

SONOMA STATE HISTORIC PARK

FACILITIES MANAGEMENT PLAN

Bay Area District - California State Parks

FINAL DRAFT

Volume I



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SONOMA STATE HISTORIC PARK

FACILITY MANAGEMENT PLAN

Bay Area District - California State Parks

August 2019

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Introduction

This **Facilities Management Plan (FMP)** has been created to help guide the stewardship, management, and adaptive use of existing facilities, as well as, the development of future facilities in the **Downtown Unit** only of **Sonoma State Historic Park (SSHP)**. This **FMP** is intended to be utilized by **California State Parks** management, staff and park partners.



Image1: California poppies at Mission San Francisco Solano.

This **FMP** document is a handbook and a reference tool for the Downtown Unit. It makes management recommendations and proposes facility use considerations based on information and data generated by several technical reports and resource studies conducted for SSHP (Koenig 2002, Page and Turnbull 2002, Tootelian 2007, Forrest 2011, Howe 2011, Hanes 2013, Page and Turnbull 2013, Garavaglia 2014, Hilton 2014, Lightfoot 2015, Morris and Pence 2018). The recommendations are consistent with the State Historic Park classification (California Public Resource Code: 5019.59), California Environmental Quality Act (CEQA) and with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Adaptive use opportunities and new facility development are conceptually explored and graphically presented within this plan. Concepts were generated based on visitor and staff interviews by California State Park architects and landscape architects.

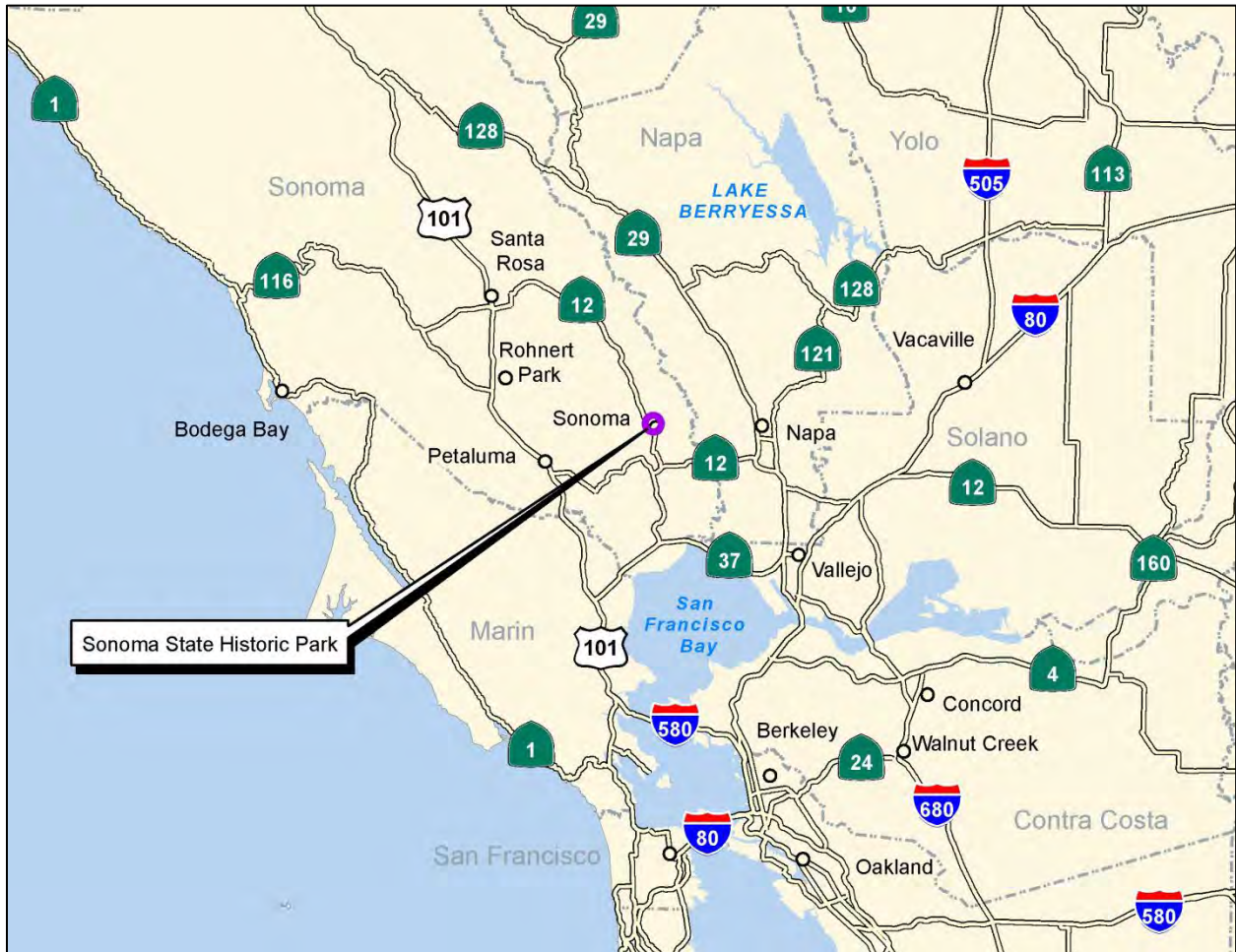


Image 2: Sonoma SHP location map.

Project Background

SSHP consists of approximately 65.5 acres. The park unit is discontinuous and encompasses two separate parcels less than a half a mile apart. One parcel, the **Vallejo Home Unit (58.7 acres)**, contains the former historic family home and grounds of General Mariano Vallejo. This was Vallejo’s second home in Sonoma, named *Lachryma Montis*, meaning “Tear of the Mountain” in reference to the fresh water spring located there. The other parcel, the **Downtown Unit (6.8 acres)**, is located on the north and northeast corners of the City of Sonoma Plaza (a city owned park) along East Spain Street and First Street East. Within this unit are numerous historic buildings including Mission San Francisco Solano (Mission Sonoma), the Sonoma Barracks, the Servant’s

Quarters, Casa Grande Site (Vallejo's first home in Sonoma), the Toscano Hotel Complex, and the Blue Wing Inn.

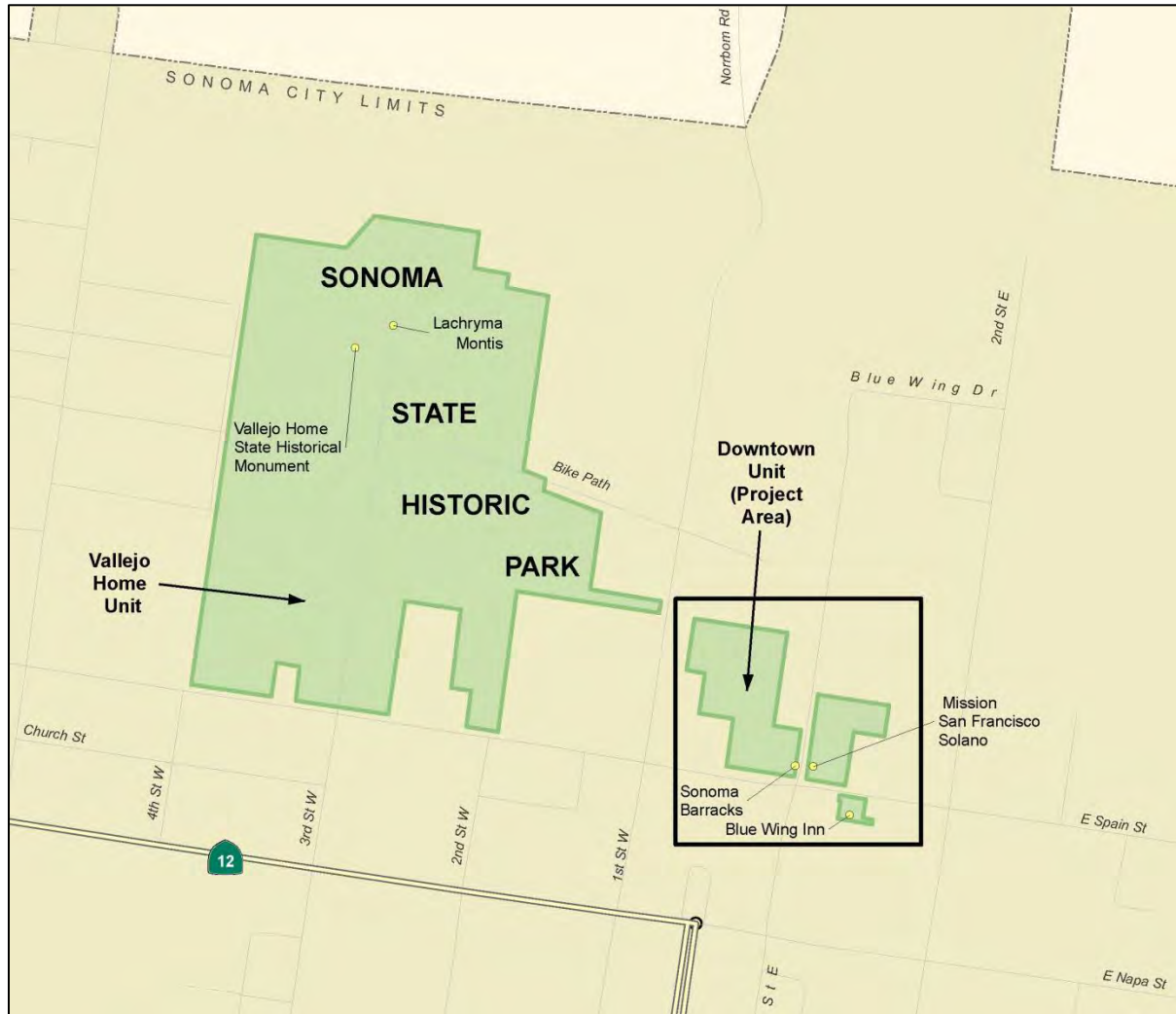


Image 3: Sonoma SHP vicinity map.

Planning Zones

The **Downtown Unit** has been divided into **7 planning zones** for this FMP. These areas have been logically grouped and contain separate facilities, resources, and management needs. They also have distinct uses and opportunities.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Toscano Hotel Complex and Casa Grande Courtyard 2. Sonoma Barracks and Courtyard 3. Mission San Francisco and Courtyard | <ol style="list-style-type: none"> 4. Blue Wing Inn and Courtyard 5. Field A 6. Parking Lot 7. Field B |
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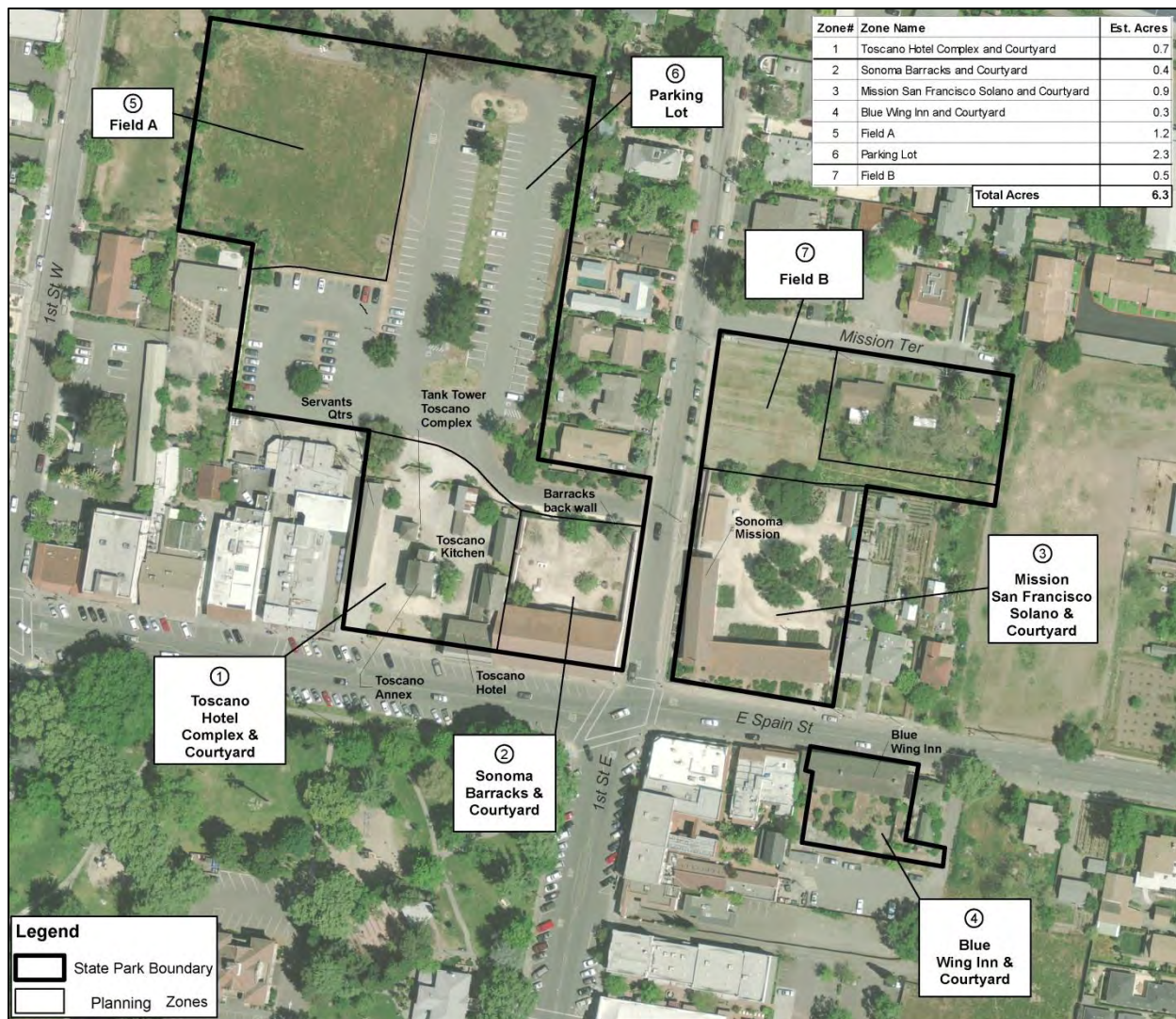


Image 4: Planning zones in the Downtown Unit

Opportunities

Facilities located in the **Downtown Unit** include buildings, structures, infrastructure and landscaping as well as other improvements such as interpretive elements, parking lots, courtyards and park furniture. The majority of the facilities in the plan area are also historic resources representing the early periods of California history.

California State Parks (CSP) has been exploring opportunities for the adaptive use of the facilities at SSHP to provide a more enriching visitor experience than what is currently offered and to potentially generate sustainable revenue to bridge the gap between visitor receipts, park maintenance and upkeep costs. The FMP is necessary as a management tool that can be utilized by CSP staff and partners.

“Sonoma State Historic Park will be maintained, interpreted, reconstructed, refurbished, and operated as a State Historic Park.” – 1986 General Plan

The opportunity for adaptive use along with increased revenue generation at SSHP is unique due to the rich history of the

facilities, engaged stakeholders/partners, high visitation numbers, the park’s location in the Sonoma Valley and its proximity to the vibrant commercial zone centered on the City of Sonoma Plaza. CSP can provide increased and diverse visitor experiences at SSHP by re-using and re-programming existing developed facilities along with adding new facilities. Community groups and existing partners have expressed interest in operating some of these facilities for a variety of purposes. Currently, the historic buildings are used to either facilitate interpretation, provide administration office space, and/or storage. Small retail concessions are present on the lower level of the Sonoma Barracks and in the Sonoma Mission. Concession opportunities may exist beyond the traditional retail gift potential. This document defines the existing conditions of the Downtown portions of SSHP, provides goals and recommendations and describes the means to more aptly protect and manage SSHP’s facilities and historic resources. This FMP will guide SSHP to better meet the goals of the CSP Mission statement.

Declaration of Purpose

The purpose of SSHP that was declared within the 1986 General Plan is to provide an opportunity for people to view a group of historic structures from the Mexican and Early American periods of California’s history. These structures represent religious, military, agricultural, mercantile, and domestic cultural values for the Sonoma area and for the State of California, dating from the founding of the Mission in 1823 to the prime historic period of the Toscano Hotel at the turn of the 20th century.

California State Parks Mission

To provide for the health, inspiration and education of the people of California by helping to preserve the state’s extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.

The role of CSP at SSHP is to foster the proper management, treatment, stewardship, and interpretation of these structures; provide recreation opportunities; develop interpretive displays depicting the personalities and events associated with these structures and surrounding Native



American and Euro-American context. The rich heritage that is embodied in these structures and grounds represents the significant role of the City of Sonoma in the history of California and the United States.

State Historic Park Classification

SSHP has its origins in public efforts that began in 1906, to acquire various structures in the City of Sonoma for the purpose of preservation. The state first received the Mission San Francisco Solano property on January 8, 1909. Over time, CSP acquired the additional historic buildings including the Sonoma Barracks, the Toscano Hotel Complex and the Servants Quarters. In 1962, the former California, Division of Beaches and Parks classified the property as Sonoma State Historic Park (SSHP). The Blue Wing Inn property was transferred to CSP in 1984.

The Park is operated and managed according to the **California Public Resource Code: 5019.59**. Historical units, to be named appropriately and individually, consist of non-marine areas established primarily to preserve objects of historical, archaeological, and scientific interest, and archaeological sites and places commemorating important persons or historic events. The areas should be of sufficient size, where possible, to encompass a significant proportion of the landscape associated with the historical objects.

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.

Zone of Primary Interest

“For the downtown portion of the unit (the Zone is) the structures and grounds currently a part of the State Park System ownership, and, in a more general sense, all the property included in the Sonoma Plaza National Register District.” (1986 General Plan p. 21)



Image 5: *Convento* building at Mission San Francisco Solano

Planning Influences

The **1986 SSHP General Plan (GP)** provides the overall and long-range vision for the park's management. The GP specifies many recreational activities, improvements, interpretive direction, and future actions for the Downtown Unit of the park. Specific future actions are determined by parameters outlined in subsequent plans that build on the GP framework, such as Facilities Management Plans (FMP), Interpretation Master Plans (IMP), Cultural Landscape Reports (CLR), Historic Structure Reports (HSR), and Architectural Recommendation Reports (ARR). The GP does not identify alternative uses at the Toscano Hotel and Blue Wing Inn because appropriate uses could only be determined after the completion of HSRs for those historic structures. Since that time, HSRs have been completed for the Blue Wing Inn (Page and Turnbull 2002) and the Toscano Hotel Complex (Garavaglia 2013) and a range of uses that are appropriate for these historic structures have been identified. In addition to the HSRs, other cultural resource technical studies have been conducted to identify resource sensitivity in the Downtown Unit planning zone. These technical studies include archaeological testing of the Casa Grande lot/Field A (Koenig 2002), ground penetrating radar (GPR) surveys of

portions of the Downtown Unit of the park (Hanes 2013, Lightfoot 2015), and an archaeological survey and testing of the rear courtyard of the Blue Wing Inn (Hilton 2013). In addition to these studies, other reports including *An Assessment of Possible Uses for the Blue Wing Inn* (Tootelian 2007), *Use-Planning Study for the Blue Wing Inn* (Page and Turnbull 2013), *Report to the Sonoma Community on the Preservation, Reuse and Partners for the Blue Wing Adobe and the Toscano Hotel* (Howe 2011), and *Project Information for the Blue Wing Inn and Toscano Hotel at the Sonoma State Historic Park Sonoma* (Forrest 2011) by the Blue Wing Adobe Trust, were considered in the preparation of this FMP. These served as guiding documents supporting the management recommendations found within this FMP. The 1986 SSHP GP includes provisions for conducting “archaeological and historical surveys before any ground is disturbed” in the parking lot and the adjacent vacant field (DPR 1986:57). Furthermore, recommendations from the DRAFT Interpretation Master Plan (IMP) were incorporated with those put forth in this FMP.

Sonoma State Historic Park's Interpretive Mission

“The mission of interpretation at Sonoma State Historic Park is to create a positive connection between park visitors and the diverse historical, cultural, aesthetic, natural and recreational resources of the six historic sites comprising the park.” – 2013 Draft Interpretive Master Plan

SSHP is within the city limits of the City of Sonoma. The FMP is also consistent with the land-use designations, standards, and provisions of the 2006 City of Sonoma’s General Plan Update (City of Sonoma 2006). The FMP will serve as a guide for the operation, development, and management of the downtown properties of SSHP. As such, it recommends development and rehabilitation of facilities in order to improve resource protection and improve visitor experience as well as foster public appreciation of this exceptional area. Volume II of the FMP contains the completed reports referenced above.

Visitor Profile

The 2010 census reported that 10,648 people live in the City of Sonoma. The estimated total population is 151,857 people within a 10 mile radius of the Sonoma Plaza, as reported by the Center for Economic Development at California State University, Chico for the Sonoma County Economic Development Board’s 2014-15 annual report (CSUC 2014). A 2010 visitor survey conducted by Sonoma County Tourism Bureau estimated that approximately 7 million people visit Sonoma County each year with 1 million visiting Sonoma Valley. 400 visitors from outside of the county were surveyed. The profile for



the Sonoma Valley visitor based on that survey states that 54% are from California, 28% are from elsewhere in the U.S., and 18% are from other countries. More than 20% of Sonoma Valley's visitors are on a "side trip" from a visit to San Francisco. Approximately 40% are day visitors. The average age of visitors is 44 years old, with a mean household income of \$96,200, well above the national average (Moody's 2010).



Image 6: Sebastiani Theater, Downtown Sonoma.

The Sonoma Plaza and SSHP are premier tourist destinations and venues for many community special events. The Plaza also serves local residents as home to Sonoma City Hall and is surrounded by variety of popular restaurants, shops, and services including the Sebastiani Theater.

Purpose and Need of the Facilities Management Plan

A General Plan defines a broad management framework possible for program development, ongoing management, and public use. The 1986 General Plan for SSHP provides broad goals and guidelines that give general direction for park management and the visitor experience. Specific future actions are determined by considerations

outlined in subsequent management plans that build on the general plan framework. The purpose of this FMP is to define suitable uses and management of the facilities, many of which are also significant historic resources, as well as the general scope, scale, character, and location of proposed facilities. CSP saw a need for this FMP based upon several factors:

- **The General Plan identified subsequent area-wide improvements and other facility and operation needs.**
- **The IMP described goals to improve interpretation and access of the facilities .**
- **Stakeholders have continuously expressed an interest to adaptively use the park’s historic structures either through concessionaires or operating co-management agreements.**



Image 7. Public presentation of the Toscano HSR at the Sonoma Barracks, March 19, 2014.

- **and on recommendations of the Parks Forward Commission Plan to “Create preservation partnerships to protect and restore historic structures and encourage adaptive reuse where appropriate” (Feb 2015:31), and the Transformation Team’s Committee Assignment to “Develop New Strategies to Encourage Adaptive Use of Cultural Resources Such as Historic Structures” (Initiative #31).**

Downtown portions of the park unit are set in an energetic commercial zone consisting of adaptively reused historic buildings. The City of Sonoma’s Plaza and the buildings that surround it support a vibrant local economy for both local residents and tourists. The local community has expressed interest in pursuing partnerships with CSP to

enhance operations of several of the historic facilities in the Downtown Unit of SSHP. SSHP and City of Sonoma's Plaza are popular gathering places for local residents during annual and seasonal events such as the Hometown 4th of July celebration, Farmers Markets and Holiday events. Park visitors range over a wide demographic sorting. But many are often family groups enjoying downtown Sonoma and studying California and Mission history, SSHP is also a destination spot for many touring groups targeting the California Wine Region. Busses and coaches drop off visitors in the SSHP parking lot north of the Plaza. A majority of these visitors exit their tour busses and pass through SSHP in the Casa Grande/Toscano Hotel Complex area. Many proceed without stopping in SSHP and continue directly to the Plaza. Re-purposing open spaces and adaptively re-using the historic structures in the Downtown Unit at SSHP that are capable of supporting visitor use would create an attractive opportunity within this under used area for visitors.



Image 8: Restroom facility in Mission San Francisco Solano Courtyard.

Facilities are designed, built, installed, or established to serve a particular purpose or function. CSP facilities are typically elements or buildings designed for public service (i.e. roads, trails, comfort stations, administrative buildings, etc.). Facilities at SSHP

include existing structures, the parking lot, the open fields, interpretive elements, restrooms, and visitor use areas. At SSHP many of the facilities are historic structures originally designed for purposes other than modern day park needs.

This FMP is a formal planning tool. It is a written document that outlines the future aims and objectives for facilities and the methods and strategies to achieve those objectives. It picks up where the 1986 GP left off by adhering and supporting the prescriptions in the general plan. A good management plan will improve the effectiveness and efficiency of managing and operating. It identifies who your visitors are, what services are to be offered and why. It should provide recommendations to improve the quality of services and products and enable CSP to manage a more successful operation.



Image 9: Roof repair and seismic stabilization project at the Blue Wing Inn.

Management plans define the objectives, methodologies, and/or designs on how management goals will be accomplished. Occurring on an as-needed basis, they are typically focused on specific management topics, goals, or issues. Depending on their focus, the plans can apply to all or part of a unit. Examples include management plans for natural or cultural resources, operations, interpretation, concessions, facility

development, and roads and trails. Management plans are consistent with system-wide plans and policies and with the unit's general plan.

Management plans act as a bridge between the desired conditions stated as goals and guidelines in the general plan and the measurable implementation actions. Unlike general plans, individual management plans are more dynamic, changing as necessary to serve management needs. Under delegation from the Deputy Director of Park Operations, Field Division Chiefs have the responsibility to oversee the final approval process for management plans.

Public and Staff Input



Image 10: Public touring the Toscano Inn during HSR presentation, March 19, 2014.

Two meetings were held with stakeholders and the general public with an additional meeting conducted with staff. A project kick-off meeting was held for the SSHP FMP at the Sonoma Barracks on June 27, 2013. CSP staff representing the Planning Division, Cultural Resources Division, Bay Area District, and SSHP assisted in facilitating information to the stakeholders and members of the public. Attendees provided comments and suggestions offered to staff while visiting the comment stations representing the different planning zones of the park. A follow-up meeting was held on

March 19, 2014. This opportunity was used to share with stakeholders and the public the results of the HSR as well as to listen to input from those attending. It was the intent of these meetings/workshops to gain a better understanding from the public about how SSHP can better serve the community and its stakeholders.

Native American Consultation

Consultation was initiated between California State Parks and the Federated Indians of Graton Rancheria (FIGR), a federation of Coast Miwok and Southern Pomo groups. FIGR is a federally recognized tribe. Former Tribal Historic Preservation Officer (THPO), Nick Tipon met with California State Parks archaeologists prior to the survey of the Blue Wing Inn courtyard and was present during the testing of the courtyard in 2013.

CSP Tribal Liaison contacts met with Gene Buvelot, Tribal Council member and Buffy McQuillen, THPO of FIGR on June 29, 2016. FIGR indicated that the priority of the tribe is to keep burials intact, and not disturb any prehistoric archaeology.

