's Mansion site.

2. Governor's Homes in Other States

Different states have adopted different solutions to the question of an official home for the governor.

The aim of this subtheme is to allow visitors to compare and contrast the Governor's Mansion with the practice of states other than California.

3. Proposed Governors' Mansions for the State

Over the state's history, other buildings besides the Governor's Mansion were contemplated as the official governor's residence.

The aim of this subtheme is to highlight alternatives to the Governor's Mansion that have been considered over time.

4. The Permanent Homes of the Governors

All residents of the Governor's Mansion had a permanent home from which they came, and to which they returned.

The aim of this subtheme is to emphasize to visitors that occupancy of the mansion was always temporary, and to show the permanent homes from which its occupants had come.

Primary Theme C: The Mansion Keeps Up with the Times

Just as the governor's office evolved over the years in meeting the problems and challenges facing the state, the Governor's Mansion reflected changes in popular taste and fashion, the personalities of its occupants, and the changes in technology that have transformed American life in the last century.

The purpose of this theme is to present to visitors interesting or significant details concerning the evolution of the interior and exterior of the Governor's Mansion, as it demonstrates the occupants' stewardship responsibilities.

Subthemes

1. The House that Gallatin Built

The pre-Governor's Mansion owners and occupants of the property enjoyed a home that met the Victorian era's dream house standards.

The aim of this subtheme is to present information about the pre-1903 property and owners and to establish a base line for understanding subsequent changes to the building.

2. The Impact of Technology on the Mansion

The vast changes in technology that have revolutionized the lives of Californians over the last century are reflected in a series of incremental additions and alterations to the Governor's Mansion over the years.

The aim of this subtheme is to focus visitors' attention on how changing technology affected the lives of the mansion's occupants.

3. The Vagaries of Fashion

Under the guidance of the governors' wives, the mansion and its furnishings reflected changing tastes and fashions over the greater part of a century.

The aim of this subtheme is to highlight the role of changing tastes and fashions in altering the appearance of the mansion or its furnishings.

Primary Theme D: Lasting Imprints of the Mansion's Occupants

The residents of the mansion moved into it with their individual personalities and family needs. Although living in a home away from home, and in the status of temporary residents, the governors' families left personal imprints that today give character and human scale to the historic park.

The purpose of this theme is to provide a human scale to interpretation of the park by introducing visitors to the notable personalities among the mansion's residents, and to the influence of particular individuals in the evolution of the Governor's Mansion.

Subthemes

1. Personalities of the Occupants

The human dimensions of the Governor's Mansion are revealed in the personalities of its occupants, and in the lasting imprints those personalities left behind when they moved out.

The aim of this subtheme is to focus on the lasting signs of the personal qualities of the occupants of the mansion.

2. Special Needs Make Lasting Imprints

Personal requirements and family needs were met by making alterations to the material fabric and furnishings of the Governor's Mansion.

The aim of this subtheme is to relate the changes in the uses of rooms in the building or spaces on the grounds to particular needs of individual occupants.

Secondary Theme: Immobile Witness to an Evolving Capital

Today, the mansion seems out of place, an immobile relic snagged in a river of time. Surrounded by commercial development, a major hotel complex, and a heavily trafficked highway, the mansion is difficult for visitors to imagine in its original 1877 environment. The incongruity of the mansion and its present environs offers an opportunity to reveal to visitors how Sacramento grew and changed over the last century, and how the character of neighborhoods altered to meet the pressures of urban life. This subtheme will carry the story of the mansion's changing neighborhood to the present, providing a city-wide perspective on Sacramento's last century of urban development.

This subtheme relates not only the physical environs of the neighborhood, but the fact that the Governor's Mansion apparently is no longer considered suitable for occupancy by the governor. Interpretation of this last issue provides an interesting contrast to the previous thematic idea that both the governor's office and the Governor's Mansion were able to adapt to change.

Unlike the office, which is a set of functions rather than a real object, the Governor's Mansion is subject to the limits of real property. There are limits to the adaptations that can be made within the building itself, without destroying essential qualities of the structure. There are far fewer options with respect to the property's environs. Whenever the physical environs of the governor's office grew unsuitable, the office moved. There is no analogous ability to move the mansion and its grounds. In this respect, consideration of the neighborhood and its changes over the years reveals a further limit: the point at which the analogy between the governor's office and the Governor's Mansion breaks down.

The purpose of this secondary theme is to establish a sense of the park's historical and contemporary physical environment, and to explain that environment in terms of Sacramento's social and urban development.

Proposed Interpretation

Facilities and Media

Visitor Center

The most pressing interpretive need at the Governor's Mansion is for a visitor center commensurate with the complexity of the interpretive story, the materials on exhibit, and the unit's significant visitation. The visitor center may serve as the visitor contact point, and the location of restroom facilities. All visitors to the park should be required to enter and exit the park via the visitor center.

Modern Exhibit Area. An adequate modern exhibit space should be set aside in the visitor center for the major exposition of Primary Themes A and B and the Secondary Theme. While aspects of these themes can be included in tours, their content is particularly adapted to presentation in modern exhibits. The modern exhibit area may also include coverage of Primary Theme C, to supplement or reinforce interpretation presented during tours, and in the house museum settings.

Dioramas. The visitor center may be outfitted with one or more dioramas depicting portions of the mansion's interior that no longer exist, are not open to the public, or for which an alternative chronological period may be presented. Examples include Governor Earl Warren's third-floor office, the cupola, and the pre-1903 Chinese servants' quarters in the basement.

Theater. A theater area should be included in the visitor center, with adequate seating for tour-group sized audiences and school groups. The primary purpose of the theater will be for the showing of a Governor's Mansion Orientation Film or video presentation. However, the space should be designed for multi-purpose use, including docent and guide training, lectures, and the showing of audio-visual materials related to Governor's Mansion interpretation.

Period Clothing Display. Space should be set aside in the visitor center for a permanent display of period clothing associated with, or typical of, the persons and events connected with the Governor's Mansion. This clothing exhibit should include a changing or rotating exhibit schedule, to periodically freshen the exhibit, and attract return visitation.

Research Materials Library. The visitor center should house a research materials library consisting of published and unpublished scholarly works, manuscripts, written and taped reminiscences, and graphics, for the purpose of docent and guide training. The unit should endeavor to encourage donations of useful materials, and make them available to scholars and researchers.

Sales Counter. An expanded sales counter should be situated prominently in the visitor center. As an important adjunct to the interpretive program, it should offer for sale to the public, published books and pamphlets related to the park themes and such allied subjects as the history of Sacramento, 19th century house construction, fashions in furnishings, and the history of the state's governors and the governor's office.

Carriage House

The present visitor-oriented and interpretive functions located in the Carriage House should be removed and relocated to the new visitor center on its availability. The Carriage House should then be converted to house museum spaces interpreting the structure's appearance during its transition from a carriage house to an automobile garage, which occurred during the Hiram Johnson administration. The house museum, showing the conversion work in progress, should allow for the plausible presence of horses, carriages, and automobiles. See the Interpretive Concessions section regarding a possible interpretive concession offering carriage or automobile rides from the Carriage House.

Governor's Mansion House Museums

The Governor's Mansion itself should be devoted to house museum uses to the greatest extent feasible, and consistent with health and safety considerations, including the basement and third floors. The house museums should together present a flow of history covering the prime interpretive period of 1903-1966, as well as reflect in its architectural and decorative features the original construction by Albert Gallatin.

In the interests of historical accuracy and plausibility, furnishing plans should be developed for all house museum spaces in advance of any changes or alterations intended to implement the interpretive proposals of the General Plan.

Basement: Two spaces in the basement should be accessible to guided tour groups: the laundry room and the furnace room containing the so-called "Octopus" furnace, dating from the 19th century. While these spaces need not be restored in detail to any particular era, the furnace's ductwork should reflect as accurately as possible the appearance of the original ductwork feeding the first floor registers, and any original functional equipment dating from the 19th century removed from the laundry room should be replaced. This will provide some additional opportunity to interpret the functioning of the house during the Gallatin and Steffens periods.

First and Second Floors: These spaces should reflect their appearance at the time Governor Reagan left the building in 1967, and give the general impression of being in use. This can be accomplished by such devices as having the TV on, with a showing of a 1967 videotaped program, or a radio left on; the setting of the dining room table as though a reception or dinner party were anticipated; stocking of the kitchen pantry with food items, indicating active use.

The overall interpretive objective of these spaces is to convey to visitors the accumulated changes and continuities of the residence during the years it served as the Governor's Mansion, and to present the mansion as it looked during its final use as the governor's residence. The flow of history is thus inherent in the building's 1967 appearance.

Third Floor: At such time as public access to the third floor is permissible, the ballroom and billiards room should be restored to their appearance during the Gallatin-Steffens occupancy. Pending construction of a new visitor

center, the ballroom may be used to display the clothing exhibit noted in the discussion of the visitor center. Governor Warren's office, which will be removed, may receive mitigating interpretation in the visitor center.

Mansion Basement Artifact Storage

Curatorial management, research, and storage functions eventually should be relocated to the proposed new visitor center. Pending the availability of such a facility, an adequate, secure, and environmentally controlled portion of the basement should be converted to interpretive artifact, clothing, and associated materials storage. This interim facility should include space for curating the collection, and for use by researchers using the collection.

Mansion Exterior and Grounds

All evidence suggests the mansion's landscaping is essentially similar to its condition in 1967, with the major exception of new plantings of bedding plants and some trees that replaced others removed in the course of renovation work. From an interpretive viewpoint, the 1967 condition presented a flow of history, ranging from the initial landscape planning of Albert Gallatin to the occupancy of Governor Reagan. Future maintenance of the mansion grounds, including the replacement of existing plants and the erection of structures and barriers shall aim at preserving that flow of history, to the extent consistent with health and safety requirements.

Publications and Other Media

The sales counter now maintained in the Carriage House is a valuable conduit for interpretation. In addition to the materials now offered for sale, the counter should make available for sale video tapes or their equivalents, and an expanded selection of published materials to provide in-depth supplementary information relating to the Governor's Mansion's interpretive themes. The availability of such materials provides mitigation for the lack of handicapped access.

Video Tape Historical Tour Presentation. A simulated or actual guided tour of the Governor's Mansion's grounds and building interiors should be prepared in a video tape format, of a length approximating a guided tour, and made available for sale at the sales counter in the visitor center. Intended for leisurely home viewing, such a presentation would satisfy visitors' needs for information, enable sharing of the park with those not able to visit it, or because of other constraints not able to take the guided tour. The production would also help publicize the Governor's Mansion to a wider public.

Publications. An expanded offering of books, articles, and pamphlets related to the park's interpretive themes should be made available for sale. The sales counter should make available any publications, whether books, article reprints, journal issues, or pamphlets, produced at least partly through research conducted at the Governor's Mansion itself. Additionally, a high-quality, color illustrated volume should be produced, of the general quality of the similar publication now available at the State Capitol bookstore.

Orientation Presentation. A high-quality audio-visual orientation presentation should be available for visitors. Any such program, including the one now in use, should be periodically assessed for timeliness, accuracy, and effectiveness, and revised or replaced as necessary to maintain professional standards.

Visitor Activities

Young People's Interpretation

Because of the existing and potential use of the unit by organized school groups, particular attention should be paid to providing interpretive experiences aimed at children.