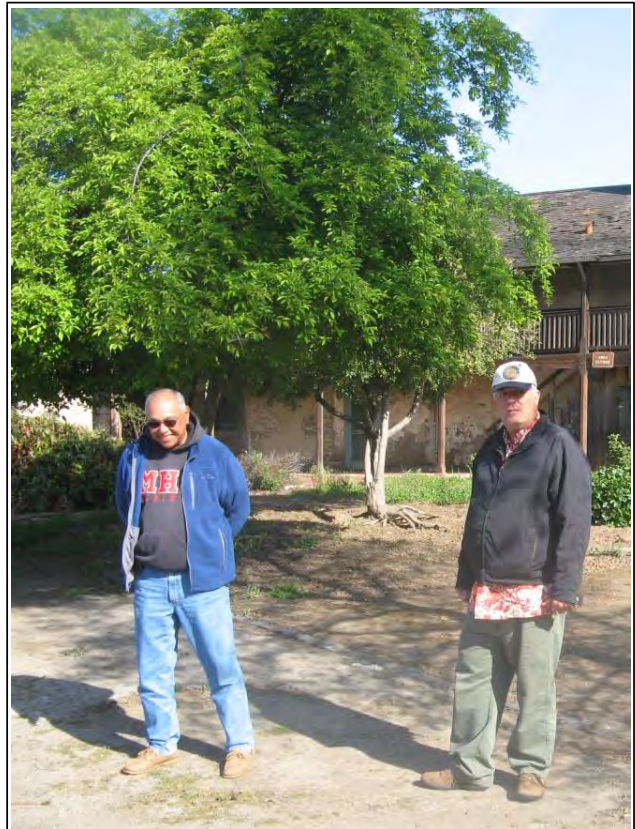


Image 11: FIGR THPO, Nick Tipon and State Archaeologist, E. Breck Parkman at the Blue Wing Inn courtyard, 2013.

Archaeological investigations within the Downtown portions of SSHP have not identified any Native American remains or burials (Bennyhoff 1954, Treganza 1956, Mosias 1966, Kelly 1975, Felton 1977, Farris 1981, Praetzellis 1987, Porter 1987, Mclroy 1993, Koenig 2002, Pastron 2002, Hanes 2012, Hilton 2014). A recent canine forensic survey of Mission San Francisco Solano did have positive alerts that indicate remains in areas near and within the Mission Chapel including the known interment of Maria Ygnacia Lopez de Carrillo, Vallejo's mother-in-law. Minimal alerts along the outside Mission wall indicated there were far fewer burials in this area than the number of people listed on the memorial plaque. There were no alerts in Field B (Morris and Pence 2018).

Native Americans continue to maintain cultural connections to a number of heritage sites within Sonoma SHP. Places of significance to local tribes include the Mission, Barracks and other Native-built historic structures. Any future projects will undergo additional 5024.5 reviews that will assess impacts to unknown archaeology or potential Tribal Cultural Resources.

Physical Setting



Image 12: East Spain Street in front of the Toscano Inn and Sonoma Barracks.

Park Location and Boundaries

The Downtown Unit of SSHP is set in a commercial zone within an urban location. SSHP is located in southeastern Sonoma County, in the northern San Francisco Bay area. The park is comprised of two separate units, Vallejo Home Unit and the Downtown Unit.

Climate

Sonoma Valley has typical Mediterranean weather with hot, dry summers and cool, wet winters. Coastal fog can blanket the region, allowing for cool periods during hot summer months. Average annual temperatures are highs near 72.7° and low temperatures of 45.3°. The climate is ideal for grape growing and wine production.



Image 13: Interpretive wall mural in the Toscano Courtyard.

Topography

SSHP is located in the Foothill and Low Coastal Mountains Landscape Province on the easterly edge of Sonoma Creek Valley, at the foot of the Sonoma Volcanic Highlands; elevations range from 25.91 meters (85 feet) to 60.96 meters (200 feet), and slopes generally range from 0 to 2%, except for the northerly 1.5 hectares (3.67 acres) of the Vallejo Home Unit, where slopes range from 5 to 40%.

Setting

The 7-acre Downtown Unit planning zone area is located on the northeastern side of the City of Sonoma Plaza. The historic City of Sonoma echoes the architectural character found in the cultural resources on site. An immediate interface with suburban community exists on the north and eastern borders of this unit.

Proximity and Ease of Access

SSHP is easily accessible via State Route 12. There is public parking around the Sonoma Plaza and in various small lots throughout downtown Sonoma. The parking lot behind the Sonoma Barracks is the only large parking lot available in downtown. Visitors using it to access downtown Sonoma are exposed to the State Historic Park's presence and facilities. This allows people of all ages, experience, and ability to discover, enjoy and appreciate the historic resources present. The small acreage of the downtown properties and flat topography makes walking from



Image 14: Portico of the Convento at the Mission.

place to place relatively easy for most visitors. Despite this ease of access, some buildings or portions of buildings are not accessible simply because they are not currently open to the public. Structural repairs and accessibility improvements are needed. Overall, the Downtown Unit is uniquely situated and assembled to provide an easily accessible experience for people of all abilities.

Transition

Visitors who access the Downtown Unit from the parking lot behind the Sonoma Barracks begin their park experience the moment they get out of their car. Alternatively,

Visitor Attendance

(FY2016/17)

Paid Day Use: 26,985

Free Day Use: 277,292

Total: 304,277

SSHP Revenue: (FY 2016/17)

User fees: \$172,263

Concessions: \$1,950, Misc.\$125

Total: \$174,338

TOTAL OPERATING COST

\$1,154,625

visitors to the City of Sonoma may discover the SSHP as they are walking around the City of Sonoma Plaza.

Visitor Experience

Sonoma SHP provides a variety of visitor opportunities. The primary recreation is heritage tourism and historic sightseeing along with seasonal special events and festival activities (Christmas at the Mission). The park also offers opportunities for general study and appreciation of the history in various settings. Portions of the Downtown Unit allow for informal day use recreation with wooden benches for sitting as well as interpretive panels for learning about the park. Currently, food service, hospitality or overnight lodging accommodations are not offered.

Visitor Use

The park is open 7 days a week, 10 a.m.- 5p.m. Admissions fees are \$3.00 for adults, \$2.00 for children (6-17 yrs.) and kids under 5 are free. The *2016-2017 California State Park Statistical Report* lists an estimated **304,277** annual visitors at Sonoma SHP. Yet, only **26,985** pay for day-use fees. Revenue generation during the fiscal years of 2017/18 at SSHP accounted for **\$174,338** in user fees and **\$1,950** generated by concessions, and **\$125** in miscellaneous fees for total revenue of **\$174,338**. Total operating costs for SSHP in 2016-2017 was **\$1,154,625**. The park's revenue is less than **15.1%** of the operating cost. Visitors to the unit are often school groups or people who are visiting the internationally known wine area and discover the buildings as they explore downtown Sonoma, there are no formal picnic sites or camping sites at this historic unit. "The long-term outlook for Sonoma County's tourism industry remains positive. The region is growing in recognition as a premier tourist destination, and its proximity to Bay Area attractions and airports will continue to support tourist traffic. Moreover, the continued strong popularity of wine and the wine-related culture and its expanding link between local food offerings and health and wellness activities underpin the positive fundamental outlook for the industry" (Moody's 2010). The State-owned parking lot behind the Barracks provides un-restricted parking for visitors. California State Parks is pursuing an agreement with the City of Sonoma to continue the un-restricted parking.



The Napa Earthquake 2014

On Sunday, August 24, 2014 at 3:20 am, a magnitude 6.0 earthquake occurred along the West Napa Fault about 3.7 miles northwest of American Canyon in Napa County. It was the largest magnitude earthquake in the Napa area since the Loma Prieta event that caused severe damage to the greater San Francisco Bay Area in October of 1989. Approximately 63 additional aftershocks occurred in the weeks following the Napa earthquake, with the strongest aftershock registering a 3.6 magnitude.

The epicenter of the Napa earthquake was five miles southwest of the City of Napa, in the County of Napa causing major damage and disruption of services including building collapse, extensive transportation delays, and widespread energy infrastructure damage. While the greatest damage from the earthquake occurred in the City of Napa, the effects were felt as far south as Salinas in Monterey County, east to Sacramento, and north to Ukiah in Mendocino County. Several State Parks in the region reported damage, including SSHP (Kennedy 2015).

SSHP is located approximately 10 miles west of the Napa earthquake epicenter. Damage was found in four specific properties located at SSHP; the Sonoma Barracks, Sonoma Mission (Mission San Francisco de Solano), the Blue Wing Inn and the main house and kitchen at Lachryma Montis (Vallejo Home).



Image 15: State Park staff assesses earthquake damage at the Blue Wing Inn.

A CSP Historic Resources assessment team along with structural engineers from Michael Krakower and Associates inspected the SSHP facilities. The historic facilities throughout SSHP suffered damage, though no damage was structural. Damage was limited to cracks with loss of plaster on the exterior and interior walls, cracks in room corners, and cracks emanating from the corners of window openings and doorways.

In general, the adobe structures within the park unit received damage and the wood frame buildings did not appear to be damaged. Sonoma County was not listed as a Federal Disaster Area; therefore no FEMA funds were available to repair any of the National Register listed historic properties in SSHP.

October 2017 Wildfires

Severe, wind-driven wildfires erupted in the North San Francisco Bay area on October 8th and 9th in 2017. These fires affected the counties of Sonoma, Napa, Lake, Solano, Butte and Mendocino. These fires included the Tubbs Fire, Atlas Fire, Patrick Fire and Nunns Fire. Collectively, at the time they were the most destructive fires in California History. The fires destroyed over 8,000 structures and killed 44 people. Over 245,000 acres were burned over and over 20,000 people were forced to evacuate (Kasler 2017).

SSHP also was evacuated as the Patrick Fire came within a 1/2 mile from downtown Sonoma. Artifacts, archives, art work and historic relics were removed from the various locations that they were being stored at within the facilities at SSHP during the emergency and relocated to the State Archaeological Collections Research Facility (SACRF) in Sacramento (Lang 2017). These items were returned to the SSHP after the fire, but conditions of the current collections at the park are such that they are not fully protected from disaster or environmental effects.

Resources



Image 16: Natural Resource map of SSHP.

Natural Resources

SSHP has natural resources present, despite its urban/semi urban environment. The Vallejo Home Unit of SSHP contains the “Vallejo Fields” which support annual grasslands throughout the open spaces located there. Mixed hardwoods as well as a seasonal wetland occur in the undeveloped portions of SSHP.





Image 17: Rear of Mission Courtyard.

In contrast, the open spaces contained in the Downtown Unit are mostly developed; there are no natural areas or native plant communities present. The developed areas, like many managed landscapes, do have vegetative components, primarily planted trees, cacti, succulents, and maintained flower gardens, which exist around historic buildings. Management of the vegetation in these developed, historic parcels of the park is guided by the historic setting of the park. There were no known bat colonies in the historic buildings until 2014, when evidence of bats appeared around the Mission. A bat habitat assessment was conducted in 2015 and documented bat use of the tile roof at the Mission (Tatarian 2015). At the time, it was estimated that potentially hundreds of Brazilian free-tailed bats (*Tadarida brasiliensis*) were roosting under the roof, where gaps are present around and under the curved Spanish roof tiles. No bat colonies have been recorded in the other historic buildings, however protocol bat surveys have not been done (and bats could show up any time as they did at the Mission). Any major projects on the historic structures should include a bat assessment during the project planning phase.



Cultural Resources

A cultural resource can be any defined location of past human activity, occupation or use, identifiable through field investigation, historical documentation or oral histories. Cultural resources include archeological, historical, or architectural sites, structures, places, objects, and artifacts. Cultural resources can also be found collectively in districts, landscapes, and traditional cultural properties. The majority of the buildings at SSHP are cultural resources. Sub-surface archaeological deposits in SSHP are also



Image 18: Mission San Francisco Solano

cultural resources, as are the many artifacts and archives curated at the park.

The early history of Sonoma is well documented in various published and unpublished works that are listed in the References section of the FMP and will not be recounted in full detail for the purposes of this document. The buildings in the Downtown Unit represent aspects of both the Mexican and American Periods in Sonoma's history.

State and National Historic Resource Designations

SSHP is comprised of many unique historic structures and buildings

that are significant on

both the State and National level. SSHP also possesses archaeological deposits, which

though not yet evaluated, that may be significant as well. The collection of historic resources (Mission, Barracks, Toscano Complex, Blue Wing Inn) in the Downtown Unit are each a contributing component to a National Historic Landmark District (NHL) as well as the National Register Historic District (NRHD). NHL properties are designated by the Secretary of the Interior and represent locations of significant events that are associated with and illustrate the history and heritage of the United States. The 1975 NHL designation identified resources and historic themes associated with the Sonoma Pueblo including both private and publicly owned properties. The Downtown Unit is within both the Sonoma Plaza National Register Historic District (NRHD) and the Sonoma Plaza National Historic Landmark District (NHL).

The NRHD boundary was increased in 1992 and is slightly larger than the NHL, with a boundary that runs along Broadway and the north side of East Napa Street. The District is a commercial and residential district. The overall integrity of the district both physically and architecturally remains very high.

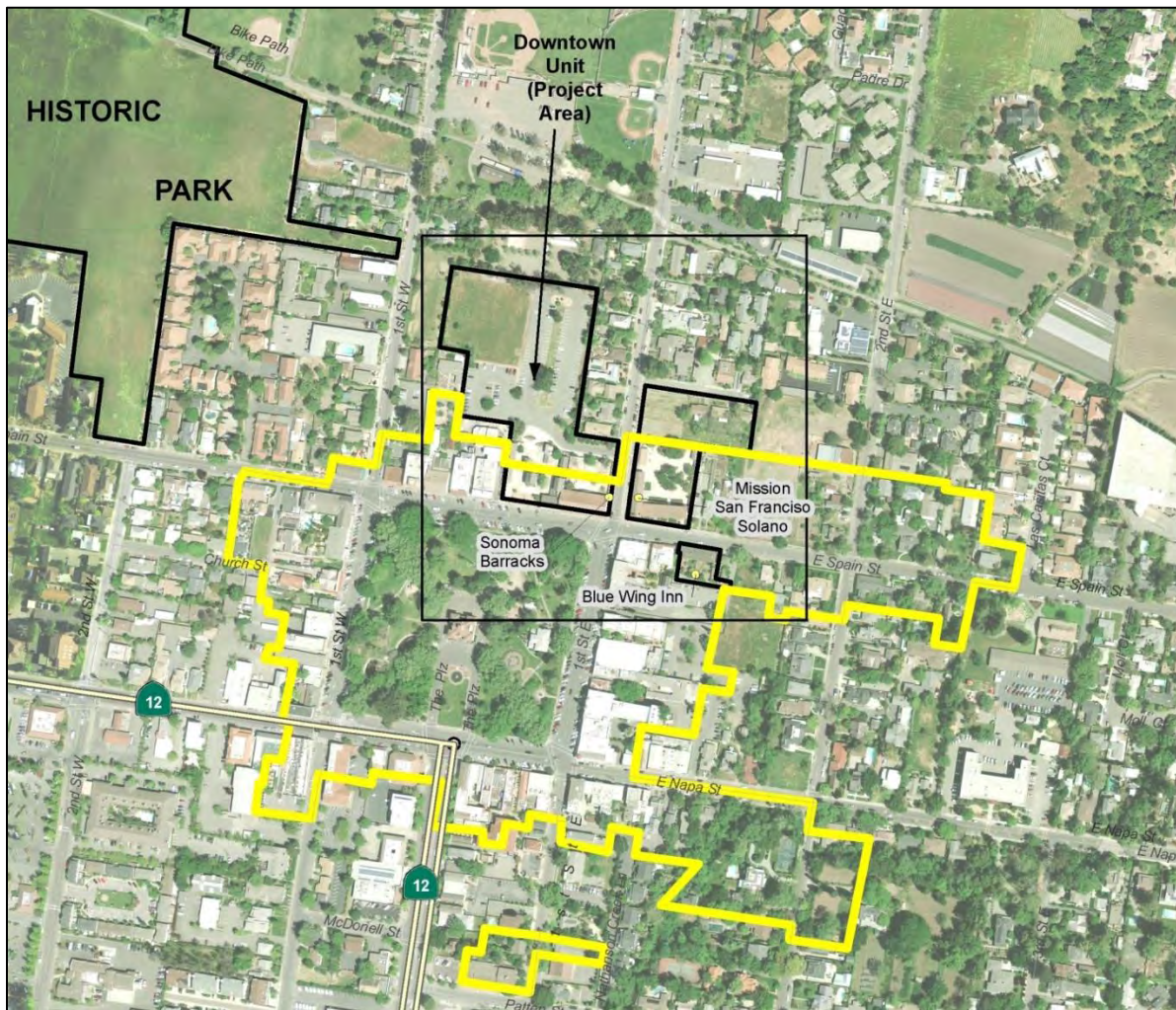


Image 19: Project area and Sonoma National Historic Landmark outlined in yellow.

Mission San Francisco Solano has been designated California Historical Landmark #3. Lachryma Montis is California Historical Landmark #4. The Blue Wing Inn is California Historical Landmark #17. The Sonoma Barracks is California Historic Landmark #316.

Ethnographic Setting



Image 20: Inhabitants of California by Louis Choris c.1816. (Courtesy of Bancroft Library, U.C. Berkeley).

The FMP area is located within the ethnographic territory of the Coast Miwok. The Coast Miwok language, a member of the Miwok subfamily of the Penutian family, is divided into two dialects: Western (or Bodega) and Southern (or Marin), which in turn is subdivided into valley and coast. Miwok refers to the entire language family that was spoken by Coast Miwok, as well as Lake, Valley, and Sierra Miwok. Coast Miwok territory encompassed all of present-day Marin County and parts of Sonoma County (Barrett, 1908; Kelly, 1978; Kroeber, 1925).

Coast Miwok settlements were established on bays and estuaries, or along perennial interior watercourses. The economy was based on fishing, hunting, and gathering, and revolved around a seasonal cycle during which people traveled throughout their territory to make use of resources as they became available. Marine foods, including kelp, clams, crabs, and especially fish, were a year-round staple. Acorns were gathered in season and stored for use throughout the year. Tobacco was used by most men.



Image 21: Native Americans paddling tuleboat in San Francisco Bay by Louis Choris c.1816. (Courtesy of Bancroft Library, U.C. Berkeley).

Coast Miwok dwellings were conical in shape and grass-covered. Each large village had a circular, dug-out sweathouse. Basketry techniques included both coiled and twined forms often with the use of multicolored motifs and patterns. Although land was not considered privately owned, certain food-producing trees were, as were hunting, fishing, and clam-digging locations.

By the mid-1800s, inclusion into the Mission system, diseases, raids by Mexican slave traders, and dense immigrant settlement disrupted Coast Miwok culture, dramatically reducing the population and displacing the native people from their villages and land-based resources. By the time of California's initial integration into the United States in the late 1840s, the Coast Miwok population had dwindled from approximately 2,000 individuals to one-eighth of its size before European contact.

In 1920, the Bureau of Indian Affairs purchased a 15.45-acre tract of land in Graton for the Marshall, Bodega, Tomales, and Sebastopol Indians. This land was put into a federal trust and these neighboring peoples that included both Coast Miwok and Southern Pomo were consolidated into one recognized group: the Graton Rancheria. In 1958, the U.S. government enacted the Rancheria Act of 1958, transferring tribal property into private ownership. Forty-four Rancherias in California were affected, including the Graton Rancheria.

Since then, tribal members have continued to protect their cultural heritage and identity despite being essentially landless. President Clinton signed into law legislation restoring federal recognition to the Federated Indians of Graton Rancheria on December 27, 2000 .

Archaeological Investigations in the Downtown Unit

This summary of archaeological work that has taken place in the Downtown Unit at Sonoma State Historic Park (SSHP) has been assembled from various documents currently available from CSP's online Unit Data Files (UDF). At the end of this summary is discussed archaeological work that has taken place recently due to research conducted for this FMP.

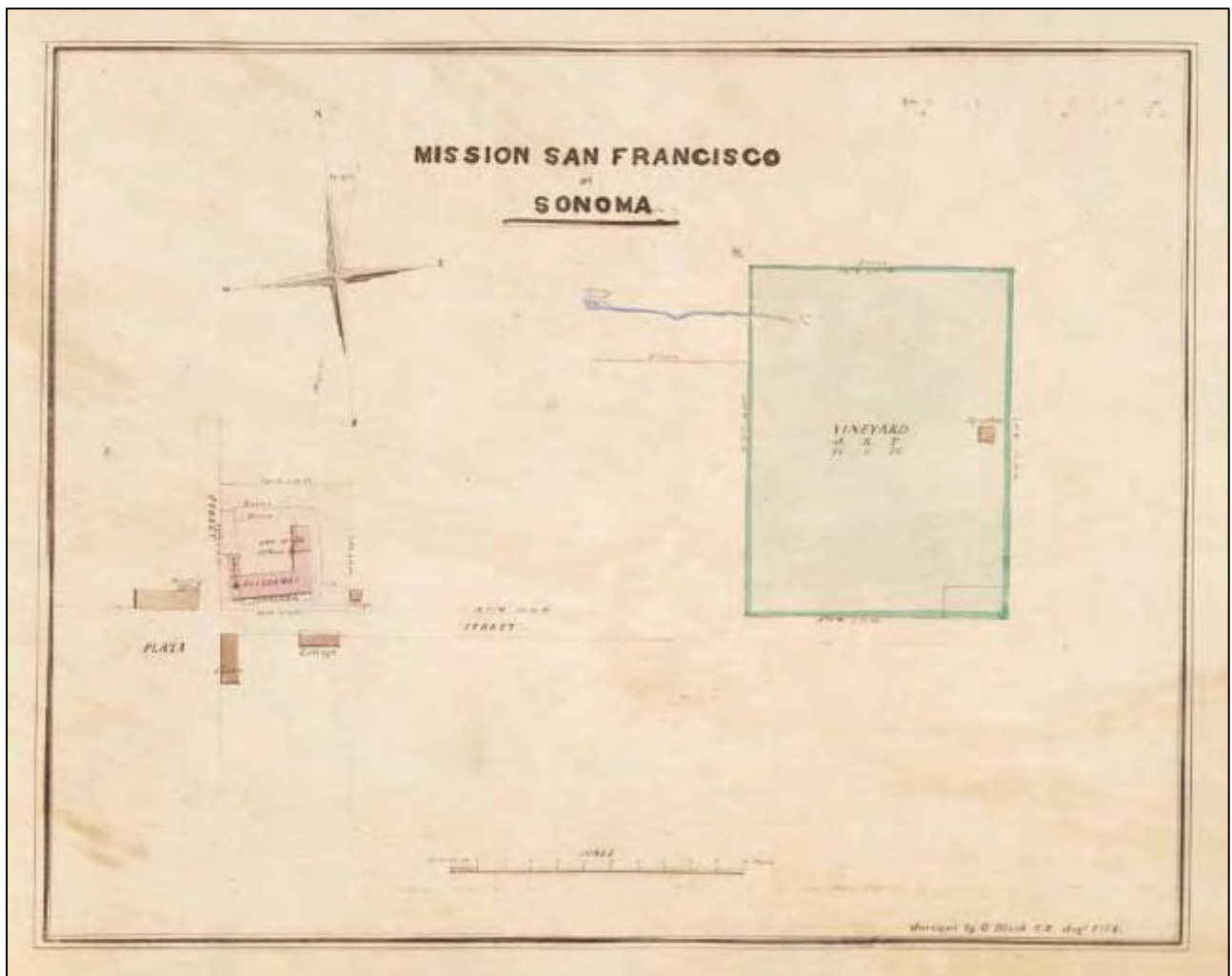


Image 22: Mission San Francisco Solano's Diseño (Courtesy of Bancroft Library, U.C. Berkeley).

Mission San Francisco Solano was established by Fr. Altimra, a Franciscan priest, on July 4, 1823. It was the last and northernmost California Mission in the chain of 21 Franciscan Missions in Alta California. It was the only Mission built in California after

Mexico gained independence from Spain. After secularization of the Mission holdings and lands in 1833, Vallejo administered the closing and sale of Mission San Francisco Solano. The original mission structure, no longer in existence, was located immediately east of the current site, now built over and in private ownership. The current Mission Chapel was constructed by Vallejo in 1841. It suffered damage caused by the 1906 San Francisco Earthquake and was restored in 1913. The very first systematic



Image 23: Mariano Vallejo (Courtesy of Bancroft Library, U.C. Berkeley).

archaeological investigations at SSHP were begun in 1953. This initial work was conducted to investigate the evolution of the architecture of Mission San Francisco Solano and its ancillary buildings in preparation for the Mission quadrangle reconstruction by the California, Division of Beaches and Parks. This work was completed by the University of California, Berkeley (UCB) under guidance of James A. Bennyhoff and Albert Elsasser. Adan Treganza, also working for UCB, directed another season of fieldwork in 1954.

The work in 1953-1954 identified numerous additional foundations and evidence of Mission

buildings. These initial excavations noted that the

1913 restoration was actually the third version of Mission San Francisco Solano built near this location. The first being a simply constructed structure with logs; the second a large adobe structure (Bennyhoff and Elsasser 1954, Treganza 1956).

Mission San Francisco Solano was a very large planned complex. Archaeologists have identified foundations and features outside of the modern Mission Courtyard

boundaries. These findings indicate the true size and influence of Mission San Francisco Solano. The full extents of the Mission complex are unknown, but can be assumed to be much larger than the current Mission boundaries suggest (Bennyhoff and Elsasser 1954, Treganza 1956). Ground penetrating radar surveys were conducted by U.C. Berkeley, under the direction of Dr. Kent Lightfoot in the undeveloped field (Field B) in 2014. These surveys confirmed subsurface anomalies that correspond with Treganza’s findings (Byram 2015).

Casa Grande

During Secularization, the Mission was converted to a parish church, and Mariano Vallejo was dispatched to the area to establish a pueblo and military presence.

Vallejo surveyed a new town site, planned the central plaza and plotted the streets around the plaza. He built, with Native American labor, a Monterey adobe-style home for his family which he called Casa Grande and the Sonoma Barracks to house soldiers. It was used by the participants of the Bear Flag Revolt in June 1846. Vallejo’s Casa Grande was a building complex with several two-story structures, a lookout tower, and a central courtyard similar to the Mission Quadrangle to the east. Only the Servant Quarters building survives today from the original complex.

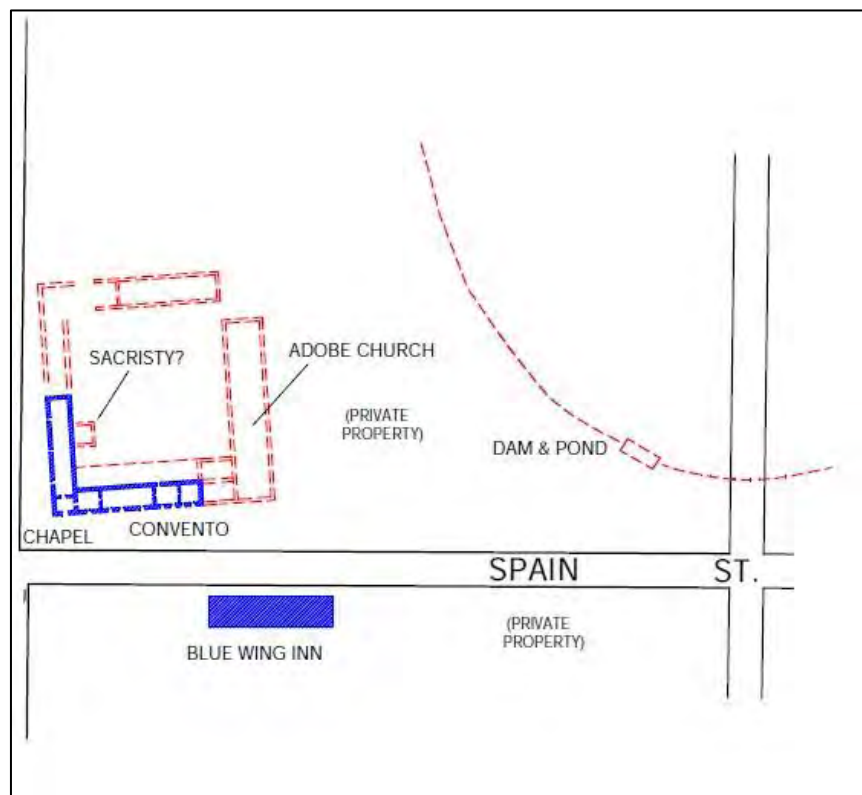
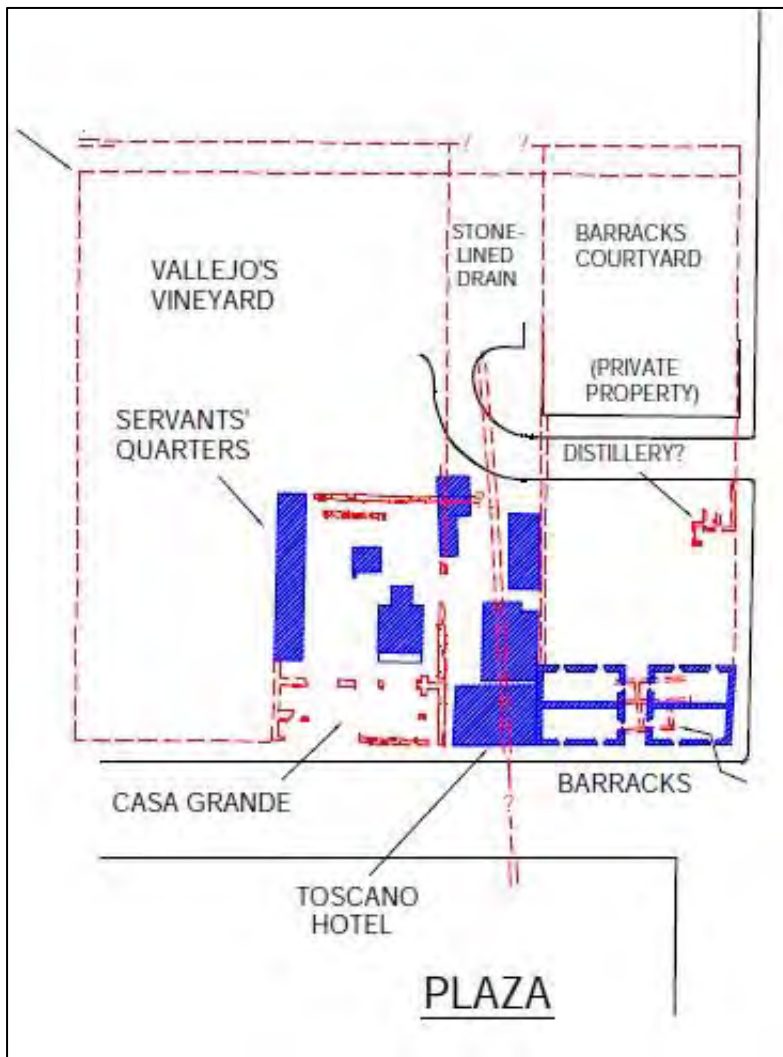


Image 24: Historic Buildings and structures suggested by archaeology (Felton 2002)

John Clemmer, working for the Central California Archaeological Foundation under contract for the California, Division of Beaches and Parks in 1960, conducted archaeological investigations of the Casa Grande site. The excavations revealed stone footings, charcoal and a layer of stone suggesting a massive stone footing of perhaps the lookout tower in the southwest corner. A year later, Charles Gebhardt, from American River College in Sacramento excavated the stone foundation at the east end of the Casa Grande residence, as well as, a stone

alignment that may represent the walls that enclosed the compound. Other excavations by Gebhardt may have revealed another building situated along the rear wall of the compound. State Park Archaeologist, Glenn Farris, while monitoring construction crews during restoration of the Sonoma Barracks in 1979 verified much of the previous archaeological work, and determined that the Sonoma Barracks and Casa Grande buildings were separated by a 57 foot wide vacant parcel. This parcel is presumed to have been a natural drainage that was slightly lower topographically from the Casa Grande and Barracks. This low lying area seems to have been historically used to dump refuse, as many artifacts were recovered from the drainage during archaeological excavations of the Sonoma Barracks as well as later work associated with the construction of utility trenches (Clemmer 1961, Gebhardt 1962, Farris 1981).

Sonoma State University in 1987, under the direction of Dr. Adrian Praetzelis, exposed



a trash deposit, just north of the Casa Grande site, containing cattle bones and artifacts dating from the late 1830s-1840s. The area investigated is believed to have been used by Vallejo for agricultural purposes. Among the artifacts recovered were ceramics produced by Copeland and Garret which were traded into California by the Hudson Bay Company. Jacob Leese, a Sonoma merchant, and brother-in-law to Mariano Vallejo, was known to have traded extensively with the Hudson Bay Company in the Oregon Territory to the north (Praetzelis 1987).

Sonoma Barracks

Excavations inside the Barracks building exposed a series of stone alignments. These rock alignments appear to represent the walls enclosing at least three separate rooms of an adobe structure prior to construction of

Image 25: Historic Buildings and structures suggested by archaeology (Felton 2002).

the Barracks building. This use disturbed the older rock alignments representing the adobe structure. After the military abandoned the building it was used for other purposes. As mentioned above, portions were used as a wine cellar, residence, store, tea room, and an antique shop. The Sonoma Barracks was sold to the State of California in 1957.

Interest in restoring the Sonoma Barracks led to several archaeological investigations in the 1960s. Leonard Mosias directed an architectural study of the building in 1966 that included historical research and limited archaeological excavations. State Park archaeologist, John Kelly conducted a small archaeological excavation of the interior of the barracks building in 1975. This work exposed the stone foundation of the barracks east adobe partition, as well as the footings of an earlier mission building in the location prior to the barracks. A more extensive series of archaeological excavations was undertaken in 1976 by State Park archaeologist, D.L. Felton. This excavation further explored the foundations exposed by Kelly in 1975. Additional test units were placed in the courtyard north of the Barracks in search of foundations and evidence of more Mission era buildings. The archaeological investigation discovered several privy pits in the northeast corner of the barracks compound; these privies appeared to have been filled in the late 19th or early 20th century by the Toscano Hotel occupants or local residents. In 1979, State Park archaeologist, Glen Farris worked with construction crews, and monitored the construction of the Barracks Courtyard walls. Farris also discovered a basalt cobble lined ditch constructed in the later 19th century, in an area north of the Toscano Hotel. (Mosias 1966, Kelly 1975, Felton and Farris 1996)

Post 1979 Archaeological Investigations

Other archaeological investigative and monitoring projects have taken place in the vicinity of the Sonoma Barracks and the Toscano Hotel Courtyard including the parking lot area and Fields A and B. Archaeologist Chris Porter, working with Regional Archaeologist, E. Breck Parkman conducted limited salvage excavations and monitoring at the Sonoma State Historic Park 1902 Barn. Monitoring revealed a privy placed in the southeast corner of the old barn, as well as adobe bricks. The upper half or so of the privy was excavated to a depth of 120 cm below surface before ground water prevented any additional excavation. The excavation for footings within the interior and exterior of the barn revealed several other artifacts including glass, ceramics and butchered cow bones. Porter also monitored the excavation of a sewer and water lines from the newly constructed bath room to existing utilities. During excavation of the trench for the sewer pipe a rock feature was uncovered approximately 2.5 meters west of the exterior barn wall. The excavated trench revealed a sidewall profile that included 5 cm of crushed white rock use as a ground cover throughout the compound, a reddish-brown layer with basalt cobble was below the crushed rock. The basalt may have been in alignment and represent the cobble lined drainage reported by Farris. Below the reddish-brown basalt

laden rock was 30 centimeters of dark-brown soil containing fragments of glass, ceramic and butchered bone to 60 centimeters below the existing ground surface (Porter 1987).

The Anthropological Studies Center at Sonoma State University conducted construction monitoring for a telephone service area interface concrete pad at the southeast corner of the parking lot behind the Sonoma Barracks in 1995. The report for this monitoring describes the stratigraphy as generally 0-10 inches a layer of gravelly fill, generally devoid of artifacts, 10-28 inches brown, clayey silt, containing numerous artifacts, 28-20 inches a thin layer of light brown, yellowish compact clay and below 30 inches yellow-brown sandy clay. A feature of adobe bricks was uncovered. It was surmised that the bricks were likely the remnants of a corral that was located in this area (Allison 1995). In 2002, the Anthropological Studies Center at Sonoma State University conducted another investigation in the open field (Field A) in preparation for future development of the field. Report author, Heidi Koenig presented findings that demonstrated historic features, most likely exterior complex walls of the former Casa Grande (Koenig 2002).

The Blue Wing Inn

Preliminary archaeological investigations by Archeo-Tec. Inc., took place at the Blue Wing Inn during the development of the Historic Structure Report (HSR) completed by Page and Turnbull in 2002. The excavation focused on just the archaeology within and below the first floor of the Blue Wing Inn. Three 1x1 meter units were excavated within rooms 103 and 104 of the Blue Wing Inn. A total of 1,677 artifacts and cultural specimens were collected during this study, along with two features that represent previous construction of the Blue Wing or perhaps an older adobe structure on this site. This study also describes four distinct stratigraphic layers evident under the Blue Wing Inn. The Archaeological section of the HSR (Pastron 2002) found in Chapter 5 of the BWI HSR recommended that further work take place within the back courtyard of the Blue Wing Inn to identify if any subsurface features or deposit are located within the courtyard.

2018 Canine Forensic Survey

The Institute of Canine Forensics conducted a survey of SSHP in 2018 of areas for planned construction for compliance with the Americans with Disability Act (ADA). Construction included compliant pathways, restrooms and associated utilities. The canine survey focused on the landscaped areas outside of the Mission walls and rear field (Field B). The dogs used were trained to detect the scent of human remains. Dogs would "alert" at the strongest source of scent. The canine survey did have positive alerts that indicated the scent of remains in areas near and within the Mission Chapel including the known interment of Maria Ygnacia Lopez de Carrillo, Vallejo's mother-in-law. Unconfirmed historical accounts have mentioned a neophyte cemetery in the near vicinity of the Mission, though it has never been discovered. Minimal alerts along the outside Mission wall indicated there were far fewer burials in this area than the number of people listed on the memorial plaque. There were no alerts in Field B (Morris and Pence 2018).



Recent Work at Sonoma State Historic Park



Image 26: Archaeological auger testing at the Blue Wing Inn.

Additional testing was completed during October 2012 and then again in April 2013 in the courtyard of the Blue Wing Inn for the purposes of the Facilities Management Plan (FMP). This recent archaeological work consisted of conducting Ground Penetrating Radar (GPR) within the courtyard area. The GPR work located numerous anomalies that suggest abundant subsurface features or disturbances (Hanes 2013). Following the GPR work and archaeological investigation of identified anomalies, and an auger test of the Blue Wing Inn Courtyard was completed.

The auger testing identified numerous deposits of historic and prehistoric material. Post augering, a single 1m x1m excavation unit was excavated within an area that had the highest concentration of artifacts and GPR anomalies. The excavation unit was excavated to a final depth of 70 centimeters below the surface. There was a feature identified that appeared to be a burn pit with numerous historic artifacts within it. Outside of the fire pit, four separate strata were identified. Within these strata were numerous artifacts. It is evident from the auger testing and excavation that artifacts and features remain within the Blue Wing Inn Courtyard (Hilton 2014).

The results of the entirety of sub-surface archaeological research and investigations at the Downtown Unit of SSHP, since the early 1950s until present, attest to the historic archaeological sensitivity of the project area. These resources, though not yet evaluated, that may be significant and may yield information that provides insight to prehistoric and historic lifeways that occurred at the site. CSP archaeologists will be consulted during the early planning phases of any projects that will disturb ground to allow for the avoidance of or the adequate mitigation of impacts to all archaeological resources in the Downtown Unit of SSHP.



Image 27: Blue Wing Inn, early 1900s. (Courtesy of Bancroft Library, U.C. Berkeley).

Advisory and Regulatory Setting

SSHP is comprised of some of the most important historic buildings still in existence in California today. Collectively, they relate to the earliest days of settlement and statehood. They are significant on both a state and national level. The Downtown Unit contains resources that are officially listed on the National Register of Historic Places as part of a National Register Historic District (NRHD) and also within a larger National Historic Landmark (NHL) designation. As such, management, maintenance, and use must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical

language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

California State Parks Policy

Cultural Resource policies for CSP are set forth in the Department Operations Manual (D.O.M.). The newly updated Chapter 400 reflects guidelines and procedures for management and stewardship:

California State Parks is the steward and manager of the cultural resources within the state park system and a leader in historic preservation and cultural heritage preservation statewide. The core cultural resource management programs of inventory, evaluation and registration, and treatment work together to provide professional responsibilities required to physically maintain the cultural resources entrusted to State Parks.

The National Park Service's Cultural Resource Challenge report (NPS 2013) provides a framework for the commitment required at all levels for a shared vision of agency-based cultural resource stewardship. The National Park Service has identified goals required to implement this stewardship plan.

The goals are summarized and adapted below to reflect the Department's cultural resource management stewardship program:

- Providing leadership, support and advocacy for the stewardship, protection, interpretation and management of California's heritage through scholarly research, science and effective management.
- Commit the Department to the letter and spirit of our cultural resource preservation mission; that is reflected in engaging with all Californians to ensure the protection and preservation of their shared heritage and its associated resources.
- Connect all Californians to their heritage resources in a way that is relevant to their lives, legacies and dreams and tells these stories that make up California's diverse cultural identity.
- Integrate the values of heritage stewardship into new initiatives (renewable energy, community revitalization, adaptive use and sustainability); while cultivating excellence in social and physical sciences and technical preservation as a foundation of cultural resource protection, management and use
- Attract, support and retain a highly skilled and diverse workforce throughout the Department with an ethic of consistent improvement and inspired excellence in cultural resources



California Register of Historic Resources (CRHR)

The CRHR is a statewide list of Historic Resources with qualities assessed significant in the context of the state's heritage. The register is maintained by OHP and listings are managed in much the same way as described for the NRHP. Criteria for evaluating the historical significance of Historic Resources at the state level, including integrity, are also similar to NRHP requirements. As defined by PRC 5024.1(a), the CRHR functions as an authoritative guide that is intended to be used by state and local agencies to indicate types of cultural resources that require protection, to a prudent and feasible extent, from project related substantial adverse changes.

National Register of Historic Places (NRHP)

The NRHP is a national list of cultural properties nationwide that are at least 50 years in age and exhibit qualities of historical significance in the context of our national heritage. The list is maintained for the United States Department of the Interior (DOI) by the DOI - National Park Service (NPS). California, in turn, maintains an Office of Historic Preservation (OHP) to administer NRHP listings at the state level. Headed by the State Historic Preservation Officer (SHPO), the OHP manages NRHP listings by reviewing nominations and forwarding recommendations for inclusion to the Advisory Council on Historic Preservation (ACHP). To the benefit of future generations, the NRHP serves as the primary record of our national heritage and listing on the NRHP affords special considerations to listed cultural properties for Federal tax incentives, grants, and loans.

Secretary of the Interior's Standards

Identifying appropriate treatments for a property or contributing resources is a primary aspect of determining the appropriate preservation of a historic property. Determinations are guided by the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties* (36 CFR 68, Vol. 60, No. 133).

The *Standards* identify four recognized historic property treatments; preservation, rehabilitation, restoration, and reconstruction. The goal of the *Standards* is to retain as much original fabric as possible. When repair or replacement of damaged elements and fabric is done, that it be in "like-kind" to protect and maintain historic integrity and character of the property and its contributing elements.

Treatments can be implemented on a "property-wide" basis to help guide appropriate use or reuse, for a large repair project, or for work on individual features or elements of a property. Such treatments should be determined by the needs of the historic resource and the nature of the project.

When the Secretary's *Standards* are followed, the project will meet the criteria for determination of no adverse impact as defined by environmental compliance laws. Consultation with Cultural Resource Specialists is a prerequisite for determining a

suitable treatment and implementing the *Standards* in the review and design of projects. The treatment standards apply to cultural resource types included in the National Register of Historic Places, while the guidelines apply to specific resource types. The Standards are used to determine treatments that reduce or eliminate adverse effects from project actions.

Within State Parks, it is often necessary to take into account the needs of the individual and the surrounding community. *The Secretary of the Interior's Standards and Guidelines for Archeology; and Historic Preservation* and *The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes* will be used to direct work associated with these types of cultural resources.

The Treatment of Historic Properties

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction. Choosing an appropriate treatment for a historic building or landscape is critical. The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation management practices that help protect irreplaceable historic resources.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction.

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation.



Image 28: Mission San Francisco Solano, 1926 (Courtesy of Bancroft Library, U.C. Berkeley).

Preservation in place is the preferred treatment but when necessary **Rehabilitation** is an acceptable option for the historic properties in the Downtown Unit. Below are the Standards for Preservation and Rehabilitation:

Standards for Preservation

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

§ 5024.5. (a) No state agency shall alter the original or significant historical features or fabric, or transfer, relocate, or demolish historical resources on the master list maintained pursuant to subdivision (d) of Section 5024 without, early in the planning processes, first giving notice and a summary of the proposed action to the officer who shall have 30 days after receipt of the notice and summary for review and comment.

Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.



- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

CEQA and CA PRC 5024

The California Environmental Quality Act (CEQA) requires projects that are approved or funded by state agencies to assess the effects of project work on all environmental resources including both historic and natural. For example, impacts to bats would have to be reviewed under CEQA and any permanent exclusion of bats and loss of roost habitat would require mitigation in addition to potential impacts to the historic resource. A Historic Resource is defined as any cultural resource determined eligible for listing or listed on the California Register of Historical Resources (CRHR). Historic Resources are also defined in the California Public Resources Code (PRC), Section 5020.1(j) as, but not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or



cultural annals of California. California PRC 5020.1 also includes NRHP-listed or eligible Historic Properties as Historic Resources.

All projects within SSHP must comply with the California Environmental Quality Act (CEQA), including new language referencing Assembly Bill 52 (2014) in regards to Tribal Cultural Resources, and are reviewable under Public Resource Code 5024. The California State Legislature enacted (PRC) § 5024 and 5024.5 to establish a state program to preserve historical resources. These sections of the code require state agencies to take a number of actions to ensure preservation of state-owned historical resources under their jurisdictions. These actions include evaluating resources for National Register of Historic Places (National Register) eligibility and California Historical Landmark (California Landmark) eligibility; maintaining an inventory of eligible and listed resources; and managing these historical resources so that they will retain their historic characteristics.

CA Inadvertent Discoveries of Human Remains and Funerary Objects

As defined by California State Health and Safety Code, Section 7050.5, and Public Resources Code 5097.98, the inadvertent discovery of human remains requires cessation of project work relative to the find until an assessment of the remains, including determination of origin and deposition, is completed by the County Coroner, in consultation with the NAHC and/or appropriate Tribal representative(s). In the event of inadvertent discoveries, an on-going program of Native American consultation provides an opportunity for such groups to participate in the identification, evaluation, and mitigation of impacts to human remains and funerary objects.

American with Disabilities Act (ADA)

Most historic buildings were not originally designed to accommodate people with disabilities and special needs. However, persons with disabilities should experience sites, landscapes, buildings, and spaces in the same manner as other users whenever possible. All new projects or uses recommended within this FMP will comply with department accessibility policies.



Leadership in Energy and Environmental Design (LEED)

California State Parks is reducing its environmental footprint through sustainable state government operations and practices including energy efficient state building design and construction. New development will be LEED (Leadership in Energy and Environmental Design) certified “green” buildings. All new facility development will be with the Green Building Action Plan and the California Green Building Standards.

State Historical Building Code (SHBC)

One of California’s most valuable tools for the preservation of historic resources is the 2013 California State Historical Building Code (CHBC), which is defined in Sections 18950 to 18961 of Division 13, Part 2.7 of Health and Safety Code (H&SC) Health and Safety Code, a part of California Law. The CHBC is intended to save California’s architectural heritage by recognizing the unique construction issues inherent in maintaining and adaptively reusing historic buildings. The CHBC provides alternative building regulations for permitting repairs, alterations, and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use, or continued use of a “qualified historical building or structure.”

Section 18955 of the CHBC defines a “qualified historical building or structure” as “any structure or property, collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state, or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers or official inventories and deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction.”

The CHBC’s standards and regulations are intended to facilitate the rehabilitation or change of occupancy so as to preserve their original or restored elements and features, to encourage energy conservation and a cost effective approach to preservation, and to provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such buildings, structures and properties and to provide reasonable availability and usability by the physically disabled. The historic buildings located in the Downtown Unit zone all qualify as historical buildings and the SHBC will be applied to each new use of those buildings.



Facility Management and Use

This portion of the FMP will discuss in sections the individual planning zones within the Downtown Unit and the management and use recommendations for facilities in each zone. Each facility planning zone section will contain a description, potential use summaries or use alternatives, an interpretive theme (as described in the 2013 DRAFT Interpretation Master Plan), a recommendation for the Secretary of Interior preferred treatment, description of current uses, proposed uses (if different than the current ones), development recommendations, revenue generation potential, and partnerships.

Planning Zone 1: Toscano Hotel Complex and Casa Grande Courtyard



Image 29: Toscano Hotel Complex

There are six structures that make up the Toscano Hotel Complex and Casa Grande Courtyard: The Toscano Hotel, Toscano Kitchen, Hotel Annex, Tank House, Barn and

the Servants Quarters. Each serves a specific function at SSHP. The current uses vary from administration and office functions to house museums and storage. The optional uses are presented in the Historic Structures Report (HSR) completed by Garavaglia, Inc., specifically for this project in 2013. The HSR also provides the most current existing conditions of the planning zone. Code and system requirements are discussed in greater detail within the HSR provided in the accompanying Appendix.

The following range of use recommendations are taken from the 2013 Garavaglia Historic Structure Report (HSR) and should be considered as viable options for the buildings that can accommodate that use in the Toscano Hotel Complex.

Potential Use Summary

Careful study and planning has explored a range of alternative adaptive uses for the Toscano Hotel Complex and Casa Grande Courtyard. Options presented by the HSR, as well as public and staff input were explored during the development of this FMP.

Implementation of new interpretive elements such as new signage, informational panels, artwork and the outlining of the footprint of the original Casa Grande structure have enhanced the planning zone. New benches, building repair and fresh paint have created an inviting scene within the courtyard.

The preferred uses for the Toscano Hotel Complex and Casa Grande Courtyard are identified below.



Image 30: Toscano Kitchen dining room entrance.

House Museum

The Toscano Hotel and the first floor of the Toscano Kitchen are currently used as interpretive space, or as a house museum. The goal is to continue the interpretive use

but also to potentially partner with The City of Sonoma to use the space for interpretation as well as a Visitor Center for visitor orientation and information.

House Museum Benefits

- Continues a current use.
- Fulfills a goal of the DRAFT IMP
- Has the potential to provide greater public access to the Toscano Hotel if hours are expanded and visitor information is provided.
- Has a relatively low level of potential impacts to the subject areas as part of a general rehabilitation for this use.

House Museum Challenges

- Has limited income potential.
- Uses only two buildings if the current scheme is maintained.
- Requires additional staff and/or volunteers to keep the space open more often.
- Further consideration of expansion of the current interpretive schemes and intended methodologies is required to determine more fully what potential impacts might occur.
- Loses relevancy with new generations.

Offices

The Hotel Annex at 20 East Spain St. is currently used for DPR offices and storage. Administrative offices, professional office space, or organizational space is recommended. Generally these occupants do not require significant modification of spaces to accommodate special equipment or connections between rooms for office suites. Some combination of rooms may be accommodated by opening up closet spaces as passageways, or installing a limited number of new openings between rooms. Construction of additional partitions or connections across the double-loaded corridors is not recommended as it has a much greater potential for impacts on the historic spaces than opening connections between adjacent rooms. This is the current use at the Hotel Annex and on the first floor of the Tank House and could be accommodated in the Kitchen and/or in the Toscano Hotel. Additional office space may be appropriate for the second floors of the Kitchen, Annex, or the Tank House if an elevator is feasible.

CSP will reposition the Sonoma Sector offices from the park residence at the entrance to the Vallejo Home to the Hotel Annex. This will offer a more centralized location from administration services and open up the residence for additional staff housing,



Image 31: House museum setting first floor of the Toscano Hotel.

Offices Benefits

- Utilizes the Hotel Annex and possibly the Kitchen Annex 2nd floor.
- Continues a current use.
- Has the potential to expand usage of the site during evening hours.
- Has a relatively low level of potential impacts to the subject areas as part of a general rehabilitation for this use.
- Can generate income to support stewardship requirements at this site and other areas of the park.

Office Challenges

- Does not provide additional public access to the buildings.

Retail

Retail uses could include moving a concession operation into the Toscano Hotel. It could also include rental of the buildings for small shops and displays. Apart from the Toscano Hotel and the Servant's Quarters, the other buildings on the site are similar in age to other buildings on the Sonoma Plaza. However, their residential character sets them apart. Physical impacts from retail usage can be minimal if removable shelving is used, shelving and displays are kept low enough to avoid seismic attachment to the

walls, and the nature of the items for sale does not damage the finishes or structure of the buildings. In this case, small-scale items that can be carried by hand are more appropriate than large items that might require disassembly to move them from interior spaces to the purchaser's vehicle.

Retail Benefits

- Has the potential to utilize large portions of the site, including the Toscano Hotel, Kitchen Annex, Hotel Annex, and the courtyard.
- Has the potential to expand usage of the entire Toscano Complex during evening hours.
- Has a relatively low level of potential impacts to the subject areas as part of a general rehabilitation for this use.
- Can generate income to support stewardship requirements at this site and other areas of the park.

Retail Challenges

- Greater site modifications might be desired to improve circulation for a Farmers Market or other outdoor retail.
- Security needs may increase and could have a limited impact on the site.
- Public experience of the site and buildings may not have the benefit of a strong historical context. As retail space, the buildings may not be viewed as strongly part of a broader historical lodging and immigrant context.

Toscano Hotel



Image 32: Toscano Hotel, East Spain Street.

The Toscano Hotel is dated in part to the mid-1850s, with additions and alterations which are associated to the period of 1880-1890. The exterior is a two-story, wood frame building topped by a side gabled roof clad in wood shingles. Wood lap siding clads the exterior walls and is painted white in color. The building has no basement and minimal attic space. Double leaf, multi-pane wood doors open onto the front balcony and entry porch, and the primary window type throughout is a six-over-six double hung wood window.

The wood porch and building trim are painted yellow and the wood doors and windows are painted red. The primary elevation features a two-story porch with full-height wood porch posts and a wood parapet. A wood Toscano Hotel sign is centered atop the porch roof, and the second-story balcony is enclosed with a low wood railing. A two-story shed addition attaches to the rear elevation and is accessed via a four-panel wood entry door

The interior of the Toscano Hotel is furnished to be interpreted as a hotel or lodging house around the year 1900.