Visitor Center Hands-on Interpretation and Demonstration

Provision should be made for active visitor participation and live demonstrations to be conducted in the visitor center for organized school groups. Storage containers in the visitor center can hold replica clothing items, such as hats, gloves, and shoes, typical of various periods in the history of the mansion, that children under supervision might try on. Domestic household items typical of the Gallatin period or early 20th century period, such as kitchen utensils and small hand-operated tools, might also be passed around and demonstrated. Castings and replicas of decorative interior building features, dinnerware, operating old phonographs and radios, would be suitable for hands-on use. Toys used by children who lived in the mansion should be identified and kept in this hands-on and demonstration collection.

Carriage House Hands-on Interpretation. Additional hands-on activities may be planned for the Carriage House, in which guides or docents could pass around grooming and horse care items, riding gloves, goggles, hats, and other items associated with the horse-drawn carriage or the early automobile era.

Teacher's Guide and Instructional Kit. A revised and expanded kit should be produced to help prepare teachers and other children's group leaders for a visit to the park. The new guide should continue the aims of the present guide in providing for learning before, during, and in follow-up of visits.

The revised guide should include more background information on the mansion and the governors, to adequately prepare teachers for instruction. Additional sources of information should be identified, including books suitable for children and adult (teacher) use. Quizzes, puzzles, and other means of testing or reinforcing learning should follow classroom instruction or individual study. A revised teacher's guide should contain detailed lesson plans, illustrations, and worksheet materials, integrated with established social studies curricula.

Guided Tours

The most important and effective visitor service at the Governor's Mansion is the guided tour system. It should be continued and expanded.

Ongoing research. The individual efforts of guides and docents to increase individual expertise, and to develop new information about the mansion and its history, should be facilitated by instituting a research library in the visitor center, built around the current archival collection of published and unpublished materials, and to which adequate resources are devoted to assure a reasonably complete and current collection.

Costuming and role-playing. In order to provide variety and new perspectives for return visitors, and to assure that a variety of governors and time periods will receive coverage, guides and docents should be encouraged to conduct tours while clothed in period dress apropos of one of the mansion families of personal interest to them. Special emphasis could then be placed on the particular period of occupancy, with information given specific to the relevant governor and family.

The extent to which role-playing should accompany the period dress should be left to the individual inclinations of tour presenters. The key point is to provide new perspectives on the mansion's history by varying the historical emphasis and providing more historical balance.

The long-range goal of costuming of guides is to provide frequent change and variety in tours, with emphasis placed on all gubernatorial administrations. This is especially important for the encouragement of return visitations.

Tours for visitors with special needs. An effort should be made to recruit guides and docents capable of presenting tours to special needs visitors, including sight-impaired, hearing-impaired, elderly, and non-English speaking persons.

Hands-on Tour Opportunities. Active adult visitor participation in interpretation should be encouraged to the extent possible during tours. Those efforts now made by individual guides and docents, such as the handling of sample materials from the mansion or allowing visitors to play the piano, should be assessed for their general effectiveness and appropriateness, and considered for general adoption. The suggestions for children's interpretation, noted above, are generally applicable to adults as well.

Outreach Efforts. Because of the Governor's Mansion location close to convention centers, there may exist some needs and opportunities for providing special interest tours of the mansion. Efforts should be made to ascertain the potential interest of convention groups in tours devoted to subjects of particular interest. For example, professional groups in such fields as law, history, architecture, politics, engineering, interior design and decoration, home improvement, furniture or appliance manufacturing, and education, might be attracted to specialized tours emphasizing their particular interests.

Living History Program

The Living History Program is a valuable and unique element in interpretation at the Governor's Mansion. Its growth and expansion should be encouraged and supported by the department. The anomaly occurring when the historic time period of the program does not correspond to the actual appearance of the mansion is unavoidable, but needs to be addressed to prevent visitor misconceptions. This can be accomplished by clarifying the differences in written material or through live interpreters. The benefits realized through presenting living history outweigh any interpretive problems caused by discontinuities between the mansion's appearance, and the time period of the presentation.

Emphasis on Historic Accuracy. Ongoing efforts to enhance the quality and extent of the Living History Program should be maintained. The program should aspire to the highest practicable fidelity to historical accuracy in clothing, role-playing of historic characters, and presentation of historic events.

Expansion of Living History Program. The present trend of adding new periods to the Living History Program should be encouraged. The ultimate goal is to have separate programs for each of the gubernatorial administrations, and to have presentations made with proportionally greater frequency. It is understood that to achieve this will require a long-range commitment of department support.

Coordination with State Capitol Program and Other Local Events. One of the present Living History Programs at the State Capitol portrays a time period and individual personalities which blend well with the Governor's Mansion's program. A coordinated Living History Program involving the two programs is being experimented with, and its permanent feasibility should be explored. A closer identification between the programs of the State Capitol and the Governor's Mansion would enhance the interpretive effectiveness of both.

Consideration should be given to coordinating one of the living history presentations with Sacramento History Week, in order to capitalize on the high interest in area history generated by that annual event.

Victorian Christmas Open House Program

This highlight recreational event serves to draw favorable public attention to the site, and encourage return visitation. Its emphasis on victoriana is consistent with the unit's secondary thematic emphasis on the pre-1903 occupancy. The program may in time evolve toward greater historical accuracy than it presently exhibits, to become the basis of a pre-1903 era living history offering consonant with park themes, and meeting the standards of historic accuracy for such programs. Such an evolution would add another interpretive dimension to the unit and should be encouraged.

Horse Carriage Rides

In conjunction with creation of the house museum proposed for the Carriage House, the feasibility of securing an interpretive concession agreement to

provide horse-drawn carriage rides and/or antique automobile rides from the structure should be investigated. This proposal is detailed in the Interpretive Concessions section, page 65.

Outreach Program

The current "trunk program" of the Assistance League should be continued and expanded with department support. It provides an important link to the school and senior citizen communities.

A speaker's bureau should be organized to make outreach presentations consisting of slide programs and lectures to be delivered at meetings and other organized groups, such as service clubs, Library Friends' associations, historical societies, and professional conferences.

Research and Publications Program

As a repository of a significant collection of research materials, and in view of its artifact collection and the architectural resources of the building, the park should establish a program designed to encourage the use of the collections by professional scholars, serious students, and others for research and publication purposes. Such subjects as the decorative arts, political history, architecture and California history may be productively studied at the mansion. A publications program that offers support to researchers using the park's collection and other local area sources of research materials such as the State Archives, the State Library, the Sacramento City Library, and the Sacramento History Center, should be established. Publications should be made available for sale at the visitor center sales counter.

Private Use Arrangements

The present fee-basis, private use of main floor museum spaces in the Governor's Mansion has adverse impacts on the park's interpretive facilities. The casual use of artifacts by guests at private functions may result in loss or damage to original materials, or to the building itself. Additionally, staff time invested in moving or otherwise protecting interpretive resources in the museum rooms in connection with private events is neither compensated for by fees, nor available for other interpretive work.

Private use arrangements of the main floor of the mansion should be gradually phased out over time for long-range protection of the interpretive resources. An acceptable alternative would be the use of the third-floor ballroom, once it is restored to its 1903-1907 appearance, and all safety needs are met.

Interpretive Associations

A very active cooperative association, the Sacramento State Park Docent Association, participates actively in the interpretation of the Governor's Mansion. The Docent Association serves all units of the Sacramento District State Parks, with sub-groups at each park. The membership of the Docent Association involved at the Governor's Mansion is approximately 60. Of these members, about 45 are actively engaged at the unit.

Docent volunteers present tours, provide security inside the building, sell tickets, provide information to visitors, maintain the sales counter, and participate in living history and other programs.

Active docent participation in interpretation at this park unit is essential to a fully functional program. As the park's needs will increase with the construction of a visitor center building, continued efforts should be made to recruit new members, maintain high standards for their training, and involve them in the planning and implementation of programs and activities.

Docents now have space allotted for their use inside the mansion. To enable the docents to maintain and improve visitors services, an adequate area for their activities should be set aside in the proposed visitor center, to replace space now used in the mansion. Their needs include office space, a rest area, a meeting room, and research library space.

Interpretive Concessions

When the Carriage House is converted to house museum use, its interpretation would be greatly enhanced by its actual use. Horses, carriages, and antique cars may be brought to the mansion by docents and others. Additionally, it may in the future prove feasible to secure more permanent arrangements by means of an interpretive concession offering carriage or automobile rides to visitors through local area streets.

In that event, any such interpretive concession contract should require the concessionaire to:

Maintain one or more horses and carriages and/or automobiles in the Carriage House, as seasonally appropriate;

Have good familiarity with the 19th-century horse and carriage maintenance, and/or early 20th-century automobile technology, and relate this to visitors in an interesting and informative manner;

Offer demonstrations at the Carriage House location, with commentary directed toward visitors, in the normal care and feeding of horses and/or automobiles, as appropriate to the interpretive period.

Maintain and regularly operate at least one horse-drawn carriage and/or one antique automobile (or replica) out of the Governor's Mansion's Carriage House, historically correct in appearance and function;

Provide that the driver for the carriage or automobile be dressed appropriately for the time period, and be able to provide information to riders regarding the appearance of the Governor's Mansion environs in the 19th- and early 20th-centuries;

Maintain and have available for sale to the visiting public paraphernalia and materials associated with the use of horse-drawn carriages and/or early automobiles.

Interpretive Collections

The mission and interpretive aims of the Governor's Mansion are complex and large in scale. Much of the existing collection is original to the mansion or to the various governors who lived there. Other appropriate artifacts and documents will be needed to fulfill the interpretive aims promulgated by this plan; the acquisition of collections should be focused and in harmony with the General Plan and with the Interpretive Plans and Furnishing Plans that arise from it. However, it should also be recognized that the costs of storage and processing of artifacts are escalating; therefore, acquisition should be concerned with immediate needs and not possible needs. This Scope of Collection Statement is meant to serve as a guiding document for staff, curators, and volunteers.

Scope of Collections

There are approximately 5,000 objects connected with the interpretation of the Mansion. The artifacts are categorized into roughly seven types of collections:

1. Objects purchased by General Services and used by the governors and their families. This includes those objects that are continuing to be used by the governor for special occasions.
2. A small number of pieces that go back to the Gallatin and Stephens eras.
3. Objects installed during the 1967 DPR furnishings enhancements. These are long-term loans from the statewide state parks collection.
4. Short-term loan objects brought in by staff and docents to supplement the 1967 enhancements.
5. Reproduction items purchased from volunteer/docent funds as supplemental items.
6. Gifts from various gubernatorial families; no research has been done to identify which objects were used at the mansion.
7. Loans from other state agencies or outside institutions; most, if not all, of this material is thought to have been removed and returned to the lenders.

Ownership of Objects

There is some confusion concerning the various kinds of "ownership" of the objects. Regardless of how the objects were originally added to the collection, it appears that at the governor's request, almost any artifact may be removed from the building and be put to non-museum use. This differs from the usual relationship that DPR has to the artifacts for which it has responsibility, and places many of the objects at unpredictable risk.

This confusion should be resolved so that the ownership, control, and use of all interpretive objects in the collection are placed in DPR hands. However, failing such clarification, consideration should be given to examining the

pattern of use of artifacts by the governor's office, and comparing that to the interpretive fragility of the objects on a case-by-case basis. For those objects at high risk or with high interpretive value, acceptable consumable replacements should be acquired for the use of the governor's office.

Present Interpretive Use of Objects

The present collection supports interpretation in the existing visitor center (carriage house), house museum settings, and in outreach programs. However, the current practice of renting out the mansion for various functions places the collection at risk through wear.

Acquisition

In general, future acquisition of collections, other than reproductions for hands-on interpretive use, should be tied to specific projects as they are defined by a furnishing or exhibit plan arising from the development process. However, an important exception to this would be the acquisition through gifts of significant household objects original to mansion occupants during their period of occupancy.

Interpretive Artifacts

The existing exhibit areas should be curated to understand the collection as it now is, as well as to assist in development of a furnishing plan for each area. A collections security plan and a collections risk management plan should be developed to enable unit personnel to identify and correct potential areas of risk for the collections, and provide direction in case of theft, fire, flood, or earthquake.

Interpretive artifacts in the Governor's Mansion collections are subject to the same policies and procedures affecting all collections under the care of the Department of Parks and Recreation, except as noted above, page 55. These policies are outlined in the Department Operations Manual and in the Museum Collections Management Handbook published by the Office of Interpretive Services.

Recommendations

Research Needs

Oral History. A project to compile and preserve the personal recollections of persons who lived in or are otherwise uniquely familiar with the mansion, should be undertaken to meet the continuing need for information related to the individuals who lived in the Governor's Mansion, and their use of the premises. Prospective memoirists should be identified and their recollections recorded in videotape or audiotape formats. The histories produced through this program should become a cornerstone of the visitor center research library, providing material for use in tours and exhibits, and augmenting information presently available for the Living History Program.

Gubernatorial Families Occupancy Information. General information about the different governors and their families, especially in relationship to their occupancy of the mansion, is spotty. For some administrations, such as Warren and Brown, detailed information has been gathered from family members. Much more research needs to be concentrated on lesser-known occupancy periods, such as that of Governor Stephens.

Neighborhood Photographs. More information is needed regarding the changes over the decades to the environs of the Governor's Mansion, including photographic evidence of neighborhood appearances and change.

Other States. Updated information on the practices of other states with respect to governors' housing needs will be needed.

Furnishings Research. Additional research is needed to determine the precise state of the first- and second-floor museum rooms at the beginning of the Ronald Reagan occupancy; of the third-floor ballroom, billiards room, and other spaces; and of the Carriage House during the transition from horse to automobile use during the Hiram Johnson administration. Furnishing plans will be required for all house museum spaces.

Future Acquisitions

There is not any funding currently available for land acquisition adjacent to the Governor's Mansion, and public access to this historic unit is not dependent on any land acquisition.

Many of the interpretive recommendations made above, particularly those related to a new visitor center, and a new role for the Carriage House, are related to the availability of a visitor center that cannot be accommodated within the present property limits. Therefore, additional property acquisition may be desirable. Any such acquisition should be contiguous with, or conveniently accessible to and from, the Governor's Mansion property, and provide adequate space for a visitor center capable of containing the functions outlined above.

Interpretive Recommendations

The section entitled "Proposed Interpretation", above, provides more detailed explanations for the following interpretive recommendations. No order of priorities is implied in the following listings:

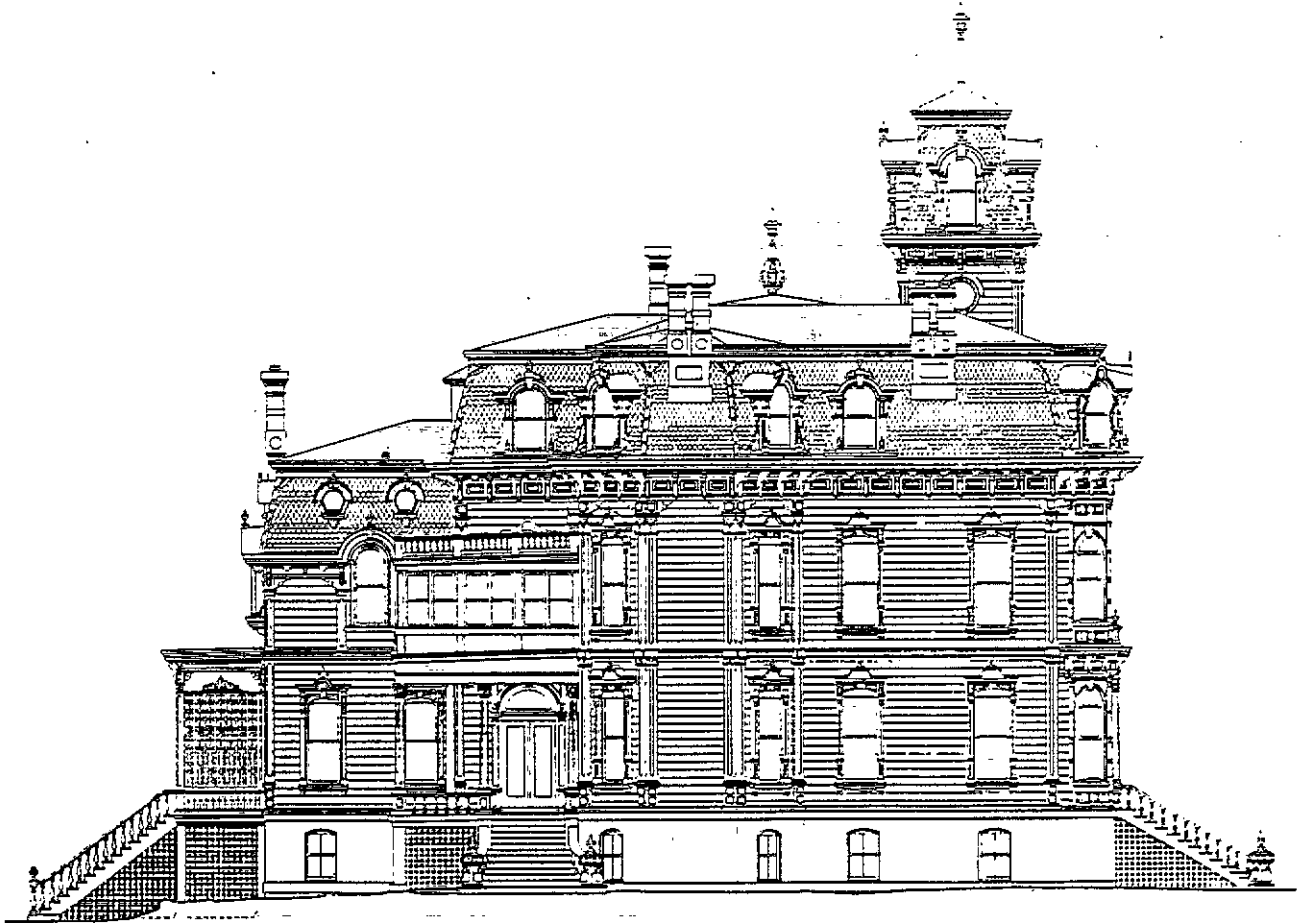
- A. Short Term Development (lower cost)
- Conduct research to clarify the relationship of material in the collection to the historic use of the Governor's Mansion, and to identify artifacts needed to implement museum space changes as noted in the Interpretive Element.
 - Institute changes to the Governor's Mansion museum spaces as indicated for the spaces presently open to the public (first and second floors rooms).
 - Produce oral histories in audio or video taped formats.

- Produce a video cassette tour of the Governor's Mansion.
- Develop a hands-on interpretive kit for children.
- Develop a revised Teacher's Manual and Instructional Kit.
- Adopt costumes for docents and guides, along with expanded emphasis on different historical periods.
- Devise tours appropriate for visitors with special needs.
- Institute outreach efforts by creating a speaker's bureau.
- Enhance and expand activities of the living history program.
- Initiate an expanded research program.
- Upgrade Carriage House exhibits pending acquisition of new visitor center.
- Resolve uncertainties regarding the legal or functional status of the unit and its collection, which constrain long-range interpretive planning and development.
- Revise policies on rental use of the unit as necessary to protect interpretive artifacts and fabric.

B. Long-Term Development (higher cost)

- Acquire suitable property for construction of a visitor center adequate for the unit's interpretive needs.
- Construct a new visitor center, including theater/multipurpose room; modern exhibit space; period clothing exhibit; research library; docent office space; and sales counter.
- Restore the third floor ballroom and billiards room as public museum spaces.
- Open the furnace and laundry spaces in the basement for public tours.
- Restore ground-level spaces in the Carriage House as a house museum depicting the conversion of the structure for use with automobiles during the Hiram Johnson era. Investigate the feasibility of integrating live horses and/or antique automobiles into the interpretive program.
- Implement a publications and research support program.

Concessions 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:

- 1) Examine previous or existing concessions in the unit.
- 2) Examine current and future concession needs of visitors.
- 3) Examine park needs for any development, services, etc., which may be included in a concession contract.
- 4) 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.
- 5) Examine a concessions 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

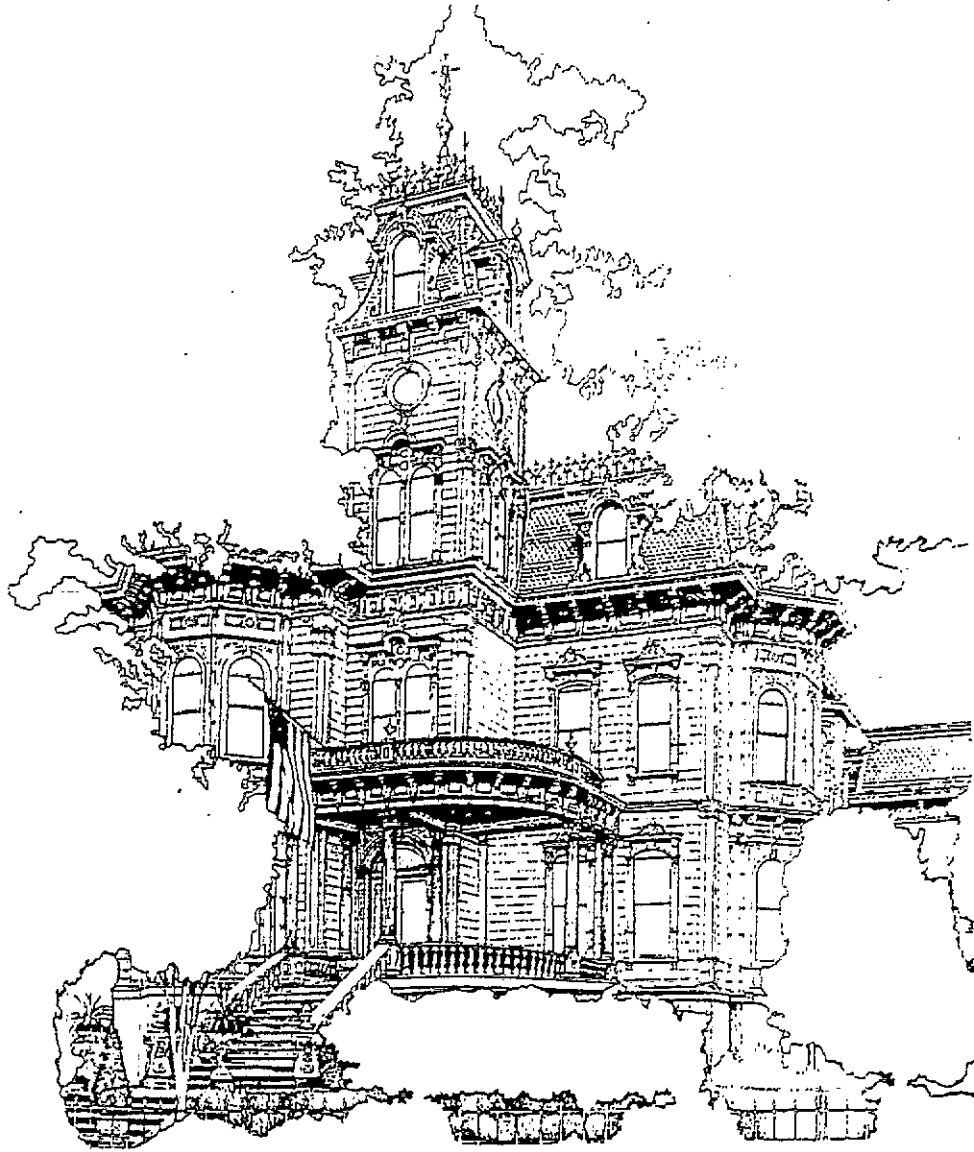
Concession services have not been offered at the Governor's Mansion in the past.