The first floor consists of five rooms – the dining room or saloon, a small salon that includes one of the two stairs to the second floor, a small parlor, a large parlor, and a foyer with the second stair to the second room.

Image 33: House museum setting in the downstairs interior of the Toscano Hotel.

The main entrance is located at the street level just east of center on the building façade and enters into the an interpretive area called the Public Room. The entry is marked by a floor-to-ceiling iron gated cage to allow the public to enter the space, but not to circulate through the rooms. This entrance also has the full-height enclosure to limit public access but allow for viewing. The small salon and eastern stairs are open to the dining room, near the bar. The second floor has a central hallway that runs the length of the building. A shorter hallway extends perpendicular from the central hall to the second story of the porch. A single large room at the southeast corner is flanked by the two hallways and furnished as a bedroom. The southwest corner is divided into two rooms that are connected through a rough doorway. On the north side of the floor are two more rooms. The larger one is a narrow room with a sloped ceiling set up as the children’s room.

Modern systems are minimal and are installed to limit visual intrusions. Electrical outlets are covered by wood blocks that can be installed flush with the wood trim when the outlet is not in use. Fixtures are period appropriate and minimal. None of the finishes appear to be original but do appear to be historically appropriate. These date to the 1970s when the building was last rehabilitated (Garavaglia 2013).

Treatment Recommendations

- Preservation, stabilization as necessary.
- Rehabilitation

Interpretive Theme

- Primary theme: 1886-1910
- Secondary theme: 1850-1886

Current Use

- Interpretation
- House museum

Proposed Uses

- No change (interpretation/museum)
- Visitor Center

New Development

- No new development is proposed.

Concession/Revenue Potential

- Concession retail opportunities are possible by relocating the existing gift/book store on the 1st floor of the Barracks to the more visible 1st floor of the Toscano Hotel.

Partnership potential

- City of Sonoma
- Sonoma Petaluma Parks, Inc.
- Sonoma League for Historic Preservation.

Toscano Kitchen

In 1902 Italian immigrant, Settimo Ciucci constructed the Kitchen Annex, which housed a kitchen, dining room, and additional boarding house accommodations upstairs.



Image 34: Toscano Kitchen Annex.

The one-and-two-story Kitchen Annex sits behind the Toscano Hotel immediately to the north. It faces the Toscano courtyard area. This wood frame building is set on top of a stone foundation and is topped by a north-south oriented side gable roof that is clad in wood shingles. Wood drop lap siding covers the exterior wall surfaces and flat-sawn wood trim frames the door openings. Two-over-two, double hung wood windows are found throughout, and are framed by flat sawn wood trim with apron brackets. Screens cover many of the window and door openings. A one-story porch runs the length of the front (west) elevation and is enclosed by a simple wood x-brace railing. Wood posts support the shed porch roof and a wood porch provides access to the entry doors. Three glazed wood panel doors open onto the front porch, one each at the kitchen, dining room, and enclosed exterior stair access.

The first floor of the Toscano Kitchen has two rooms with two entrances. The main dining room has wood tongue and groove floors, plaster and beadboard walls and a beadboard ceiling. It is furnished with a series of long communal dining tables outfitted with matching place settings. The kitchen is connected to the dining room.



Image 35: Interpretive kitchen setting in the interior of Toscano Kitchen.

It also has wood floors and there are a greater number of modifications visible in the kitchen floors than in the dining room. A large metal hood, range, and oven dominate the south wall. A metal sink and washing station occupy the west wall and wrap around a partition on the north side. A small pantry is on the other side of the partition, separated from the kitchen by a wall that curves into the dining room. The second floor is accessed from an enclosed stair at the north end of the front porch. It consists of a series of small rooms arranged symmetrically off a central hall. The end of the hall is marked with a small closet. Doors are all paneled and the finish is failing. Beadboard walls are painted a dark gray-blue color in both the hallway and the rooms. Each room is posted with a metal room number. Although simple, the finishes and materials on this floor appear to be original and largely intact. This level is used for storage only. Feasibility needs must be considered when contemplating rehabilitation efforts on both the Toscano Hotel and Kitchen. The total loss of historic fabric combined with construction costs could create a situation where it isn't worth impacting the resource for new uses. Other options could be achieved without large capital investments or improvements such as single day special events inside the structures that are reviewed as individual projects and are monitored.

The recommendation of this FMP is to maintain the Toscano Kitchen as an interpretive house museum. Preservation, stabilization and or rehabilitation as necessary to maintain the interpretive use is also recommended.

Treatment Recommendations

- Preservation, stabilization as necessary.
- Rehabilitation

Interpretive Theme

- Primary theme: 1886-1910

Current Use

- Interpretation
- House museum

Proposed Uses

- No change (interpretation/museum)

New Development

- No new development is proposed.

Concession/Revenue Potential

- No

Partnership potential

- Blue Wing Adobe Trust.
- Sonoma Petaluma Parks, Inc.
- Sonoma League for Historic Preservation



The Hotel Annex

The interior of the Hotel Annex was constructed in two phases. The upper level is the original portion, constructed sometime between 1888 and 1897, according to Sanborn maps. The first floor was constructed when the building was moved, raised, and converted for use as additional hotel rooms around 1902.



Image 36: Toscano Hotel Annex, 20 East Spain Street.

This two-story wood frame building is a square plan and is set on a concrete foundation. Wood drop lap siding clads the exterior walls, and the front-facing gable roof is covered with wood shingles. Slender, squared wood posts support the porch roof, and a simple wood railing encloses both levels. The ground floor entry porch is concrete slab, and provides access to the double-leaf, wood panel entry door with two-light glass transom and double leaf wood panel screen door. A similar door with transom opens onto the second-story porch above. Two, four-panel wood doors access the rear addition on the east side of the building, and stair access to the second-floor entry has been removed.

The five rooms exist on the first floor. The ceilings have been lowered and florescent lighting installed. Original finishes are suspected beneath the visible materials. The

central hallway has a very low drop ceiling, installed to hide the ductwork for the climate control system. The second floor has a wide central hallway with four rooms. The difference on the second floor is that the ceiling is much higher in the hallway and fewer of the original finishes are obscured. Drop ceilings in the rooms still hide ducting and cables but beadboard and plaster are visible. The first floor serves as the front entrance. The second floor serves as an entry to the second-floor porch. At the north end of each hallway is a small addition housing the kitchen (first floor) and restrooms (two on the second floor). These restrooms have a raised floor to accommodate plumbing. The building is currently used as DPR staff offices. It formerly served as a DPR District Office.

Treatment Recommendations

- Preservation, stabilization as necessary.
- Rehabilitation

Interpretive Theme

- Primary theme: 1886-1910

Current Use

- Administration offices.

Proposed Uses

- Sector Administration office.

New Development

- No new development is proposed.

Concession/Revenue Potential

- Concession opportunities are possible by rehabilitating the Annex into a lodging or hostel operation.

Partnership potential

- Blue Wing Adobe Trust
- Sonoma Petaluma Parks
- Sonoma League for Historic Preservation

Tank House

The Tank House is small, two-story house formerly used for water storage built prior to 1890. The square plan, two-story Tank House is covered in wood drop lap siding and has slightly battered walls. The hipped roof has a boxed eave overhang and is covered with wood shingles and the building sits on a concrete perimeter foundation. A secondary entrance at the second story of the western elevation is accessed by a wood exterior stair that originates near the front entry. There are no openings on the eastern elevation and the northern elevation has two six-over-six wood windows, one each at the first and second story.



Image 37: Toscano Water Tank House.

Treatment Recommendations

- Preservation, stabilization as necessary
- Rehabilitation

Interpretive Theme

- Primary theme: 1886-1910

Current Use

- Administration offices.

Proposed Uses

- Co-operative office

New Development

- No new development is proposed.

Concession/Revenue Potential

- Concession opportunities are possible by operating a retail concession.

Partnership potential

- Blue Wing Adobe Trust
- Sonoma Petaluma Parks, Inc.
- Sonoma League for Historic Preservation

The interior of the Tank House consists of two rooms, one on each level. The lower room has tongue and groove wood floors that are slightly faded and worn. The room serves as the volunteer lounge and library. The second floor also has wood, tongue and groove floors, as well as fiberboard and batten walls. This level also has two windows (north and south) and a single door. The space is vacant.

Servants Quarters

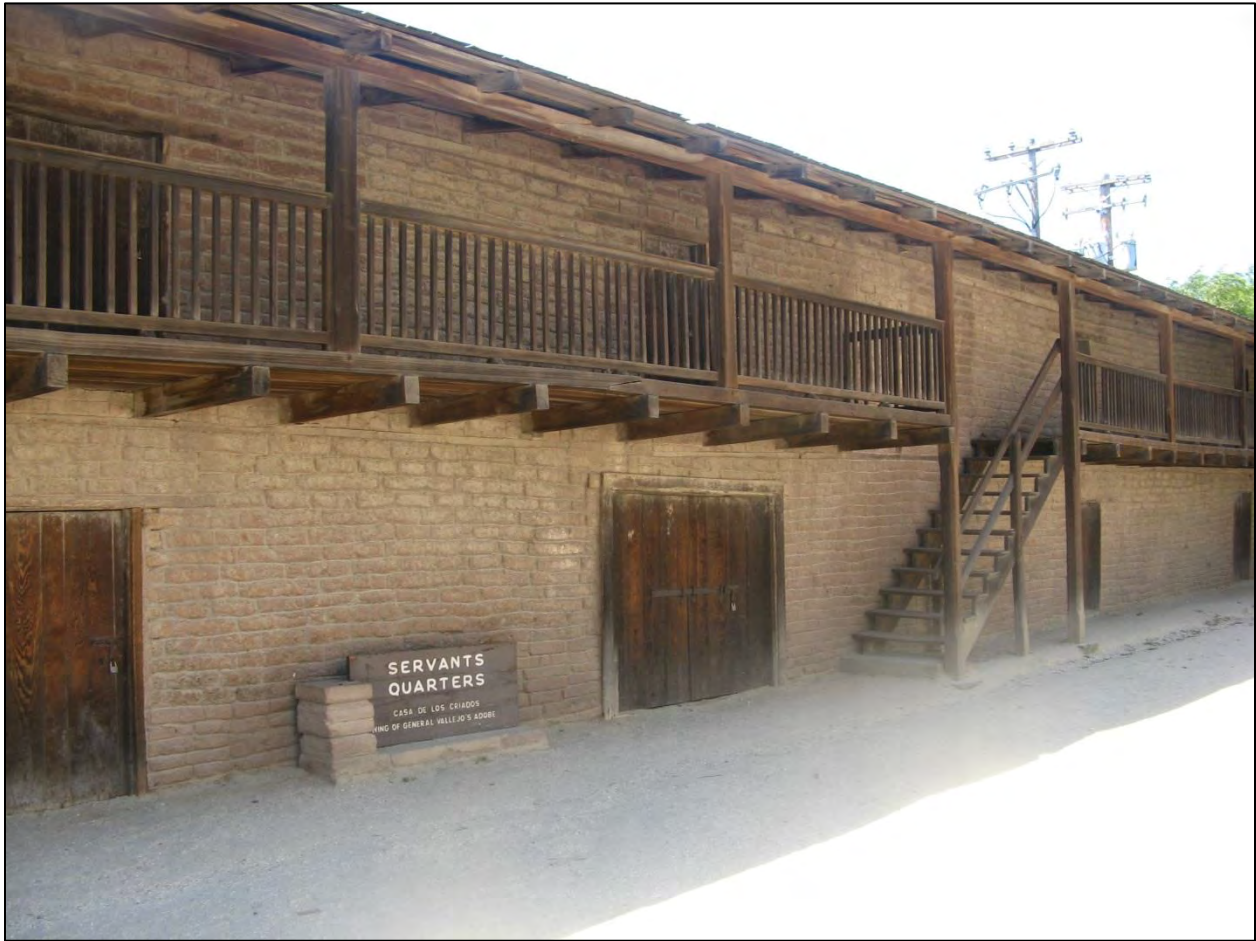


Image 38: Servants Quarters

The two-story adobe known today as the Servants Quarters was constructed around 1837 as part of Mariano Vallejo's original estate, Casa Grande. Historical accounts indicate that it originally contained a kitchen and sleeping quarters for Vallejo's staff of American Indian servants. The Vallejos lived at Casa Grande until 1852, when their new residence, Lachryma Montis, was completed. Vallejo, however, maintained an office at Casa Grande, where in the 1860s he worked on his history of California. Vallejo also leased rooms to other residents and army officers. In 1853, a Dr. John Van Mehr established his boarding school, St. Mary's Hall for Young Ladies, in Casa Grande, expanding into the Servants Quarters building the following year. Unfortunately, a diphtheria epidemic broke out in the late summer of 1856 killing four of Van Mehr's students and resulting in the permanent closure of the school in December. The Servants Quarters was the only part of Casa Grande that survived the devastating 1867 fire (Garavaglia 2013).

Treatment Recommendations

- Preservation, stabilization as necessary
- Rehabilitation

Interpretive Theme

- Primary theme: 1836-1852

Current Use

- Interpretation
- Storage

Proposed Uses

- No change (interpretation and storage)
- Retail (rental concession)

New Development

- No new development is proposed.

Concession/Revenue Potential

Potential for seasonal pop up concession, such as for bikes or Segway scooters that could be stored only in the Servants Quarters.

Partnership potential

- Sonoma Adventures
- Sonoma Petaluma Parks, Inc.

The two-story Servants Quarters building is topped by a side-gable wood shingle roof covered in wood shingles. The exterior walls are of adobe brick with a thick (2-3") adobe-like covering on exterior that is scored to look like bricks. Two open wood stairways with wood railings provide access to the south ends of these balconies. Within the Servants Quarters are long, interconnected rooms that are more accurately termed open spaces. The open spaces are partially divided by adobe cross walls and are completely

separated by wire screen to limit access within the spaces. The first floor has a packed dirt floor and mud plaster walls. The walls are covered with white paint, or layers of whitewash. Window openings have been partially filled to form a battered opening that is only several inches wide at the exterior face of the walls. The second floor also has mud plaster walls. Cross walls extend almost up to the exposed ridge pole; however they are not finished above the bottom of the roof truss. This suggests there was a ceiling of some sort in place during the past. Fabric or newspaper may have been used to provide a visual enclosure and limit dirt filtering down through the roof materials. The floorboards appear worn but in good condition. The basement is used for storage only. There are no uses on the second floor. The open spaces could be utilized for more storage or for staging concession rental items such as bikes or scooters.

Barn



Image 39: Toscano Barn.

The Barn, built in 1902, is in two sections: a one-story, shed-roofed, wood frame room and a two-story, gabled roof, wood frame section. The first is rectangular in plan and self-supporting. The second is square in plan, and has been stabilized to prevent collapse through introduction of a contemporary wood frame on the interior. Both parts of the barn are covered in unpainted board-and-batten siding; however, traces of whitewash are still visible. A series of wood double-leaf and sliding barn doors allow for access to the interior of the barn on the southern and western elevations. Both areas have a wood plank floor set on sleepers placed directly on the soil. The shed-roof area is used to house and display several horse-drawn carriages. The larger barn area is severely deteriorated and unsafe in locations. A small stair case leads from the first floor to a hay loft above. The Barn is structurally unstable. An interpretative scene is displayed in the interior of the one story section.

A new use could be integrated into the Barn, but due to the structural instability it is not recommended for any other use besides the current one.

Casa Grande Courtyard



Image 40: Visitors view new interpretive elements at the Toscano Hotel Complex.

The Toscano Hotel Complex and Casa Grande Courtyard was once the location of Mariano Vallejo's *Casa Grande*, his first residence in Sonoma. The only physical remnant of the *Casa Grande* is the Servant's Quarters building. Historic archaeological deposits have been identified below the current modern surface. The Courtyard fronts East Spain Street and is across the street from the Sonoma Plaza. It serves as an entrance to the Downtown Unit of SSHP. The ground surface is primarily imported decomposed granite with pavement abutting the sidewalk on the south side. An interpretive element outlining the footprint of the original *Casa Grande* main building has been incorporated into the pavement.

There is a great deal of site usage potential in the Toscano courtyard area for special events, or retail opportunities such as Farmer's Markets, *Mercados*, open air food or craft fairs, "Farm to Fork" events, and other occasional events. New interpretive elements along with the addition of wooden park benches have made the courtyard a more inviting space. This space would continue to benefit with these events.

Treatment Recommendations

- Preserve all archaeological deposits.

Interpretive Theme

- Primary theme: 1836-1910

Current Use

- Interpretation
- Visitor Use

Proposed Uses

- Interpretation
- Visitor Use
- Open air market or events

New Development

- New interpretive elements, benches, park furniture, shade structures, fencing.

Concession/Revenue Potential

- Concession opportunities are possible with seasonal open air markets or craft fairs.

Partnership potential

- Blue Wing Adobe Trust
- Sonoma Petaluma Parks, Inc.

Planning Zone 2: The Sonoma Barracks and Courtyard



Image 41: Sonoma Barracks

The Sonoma Barracks is a two-story adobe with a wide balcony building facing East Spain Street, directly across from the Plaza. It was built by Vallejo with Native American laborers to house the Mexican soldiers that had been transferred to the Pueblo of Sonoma from the Presidio of San Francisco in 1835. The troops stationed at the Sonoma Barracks were responsible for the northern border of Mexican California. On June 14, 1846 Sonoma was taken over by a group of American immigrants and fur trappers seeking to establish their own California Republic. The Barracks became the headquarters of this short-lived insurrection known as the Bear Flag Revolt.

Today, the Barracks serves as an interpretive property as well as supporting staff offices and provides storage at SSHP. Interpretive elements and displays are located in the two eastern rooms on the ground floor. The Plaza side room on the western ground level floor of the Barracks serves as a gift shop operated by Sonoma Petaluma Parks, Inc. The gift shop has been proposed to move to the ground floor of the Toscano Hotel. The rear courtyard side room is an interpretive theater that also functions as a meeting

room. The two eastern upstairs rooms house Bay Area District storage and offices. Though organized well, this is not an adequate storage facility. The objects and archives housed at the Barracks continue to be exposed to a hostile environment in terms of relative humidity and extreme changes in temperature. A walled courtyard exists north of and to the rear of the Barracks building. Accessible bathrooms are located in the courtyard. Special events and community gatherings take place from time to time in the Barracks Courtyard. An Historic Structures Report (HSR) would benefit this resource/facility.

Treatment Recommendations

- Preservation, stabilization as necessary
- Rehabilitation

Interpretive Theme

- Primary theme: 1840-1853
- Secondary theme: 1853-Present

Current Use

- Interpretation
- Storage
- Visitor Use
- Retail
- Administration offices
- Storage
- Curation

Proposed Uses

- Interpretation
- Visitor Use
- Retail
- Relocate office, storage and curation use.
- Continue use of the courtyard for public events, seasonal festivals, and private events (i.e. weddings, private parties, etc.).

New Development

- No new development is proposed.

Concession/Revenue Potential

- Retail

Partnership potential

- Sonoma Petaluma Parks, Inc.

Planning Zone 3: Mission San Francisco Solano and Courtyard



Image 42: Mission San Francisco Solano, also known as Mission Sonoma.

The Mission, as it appears today, largely represents a restoration done in 1913. That restoration repaired damage from the 1906 San Francisco earthquake and attempted to return the complex to its earlier appearance after decades of neglect during the late 19th and early 20th centuries. The archeological and historical research however, showed that what was restored in 1913 is only a small part of the original complex. The *Convento*, or the Priest's Quarters, today serves an interpretive purpose and functions as a museum and book store.

The Mission use today is consistent with the 1986 General Plan. The Mission is a popular venue for private events, especially weddings, via a fee-based special events permitting process. Both the chapel and the courtyard are used for community or special events. SSHP has partnered with the Sonoma Petaluma Parks, Inc. (SPARKS) to further interpretive and educational functions of the Sonoma/Petaluma State Historic Parks system. Events that are supported by CSP and SPARKS are Children's Day at the Mission, Victorian Holiday Crafts Faire, Sonoma Christmas at the Mission, Living

History Day at the Adobe, Pueblo Day, Sheep Shearing Day, and Fandango. It is also the destination of numerous school children on their California History school field trips.



Image 43: California school children inside the Mission Chapel.

Over 20,000 school children engage in interpretive programs which include daily guided tours and a day-long Environmental Living Program (ELP) for one day per week during the school year at the Mission. They learn about California history and partake in hands-on activities, such as leather tying and candle making.

Two restrooms exist in the northeast corner of the courtyard, and are integrated into the east adobe wall design. The east adobe wall and the restrooms were constructed over 50 years ago as part of the courtyard reconstruction done by the Divisions of Beaches and Parks. The restrooms do not comply with current accessibility standards and need to be upgraded or replaced. Adding restrooms in the adjacent small field area and a gate through the existing non-historic Mission wall could allow the Mission courtyard to be interpreted in a more genuine historic setting. An Historic Structures Report (HSR) would benefit this resource/facility.



Image 44: Restroom facilities in the Mission Courtyard.

The existing adobe wall surrounding the Mission courtyard does not accurately portray the entire historic enclosure of the 1823-1846 period. The original wall encompassed much more area, particularly to the north.

Treatment Recommendations

- Preservation, stabilization as necessary
- Rehabilitation
- Preserve all archaeological deposits.

Interpretive Theme

- Primary theme: 1823-1846

Current Use

- Interpretation
- Visitor Use
- Events
- Retail
- Art gallery
- Curation

Proposed Uses

- Open rear wall to new interpretive area developed in Field B.
- Continue use of the courtyard for public events, seasonal festivals, and private events (i.e. weddings, private parties, etc.).

New Development

- Yes, potential to create a gateway to Field B through courtyard wall

Concession/Revenue Potential

- Retail
- Special Events

Partnership potential

- Sonoma Petaluma Parks, Inc.
- Sonoma League for Historic Preservation.

Planning Zone 4: The Blue Wing Inn and Courtyard



Image 45: Blue Wing Inn adobe.

The Blue Wing Inn (BWI) is a historically significant two-story adobe building located at 133 East Spain Street in downtown Sonoma. It is to the northeast of the Sonoma Plaza and across the street from Mission San Francisco de Solano within the Downtown Unit. Although it is not located directly on the Sonoma Plaza, it is a contributing element to the Sonoma National Historic Landmark District (NHLD) and National Register Historic District (NRHD).

The Blue Wing Inn was one of the first hotels built in California north of San Francisco. The original structure was a one room adobe built in the 1830s. The property and adobe were purchased by James C. Cooper and Thomas Spriggs on August 15, 1849. Cooper and Spriggs soon expanded the hotel into a gambling hall and a saloon, called the Sonoma House. It was re-named the Blue Wing Inn and became a popular location during the Gold Rush and into the late 1800s. Numerous famous Americans associated with California and United States history were known to have stayed there, including

Marino Vallejo, John Fremont, Kit Carson and future President, Ulysses S. Grant. CSP acquired the building in 1968.



Image 46: Portico at the Blue Wing Inn.

Rehabilitation, based on the Secretary of the Interior Standards, the State Historic Building Code (SHBC), California Building Standards Code (Title 24, California Code of Regulations) and occupancy that is compatible with the building type is the preferred goal for the Blue Wing Inn. A new use could maintain a positive revenue stream for the Bay Area District.

Several use scenarios that would be appropriate have been evaluated for their compatibility with the building and their impacts to the historic fabric are presented below:

Lodging or Housing: This use is most consistent with maintaining the uniquely authentic experience, and keeps within the original history and use of the building. Overnight lodging would

be an appropriate use of the property and congruent with the historic use. Lodging could be a boutique hotel; housing could maintain use as apartments.

Historic House Museum: This use allows for least changes to the historic fabric, but lacks a revenue stream.

Offices: Two levels of leasable office space.

Dining and Retail: Ground floor restaurant/dining or retail with leasable offices above.

Selecting a use or a combination of adaptive uses that would provide accessible features at the ground level only, and allowing upper level to retain its rustic appearance

would be the preferred approach, although an exterior elevator could be designed to provide access to the upstairs.

Many uses have been identified by public input, CSP staff recommendations, as well as commissioned technical reports such as Feasibility Studies, Planning-Use Studies, and Historic Structural Reports (2001, 2013 Page and Turnbull, Tootelian 2007)

A range of alternatives are presented on pages 84 – 91 from Page and Turnbull’s Planning Use Study (2013). The Use-Study “is a summary of the proposed uses suggested by the Department of Parks and Recreation and discussed in previously prepared reports”, such as the 2001 HSR. Keynote windows accompany each alternative and provide specific information for each floor of the



Image 47: Rear kitchen door at the Blue Wing Inn.

BWI under each scenario. The final use may be one of these or it may be a combination or a hybrid version using the best elements from the entire range of alternatives. Rehabilitating the kitchen facilities within the building in addition to temporary food cooking and preparation activities in the courtyard can support a limited food service opportunity at the BWI.

Flexibility is necessary in order for a partner to operate the BWI in an effective and feasible manner. The exact process to rent the facility will be determined in the future by CSP in cooperation with the perspective partners at the BWI. A sustained marketing and public relations program that supports rental opportunities in tandem with special events such as wedding and meetings will benefit the adaptive reuse of the BWI.

The primary approach to the building is along East Spain Street, which is paved with brick. North elevation faces the street, while south elevation looks onto an open courtyard, partially paved with brick and partially covered in vegetation. Each use

considered identifies circulation and egress patterns as required by the building codes and accessibility standards. All uses considered in this plan would require access to the courtyard from the street.

The site plan diagrams identify locations of a possible supporting structure and elements of new construction that might be triggered by building code requirements. Should a new supporting structure be required, (refer to each use for recommendations), the most appropriate location appears to be on the existing concrete pad in the southwest corner of the site (see keynotes). Depending on the use type, the supporting structure may include: a) public restrooms; b) kitchen support facility (equipment and services); c) office or general storage facility; d) elevator.

Most uses will require a second means of egress from the upper level of the building. Currently, one exterior stair provides access to the second floor. The most appropriate location for a new exit stair as a second means of egress would be the southeast corner of the building, along the eastern property line. A possible location of an elevator is identified adjacent to the new exit stair. However, providing fully compliant accessibility to the second floor of the building would impact the character of the existing historic resource, as substantial modifications to the floor framing, porch framing and door openings would be needed (Turnbull and Page 2013).



Image 48: Blue Wing Inn rear courtyard.

The rear courtyard is currently closed to the public and is being managed for minimal impact to the existing historic structure. The site and structure have been developed through the years and operated as a number of different uses including a bar, an inn, and apartments. The rear courtyard area contains historic archaeological evidence (Hilton 2014). A low impact development approach is recommended that will provide access and adaptive-use, but also protect the historic fabric of the building.

Improvements could include accessible restrooms, an accessible surface/path of travel, and minimal ground disturbing planting. Plants, fencing, or other screening materials should be used to minimize the visual impact of the adjacent parking lot. The patio could be paved with concrete or pavers to protect resources and allow for the broadest and most flexible use. Any new development will need to provide positive drainage and slope pavement surface to keep water away from the adobe walls of the BWI. The patio area could accommodate tables, benches, potted plants, a dance stage, portable/catering kitchen, food trucks, displays, and above ground fire pit or many other possible uses with minimal ground disturbance. As the existing site was once an inn, adding tables and a fire pit on the patio would be in keeping with the historic function.



Image 49: Conceptual design plan view for BWI courtyard.

Circulation/Access

Parking is available in the existing public lot to the rear of the building and street parking is also available on E. Spain street. Courtyard access is available through a gate on E. Spain Street and an access easement. It is recommended to maintain the access easement and to add a loading zone for

events, residents, and/or tenants. Code compliant accessible stairs will be a necessary addition to provide access to the upstairs. Depending on the use selected for the BWI an elevator for second-floor accessibility maybe required.

Landscaping/Irrigation

Landscaping should occur around the previously disturbed soil around the perimeter of the courtyard. Planting can take place in existing planting beds, raised planters, and/or pots. Plants in the ground can be shallow rooted, non-invasive plants. If feasible, existing shade trees should be maintained. Plants that are primarily drought tolerant and regionally appropriate species are recommended to minimize water use. Utilize historic plant material if adequate resources are available to identify appropriate plants. Shade trees may be added. Automatic irrigation should be incorporated for efficiency and long-term function.

Interpretation of the landscaping methods and plants will enhance the visitor experience. In creating vegetative landscaping in the Blue Wing Courtyard, care must be taken to prevent getting water on the



Image 50: Current landscaping in the BWI Courtyard.

adobe walls or foundations.

Water destabilizes adobe architecture..

The BWI courtyard should continue use as a meeting, gathering, and open space. Socializing, meeting, and gathering at the courtyard for visitors to the BWI or for associate events are appropriate uses. This use could be framed to interpret and engage the public about the historic significance of the BWI. Paving or covering the existing ground surface with paver or bricks will provide a safe and stable surface that can be used for all currently proposed and future uses. Utilities and infrastructure that requires ground disturbance can be located within previously disturbed areas. This limited development and open space will allow the public to provide non-permanent fixtures, decorations, or arrangements that can be utilized for specific, non-recurring functions and ceremonies depending on the needs of the visitor. The BWI courtyard

was historically a meeting, gathering, and storage space used by owners and visitors of the BWI. Continuing this use encourages visitors to immerse themselves into history. All planning and development of the BWI courtyard should be completed so that the courtyard is multi-functional.

Treatment Recommendations

- Rehabilitation
- Preservation, stabilization as necessary.
- Preserve all archaeological deposits.

Interpretive Theme

- Primary theme: 1849-1856
- Secondary theme: 1856-Present

Current Use

- Closed to public.

Proposed Uses

- Interpretation/Museum
- Lodging
- Administration/ Offices
- Retail/Dining
- Event Space
- Use the courtyard for public events, seasonal festivals, and private events (i.e. weddings, private parties, etc.).

New Development

- No new development is proposed for the structure, although there is potential to rehabilitate the BWI to accommodate new use and accessibility.
- New development of the courtyard is recommended to add restroom facility, visitor use elements and new landscaping design.

Concession/Revenue Potential

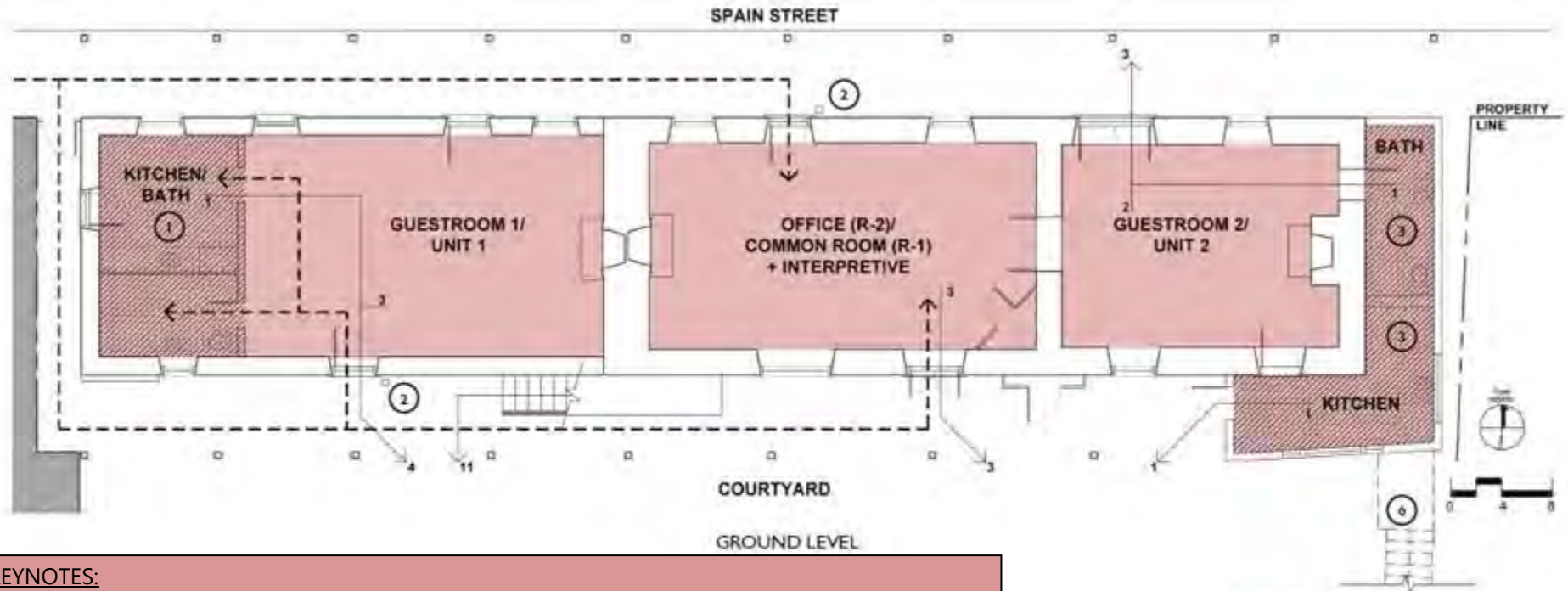
- Yes: rental/lodging fees, retail.

Partnership potential

- Blue Wing Adobe Trust
- Sonoma Petaluma Parks, Inc.
- Sonoma League for Historic Preservation
- Sonoma Economic Development Partnership

Alternative A: Lodging/Boutique Hotel

First floor:



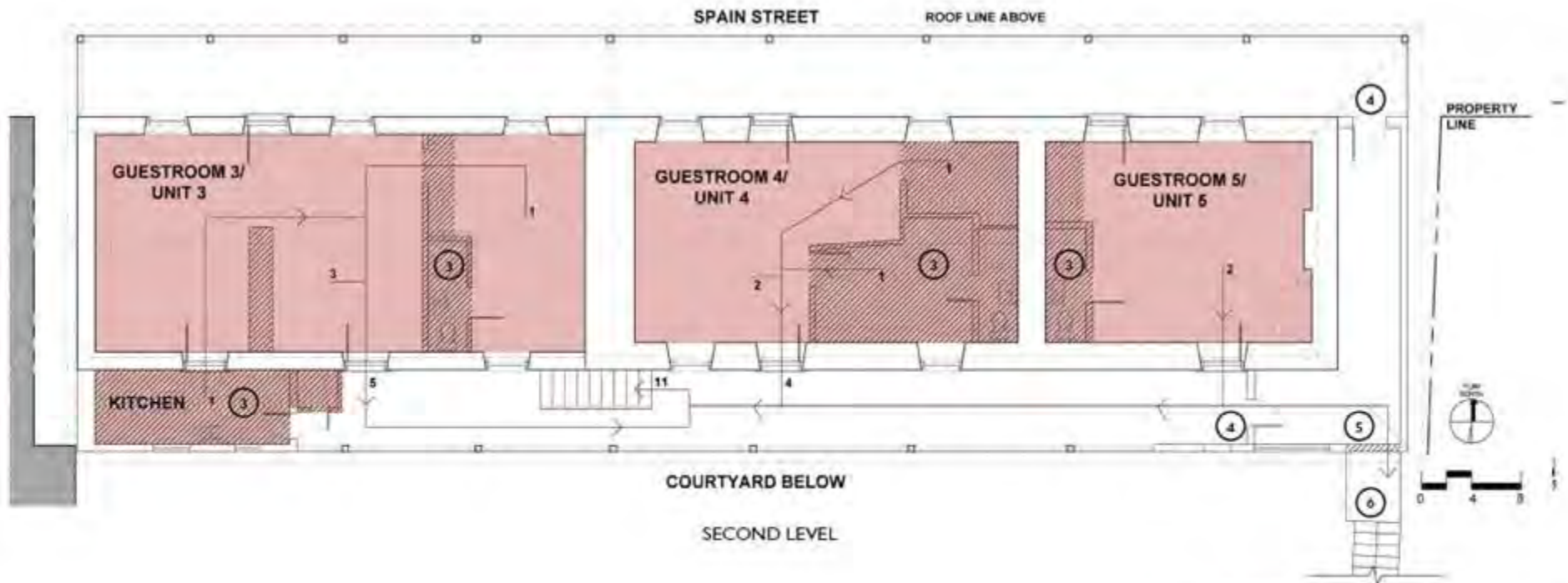
KEYNOTES:

1. Accessible bathroom and kitchenette.
2. Pedestal-mounted automatic door activator (to be surface mounted).
3. Remove existing fixtures & finishes; replace with new, as needed.
4. Enlarge door opening & replace door as required by egress.
5. Provide new opening as required by egress.
6. New exit stair.






LEGEND

- PRIMARY OCCUPANCY
- AREA OF PROPOSED ALTERATION
- EXISTING CONSTRUCTION
- ACCESSIBLE PATH OF TRAVEL
- EGRESS PATH & LOAD

Second floor:



LEGEND

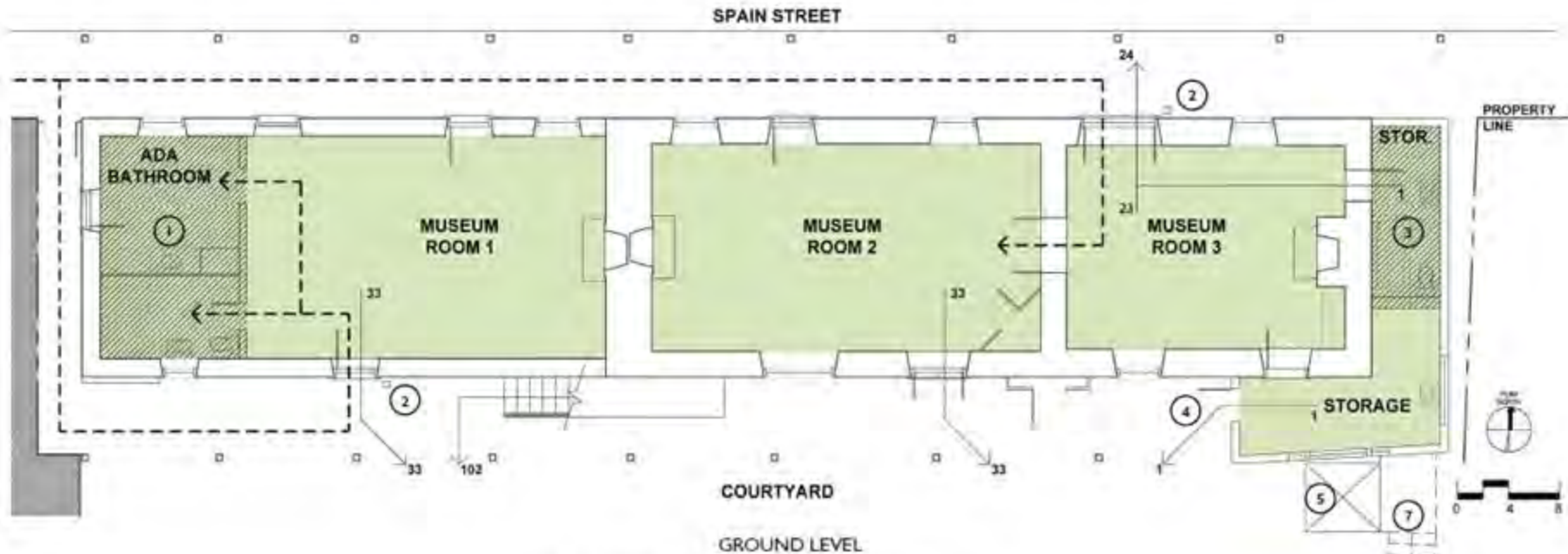
-  PRIMARY OCCUPANCY
-  AREA OF PROPOSED ALTERATION
-  EXISTING CONSTRUCTION
-  ACCESSIBLE PATH OF TRAVEL
-  EGRESS PATH & LOAD

Keynotes:

1. Accessible bathroom and kitchenette
2. Pedestal-mounted automatic door activator (to be surface mounted).
3. Remove existing fixtures & finishes; replace with new, as needed.
4. Enlarge door opening & replace door as required by egress.
5. Provide new opening as required by egress.
6. New exit stair.

Alternative B: Interpretive/Museum

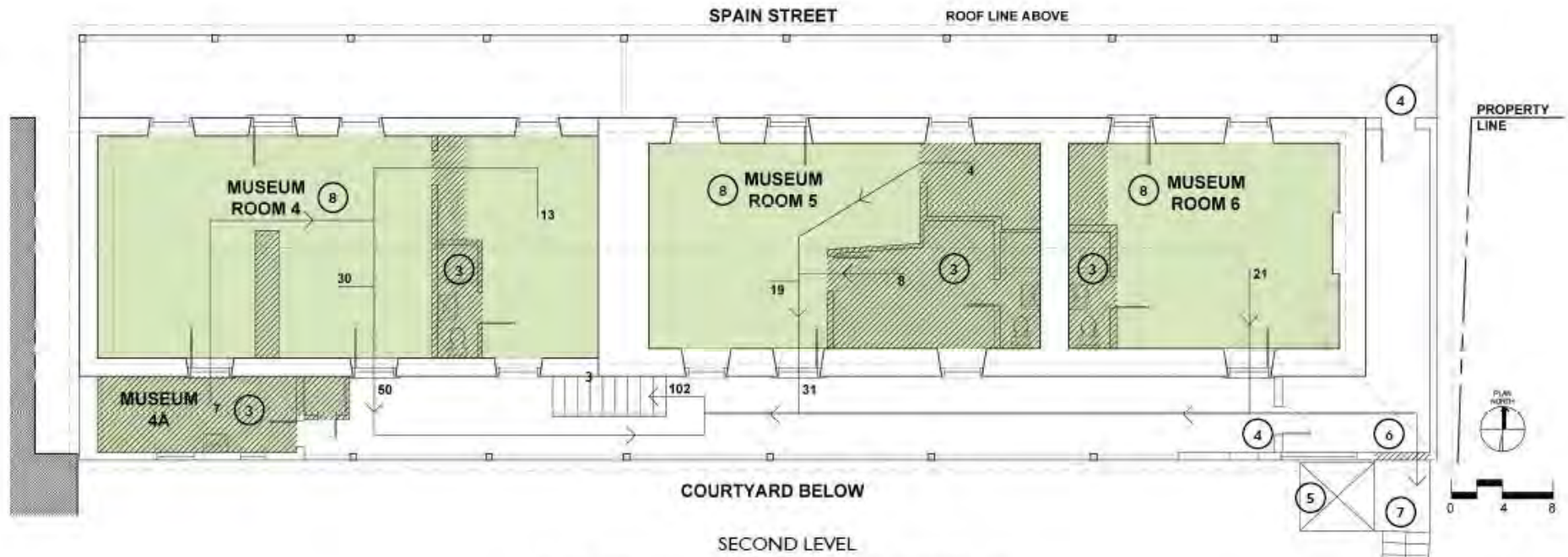
First floor:



Keynotes:

1. Accessible restrooms first floor only (men's and women's).
2. Pedestal-mounted automatic door activator.
3. Remove existing fixtures & finishes; replace with new, as needed.
4. Enlarge door opening & replace door as required by egress.
5. New elevator, requirement based on occupancy designation (see note 8).
6. Provide new opening as required by egress
7. New exit stair.

Second floor:



Keynotes:

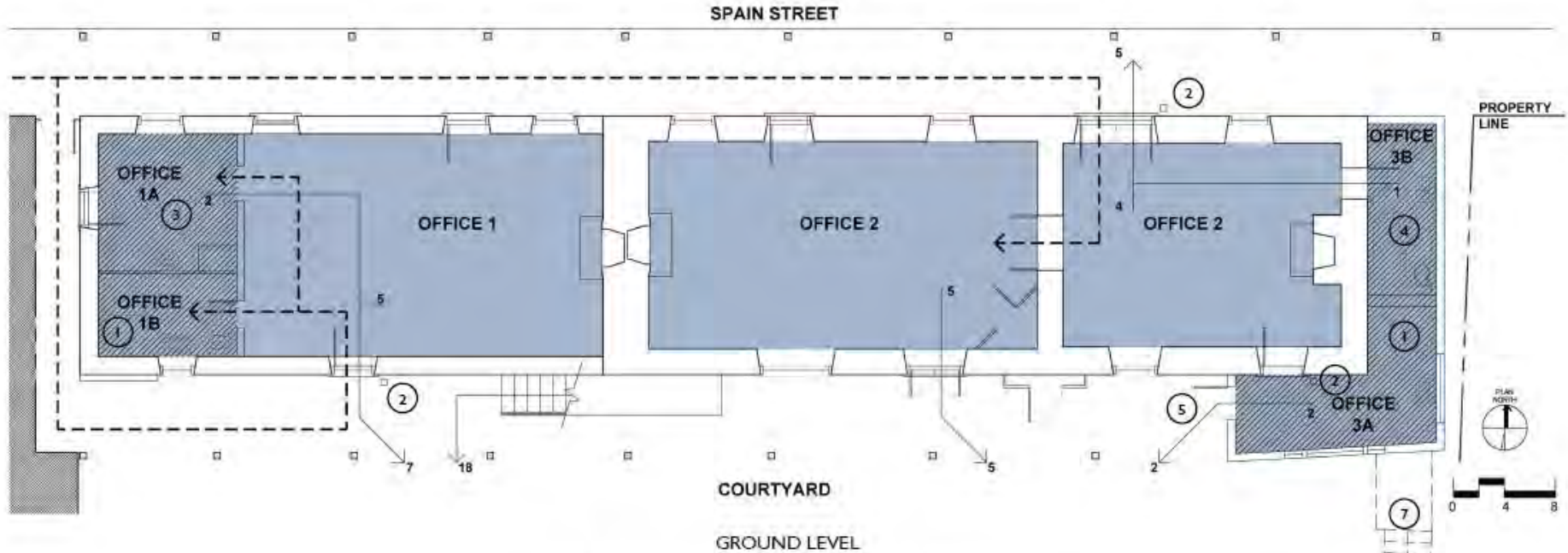
1. Pedestal-mounted automatic door activator.
2. Remove existing fixtures & finishes; replace with new, as needed.
3. Enlarge door opening & replace door as required by egress.
4. New elevator, requirement based on occupancy designation (see note 8).
5. Provide new opening as required by egress.
6. New exit stair.
7. Alternative use: Interpretive storage, no public access.

LEGEND

- PRIMARY OCCUPANCY
- AREA OF PROPOSED ALTERATION
- EXISTING CONSTRUCTION
- ACCESSIBLE PATH OF TRAVEL
- 4 EGRESS PATH & LOAD

Alternative C: Administration/Offices






First floor:



Keynotes:

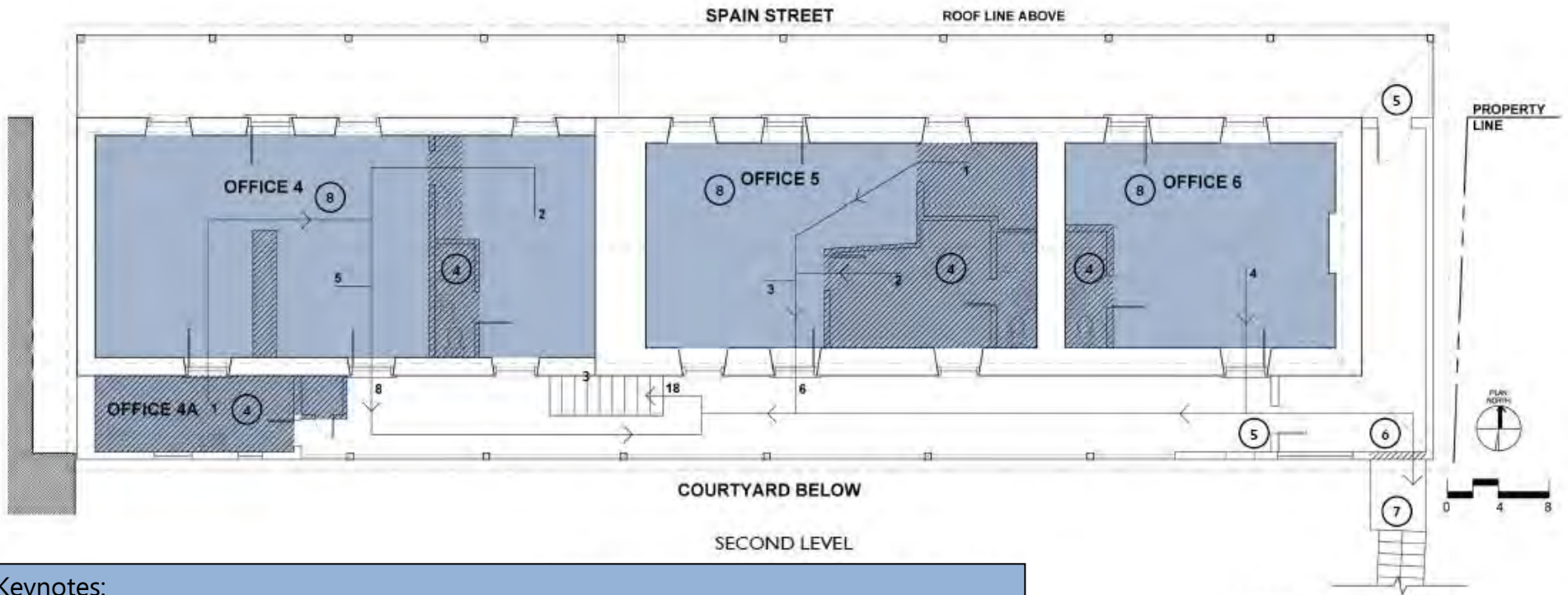
1. Accessible unisex restroom
2. Pedestal-mounted automatic door activator
3. New kitchenette
4. Remove existing fixtures & finishes; replace with new, as needed
5. Enlarge door opening & replace door as required by egress
6. Provide new opening as required by egress
7. New exit stair

LEGEND

-  PRIMARY OCCUPANCY
-  AREA OF PROPOSED ALTERATION
-  EXISTING CONSTRUCTION
-  ACCESSIBLE PATH OF TRAVEL
-  4 EGRESS PATH & LOAD








Second Floor



Keynotes:

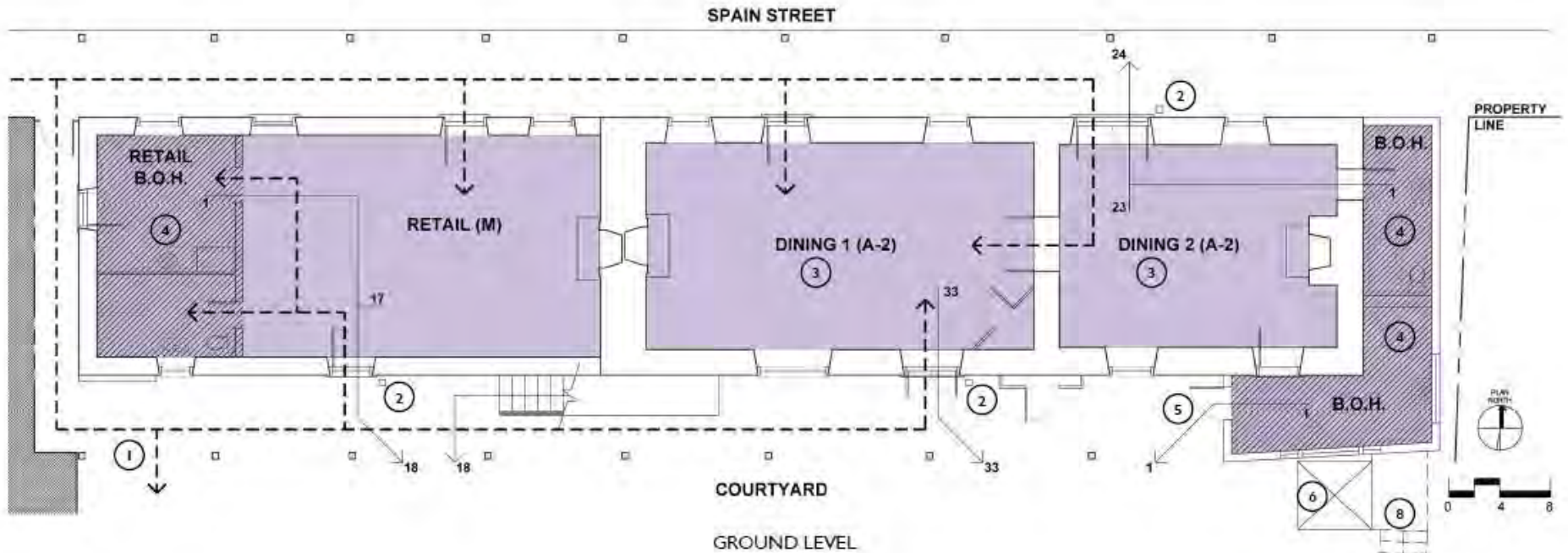
1. Accessible unisex restroom
2. Pedestal-mounted automatic door activator
3. New kitchenette
4. Remove existing fixtures & finishes; replace with new, as needed
5. Enlarge door opening & replace door as required by egress
6. Provide new opening as required by egress
7. New exit stair
8. No accessible facilities on t 2nd floor.