There are no concession services currently provided.

Appropriate items are offered for sale by the docent group as part of the interpretation of the mansion. Interpretive concessions may be allowed, but only if they provide services in keeping with the goals and objectives of the Interpretive Element, and under the right economic conditions to ensure the success of any such concession business.

It is not possible at this time to predict all potential concession activities. Specific concession proposals, such as the horse carriage concession recommended in the Interpretive Element, will be studied on a case-by-case basis for feasibility and appropriateness.

Operations Element



OPERATIONS ELEMENT

The purpose of the Operations Element is to identify the present and future operational needs of the Governor's Mansion. The effect of policies and direction outlined in other elements of this general plan on park operations will be addressed.

Summary of Existing Operations

Organization

The Governor's Mansion is one of four historic parks managed as part of the historic sites park units of the Sacramento District. Sutter's Fort State Historic Park, the State Indian Museum, Stanford House State Historic Park, and the Governor's Mansion are all managed from the Historic Sites office at 802 N Street in downtown Sacramento. The Historic Sites Park Superintendent, Chief Ranger, Maintenance Supervisor, Office Assistant II, and Volunteer Coordinator all work out of this office.

Jurisdiction

The Governor's Mansion is located in downtown Sacramento. All law enforcement services are the primary responsibility of Sacramento District state park peace officers. Ranger staff from Sutter's Fort SHP and the State Indian Museum, located within one mile of the mansion, provide law enforcement assistance. There are no permanent peace officer personnel assigned to the mansion.

The California State Police provide support law enforcement services for all of the state parks in Sacramento. Their assistance consists of periodic backup services to state park peace officers during after-hours alarm calls and technical reviews of security systems.

The Sacramento City Police Department is the local law enforcement agency in the city that has concurrent jurisdiction.

Workload

Guide-led public tours are offered at the Governor's Mansion throughout the year. Tours during the school year are offered on an hourly basis, and are increased to a half-hour basis in the summer. Seasonal visitor services staffing levels are increased in the summer to meet the increased tour schedule.

An important artifact collection is housed in the mansion, which is itself a significant historic structure. Both the structure and artifacts require ongoing housekeeping, maintenance, and curatorial care.

The mansion grounds feature formal ornamental gardens which offer rotating seasonal plantings. Year-round groundskeeping services are required to maintain this garden.

Staffing

Current staffing at the Governor's Mansion consists of the visitor services staff assigned full time to the mansion, and maintenance, grounds and curatorial staff who work at the mansion on an intermittent basis.

To operate the Governor's Mansion, the following positions and skills are needed:

1. Supervision of guides and seasonals.
2. Supervision of the curatorial staff.
3. Supervision of the maintenance and groundskeeping staff.
4. Supervision of volunteer coordination.
5. Interpretation.
6. Public and community relations.
7. Law enforcement, security, and public safety.
8. Clerical, secretarial, and public contact sources.
9. Maintenance and restoration.
10. Housekeeping.
11. Groundskeeping.
12. Curatorial work.

Staff Functions

A variety of staff functions are currently housed in the historic structures of the mansion and the Carriage House. The basement provides visitor services staff work space, maintenance storage and work space, housekeeping supplies storage, a docent room and unit library, a break room, curatorial storage space, and conference space. The third floor is used for storage of artifacts not on display. Both the basement and third floor are closed to public access at this time.

Portions of the Carriage House are used for an entrance station, groundskeeper work space, and grounds and maintenance equipment storage.

Visitation

Visitation patterns follow an annual cycle. From September to mid-June, the mansion is booked with tours for school children studying California history. From February through mid-June, all reserved tours are filled, and many tour requests are turned away. During the summer, visitor profiles change to family groups.

The park is open from 10 a.m. to 5 p.m., 362 days per year. It is closed only on Thanksgiving Day, Christmas Day, and New Year's Day.

Health and Safety

Important health and safety issues at the Governor's Mansion focus on conditions related to the presence of visitors in a multi-storied historic building that was built prior to current building code standards. Currently the electrical system and fire security needs are being upgraded. The goal of this upgrade is two-fold: to provide for safe conditions that allow public access throughout the building, including the third (top) floor; and to provide preventative fire protection for the building.

Special Events/Programs

The Governor's Mansion is located in an urban environment in downtown Sacramento. It has a history of being a gracious setting for receptions, parties, and special events significant to the history of California. This use is continued in two types of scheduled special events.

The first type of special event is the department-sponsored public event, as, for example, living history programs and the annual Victorian Christmas open house. These events are co-sponsored by the Department of Parks and Recreation and the Sacramento District State Parks Docent Association. Open to the general public, these events are designed to meet special interpretive goals of the unit and to supplement daily tour interpretation.

The second type of special event is one in which the mansion is rented by an organization or member of the general public as a unique site for a private event. Receptions and weddings are frequently held at the mansion, both in the main floor hallway and out on the poolside patio. A rental fee is paid to the department by the renting party, and there are more requests for use of the mansion than operational logistics allow.

Both types of special event programs require scheduled overtime for visitor services and maintenance staff, as well as increased vigilance for the care of both the historic building and its artifacts.

Administrative Services

Administrative support functions are provided from the Historic Sites office at 802 N Street, one mile from the Governor's Mansion. One Office Assistant II provides administrative support functions for all four Historic Sites units. Additional administrative support is received from the Sacramento District Headquarters in Old Sacramento. This office contains management, personnel, accounting, reservation, administrative, and public information services.

Maintenance/Housekeeping

Maintenance and housekeeping at the Governor's Mansion are focused on the artifact collection and the historic structures. Care for the artifacts requires constant attention in a facility that is not temperature- or humidity-controlled.

Because of the age of the structure and the cost of caring for it, a significant backlog of deferred maintenance for both the artifact collection and the historic structure exists. The mansion is 111 years old, and requires ongoing maintenance care sensitive to the historic nature of the structure.

Curatorial Services

Curatorial services are provided from a central location to all four Historic Sites units. The curatorial staff advises the maintenance staff on care of the buildings, as well as on care of the artifact collection.

The Governor's Mansion houses a large collection representative of a number of governors' families. Because it is not possible to exhibit the entire collection, much of it is stored in closets and third-floor rooms, closed to the public. District curatorial staff have completed a photo inventory of the entire collection, and organized one room for artifact storage and care in the basement. Further re-organization remains to be completed. Because the collection can be used by the governor's office, the curatorial staff can be called on to coordinate artifact transfers from the Department of Parks and Recreation to the governor's office and back.

The mansion does not have modern temperature and humidity controls, placing both the historic structure and its artifact contents at some degree of risk. The on-site staff monitors for temperature changes and pest problems.

The maintenance staff provides the daily facility care, and specific artifact care is provided through the art/artifact conservation program.

Visitor Services

The on-site visitor services staff is responsible for mansion tours, volunteer coordination, special event programs, the unit history, a unit newsletter, public contact, security, and unit administrative duties. The staff reports to the facility, and uses work space located in the mansion basement.

Volunteer Services

The Governor's Mansion is the site of one of the earliest volunteer programs in the California State Park System. The Assistance League of Sacramento initiated a long-standing association of interpretive service with the mansion that continues today, and which is joined by volunteers from the Sacramento District State Parks Docent Association.

Docents are trained volunteers who provide interpretive tours at the mansion. They also take on a variety of special projects. Interpretive sales items, development of a docent library, and research and writing of living history scripts number among their many accomplishments. The periodic department-sponsored special events that are produced at the mansion would not be possible without volunteer support.

A volunteer coordinator who works out of the Historic Sites office assists the lead guide with volunteer coordination at the Governor's Mansion. This coordinator also assists the staff in the other three historic sites units. This position is currently a part-time seasonal position, and is inadequate for the extensive volunteer coordination workload.

Special Considerations and Recommendations

Relocation of Staff Functions

The Interpretive Element recommends moving staff functions from the Carriage House, basement, and third floor of the mansion to allow public access to these spaces. To meet this objective, it will be necessary for the staff to relocate services now housed in these areas.

The third floor currently houses extensive artifact storage. An appropriate facility will need to be acquired to move these items. The basement currently provides visitor services staff workspace, maintenance work space, supplies storage, a docent room and unit library, a break room, and curatorial storage space. As it is operationally disruptive to tours and to staff support activities to mix interpretive tour space and staff/volunteer work space, these uses should not be mixed.

Recommendation

Public access to the basement should proceed only after an adjacent visitor center is developed that will provide space for the services listed above.

Visitor Center

Currently, the historic Carriage House adjacent to the Governor's Mansion serves as the entrance station for fee collection and public information for the mansion. It is also the site for visitor orientation before tours. This structure is not temperature-controlled, so it is extremely hot during Sacramento's 100-degree-plus summer weather, and it is extremely cold during the 30-40-degree winter days. Because these uncomfortable temperature ranges do not encourage visitors to remain in the park to wait for the next tour, an unidentified number of visitors leaves without attending a tour of the mansion.

To aid with visitor orientation, exhibits are housed in the Carriage House. These exhibits are old, limited in scope, and due for replacement. There are operational concerns with regard to replacing exhibits in this location, however. The opportunity for significant rotating exhibits of artifacts currently in storage exists, but the Carriage House does not offer the security or temperature conditions for this exhibitry. Continued formal exhibitry would also defer the opportunity to develop exhibitry that interprets the Carriage House and its past use.

A visitor center outside the historic structures property would allow increased visitation by providing a number of services. The undetermined number of casual visitors who do not take the house tour, and leave after viewing the Carriage House exhibits, will be retained. They will be greeted by staff assigned to the visitor center, and can preview interpretive exhibitry before attending a tour.

The visitor interpretive needs for more in-depth, thematically oriented and attractive orientation to the historic resources will be met.

The loss of visitors due to temperature extremes (from more than 100 degrees to 30 to 40 degrees F temperatures) in the Carriage House because of the lack of environmental controls will be eliminated.

The visitor center will provide some mitigation for the lack of handicap access.

The increased variety in interpretive programming possibly will encourage return visitation.

Recommendation

To meet the need for a visitor center which provides comfortable environmental conditions, updated exhibits, rotating collections exhibitry, and the opportunity to interpret the Carriage House as a restored house museum, this plan recommends purchase of property for relocation of the visitor center to a new location near the mansion.

Curatorial Program

The three major operational curatorial issues at the mansion are ownership, care, and storage. While the mansion and its collections are administered by the California Department of Parks and Recreation as a historic park, ownership of the building and its contents remains with the California Department of General Services. Ownership documentation on the mansion states that the Department of Parks and Recreation shall operate the mansion as a museum until such time as a governor of California chooses to move into it. As there is serious doubt that one of California's future governors would choose to move back to the historic Governor's Mansion, due to security concerns, and because of popular support for public access to the mansion, it would be appropriate to have the "dual ownership" of the mansion clarified.

Recommendation

Transfer ownership of the Governor's Mansion to the California Department of Parks and Recreation.

The collection is also in dual ownership, and is available for use by the governor's office. Occasionally, requests for the transfer of artifacts are received which require immediate response. It would benefit the operation of the public program to clarify which artifacts will remain permanently with the mansion, and which ones should be available for immediate transfer. Exhibitry and interpretive planning could then occur with provisions for these potential requests.

Recommendation

Transfer ownership of appropriate collections to the California Department of Parks and Recreation.

Care of the historic building and of each artifact poses a tremendous financial impact and a time-consuming workload. Years worth of deferred maintenance currently require ongoing attention. A series of condition reports identifying the status of artifacts and recommending care of these artifacts is now being obtained annually by the district. These reports can be costly, and the recommended care can be even more expensive.

Temperature-controlled secure storage does not exist at the mansion. While limited secure collections storage exists, it is not temperature-controlled, and it is inadequate for the entire collection. In addition, a secure space for artifact care work does not exist at the museum.

Recommendation

Relocate the Governor's Mansion artifact collection storage to a separate, environmentally controlled local facility.

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 System 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.

Project Description

For a description of the General Plan for the Governor's Mansion, 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 unit, see the Resource Element; for proposed facilities, see the Land Use Element.

Existing Conditions, Environmental Impacts, and Proposed Mitigation

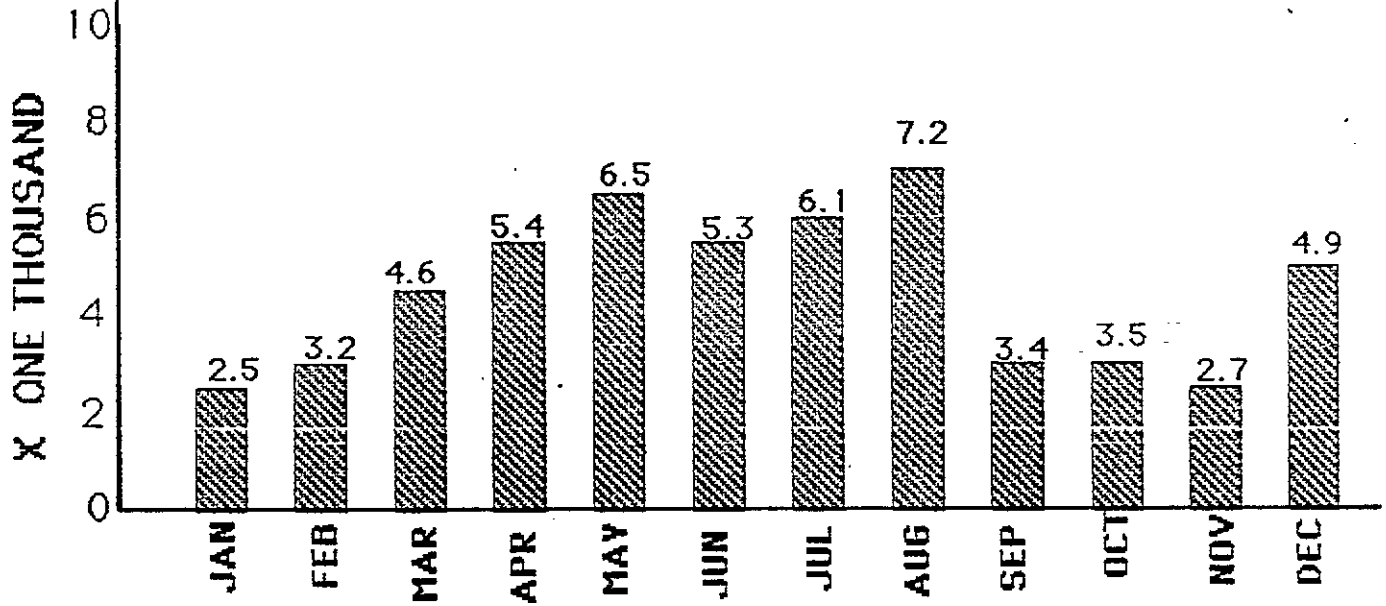
Visitation

Tours are run 362 days per year as follows: one per hour from 10 a.m. to 4 p.m. except during the summer. Tours are run on a half-hour basis. Schools or other organizations can reserve up to four additional tours a day. At a limit of 25 visitors/tour, annual tour capacity is approximately 85,000 visitors. With the addition of special events such as Living History, the Victorian Christmas, and private parties, several thousand more visitors per year could be accommodated at the Governor's Mansion. This compares with the peak visitation of 88,000 people in 1968, the first full year the mansion was open to the public, and 85,000 in 1982, the last peak year. For the purposes of the Environmental Impact Element, we will adopt 90,000 visitors as the maximum number that could be accommodated at the Governor's Mansion in any one year under the General Plan.

Seasonal and Average Daily Visitation

Visitation to the Governor's Mansion is highest during the late spring and summer months and lowest during the winter. Except for two or three months in the spring, average daily attendance has been heavier on weekends than on weekdays (see Figure 1).

FIGURE 1 - AVERAGE MONTHLY VISITATION AT THE GOVERNOR'S MANSION, 1983 --1988
(Numbers x 1000)



Parking and Traffic

Existing Conditions - Parking

The neighborhood around the Governor's Mansion supports a diverse mixture of commercial, office, and residential uses. Located in the downtown area, there is an unmet demand for long-term commuter parking on weekdays. The Downtown Sacramento Parking Study (1988) calculated an overall parking deficit of approximately 300 spaces in a small area which includes the Governor's Mansion block. This deficit occurs during normal working days (8-5, M-F); on evenings, weekends, and holidays, parking demand is much lower and local parking spaces are almost always readily available.

Public long-term, off-street parking is available one block away in Municipal Lot C (Figure 2). This lot, however, is almost totally filled from early morning through mid-afternoon on weekdays. For that reason, it is not used by staff or volunteers at the mansion. The next nearest public parking facility, Municipal Garage E, is four blocks away (Figure 2).

There is no special parking at the Governor's Mansion, although there is room for a maintenance truck to park off the street beside the Carriage House. Adjacent on-street parking consists of three bus parking spaces and 11 two-hour automobile spaces (see Figure 3). Parking spaces are not provided for the employees and docents who work at the mansion. On an average day, this amounts to three or four people, all of whom normally drive to work and park nearby.

Demand for Short-Term Parking

Visitors to the Governor's Mansion create a demand for short-term parking. For a normal tour day (with 7 tours), 25 people per hour can be accommodated between 10 a.m. and 5 p.m. If reserved tours are also running, an additional 25 (or, occasionally, 50) visitors per hour are also accommodated up to four times per day. At these times, more than one group are on tour at a time. Since the average visit at the mansion, including orientation before the tour, lasts about 40-45 minutes, we assume a short period each hour when some visitors on consecutive tours overlap in their parking times.

During the summer, 25 people can be accommodated every half hour during some of the visiting hours. Assuming 2.5 visitors per car, 10 parking spaces are needed for the 1-hour tour schedule, and 20 spaces are needed for the one-half hour tour schedule.

School groups and other organizations (mostly senior citizen tours) are an important component of visitation at the Governor's Mansion. School group visits peak during the spring. These groups generally make reservations and come by bus, utilizing one or more of the bus parking spaces on G Street. During busy periods, an additional but unquantified short-term parking demand is created by overflow drop-in visitors, many of whom leave rather than wait for the next available tour.

FIGURE 2 - PUBLIC PARKING FACILITIES NEAR THE GOVERNOR'S MANSION

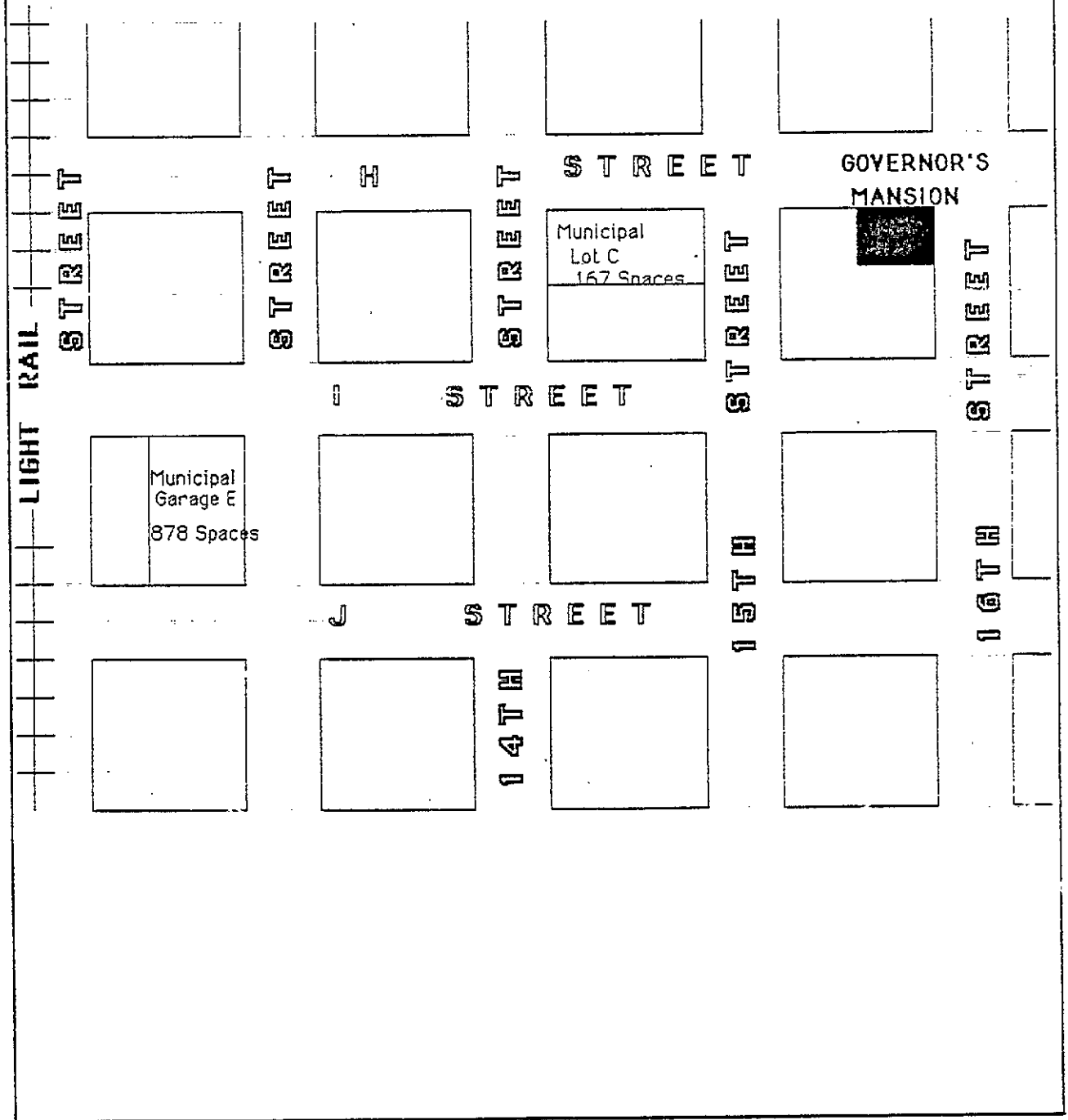
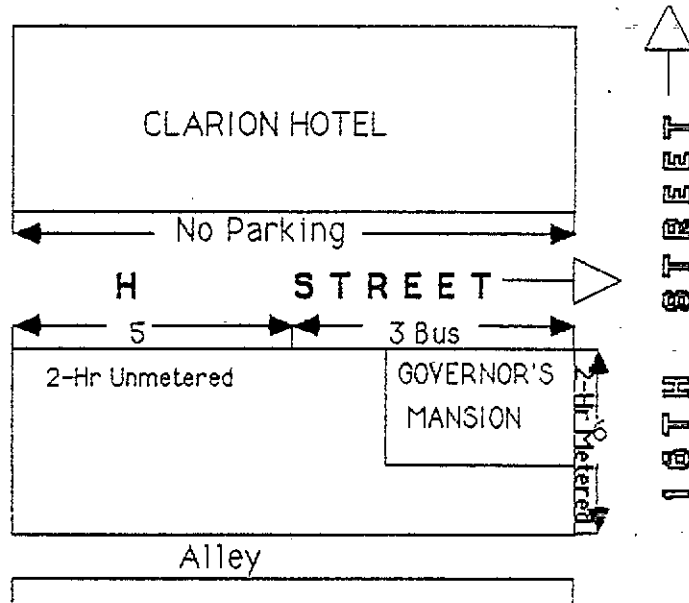
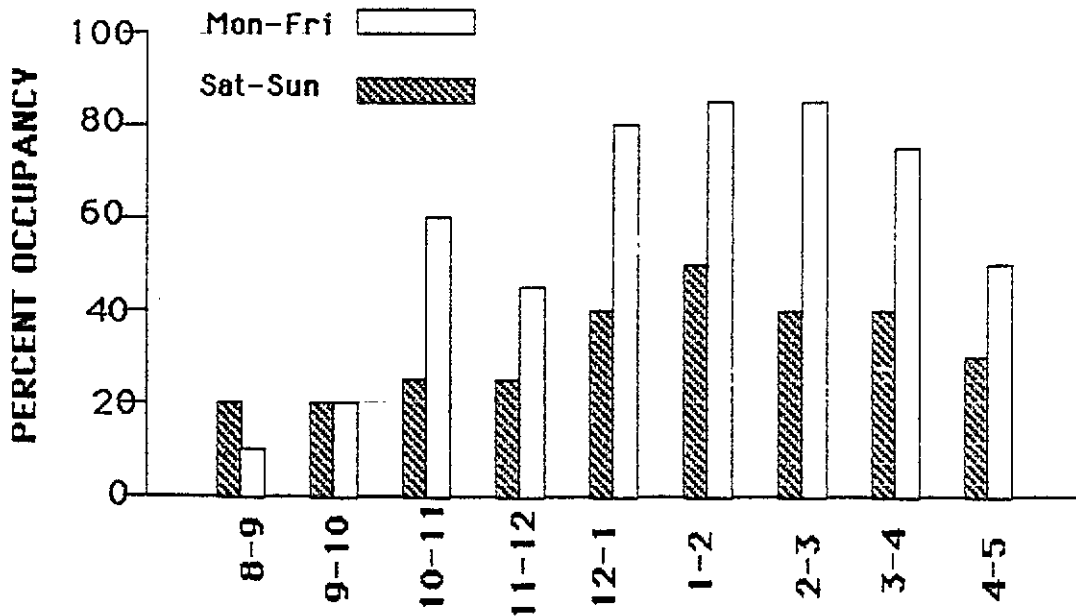