LEGEND

-  PRIMARY OCCUPANCY
-  AREA OF PROPOSED ALTERATION
-  EXISTING CONSTRUCTION
-  ACCESSIBLE PATH OF TRAVEL
-  EGRESS PATH & LOAD

Alternative C: Retail/Dining






First floor:



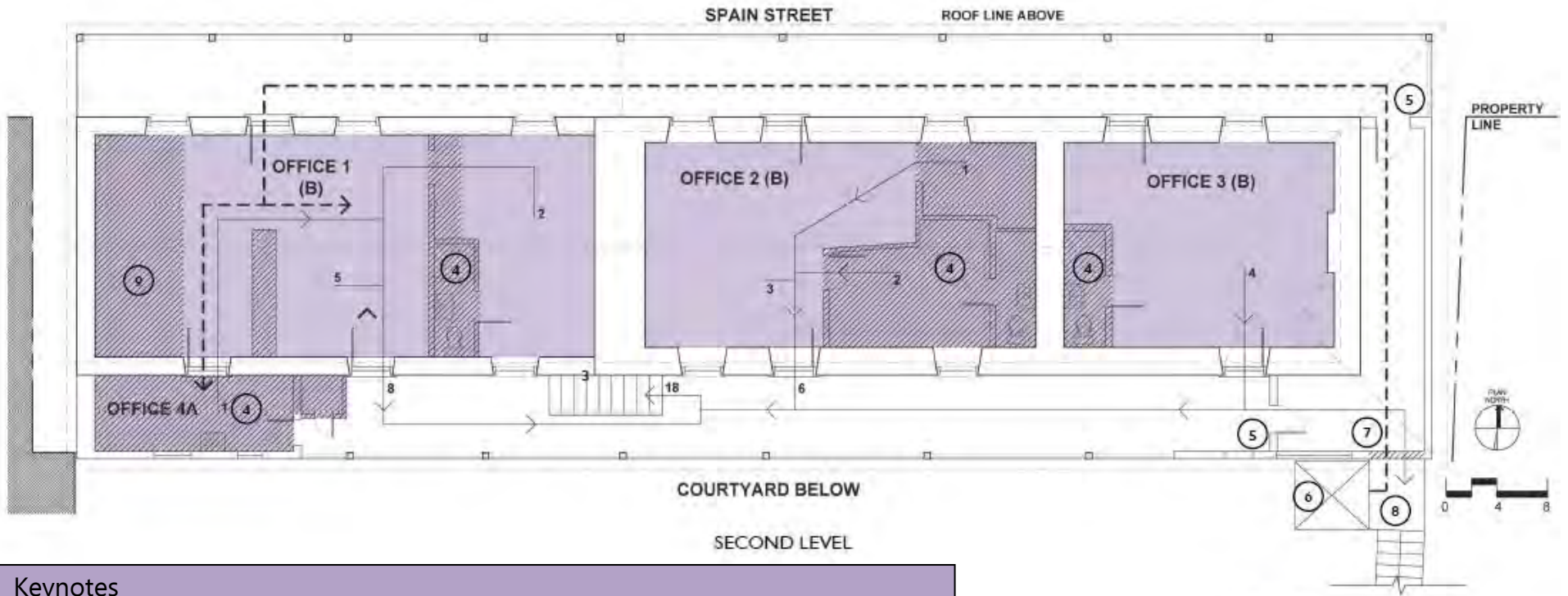
Keynotes

1. Accessible restrooms provided in new accessory structure, see site plan for recommended location
2. Pedestal-mounted automatic door activator
3. Separate Dining Facilities at 1st floor; alternative: single A-2 occupancy tenant. Location of food service equipment dependent on size and type
4. Remove existing fixtures & finishes; replace with new, as needed
5. Enlarge door opening & replace door as required by egress
6. New elevator
7. Provide new opening as required for egress
8. New exit stair
9. Accessible restrooms in one location only; assumes single B-occupancy tenant at 2nd floor (alteration to porch floor is required for accessible path of travel compliance)

LEGEND

-  PRIMARY OCCUPANCY
-  AREA OF PROPOSED ALTERATION
-  EXISTING CONSTRUCTION
-  ACCESSIBLE PATH OF TRAVEL
-  EGRESS PATH & LOAD






Second floor:



Keynotes

1. Accessible restrooms provided in new accessory structure, see site plan for recommended location
2. Pedestal-mounted automatic door activator
3. Separate Dining Facilities at 1st floor; alternative: single A-2 occupancy tenant.
- Location of food service equipment dependent on size and type
4. Remove existing fixtures & finishes; replace with new, as needed
5. Enlarge door opening & replace door as required by egress
6. New elevator
7. Provide new opening as required for egress
8. New exit stair

LEGEND

-  PRIMARY OCCUPANCY
-  AREA OF PROPOSED ALTERATION
-  EXISTING CONSTRUCTION
-  ACCESSIBLE PATH OF TRAVEL
-  EGRESS PATH & LOAD



Planning Zone 5: Field A



Image 51: Undeveloped lot known as Field A.

Field A is an undeveloped area to the north of the Barracks parking lot. The 1986 General Plan made proposals and recommendations that included the potential development of Field A. The Operations Element from GP describes the condition of the artifact storage issues at the park, *“Sonoma SHP displays and stores great number of historic artifacts. The District currently does not have adequate staff or storage space for these items. A small security room at the Barracks is full, and the remaining artifacts are kept in one of the unused display rooms. Additional storage facilities are proposed and the GP identifies that these could be “acquired, either by lease or construction to properly store and maintain non-display and rotationally displayed artifacts. The location for such facilities would ideally be at the relocated corporation yard and/or the district office” (1986 GP: 33)*

These directives, along with needs expressed since the 1986 GP to obtain a new sector office and curation facility (PID # 101200) have been articulated in this FMP to provide for the development of a new artifact/archival storage and administrative facility construction in Field A. A new administration office combined with an artifact/archival storage facility will provide an efficient ADA accessible facility for operations and artifact curation. Currently artifacts needed in the District are housed and cared for on 2nd floor of historic adobe building which makes transport of collections, supplies and equipment difficult and in some cases impossible to manage.



Image 52: Field A, adjacent to Parking Lot.

Facility Goal

- Develop a new archival, artifact collection and administration facility in Field A.
- Preserve all archaeological features and deposits.

Current Use

- No current visitor use except for occasional overflow parking needs.

Concession/Revenue Potential

- Potentially, if private collections are curated at location.

Partnership potential

- Blue Wing Adobe Trust, Inc.
- Sonoma Petaluma Parks, Inc.
- Sonoma League for Historic Preservation.
- City of Sonoma



Image 53: Undeveloped Field A, potential future site of the SAACA Facility.

SAACA: Sonoma Artifact Archival Collection and Administration Facility

Artifact and archival collections facilities are a critical element in preserving and making accessible our collective cultural heritage. Artifact and archival collections should be maintained, managed, and accessible for educational, scientific, and religious purposes. SSHP possesses numerous collections of archaeological and historic artifacts, as well as historic archival materials, artwork, furniture, and other objects. Most of these collections are related to the history of the county and city of Sonoma and/or associated with the other parks in the Bay Area District, such as Petaluma Adobe SHP and Jack London SHP. Many of these items are routinely used in interpretive displays at the park. Many others however, are not but are still require proper storage and management.

Current facilities for the curation of artifacts, museum collections, and archival records at SSHP are limited and do not employ the latest recommended Secretary of Interior Standards for collections storage. They also are not totally secure or have adequate climate control available. A designated repository for the artifact and archival collections, which can provide accountable, professional curation of collections in a secure, climate-controlled environment on long-term basis, is needed.

A newly developed ADA accessible facility with a combined artifact/archival curation facility will provide proper storage, security, and workspace for the care of museum collections relevant to SSHP. The SAACA can also serve as a central location to work together with local museum and historic organizations to better serve historic preservation in the area.

SAACA Site Plan



Image 54: SAACA Site plan.

Facility Program

Programming of the SAACA Facility has been conceptually explored by CSP architects. It is broken down into four aspects; building envelope, interior space planning, mechanical, electrical/plumbing, and specialized equipment/furnishings that will need to be accommodated by the facility design.

Interior Space Planning

Interior space with proper lighting and equipment will allow for artifact treatment and processing areas to be established. The SAACA administrative spaces can serve as an incident command center in

event of local disasters. The new facility can also provide a gateway orientation for park visitors to SSHP, as well as, a training location and a public meeting area. It can also provide a central location to work with partners and other historic and cultural organizations in the surrounding community. In addition to offices for a Curator and a Museum technician, there is a need for additional District staff support and office space for local organizations similarly involved in artifact curation and preservation. The artifact and curation operations will need to be accommodated with processing areas, artifact storage areas, reference library, and archives. Finally, space for a lobby, meeting or conference rooms, restrooms, janitor's closets and mechanical rooms will be required. An area for loading / unloading should be provided. Interior space planning and specialized equipment requirements should be informed by survey/assessment and quantification of the collection storage requirements. Mixed use and shared space goals can be facilitated by optimal design.

Mechanical, Electrical, Plumbing requirements

The climate control equipment for an artifact storage facility will be critical to the success of the building and will include sophisticated controls. The systems, especially for temperature and humidity, will need to be developed by design professionals that have expertise in similar facilities. It is not expected that the space needs for such equipment will be much greater than for an office building of similar size. It is currently undetermined if any need beyond desktop computers will be required, but provision for additional data cabling should be considered to accommodate future increased use of electronic media storage and research.

Equipment and Furnishings

This is a specialized facility and needs to accommodate function-specific equipment and furnishings. In the artifact storage areas, shelving will dominate, but areas for processing of artifacts will require large work tables, task lighting and access to a wash sink. Shelving will need to be flexible to accommodate a range of artifacts. Also specialized storage for textiles and flat files for maps will be needed. Shelving for archival media, similar to library shelving, could be high-density storage.

Facility Goal

- Create a new two-story curation facility with artifact/archival storage capability and also administrative/park staff offices. Incorporate meeting rooms and open the lobby to the public with accessible restrooms.
- Develop a covered group staging area, protected from the elements, with seating and bus drop off.
- Provide shade trees, seat walls, benches, picnic areas, gathering spaces and community gardens.

Circulation/Access

- Add designated staff parking for the curation facility/park offices.
- Creating a designated bus drop off and staging area.

Landscape Planting/Irrigation

- Plant primarily drought tolerant, regionally appropriate species to minimize water use, to add habitat, aesthetic and educational value.
- Utilize historic plant material, if adequate resources are available, to identify appropriate plants.
- Add shade for gathering areas, reduced energy costs, habitat and aesthetic value. Interpret the landscaping methods and plants.
- Develop interpretive garden beds or plant fruit trees to tie in with historic orchard use.
- Incorporate sustainable irrigation for efficiency and long-term function.

Partnership potential

- Blue Wing Adobe Trust
- Sonoma Petaluma Parks, Inc.
- Sonoma League for Historic Preservation
- City of Sonoma

Planning Zone 6: Parking Lot



Image 55: Parking lot.

Excerpt from 1986 GP:

“The 90 space parking lot is located at the rear of the Toscano Hotel complex, with access off East First Street. Both the entrance road and parking area are paved, curbed, and landscaped. A couple of tables are scattered about for picnics. Historically, Vallejo probably had vineyards, house gardens, and bathrooms located here and on the open field west of the parking lot. This field is now used for overflow parking on festival occasions. Parking is generally adequate for visitor demands most of the year. However, parking in the City of Sonoma is insufficient for weekend use during most of the year.”

The City of Sonoma has recommended modifications for the vehicular circulation pattern of the entrance so to gain delivery truck access to the rear of several commercial businesses that front Spain Street This is designed to help relieve the increasing congestion between residents, tourists, and delivery vehicles.”

The Parking Lot facility, situated north of the Toscano Hotel Complex, is owned and maintained by California State Parks. It is accessible on the east through a vehicle entrance drive way located along

1st Street East. The Parking Lot is currently managed as a non-fee parking area. It provides approximately 90 spots of un-restricted parking for Sonoma SHP visitors, including tourist busses, and also serves visitors to other areas nearby including the Depot Park and the City of Sonoma Plaza’s business district. SSHP staff also utilizes the parking lot for staff parking and staging State Park vehicles.



Image 56: Tourist bus staged in parking lot.

The Parking Lot provides un-restricted off street parking which minimizes congestion on the City of Sonoma streets (City of Sonoma GP Update page 19). Improving the parking facility will have benefits to SSHP. Partnerships, a periodical operating agreement, or lease options for operating the parking area with the City of Sonoma and/or nearby merchants could offer a cooperative and sustainable management opportunity. Vendor rental potential for bicycles, scooters, and Segway’s could provide increased visitor access and interpretation without increasing CSP's costs.

Facility Goal

- Continue un-restricted day-use only parking at the SSHP parking lot.
- Partner with the City of Sonoma to manage parking jointly.
- Create day-use picnic areas for visitors.
- Maintain connection with Depot Park
- Pursue concession opportunities in the parking lot area.
- Maintain annual improvements to the parking lot.

Site Use Recommendations

- Add additional signage, benches and trash/recycle containers.
- Establish new day use areas and park furniture within the median of the parking lot.
- Identify designated carpool and electric vehicle parking (Per CA Green Building Code).

Circulation/Access

- Provide signage informing visitors of vehicle use hours.
- Provide accessible “queuing” or staging space for arriving vehicles and busses.

Landscape Planting/Irrigation

- Incorporate shade trees and native/drought tolerant, regionally appropriate species in the median and along edges to minimize water use, add habitat for aesthetic and educational value.
- Interpret landscaping methods and plants.
- Incorporate sustainability irrigation for efficiency and long-term function.

Concession/Revenue Potential

- Yes, concession/rentals opportunities.

Partnership potential

- City of Sonoma.

Planning Zone 7: Field B



Image 59: Field B, view to the southwest

Field B is an undeveloped lot situated immediately to the north of the existing Sonoma Mission courtyard. It is bounded by the streets Mission Terrace to the north and 1st Street East to the west. Field B could be utilized in a variety of ways. There is no current signage identifying the lot as a portion of SSHP. State owned staff houses are located to the east and a linear ease way runs behind the three houses. It has an imported gravel surface. Vagrant weeds at times grow giving an appearance of a field. There is no agriculture use present. Field B is not a natural annual grassland zone and it is not scenic in its current state. It is open space in its undeveloped character but it does not provide any accessible public use, recreation, or interpretation.

A new use for Field B that is consistent with the 1986 SSHP GP and City of Sonoma's 2020 General Plan Update is recommended to convert Field B into an accessible outdoor use area or "pocket park". Three concept design alternatives were considered: Extended Mission concept, opening the rear Mission courtyard wall; Day Use/Environmental Living Program concept, adding picnic tables; Overflow Parking concept, installing a gravel parking lot.

The existing rear wall of the Mission Courtyard is not an original Historic Era wall. The wall could be opened and the existing courtyard extended with a door or gate to provide access to Field B. This would provide a sense that Mission San Francisco Solano, in the Historic Era was not an enclosed compound, but one that extended beyond the immediate area and existing courtyard. Agriculture, working areas, and Native American dwellings occurred in the immediate vicinity of the original Mission San Francisco de Solano. “The proximal zone (within earshot of the mission bell) would have included mission work

places, neophyte quarters, and spaces for various other Native practices” (Lightfoot 2013).

Field B could benefit from being converted with appropriate development to better meet the needs of the community and CSP’s Mission to “create opportunities for high-quality outdoor recreation”. A preferred alternative, Garden and Picnic Area has been selected to be presented in this FMP. It incorporates design concepts that best fit Field B, including a fenced-in picnic area with raised garden beds.

Support features to be added include potting tables and a storage shed.



Image 60: Preferred alternative, Garden and Picnic Area

A pedestrian access gate through the existing Mission courtyard wall would allow a new flow of visitors to move between the Garden and Picnic Area and the Mission courtyard.

Sonoma SHP supports an Environmental Studies Program (ESP) for 4th graders to engage with State Parks Interpreters to introduce the students to Mission history and have them work on creative projects such as candle and basket making. The current ESP could be enhanced by the development of an interactive/interpretive garden area with Mission period plants in Field B. Having a raised-bed garden area maintained by CSP staff or SSHP partners with appropriate period-era plants and trees for the school children to engage with and tend to in their Mission studies activities would enrich the overall experience of the ESP.

Facility Goal

- Develop the Garden and Picnic Area preferred alternative concept that incorporates interpretive design concepts that best fit Field B, including a fenced-in picnic area with raised garden beds and fruit trees.

Current Use

- Open space with no current visitor use.

Concession/Revenue Potential

- No.

Site Use/Components

- Enclose area with a split rail fence along the perimeter to delineate usable space and convey the extended agricultural lands of the former Mission. Add signage for interpretation depicting the historic use of the “hinterlands” of Mission life and to distinguish the area as a part of SSHP. Apply decomposed granite (DG) to cap the area and protect sub-surface archaeological resources. Add groupings of picnic tables for group use. Provide trees for shade.

Circulation/Access

- Un-restricted parking is available in the existing Barracks parking lot and street parking is also available. Site access would occur from the street or via new portal/doorway through the existing rear Mission courtyard wall.

Landscape Planning/Irrigation

- Primarily native, drought tolerant and regionally appropriate species would be planted to minimize water use and add aesthetic and educational value. Incorporate sustainable irrigation for efficiency and long-term function.

Partnership potential

- Sonoma Petaluma Parks, Inc.
- Sonoma League for Historic Preservation.
- City of Sonoma

Partnerships and Community

California State Parks has established a successful history of partnerships within the department to offer extended and enhanced visitor-use opportunities.

These mutually beneficial partnerships have resulted in improved delivery of the California State Parks Mission and in substantial contributions to the improvement of recreational, stewardship, and preservation activities within the State Park System. The primary role for partnerships is to assist California



Image 61: SSHP signage.

State Parks in meeting its mission. Such partnerships may be manifested by concession agreements, donor agreements, or operating co-management agreements.

Partnerships at Sonoma SHP could expand and offer visitor opportunities for focused management. Potential donor, concession, or operating co-management agreements, or a combination thereof, could provide a mechanism for making the Blue Wing Inn and or the Toscano Hotel Annex (20 East Spain Street) over-night lodging locations that are unique opportunities in a State Historic Park, provide additional interpretive experiences, and generate revenue. Local citizen groups have consistently advocated for the preservation of the buildings.

California State Parks will continue to seek compatible, creative, and innovative partnerships to maintain and enhance facilities and address increasing recreational and interpretation demands. This includes efforts to prevent closing park units to meet budget reductions. California State Parks will meet this challenge without relinquishing ownership, control, or responsibility for the integrity and protection of the land and facilities under its stewardship.

Guiding Principles

- Partnership activities shall provide a public benefit consistent with California State Parks Mission.
- Partnership activities shall be compatible with the classification of the State Park unit and shall take into account the protection of the facility's resource values.
- All partnership activities being considered for Sonoma SHP shall be evaluated within the context of the General Plan and the IMP for that property.
- Partners provide increased capacity and capabilities that advance the Department's mission, including the ability to attract new sources of funding and providing additional expertise. Every successful partnership is dependent on a clear understanding, agreement, and ongoing support of the goals of each partner.
- The Department shall partner with organizations that fully support both the Department's and individual parks' vision and mission. The Department partners with those organizations that can and do support the vision and mission for the Department and its individual parks.
- Partnership activities shall provide reasonable public access, use, and enjoyment.
- Partnership recognition or sponsorship shall be consistent with the CSP Donor and Sponsorship Recognition Guidelines and approved by CSP.
- Partnership activities shall provide responsible protection of all natural and cultural resources.
- CSP shall maintain stewardship and trustee responsibilities for units within the State Park System.

Partnership categories

- Donor Agreement: An interested party donates funds to CSP to continue some or all of the functions of a park. Funding for these agreements can either be through a lump sum or a dedicated revenue stream. Issues to be negotiated include the amount of the donation, the Park functions that will be funded with the donation, the time period during which those functions will occur, and donor recognition.
- Concession Contract: A contract between the CSP and a concessionaire. Interested parties may submit proposals in response to Departmental Requests for Proposals (RFP).
- Operating Agreement: An agreement between the CSP and a governmental entity or a qualified non-profit organization to assume all of the functions of a State Park.
- Co-management Agreement: An agreement between the CSP and a governmental entity or a qualified non-profit organization to assume some or all of the functions of a State Park.

CSP will best achieve its Mission through the intentional proactive use of partnerships by:

- **Leveraging each other's expertise.**
- **Building mutual trust and accountability**
- **Commitment to innovation and continual improvement.**

Donor Agreements

California State Parks is the recipient of donations made for a variety of purposes—to promote individuals or groups, as memorials, or for altruistic purposes to further the aims of parks or to protect resources. When considering recognition, California State Parks shall protect the resources and the experience for which units of the California State Park System are established. For this reason the following Department’s Donor and Sponsorship Recognition Policy, its Guiding Principles (DN 2006-04) and guidelines have been adopted. California State Parks and its staff appreciate gifts and memorials for park units and their contribution to further the Department’s mission. Donations, gifts, and memorials for park units should be directly supportive of the declaration of purpose, intent for which the unit was acquired, a park unit’s general plan, and when appropriate, the interpretive period of the unit.

Recognition of Donations of Items and Artifacts

Often specific items are donated for use in the park. Recognition of artifacts displayed in parks, even with the most appropriately placed exhibit labels, adds to the visual clutter of the display and distracts the visitor from the object at hand and/or the interpretive message. It is preferred that other forms of recognition, such as donor boards and donor books, be used to acknowledge such donations in order to prevent the proliferation of obtrusive signs and visual clutter. Gifts of artifacts may be recognized by letters of appreciation, publicity, events, awards, gifts of commemorative or memento items, donor books, computer terminal displays, or interpretation when the artifact or the donor is closely associated with the park unit. Under ordinary circumstances, the donor of artifacts will not be recognized on exhibit labels. However, in extraordinary circumstances (such as with donations of exceptional nature or of substantial value or scale as determined by the Field Division Chief), recognition may be inconspicuously and appropriately done in a manner that does not detract from the image of California State Parks or the appearance of the donated item and is otherwise consistent with other control agency directives, rules, and regulations.

What are concessions?

Concessions are private businesses operating under contract in state parks to provide products and services designed to enhance or facilitate the park visitor’s experience, typically not provided by State employees.

Revenue Generation Program

California State Parks manages a system of 280 parks covering more than 1.5 million acres of land throughout California. These parks represent the state’s most magnificent and treasured natural resources, cultural resources and historic sites. More than 60 million people visit California State Parks every year. The CSP System has faced many challenges over the past several years, including budget cuts, threats of park closures, and service reductions. In 2012, the Legislature passed laws that require California State Parks to develop a Revenue Generation Program to improve its financial situation. Senate Bill 1018, the trailer bill for the FY 2012-13 budget year, requires California State Parks to develop a revenue generation program. Assembly Bill 1478 created the State Parks Enterprise Fund and required the Department to establish a revolving loan program to improve

infrastructure and provide services that generate revenue. Projects and services funded by the Revenue Generation Program are to be consistent with the mission and values of State Parks.

Bay Area District's Revenue Target

The revenue target for 15/16 was \$4,421,785

The revenue target for 16/17 was \$4,705,645

SSHP has a unique opportunity to explore Revenue Generation Program projects and benefit from having that revenue returned to the Bay Area District. As part of the Department's overall revenue generation activities, District Revenue Targets have been created to encourage State Parks Districts to maximize mission-consistent revenues. Districts that exceed their annual revenue targets will retain a portion of that increased revenue. Annual revenue targets were developed based on previous year revenue capabilities. Once Districts meet their annual revenue targets, a portion of the additional revenues (revenue earned above the target amount)

will be allocated back to that State Parks District. The remainder of the additional revenues generated will be allocated to support the entire State Park System. The ultimate goal of revenue generation at the District level is to provide adequate funding for core services in the state park units. It is not intended to fund system expansion, acquisitions, or value-added programs. The Revenue Generation Program will employ sound business practices and financial incentives to reward performance. The program will also improve facilities in parks to meet the expected increase in future demand for recreation and improve the visitor experience.

Concessions

California State Parks partners with a variety of private business entities, including sole proprietors, corporations, and limited liability companies, through concession contracts to enhance our park visitor recreational and educational experience within California State Parks. Such opportunities are made available to the public through provisions of the California Public Resources Code (Sections 5080.03 et. seq.). The California Park and Recreation Commission sets policy for concession contracts.

Concessions in CSP range from small-scale, seasonal services, such as mobile food carts, to large-scale, year-round operations, such as marinas and lodging. Concessions include full-service restaurants, snack bars, mobile food services, retail sales, camp stores, lodges, golf courses, marinas, aquatic services, equestrian tours, theaters, and educational programs and demonstrations. In FY 2012-13, the Department held 219 concession contracts. In addition, the Department held 64 operating agreements with local government agencies and non-profit organizations for the operation of partial or full state park units. Local operating agencies may also enter into concession contracts with the Department's approval.

Concessions Program Mission Statement

To enhance the park visitor's recreation and educational experience through partnerships with public and private entities to provide products and services.

Concessions are established by the Department after study and evaluation of visitor needs, compatibility with the park’s mission, and, in some cases, after review and approval by the State Park and Recreation Commission and the Legislature. Currently, any concession with revenue projections or capital investments greater than \$500,000 requires prior Commission and Legislative approval. Concessions can be proposed by the General Plan process, a District Superintendent who sees a need for a concession, a member of the public, an entrepreneur or a corporation, a legislative mandate, or a local agency under an operating agreement with the Department.

Concessionaires are normally selected through a RFP or public bid process, but contracts may be negotiated under certain circumstances. When a concession is offered for RFP or public bid, the Department evaluates proposals based on criteria established for the project. A concession contract award board appointed by the Director evaluates each proposal and prepares a “best responsible proposer/bidder” recommendation for the Director. Concession contract terms are five to ten years. However, capital improvement requirements may warrant a longer term up to 30 years for marina operations and 50 years for lodging as provided for in statute. Any other contract terms over 20 years require special legislation.

FY 2015-16, total revenue at State Parks exceeded \$130 million and over \$19 million from concessions.

Concession capital improvements, programs, products, and services must be compatible with the classification and general plan of the affected park unit. Seasonal concessions operate only during certain months of the year. The location of a concession and the number of visitors at any given time determines whether a concession operates seasonally or year-round. Commission and

legislative approvals are required when capital improvements or estimated annual gross receipts exceed \$500,000.

The decision to place a concession in a state park unit is guided by the classification and general plan for the park unit. Concessions generally are placed in State Recreation Areas; State Beaches; State Parks, and State Historic Parks when compatible with the unit’s mission. Approximately 20% of concession contracts have an interpretive focus. Concessions and operating agreements are different. An operating agreement is between the State and a government agency or non-profit organization, i.e. city or county government. Consideration to the State is operation and maintenance of a portion or entire state park unit.

Partnership Goals

- Open a dialogue with rental business operators in Sonoma and begin concession agreement discussions to bring in opportunities to enhance the visitor's recreational experience in the Downtown portion of Sonoma SHP.
- Partner with the City of Sonoma to operate, manage, rent or lease the parking lot behind the Sonoma Barracks in order to keep it un-restricted visitor parking.

Community goal

- Encourage a variety of special events to foster a sense of community and ownership for the Downtown Unit of SSHP.
- Provide spaces for special events that are multi-purpose and adaptable to a range of event types. Incorporate a range of amenities, and provide appropriate utilities to promote public use. Special events and or regular events such as craft fairs, open-air, or farmers markets could take place within the open Toscano Hotel/Casa Grande Complex.
- Manage site and visitor activity to minimize adverse impacts from special events. Adapt to changing conditions, activities, and demographics to ensure a high-quality visitor experience that meets the purpose and vision of Sonoma SHP.

Adaptive Use Program

The Cultural Resources Division (CRD), through its collaboration with the National Park Service (NPS), National Trust for Historic Preservation (Trust), and California Office of Historic Preservation (OHP), has proposed to develop an Adaptive Use Program for California State Parks' historic properties.

This proposal builds on recommendations of the Little Hoover Commission and Parks Forward Commission Plan to "Create preservation partnerships to protect and restore historic structures and encourage adaptive reuse where appropriate" (Feb 2015:31), and the Transformation Team's Committee Assignment to "Develop New Strategies to Encourage Adaptive Use of Cultural Resources Such as Historic Structures" (Initiative #31).

The proposed Adaptive Use Program will develop the Guidelines and Standards for the improved preservation, maintenance and use of historic properties in California State Parks (CSP). The program will lay out a clear policy and consistent process for staff to engage with stakeholders and partners in identifying appropriate and sustainable long term uses for these resources while adhering to the Secretary of Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68).