FIGURE 3 - STREET PARKING SPACES ADJACENT TO THE GOVERNOR'S MANSION



OCCUPANCY RATES FOR AUTO PARKING SPACES ADJACENT TO THE GOVERNOR'S MANSION (11 SPACES) (FEBRUARY 4 - 10, 1989)



Demand for Long-Term Parking

Staff and docents at the Governor's Mansion create a long-term parking demand. The number of staff and volunteers working at the mansion is not expected to increase by more than one or two during the period of general plan. The unit will thus generate a daily long-term parking demand for four to five spaces.

Impacts and Proposed Mitigation, Short-term Parking

The Governor's Mansion will create a short-term parking demand on some weekdays. We expect, however, that the demand will remain within the range experienced since the mansion was opened to the public. For that reason, we do not consider the increase to be significant. Two more short-term automobile parking spaces could be created by converting one of the three bus parking spaces on H Street. All three bus spaces are seldom occupied, and this may be a better use of the space.

Impacts and Proposed Mitigation, Long-term Parking

Under the General Plan for the Governor's Mansion, demand for long-term parking is expected to increase by one to two spaces. We do not consider this increase significant. The General Plan proposes no parking spaces for the private vehicles of employees or docents. If long-term parking in the area becomes much scarcer and more expensive in the years ahead, and it surely will, employees and volunteers who now use long-term parking spaces will be encouraged to leave their cars at home. No mitigation is proposed.

Existing Conditions - Traffic

The Governor's Mansion is located on 16th Street, which is also State Highway 160, and a major access route to Interstate 80. Traffic operates at capacity after 11 a.m., and above capacity between the hours of 4 and 6 p.m. 1988 Sacramento City traffic data show an annual average daily traffic volume of 23,624, much above the traffic capacity of approximately 17,000 vehicles (City of Sac., Traffic Division). Average p.m. peak volume on 16th Street at H is estimated to be 2,400 vehicles. Traffic at the intersection of 16th and H Streets has an estimated level of service D or higher, indicating significant congestion much of the time (Source: Personal Communication, Leonard Johnson, City of Sac., Traffic Division.).

Impacts and Proposed Mitigation, Traffic

Potential impacts of mansion operations on traffic will be greatest on summer weekdays when tours are given every half hour and most visitors are family groups traveling in private automobiles. When the last tour is fully filled by such groups, mansion visitors and staff will make about 13-15 trips out and no trips in during the p.m. peak hour of 4:45 p.m.-5:45 p.m. Distribution of trips out will be in all directions, with an estimated 30%, or 4-5 trips, leaving on 16th Street (Highway 160) in the p.m. peak hour. We do not consider this number of trips to constitute a significant impact on downtown traffic flow. Moreover, since this amount falls within trip levels generated by the Governor's Mansion in recent years, it would not be an impact caused by the General Plan. No mitigation is proposed.

Public Safety - Fire

Existing Conditions

The Governor's Mansion is an all wood house with balloon frame walls. Without modifications, balloon frame houses are extremely hazardous in case of fire because they have continuous open spaces extending from the ground floor to the roof through which fire can easily spread. Fire safety improvements are currently being made following the State Fire Marshal's recommendations (1984). Dividers are being inserted in the walls (fire blocking) at floor levels to slow the potential spread of fire. In places where installation of fire blocking would damage the walls, fire retardant material is being inserted into the walls instead.

The wiring, which is of various ages dating back to the early 1900s, is being upgraded to current code. The fire escape doorway on the third floor does not meet State Fire Marshal safety regulations. For this and other reasons, the third floor is closed to visitors.

Environmental Impacts and Proposed Mitigation

The General Plan calls for continuation of the fire safety improvements currently underway at the mansion (see p. 40, Land Use Element). Fire safety will be improved; there will be no adverse effects. No mitigation is necessary.

Public Safety - Seismic Hazards

Existing Conditions

The Governor's Mansion is, in the opinion of the State Architect, soundly built. The mansion is a wood frame structure with floors, walls, ceilings, and foundation well-supported and properly connected. Experience has shown this type of construction is relatively resistant to earthquake shaking. Sacramento is not underlain by any known active faults and has suffered no significant earthquake damage since records have been kept.

Environmental Impacts and Proposed Mitigation

No impacts are foreseen, and no mitigation is proposed.

Cultural Resources

Existing Conditions

Although the Governor's Mansion is under a full schedule of tours, there has been little or no budget for the protection or restoration of fabrics, finishes, or furnishings. Furnishings, artifacts, and documents pertaining to the unit are not necessarily being stored under conditions adequate for long-term curation. Moreover, there has been no determination of how many visitors the building can withstand without suffering significant deterioration.

Environmental Impacts

The General Plan calls for an upgrading of the maintenance and curation of the building, its furnishings, and its stored items. If implemented, these measures should arrest or slow the deterioration of these cultural resources.

Proposed Mitigation

In addition to the measures proposed in the various other elements of the General Plan, the department should investigate the impacts of visitors to the mansion to determine a reasonable "carrying capacity".

Effects Not Found to be Significant

An initial study (Appendix 1) 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, nonrenewable 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

Classification of the Governor's Mansion as a historic building of the State Park System would enable the State Park System to preserve and restore the Governor's Mansion for continued use by the public.

Growth-Inducing Impacts

Under the General Plan, visitation to the Governor's Mansion will increase only slightly; consequently, it will cause no significant increase in local employment or commercial activity.

Cumulative Impacts

The increase in demand for parking generated by the Governor's Mansion should not in itself be significant. Together with possible future development in the area, the project may contribute to a cumulative significant effect on parking.

Alternatives to the Project

Alternative 1 - The Proposed General Plan

The proposed General Plan is the department's preferred alternative. The environmental effects of Alternative 1 are discussed in the body of the Environmental Impact Element.

Alternative 2 - No Project

Description: The Governor's Mansion would remain available to the governor if he chooses to use it as a place of residence. The interpretive value of the visitor center would not be increased.

Environmental Impacts: With little change in the interpretive value of the mansion and without increased staffing (or conversion of part-time staff to full-time), visitation is not expected to increase, and it may decrease. The impacts on parking would be somewhat less than the preferred alternative. Without a general plan, the buildings and furnishings would be more subject to breakage and deterioration.

Neither alternative is clearly environmentally superior.

Organizations and Individuals Contacted

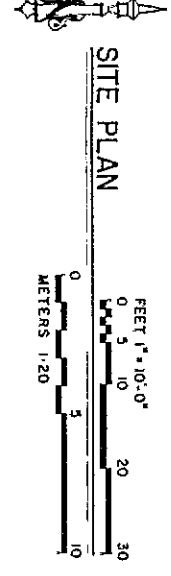
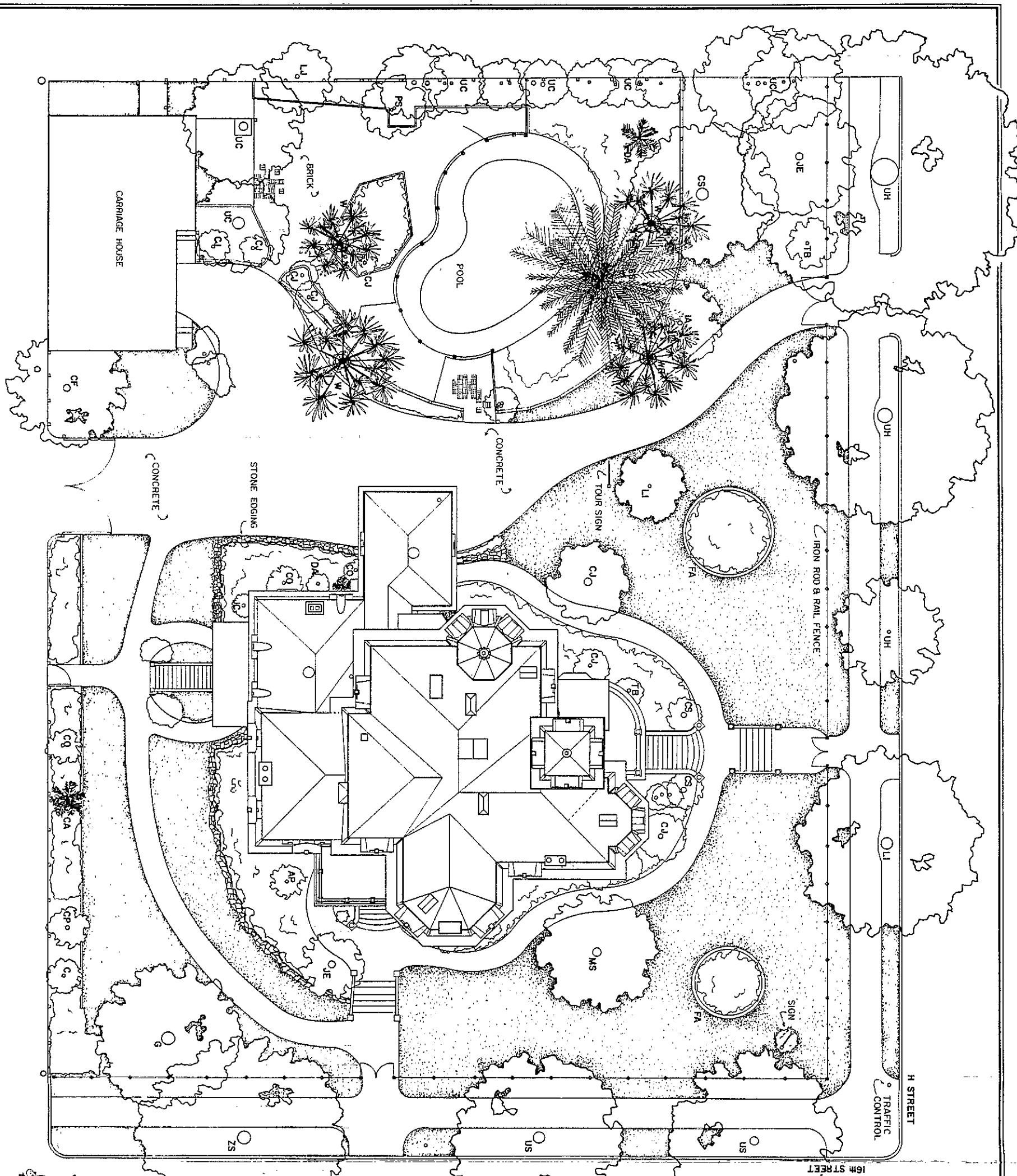
City of Sacramento, Traffic Division (Leonard Johnson)

California Department of General Services, Fleet Administration

California Department of Transportation (Paul Teeter)

G-3983L

APPENDIX



SITE PLAN

INDEX OF PLANT MATERIALS

KEY	BOTANICAL NAME	COMMON NAME
AP	ACER PALMATUM	JAPANESE MAPLE
C	CALLISTEMUM CITRINUS	LEMON BOTLEBRUSH
CA	COROLINE ASTRALIS	GIANT DRACENA
CC	CINNAMOMUM CAMPHORA	CAMPHOR TREE
CF	CUPRESSUS FORBES	TEGATE CYPRESS
CI	CAMMELIA JAPONICA	CAMMELIA
CM	CITRUS MAHARIN	RANGPUR LIME
CO	CITRUS ORLANDO	TANGELO
CP	COTONEASTER PANNOSUS	SILVERLEAF COTONEASTER
CS	CUPRESSA SEMPERVIRENS	ITALIAN CYPRESS
DA	DICSONIA ANTARTICA	TASMANIAN TREE FERN
FA	GRANDIFLORA	FLOWERING ANNUALS
G	ILEX AQUIFOLIUM	SOUTHERN MAGNOLIA
IA	JUNIPERUS CHINENSIS	ENGLISH HOLLY
JC	JUNIPERUS EXCELSA	BLUE POINT
JE	LIGUSTRUM JAPONICUM	GREEK JUNIPER
LJ	LAGERSTROEMIA INDICA	WAXLEAF PRIVET
LI	MAGNOLIA SOUL	GRAPE MYRTLE
MS	PODOCARPUS MACROPHYLLUS	SAUCER MAGNOLIA
PM	PHOTINA SERRULATA	YEW PINE
PS	PHOTINA PANICULATA	CHINESE PHOTINA
SP	SEQUOIA SEMPERVIRENS	BRUSH CHERRY
SS	TAXUS BACCATUS	COASTAL REDWOOD
TB	UMBELLULARIA CALIFORNICA	IRISH YEW
UC	ULMUS HOLLANDICA	CALIFORNIA BAY
UH	ULMUS SEMPERVIRENS	DUTCH ELM
US	WASHINGTONIA ROBUSTA	CHINESE EVERGREEN ELM
W	WASHINGTONIA ROBUSTA	FILIFERA PALM
WR	ZELKOVA SERRULATA	MEXICAN FAN PALM
ZS	ZELKOVA SERRULATA	ZELKOVA

DRAWN BY KURT KLIMT & KAREN CORMIER

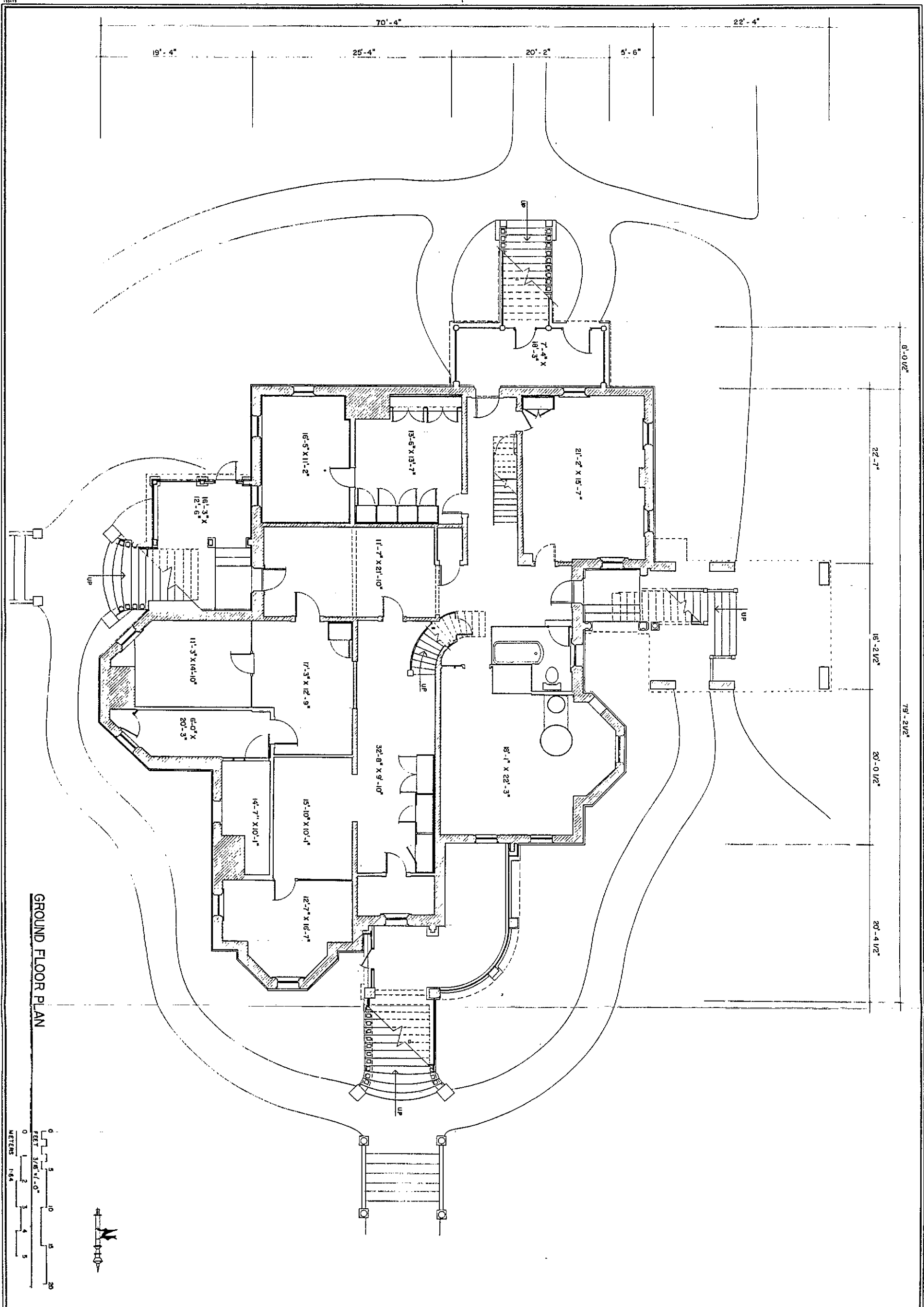
CALIFORNIA DEPARTMENT OF PARKS AND RECREATION PROJECT - 1967
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
ALBERT GALLATIN HOUSE (CALIFORNIA GOVERNOR'S MANSION)
SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