California State Parks is the steward of a wealth of historic properties of national significance and immeasurable importance to the citizens of California. These resources serve as physical connections to our past, reflecting the history and impact of California's diverse cultures.

State Parks' historic properties include an array of buildings, structures, features, sites, and objects from California Indian traditional cultural resources, Spanish Mission and Mexican period adobes, a Russian frontier settlement, gold-rush era sites, ghost towns, other historic sites, early shipwrecks, post-World War II era park buildings, as well as rural farming and urban industrial sites.

Many historic buildings within State Parks are currently used as house museums; visitor centers with exhibit halls, theaters, sales areas, offices, and collections storage; restrooms or combo buildings; administrative buildings like entrance kiosks, staff offices, employee housing, maintenance and equipment storage; concessionaire operations; and cooperative association facilities. Others are vacant and unused by park staff or the public.

Successful CSP revenue generating and adaptive use projects:

Cosmopolitan Hotel-Old Town San Diego SHP-2011 Governor's Historic Preservation Award

Crystal Cove Cottages-Crystal Cove State Park-2007 Governor's Historic Preservation Award

Pt. Cabrillo Lightkeeper's Cottages – Pt. Cabrillo Light station SHP-2007 Governor's Historic Preservation Award

Unused buildings are at the greatest risk of deterioration, especially due to deferred maintenance (e.g., roof failure, window leaks, pest infestations, vegetation overgrowth, and building collapse) and vandalism (e.g., graffiti and looting). The higher likelihood of neglecting vacant historic buildings runs counter to State Park's mission to protect and preserve our state's most valued cultural resources.

To determine the most appropriate uses for a particular historic property, it is important to understand what makes the resource eligible for the National Register of Historic Places (NRHP), and protect and preserve those aspects of the historic resource that contribute to its significance.

Best Management Practices

Best management practices in adaptive use are seen in three projects that serve as models for current approaches to adaptive use: US Immigration Station Hospital museum, event and educational center at Angel Island State Park; Pond Farm Pottery Artist-in-Residence Guest House at Austin Creek State Recreation Area; and the Blue Wing Inn Adobe concessionaire opportunity at Sonoma State Historic Park. These projects in particular demonstrate successful planning and partnerships that can be emulated across the state. Building on these and similar projects, Guidelines and Standards for an Adaptive Use Program will be developed.

This program will constructively evaluate existing historic buildings identified in General Plans, the Cultural Resource Division's Index of Historic and Archaeological Resources (IHAR) and the Facilities Division's asset management, enterprise system database (MAXIMO), along with the companion Park Infrastructure Database (PID) to understand potential compatibilities and effective readiness for adaptive use. The analysis also will build upon existing use to promote opportunities for continued as well as expanded compatible uses for clusters of historic buildings (e.g., NRHP eligible or listed Historic Districts) or cultural landscape associated with those historic buildings.



The eligibility or listing of a historic property on the NRHP, its condition, characteristics, and current use of a facility or asset is captured within various database fields within IHAR and MAXIMO/PID. These data will be linked to the new State Parks Cultural Resources Database (SPCRD) currently under development by the Cultural Resources Division using Cultural Resources Management Program (CRMP) FY 2016-2017 funding. The new SPCRD will incorporate information linked from these other SQL relational databases to create a management tool for historic properties planning, management and compliance. This foundational tool will be critical for the new Adaptive Use Program to succeed.

Other key elements include but are not limited to the following:

- Engage diverse and creative partners to fulfill the vision of an Adaptive Use Program that serves the highest aspirations of the Department's mission, and identifies the most appropriate use of State Parks' historic buildings and sites.
- Develop an adaptive use checklist that can be expediently used by State Parks staff, stakeholders and partners to identify adaptive use opportunities.
- Consider and evaluate not only the Adaptive Use-potential of historic building interiors but also exterior spaces and the nature of NRHP Historic Districts.
- Adopt best management practices that provide for the long term preservation of cultural resources and ensure Adaptive Use Program considerations are made in policy, planning and project scoping efforts.
- Evaluate appropriate opportunities for adaptive use with the potential for revenue generation that will support on-going maintenance needs of these historic properties and districts.
- Establish performance metrics that monitor and report the ongoing success of established use, allowing for refinement in the interest of operational goals and preservation needs.

Glossary

Adaptive Use refers to the process of reusing an historic resource for a purpose other than which it was built or designed for.

Best Management Practices are recommended policies and procedures for resource management and project implementation.

CEQA or the **California Environmental Quality Act** is a public resource statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

Cultural Resources are defined as the collective evidence of the past activities and accomplishments of people. Buildings, objects, features, locations, and structures with scientific, historic, and cultural value are all examples of cultural resources

Facilities are buildings, structures, infrastructure and landscaping as well as other improvements such as interpretive elements, parking lots, courtyards and park furniture

Historic Resources include, but are not limited to, any building, structure, site, area, or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are considered part of the environment and are subject to review under CEQA.

Management Plans are documents assessing an organization's goals and creating a realistic, detailed plan of action for meeting those goals.

Preservation means identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, and reconstruction, or any combination of those activities.

Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

Stewardship means the development and implementation of programs for the proper care, interpretation, and repose of items of historic and cultural value.

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A photograph of a field of yellow poppies in the foreground, with a historic building featuring a tiled roof and wooden beams in the background. The scene is brightly lit, suggesting a sunny day.





SONOMA STATE HISTORIC PARK FACILITIES MANAGEMENT PLAN

Planning Matrix, Maps and Planning Zone Concept Designs



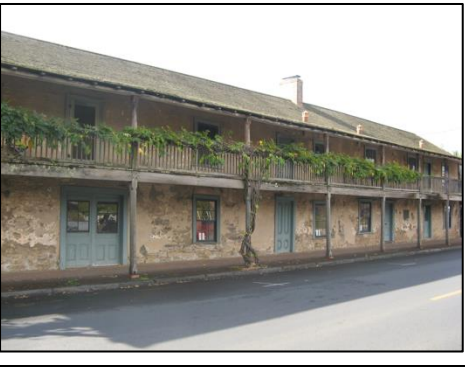



SONOMA SHP FMP Planning Zones 1-7	S.O.I. Treatment Recommendation	Interpretative Theme	Current Use	Proposed Use	New development	Concessions or Revenue Potential	Partnership potential
1. Toscano Hotel Complex and Courtyard							
Toscano Hotel 	<ul style="list-style-type: none"> • Preservation • Rehabilitation • Stabilization as necessary. 	<ul style="list-style-type: none"> • Primary theme: 1886-1910 • Secondary Theme: 1850-1886 	<ul style="list-style-type: none"> • Interpretation • House Museum 	<ul style="list-style-type: none"> • No Change (Interpretation/museum) • Retail concession (1st floor Co-Op gift shop) • Visitor Center 	No	Yes, by relocating the existing gift/book shop on the first floor of the Barracks to the more visible first floor of the Toscano Hotel.	<ul style="list-style-type: none"> • Sonoma Petaluma Parks, Inc. • Sonoma League For Historic Preservation • City of Sonoma
Toscano Kitchen 	<ul style="list-style-type: none"> • Preservation • Rehabilitation • Stabilization as necessary. 	<ul style="list-style-type: none"> • Primary theme: 1886-1910 	<ul style="list-style-type: none"> • Interpretation • Museum 	<ul style="list-style-type: none"> • No change (Interpretation/museum) 	No	No	<ul style="list-style-type: none"> • Blue Wing Adobe Trust
Hotel Annex 	<ul style="list-style-type: none"> • Preservation • Rehabilitation • Stabilization as necessary. 	<ul style="list-style-type: none"> • Primary theme: 1886-1910 	<ul style="list-style-type: none"> • Administration offices 	<ul style="list-style-type: none"> • Sector Administration Office 	No	Yes, by rehabilitating the Annex into a lodging/hostel operation.	<ul style="list-style-type: none"> • Blue Wing Adobe Trust
Tank House 	<ul style="list-style-type: none"> • Preservation • Rehabilitation • Stabilization as necessary. 	<ul style="list-style-type: none"> • Primary theme: 1886-1910 	<ul style="list-style-type: none"> • Administration offices 	<ul style="list-style-type: none"> • Co-Operative Office 	No	Yes, by operating a retail concession in the Tank House.	<ul style="list-style-type: none"> • Sonoma Petaluma Parks, Inc. • Sonoma League for Historic Preservation






SONOMA SHP FMP Planning Zones	S.O.I. Treatment Recommendation	Interpretative Theme	Current Use	Proposed Use	New development	Concessions or Revenue Potential	Partnership potential
Servant's Quarters 	<ul style="list-style-type: none"> • Preservation • Rehabilitation • Stabilization as necessary. 	<ul style="list-style-type: none"> • Primary theme: 1836-1852 	<ul style="list-style-type: none"> • Interpretation • Storage 	<ul style="list-style-type: none"> • Interpretation • Retail 	No	Yes <ul style="list-style-type: none"> • Potential low impact retail opportunity (i.e. bike, Segway rental) 	<ul style="list-style-type: none"> • Sonoma Adventures • Sonoma Petaluma Parks, Inc.
Toscano Courtyard 	<ul style="list-style-type: none"> • Preserve all archaeological deposits. 	<ul style="list-style-type: none"> • Primary theme: 1836-1910 	<ul style="list-style-type: none"> • Interpretation • Visitor Use 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Open air market • Events 	Yes Interpretive elements, benches.	Yes <ul style="list-style-type: none"> • Open air/farmer's markets. • Event fees 	<ul style="list-style-type: none"> • Blue Wing Adobe Trust • Sonoma Petaluma Parks, Inc. • Sonoma League For Historic Preservation
2.Sonoma Barracks and Courtyard							
Barracks 	<ul style="list-style-type: none"> • Preservation • Rehabilitation • Stabilization as necessary. 	<ul style="list-style-type: none"> • Primary theme: 1840-1853 • Secondary theme: 1853-Present. 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Retail • Administration offices • Storage • Curation 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Retail • Relocate offices, storage and curation use. 	No	Yes <ul style="list-style-type: none"> • Retail • Concession 	<ul style="list-style-type: none"> • Sonoma Petaluma Parks, Inc.
Courtyard 	<ul style="list-style-type: none"> • Preserve all archaeological deposits. 	<ul style="list-style-type: none"> • Primary theme: 1840-1853 • Secondary theme: 1853-Present. 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Events 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Events 	No	Yes <ul style="list-style-type: none"> • Event fees 	<ul style="list-style-type: none"> • Blue Wing Adobe Trust • Sonoma Petaluma Parks, Inc. • Sonoma League For Historic Preservation



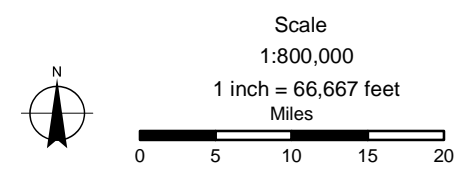
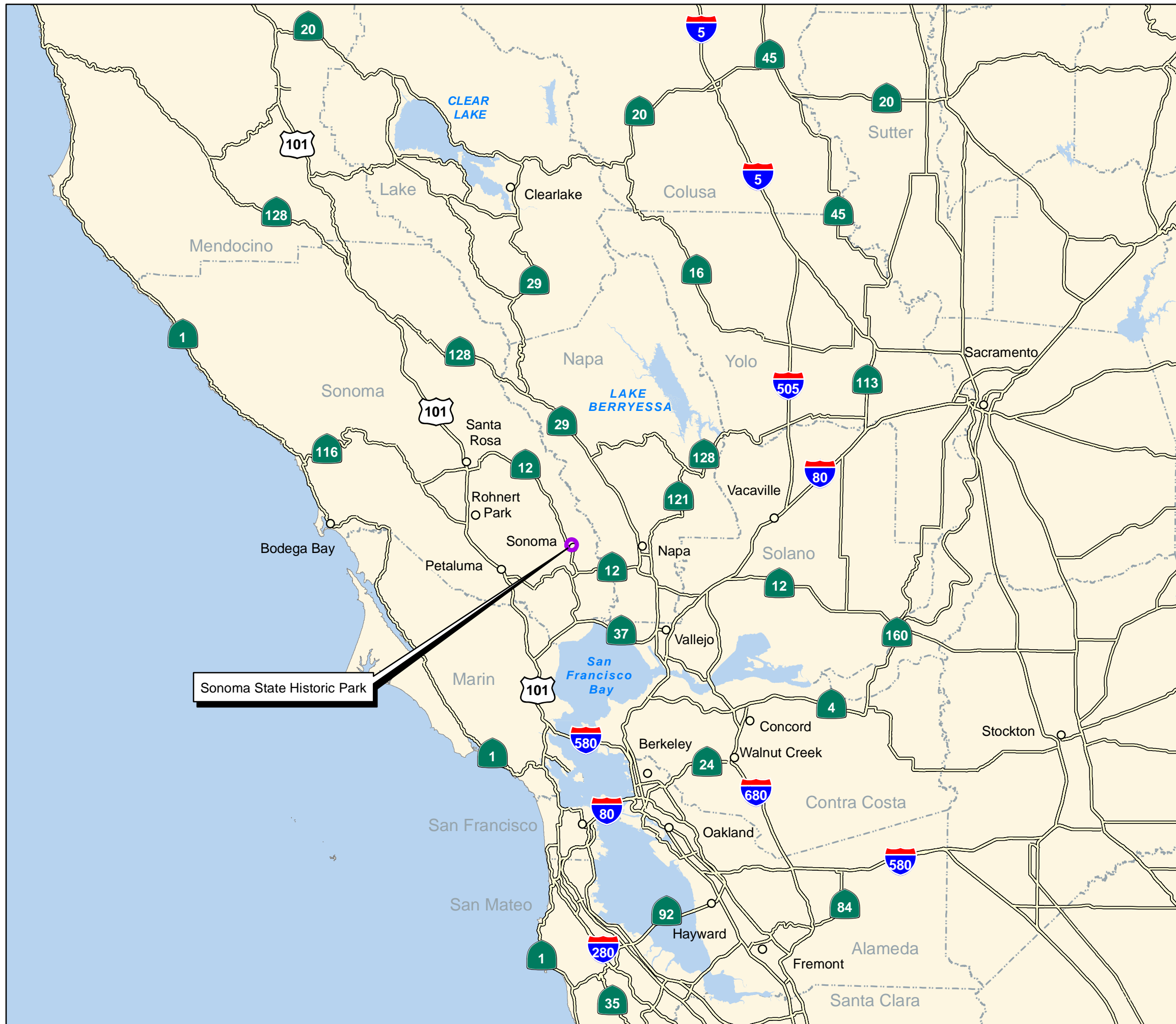
SONOMA SHP FMP Planning Zones	S.O.I. Treatment Recommendation	Interpretative Theme	Current Use	Proposed Use	New development	Concessions or Revenue Potential	Partnership potential
3. Mission Sonoma and Courtyard							
Mission 	<ul style="list-style-type: none"> • Preservation • Rehabilitation • Stabilization as necessary. 	<ul style="list-style-type: none"> • Primary theme: 1823-1846 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Events • Retail • Art gallery • Curation 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Events • Retail • Art gallery. 	No	Yes: <ul style="list-style-type: none"> • Retail • Event fees 	<ul style="list-style-type: none"> • Sonoma Petaluma Parks, Inc. • Sonoma League For Historic Preservation
Courtyard 	<ul style="list-style-type: none"> • Preserve all archaeological deposits. 	<ul style="list-style-type: none"> • Primary theme: 1823-1846 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Events 	<ul style="list-style-type: none"> • Interpretation • Visitor Use • Events 	Yes, potential to create a gateway to Field B through courtyard wall.	Yes: <ul style="list-style-type: none"> • Event fees 	<ul style="list-style-type: none"> • Sonoma Petaluma Parks, Inc. • Sonoma League For Historic Preservation
4. Blue Wing Inn and Courtyard							
Blue Wing Inn 	<ul style="list-style-type: none"> • Preservation • Rehabilitation • Stabilization as necessary. 	<ul style="list-style-type: none"> • Primary theme: 1849-1856 • Secondary theme: 1856 - Present 	<ul style="list-style-type: none"> • Closed to public 	<ul style="list-style-type: none"> • Interpretation/Museum • Lodging • Administration/Offices • Retail/Dining • Event space 	No, although there is the potential to rehabilitate the current structure to accommodate new use and accessibility	Yes: <ul style="list-style-type: none"> • Lodging fees • Rent • Retail • Event fees 	<ul style="list-style-type: none"> • Blue Wing Adobe Trust, Inc.
Courtyard 	<ul style="list-style-type: none"> • Preserve all archaeological deposits. 	<ul style="list-style-type: none"> • Primary theme: 1849-1856 • Secondary theme: 1856 - Present 	<ul style="list-style-type: none"> • Closed to public 	<ul style="list-style-type: none"> • Interpretation/Museum • Lodging • Administration/Offices • Retail/Dining • Event space 	Yes, adding visitor use elements and new landscaping design.	Yes <ul style="list-style-type: none"> • Lodging fees • Rent • Retail • Event fees 	<ul style="list-style-type: none"> • Blue Wing Adobe Trust, Inc.



SONOMA SHP FMP Planning Zones	S.O.I. Treatment Recommendation	Interpretative Theme	Current Use	Proposed Use	New development	Concession or Revenue Potential	Partnership potential
5. Field A							
	<ul style="list-style-type: none"> • Preserve all archaeological deposits and features. 	<ul style="list-style-type: none"> • No current theme. 	<ul style="list-style-type: none"> • No current visitor use except for occasional overflow parking needs. 	<ul style="list-style-type: none"> • Develop a new facility for archival collection, administration offices, curation and collections storage, interpretation and parking. 	Yes: <ul style="list-style-type: none"> • SAACA Sonoma Artifact Collection and Administration Facility • Staff parking • Landscaping 	Potentially, if private collections are curated at the SAACA Facility then fees could be charged to the collection owners.	<ul style="list-style-type: none"> • Blue Wing Adobe Trust, Inc. • Sonoma Petaluma Parks, Inc. • Sonoma League For Historic Preservation
6. Parking Lot							
	<ul style="list-style-type: none"> • Preserve all archaeological deposits and features. 	<ul style="list-style-type: none"> • No current theme. 	<ul style="list-style-type: none"> • Un-restricted parking. 	<ul style="list-style-type: none"> • Provide un-restricted day-use only parking at the SSHP parking lot. • Maintain connection with Depot Park. • Maintain annual improvements to the parking lot. 	Yes: <ul style="list-style-type: none"> • Create day-use picnic areas for visitors. • Provide electric vehicle parking. 	Pursue concession opportunities in the parking lot area.	<ul style="list-style-type: none"> • City of Sonoma • Sonoma Adventures
7. Field B							
	<ul style="list-style-type: none"> • Preserve all archaeological deposits and features. 	<ul style="list-style-type: none"> • No current theme. 	<ul style="list-style-type: none"> • No current use. 	<ul style="list-style-type: none"> • Develop the Garden and Picnic Area use alternative. • Continue interpretation of the "Mission Hinterland" and agricultural landscape with the Environmental Living Program (ELP) in new Garden and Picnic Area. 	Yes: <ul style="list-style-type: none"> • Include a fenced-in picnic area with picnic tables, raised garden beds, potting tables, compost bins and a storage shed. 	No	<ul style="list-style-type: none"> • Sonoma Petaluma Parks, Inc. • Sonoma League for Historic Preservation • City of Sonoma



SONOMA STATE HISTORIC PARK FACILITIES MANAGEMENT PLAN MAP 1. PARK LOCATION



NOTES:
Parcel boundaries are approximate and should not be considered legal descriptions. Maps are intended for study purposes only.

**SONOMA SHP
FACILITIES
MANAGEMENT
PLAN**

Date: 3/18/2016
Source:
Calif. Dept. of Parks &
Recreation



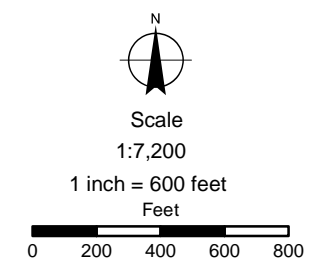
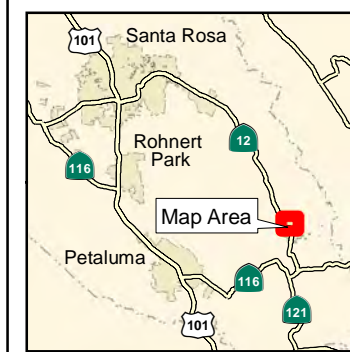
SONOMA STATE HISTORIC PARK FACILITIES MANAGEMENT PLAN

Map 2. PARK VICINITY



Legend

- State Park Boundary
- Sonoma City Limit
- Selected Place Names
- Highways
- Local Roads

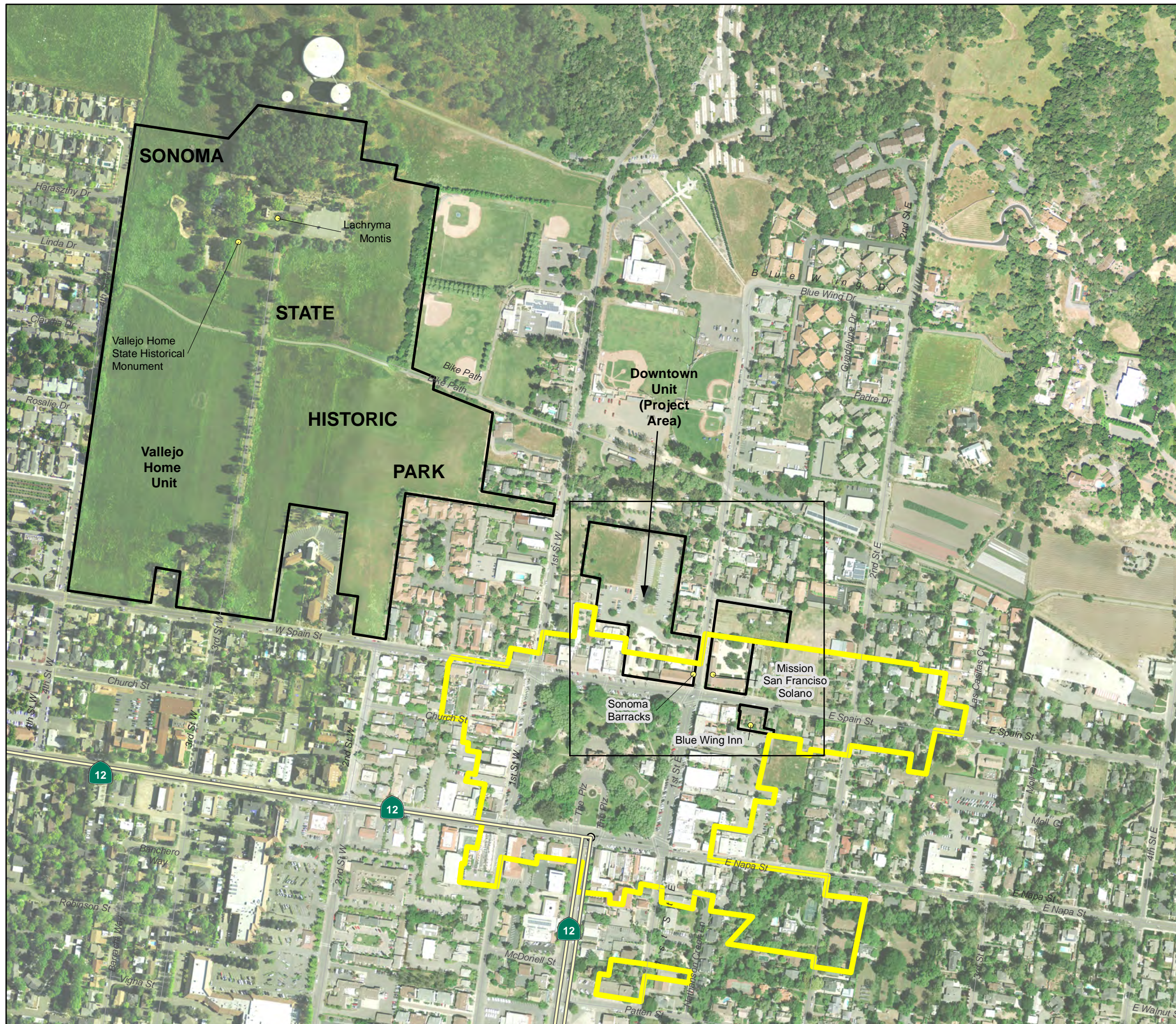


NOTES:
Parcel boundaries are approximate and should not be considered legal descriptions. Maps are intended for study purposes only.





<p>SONOMA SHP FACILITIES MANAGEMENT PLAN</p>	<p>Date: 6/27/2016</p> <p>Source: Calif. Dept. of Parks & Recreation</p>
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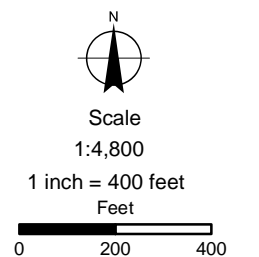
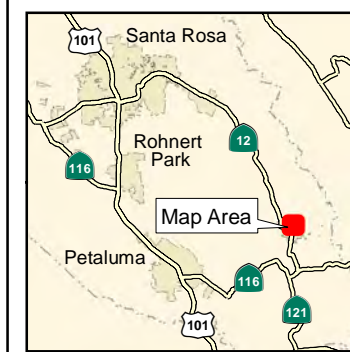


SONOMA STATE HISTORIC PARK FACILITIES MANAGEMENT PLAN Map 3. SONOMA NATIONAL HISTORIC LANDMARK



Legend

-  State Park Boundary
-  Sonoma National Historic Landmark
-  Selected Place Names
-  Highways
-  Local Roads



NOTES:
Parcel boundaries are approximate and should not be considered legal descriptions. Maps are intended for study purposes only.