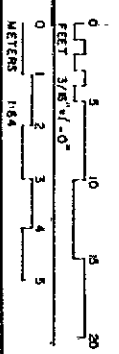
1527 H STREET

SURVEY NO. CA-1886

HISTORIC AMERICAN BUILDINGS SURVEY SHEET 2 OF 9 SHEETS

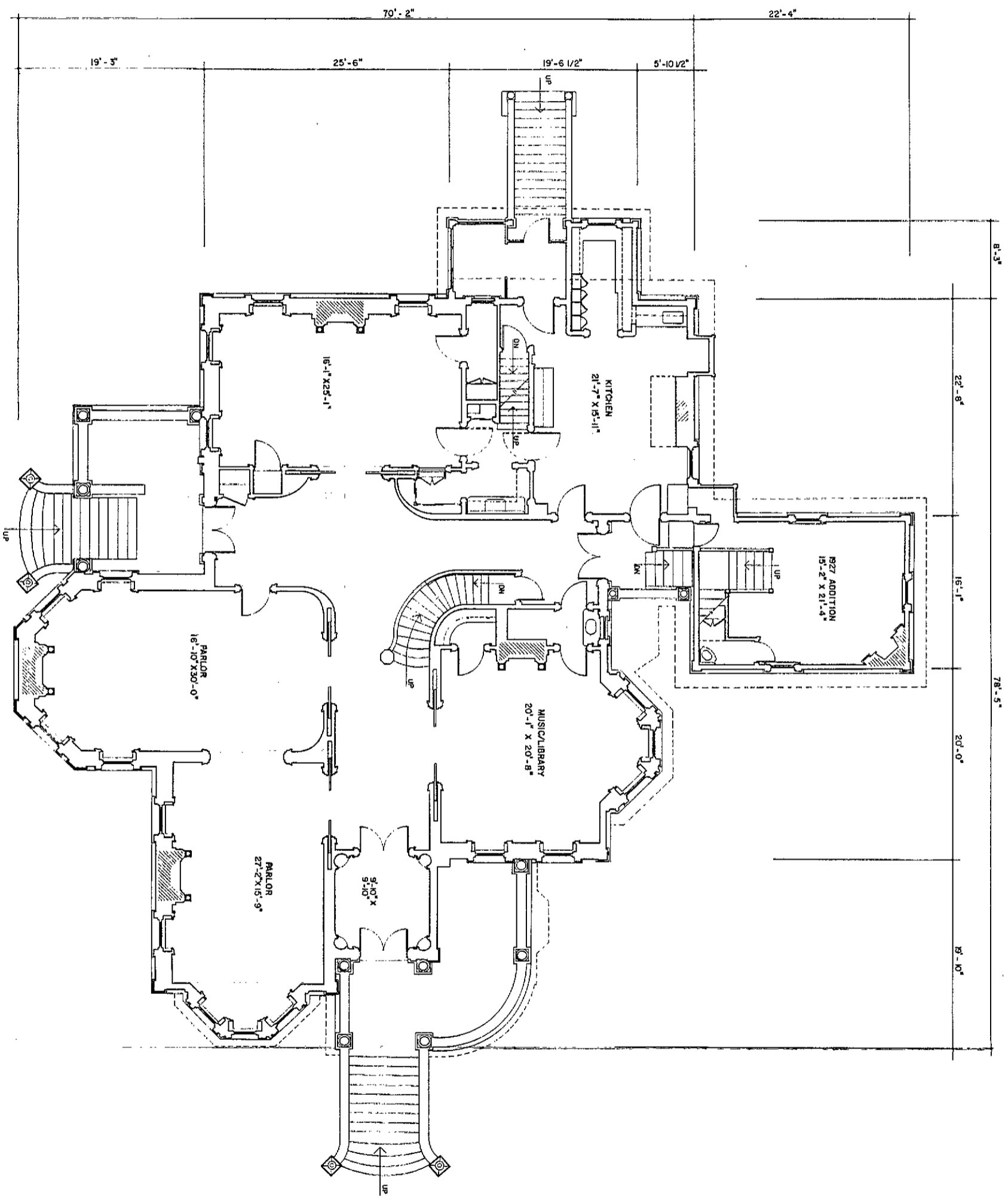


GROUND FLOOR PLAN

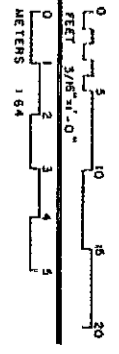


DRAWN BY	CALIFORNIA DEPARTMENT OF PARKS AND RECREATION PROJECT - 1987		NATIONAL PARK SERVICE		UNITED STATES DEPARTMENT OF THE INTERIOR	
	1527 H STREET		SACRAMENTO		SACRAMENTO COUNTY	
SURVEY NO. CA-1886		HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 9 SHEETS		DRAWING NUMBER		

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING

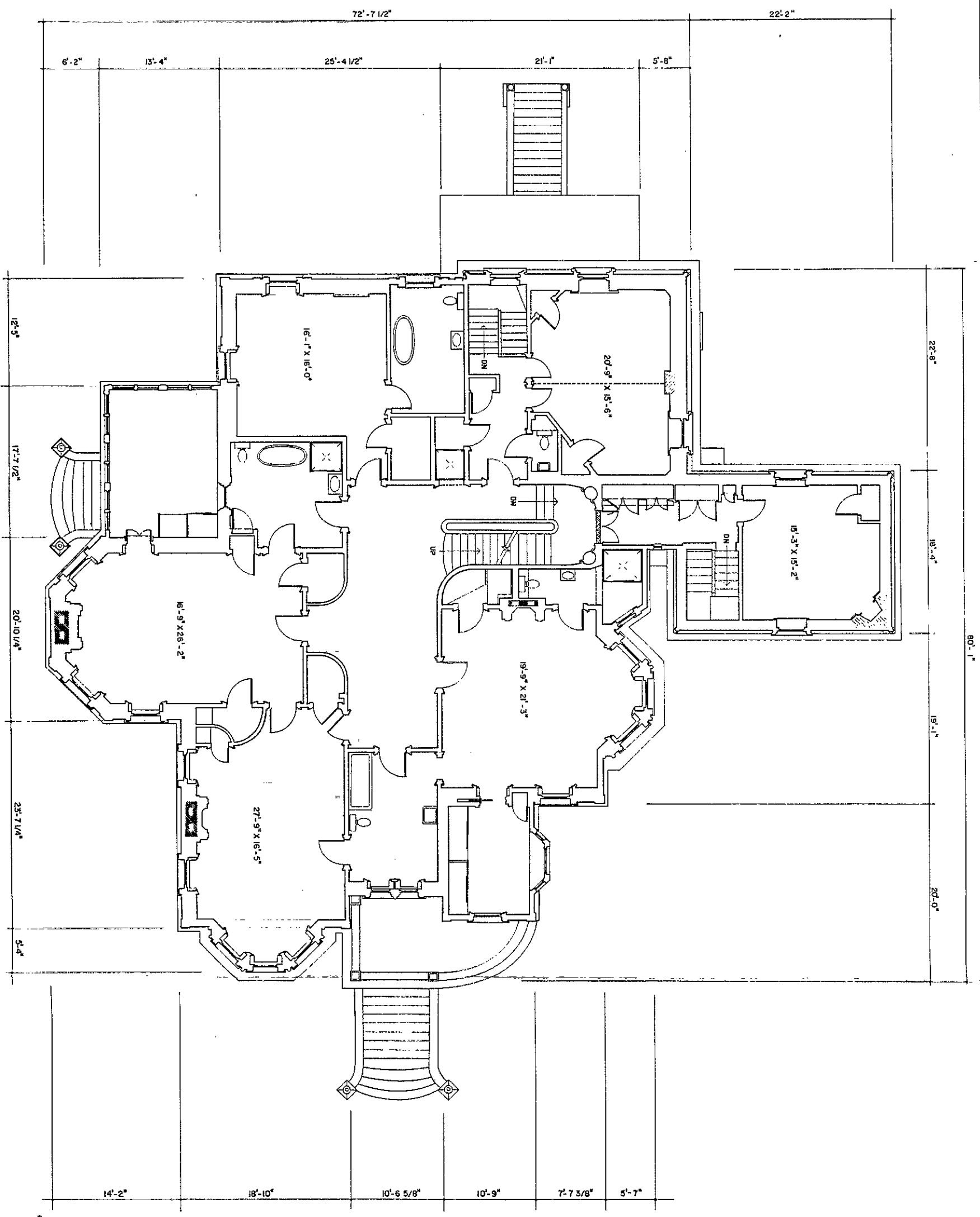


FIRST FLOOR PLAN

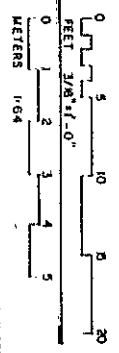


CALIFORNIA DEPARTMENT OF PARKS AND RECREATION PROJECT · 1987 NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	1527 H STREET SACRAMENTO	NAME AND LOCATION OF STRUCTURE ALBERT GALLATIN HOUSE SACRAMENTO COUNTY	SURVEY NO. CA-1886 CALIFORNIA	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 9 SHEETS	<small>UNIVERSITY OF CALIFORNIA LIBRARY ARCHIVES</small>
--	-----------------------------	---	-------------------------------------	--	---

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR, DATE OF THE DRAWING

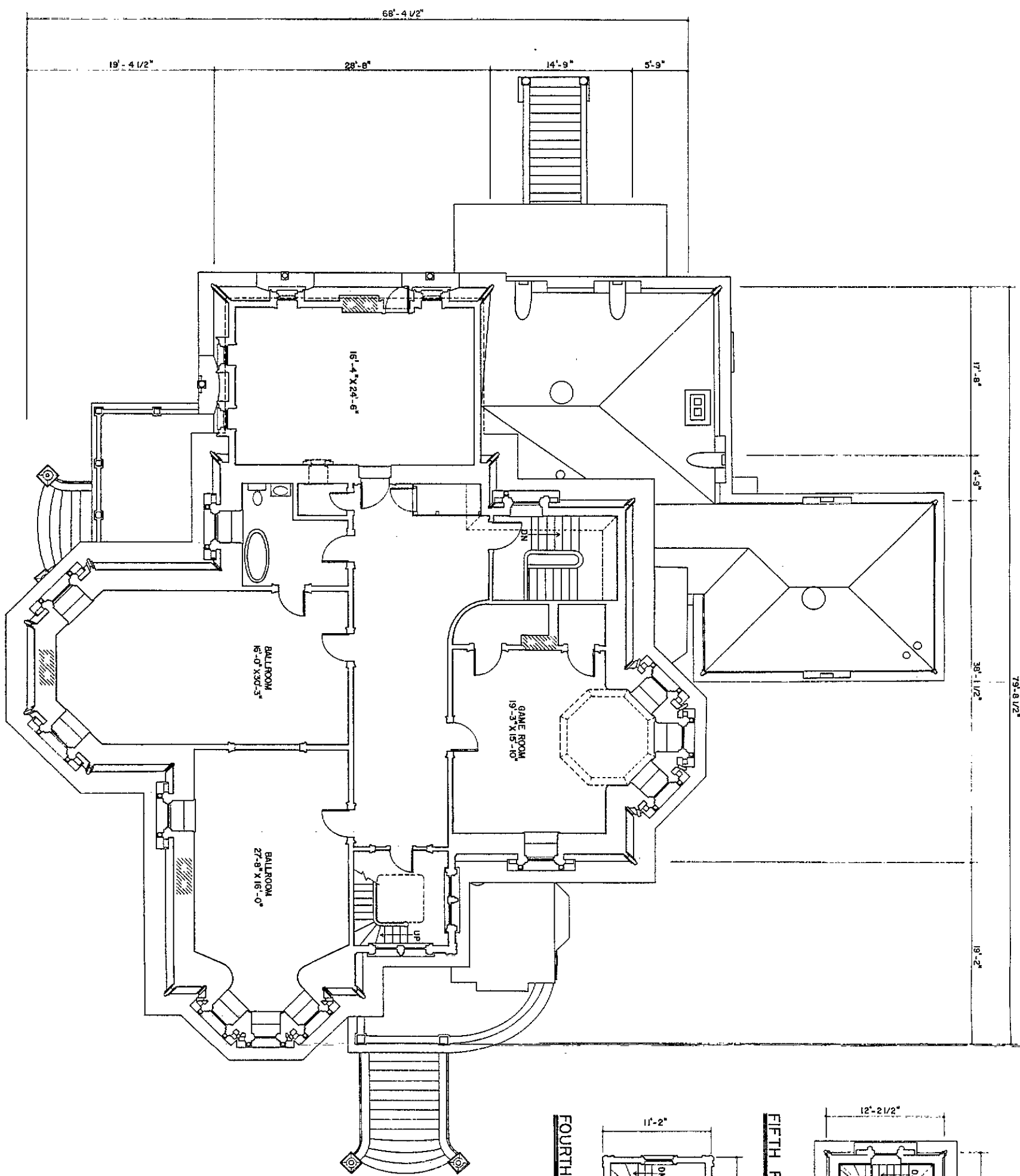


SECOND FLOOR PLAN



DRAWN BY MARY ELLEN DIDION	NAME AND LOCATION OF STRUCTURE			SURVEY NO. CA-1886	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 5 OF 9 SHEETS	LIBRARY OF CONGRESS PHOTODUPLICATION SERVICE
	CALIFORNIA DEPARTMENT OF PARKS AND RECREATION PROJECT - 1987 NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	1527 H STREET SACRAMENTO	ALBERT GALLATIN HOUSE SACRAMENTO SACRAMENTO COUNTY			

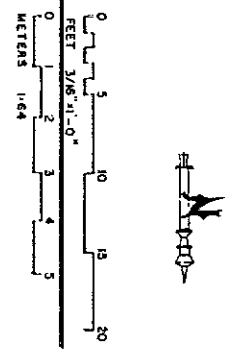
IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING



THIRD FLOOR PLAN

FOURTH FLOOR PLAN

FIFTH FLOOR PLAN



DRAWN BY KURT KLJMT

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION PROJECT - 1987
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

1527 H STREET

NAME AND LOCATION OF STRUCTURE
ALBERT GALLATIN HOUSE
SACRAMENTO SACRAMENTO COUNTY

CALIFORNIA

SURVEY NO.
CA-1886

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 9 SHEETS

DATE OF SURVEY
1987

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR, DATE OF THE DRAWING