**SONOMA SHP
FACILITIES
MANAGEMENT
PLAN**

Date: 6/28/2016

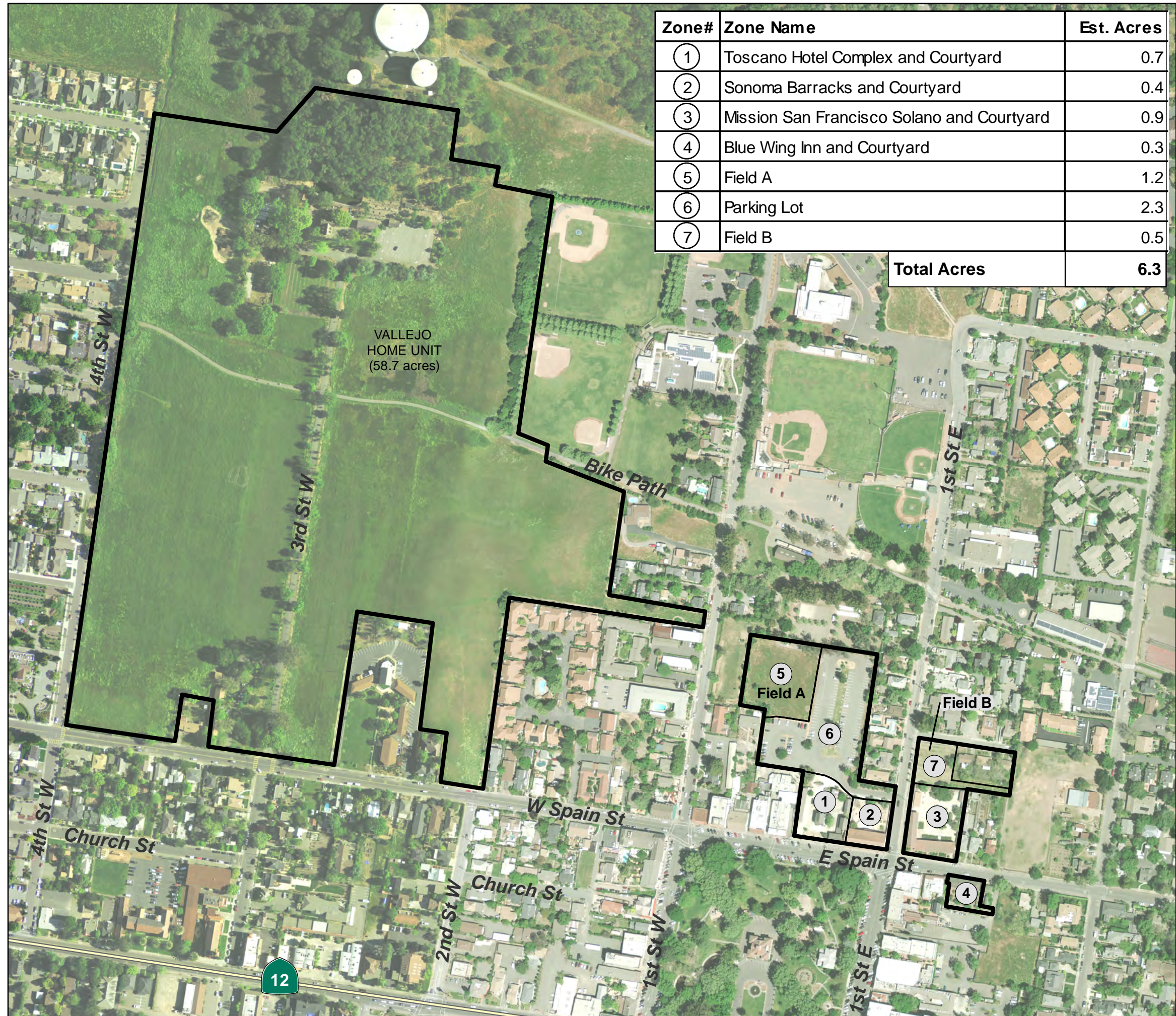
Source:
Calif. Dept. of Parks &
Recreation
Imagery: USGS, 2011



SONOMA STATE HISTORIC PARK FACILITIES MANAGEMENT PLAN

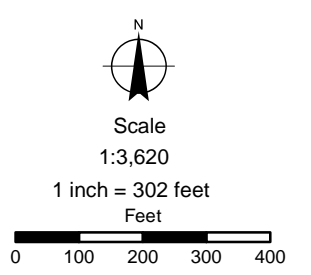
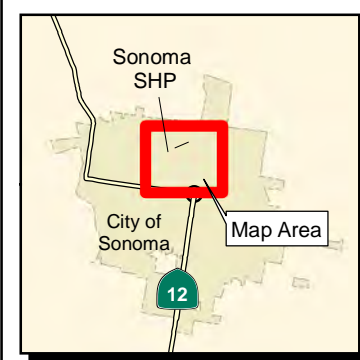
Map 4. MANAGEMENT ZONES

Zone#	Zone Name	Est. Acres
①	Toscano Hotel Complex and Courtyard	0.7
②	Sonoma Barracks and Courtyard	0.4
③	Mission San Francisco Solano and Courtyard	0.9
④	Blue Wing Inn and Courtyard	0.3
⑤	Field A	1.2
⑥	Parking Lot	2.3
⑦	Field B	0.5
Total Acres		6.3



Legend

- Park Boundaries
- Management Zones
- Highways



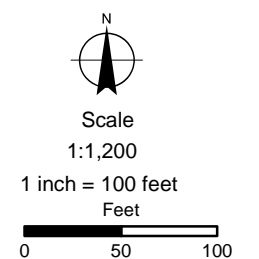
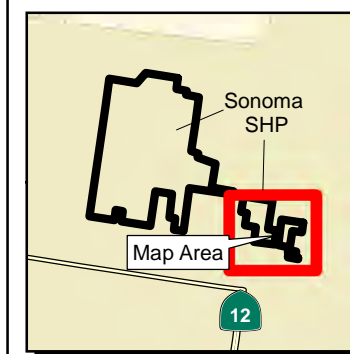
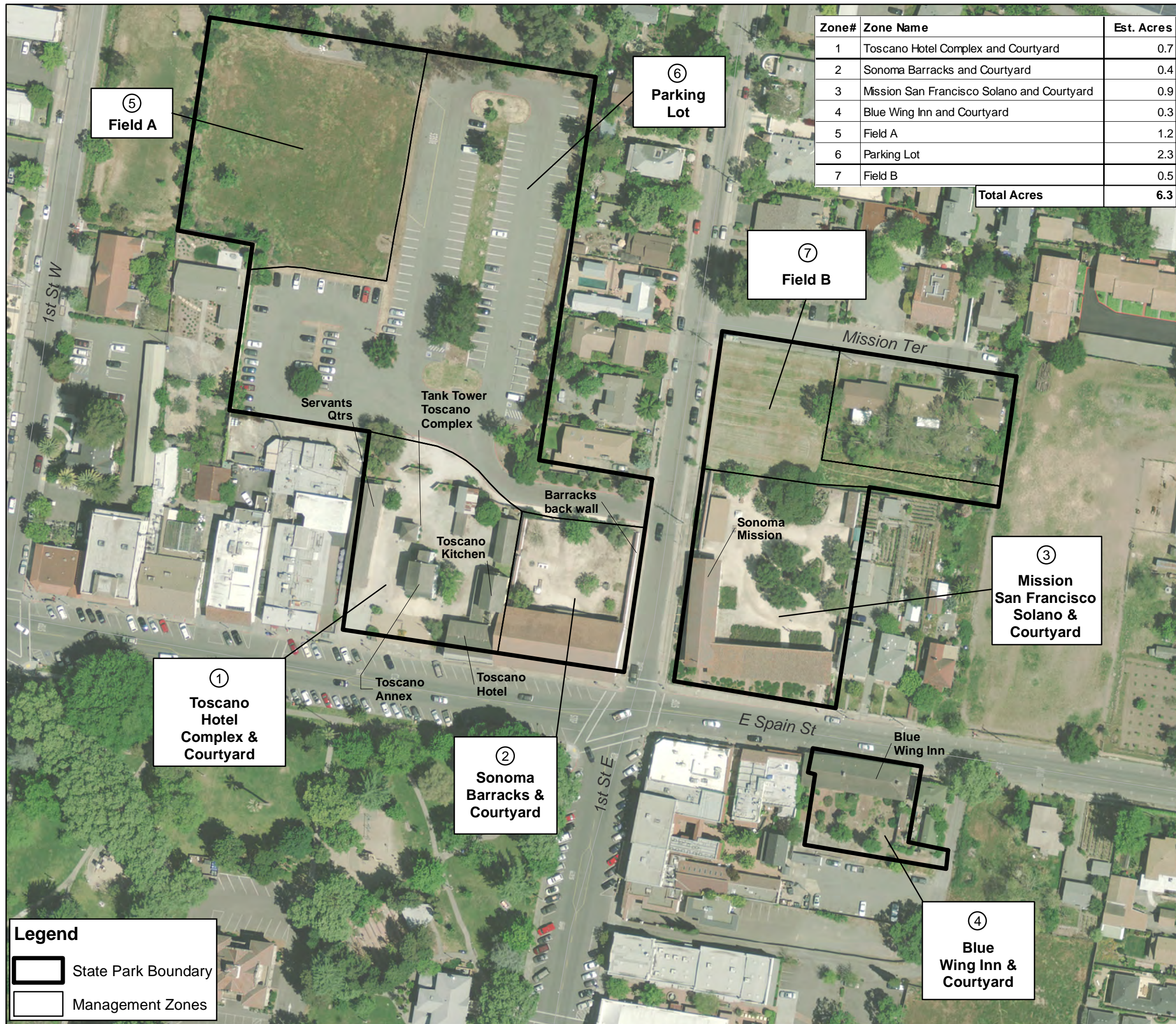
NOTES:
Parcel boundaries are approximate and should not be considered legal descriptions. Maps are intended for study purposes only.

<p>SONOMA SHP FACILITIES MANAGEMENT PLAN</p>	<p>Date: 6/28/2016</p> <p>Source: Calif. Dept. of Parks & Recreation Imagery: USGS 2011.</p>	
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SONOMA STATE HISTORIC PARK FACILITIES MANAGEMENT PLAN

Map 5. DOWNTOWN UNIT FACILITY MANAGEMENT ZONES

Zone#	Zone Name	Est. Acres
1	Toscano Hotel Complex and Courtyard	0.7
2	Sonoma Barracks and Courtyard	0.4
3	Mission San Francisco Solano and Courtyard	0.9
4	Blue Wing Inn and Courtyard	0.3
5	Field A	1.2
6	Parking Lot	2.3
7	Field B	0.5
Total Acres		6.3



NOTES:
Parcel boundaries are approximate and should not be considered legal descriptions. Maps are intended for study purposes only.

Legend

- State Park Boundary
- Management Zones

**SONOMA SHP
FACILITIES
MANAGEMENT
PLAN**

Date: 6/28/2016

Source:
Calif. Dept. of Parks &
Recreation
Imagery: USGS, 2011



SONOMA STATE HISTORIC PARK



Site Use/Components

Create a curation facility with archival, curation and park staff offices. Incorporate meeting rooms and open the lobby and restrooms to the public. Develop a covered group staging area, protected from the elements, with seating and bus drop off. Provide shade trees, seat walls, benches, picnic areas, gathering spaces and community gardens. Architecture and development to fit the historic nature of the general area.

Existing Conditions

The large field is currently fenced off and not open to the public. It is an undeveloped area and has minor natural and cultural resource components. The existing curation and archival facilities/offices are located upstairs in the Barracks and are inadequate, undersized and unsafe for transporting large, heavy and bulky items up and down stairs. Some staff offices are located in the barracks and some are offsite in a rented private residence approximately one block from the project site. Parking is available in the existing public lot and street parking is also available. Parking is in demand and the lot is full during the weekends and busy events, like the Farmer's Market.

Circulation/Access

Adding designated parking for the curation facility/park offices and shifting staff parking to the new lot will open up the existing parking for the public. Creating a designated bus drop off and staging area will reduce the number of busses blocking the main drive aisle and will create a safer, more comfortable area for visitors to gather and load.

Landscape Planting/Irrigation

Plant primarily native/drought tolerant, regionally appropriate species to minimize water use, add habitat, aesthetic and educational value. Utilize historic plant material if adequate resources are available to identify appropriate plants. Include bio-swale or other drainage tolerant species for site drainage and low impact site development. Add shade for gathering areas, reduced energy costs, habitat and aesthetic value. Interpret the landscaping methods and plants. Incorporate sustainable irrigation for efficiency and long-term function.

Garden Planting/Irrigation

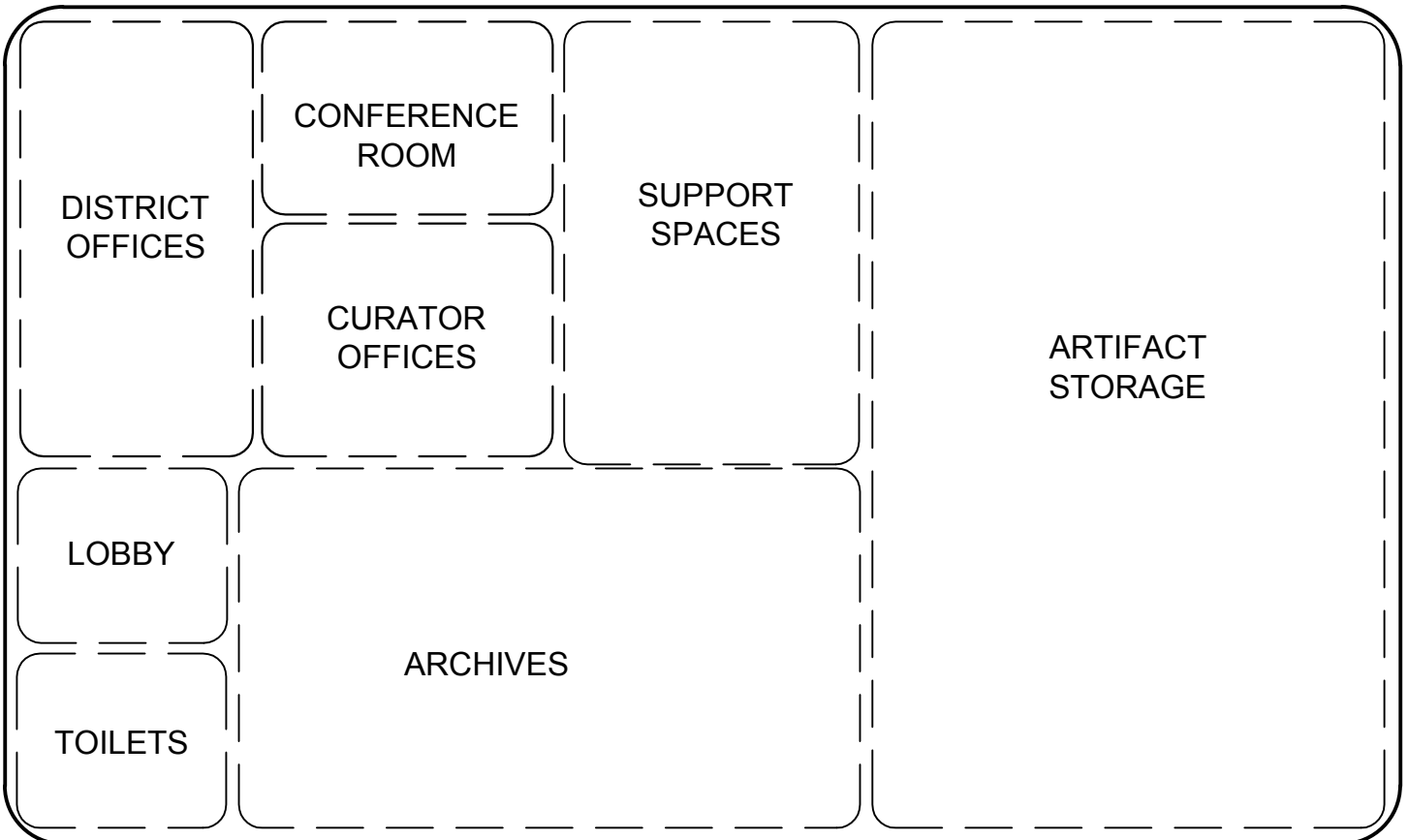
Develop garden beds for local restaurant/community rental for Farm to Fork concept and to tie in with historic orchard use. Incorporate sustainable irrigation for efficiency and long-term function.



DRAFT
Field A - Curation Facility

SONOMA STATE HISTORIC PARK

Space Plan - Artifact Storage Facility



GROUND FLOOR

DISTRICT OFFICES

- SECTOR SUPERINTENDENT
- SUPERVISING RANGER
- SECTOR MAINTENANCE CHIEF
- MAINTENANCE SUPERVISOR
- BREAK ROOM

CURATOR OFFICES

- CURATOR
- MUSEUM TECHNICIAN
- NON-PARK ORGANIZATIONS

ARCHIVES

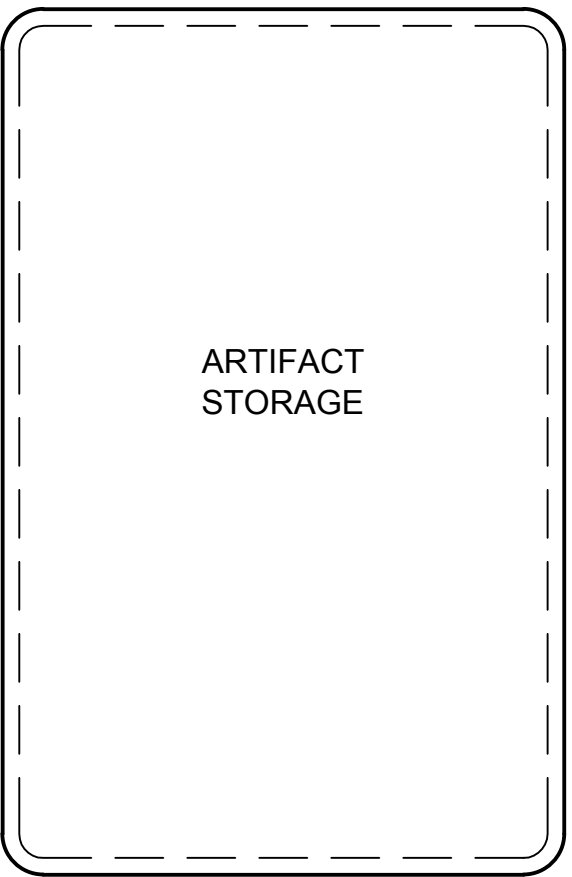
- DISTRICT ARCHIVE
- NON-PARK ORGANIZATION ARCHIVES
- LIBRARY

SUPPORT SPACE

- MECH/ELEC/TELECOM
- LAUNDRY/ANTHROPOL/WASH SINK

ARTIFACT STORAGE

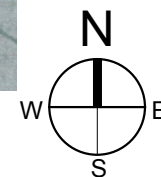
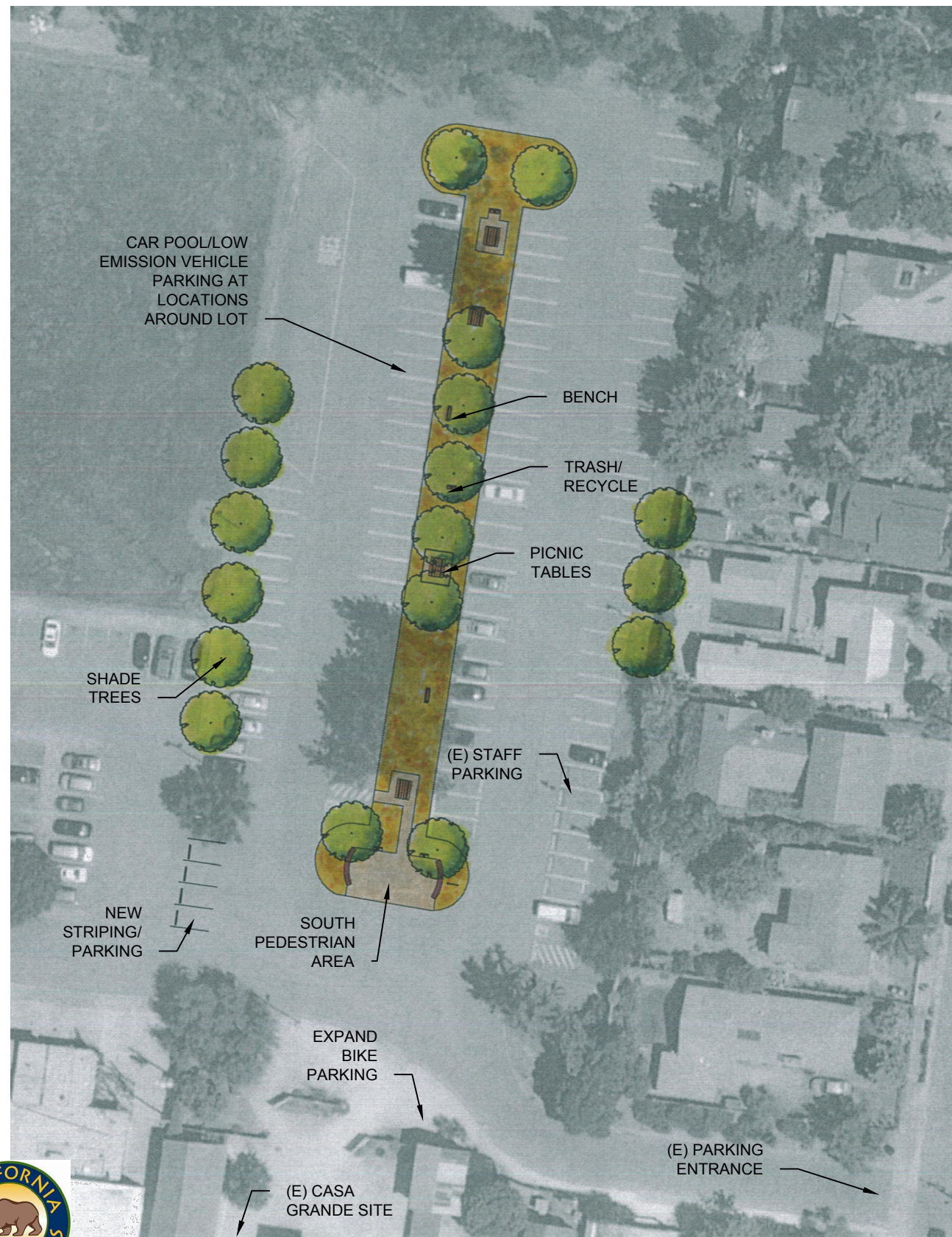
- WAREHOUSE
- INTAKE □ PROCESSING



SECOND FLOOR



SONOMA STATE HISTORIC PARK



Facility Goal

- Continue un-restricted off-street parking at the SSHP parking lot.
- Partner with the City of Sonoma to jointly manage parking.
- Create day-use picnic areas for visitors.
- Maintain connection with Depot Park.
- Pursue concession opportunities in the parking lot area.
- Maintain annual improvements to the parking lot.

Site Use Recommendations

- Add additional signage, benches and trash/recycle containers.
- Establish new day-use areas and park furniture within the median of the parking lot.
- Identify designated carpool and electric vehicle parking (Per CA Green Building Code).

Circulation/Access

- Provide signage informing visitors of vehicle use hours.
- Provide accessible "queuing" or staging space for arriving vehicles and busses.

Landscape Planting/Irrigation

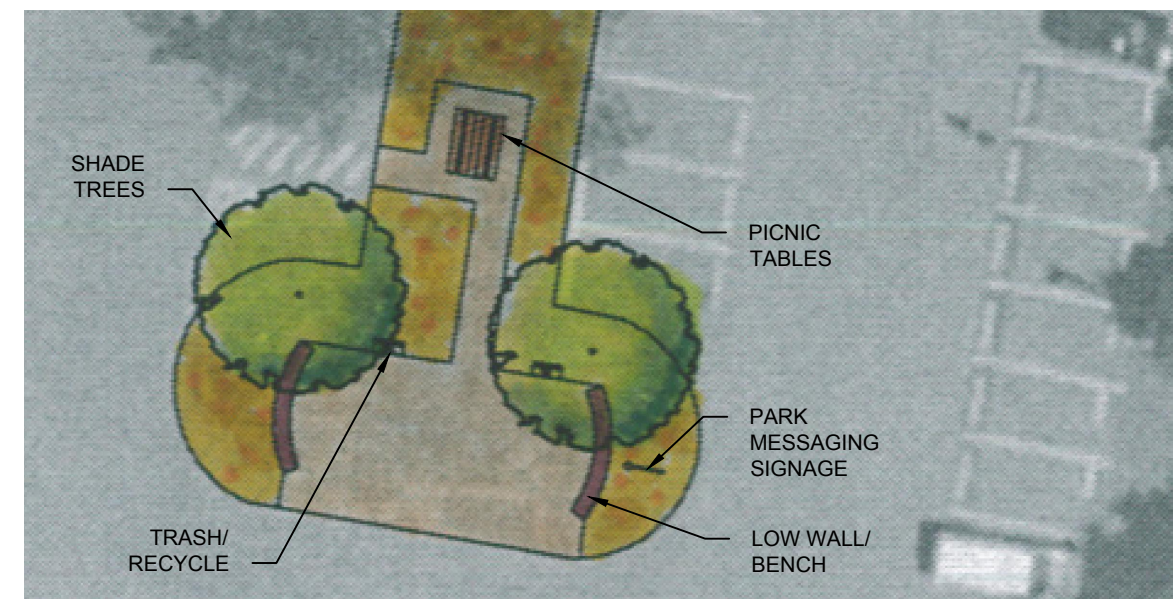
- Incorporate native/drought tolerant, regionally appropriate shade trees.
- Interpret landscaping methods and plants.
- Incorporate irrigation for efficiency and long-term function.

Concession/Revenue Potential

- Yes, explore concession/rentals opportunities.

Partnership potential

- City of Sonoma.



Parking Median Development

SONOMA STATE HISTORIC PARK



Site Use/Components

Enclose area with rail fence to delineate usable space and convey the larger holdings of the mission. Add interpretation depicting history within the mission compound. Maintain some open space and apply DG surface to picnic and garden areas to match Mission grounds. Add groupings of picnic tables for small group use. Provide shade.

Existing Conditions

The existing site is currently an open field. It is being used occasionally as a pass through by the local community.

Circulation/Access

Parking is available in the existing park parking lot and street parking is also available. Site access would occur from the street or the adjacent field with an option to add an access gate in the wall behind the mission.

Landscape Planting/Irrigation

Primarily native/drought tolerant and regionally appropriate species would be planted to minimize water use, add habitat, aesthetic and educational value. Utilize historic plant material, including food producing plants, if adequate resources are available to identify appropriate plants. Add shade for gathering areas, habitat and aesthetic value. Interpret the landscaping methods and plants. Incorporate sustainable irrigation for efficiency and long-term function.



SONOMA STATE HISTORIC PARK



Exterior Use/Site Components

As the site is culturally significant with many intact resources, low impact development is recommended. Improvements can include accessible restrooms, a paved accessible surface/path of travel and minimal ground disturbing elements. Plants, fencing or other screening materials should be used to minimize the visual impact of the adjacent parking lot and proposed nearby development. Pave the patio with concrete or pavers to protect resources and allow for the broadest and most flexible use by tenant(s). Provide drainage and slope pavement surface away from the BWI to protect the historic structure. The patio area can accommodate tables, benches, potted plants, a dance stage, portable/catering kitchen, displays an above ground fire pit or many other possible uses by tenant(s) with minimal ground disturbance. As the existing site was once a bar, adding tables and a fire pit on the patio would be in keeping with the historic function.

Existing Conditions

The existing site is currently closed to the public and is being managed for minimal impact to the existing historic structure. The site and structure have been developed through the years and operated as a number of different uses including a bar, an Inn and apartments.

Circulation/Access

Parking is available in the existing park lot and street parking is also available. Courtyard access is available through a gate on Spain Street as well as an access easement for vehicles. Maintain access easement and add a loading zone for events, residents and/or tenants. Install code compliant stairs for upstairs access. Use of the BWI will determine whether the addition of an elevator for second-floor accessibility is required.

Planting/Irrigation

Planting to occur around the disturbed perimeter of the site, in existing planter beds or raised planters or pots. Plants to be mainly shallow rooted, non-invasive plants. If feasible, maintain existing shade trees. Plant primarily drought tolerant, regionally appropriate species to minimize water use, add habitat, aesthetic and educational value. Utilize historic plant material if adequate resources are available to identify appropriate plants. Include bio-swale or other drainage tolerant species for site drainage and low impact site development. Add shade for gathering areas, reduced energy costs, habitat and aesthetic value. Incorporate sustainable irrigation for efficiency and long-term function.



DRAFT
Blue Wing Inn - Courtyard