



# Toscano Hotel Complex and Servants' Quarters Historic Structures Report

**Prepared for**  
California State Parks  
Archeology, History and Museums Division  
Sacramento, California



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Innovating Tradition

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# EXECUTIVE SUMMARY

## STUDY SUMMARY

The Toscano Hotel Complex and Servants' Quarters Historic Structures Report (HSR) includes evaluations for the Toscano Hotel, Kitchen, Annex, a small outbuilding believed to have formerly been used as a Tank House, the Servants' Quarters, and a board and batten barn. All of these buildings, except for the Servants' Quarters, are wood frame construction and are associated with the Toscano Hotel, a former workingmen's boarding house and hotel that catered to the Italian quarrymen in the area in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

### **Purpose**

The Toscano Hotel Complex contains a number of historic buildings that are currently used for interpretive purposes, storage, and limited office rental. The purpose of this study is to assess the existing conditions, provide prioritized recommendations to address deferred maintenance and routine repairs, and establish guidelines for the rehabilitation and reuse of the buildings for a wide range of use options. It is part of a larger Facilities Management Plan for Sonoma State Historic Park.

### **Opportunities**

The unique challenges of the site provide interesting opportunities to explore a number of concepts related to rehabilitation and reuse of a complex of buildings within a state park.

1. Sonoma State Historic Park is completely surrounded by the City of Sonoma.
2. The individual sections of the park have unique environments. They are in a physical context highly influenced by the historic, yet privately owned buildings surrounding them.
3. The project site contains buildings from two very different and distinct periods of significance.
4. The project site contains buildings that are two very different types of construction.
5. All the subject buildings are underutilized.

## EXISTING CONDITIONS & RECOMMENDATIONS

The buildings all suffer from deferred maintenance and end-of-lifespan material failure. Observed conditions include:

- Worn wood roof shingles and gaps in the roofing materials (all buildings)
- Peeling and failing exterior finishes (paint on the wood-frame buildings, adobe spalls on the Servants' Quarters)
- Earth-to-wood contact at the foundations (all wood-frame buildings)
- Deteriorated or missing glazing putty (all buildings)
- Window sash deterioration (particularly on the Kitchen Annex)
- Structural instability (Barn)

## POTENTIAL USES

This document looks at issues related to deferred maintenance. It also presents parameters that would influence any future expanded use, upgrades, or adaptive reuse of the buildings with regards to the potential impacts on the historic resources. No future uses have been determined at this time and additional studies would be required. However, because impacts of usage are important management issues, several types of uses are briefly explored for their potential to cause impacts on the resources. Currently, most are used for interpretive purposes or for storage. The exception to this is the Hotel Annex where the building is used as offices, with at least one space leased out to a commercial occupant. Potential uses for the buildings and site identified by State Parks and selected stakeholders include:

- **Hospitality** – hostel, bed and breakfast, economy lodging, or similar use that would include shared facilities
- **Restaurant** – the range of food service options under consideration extends from a simple café or bar enterprise, through a full-service dining establishment
- **Visitor's Center** – relocation of the current visitor's center from the Barracks to the Toscano Hotel
- **House Museum/Interpretive** – expansion of the current interpretive offerings
- **Retail** – small scale commercial retail
- **Offices** – expansion of the current office use to capitalize on/ maximize use of available space

Of these uses, all would result in some impact on historic fabric. All have some gradation of possible implementation. At their most basic, the Visitors' Center and House Museum would likely require minor modifications to address access and utility system upgrades to select buildings on top of basic repairs as part of a fully-fledged rehabilitation. The Retail, Office and basic café-type restaurant would likely require moderate modifications to update systems and improve access as well as address deferred maintenance as part of a rehabilitation project. The hospitality and more intensive restaurant uses are most historically appropriate, but they also require a greater level of upgrades and design as part of a full rehabilitation.

No one single use is likely to occupy the whole site. A combination of uses, as appropriate to each building is anticipated. This HSR focuses on analysis of the potential impacts of these uses on the property's historic fabric. Additional studies will be required to assess the economic feasibility of any one use or combination of uses.

To accommodate any of the above current and proposed uses, upgrades to the existing fabric are recommended. Maintaining the current use in each building minimizes upgrades and has

the lowest risk for potential impacts on the historic fabric. Modification of the spaces for new uses is possible, but may require disruption of remaining historic fabric.

## ACKNOWLEDGEMENTS

This HSR is the result of ongoing discussions and collaboration between various individuals at California Department of Parks and Recreation as well as the consultant team. Within DPR, John Fraser served as project manager and Carol Dodge provided assistance and guidance with the Toscano archives. The Sonoma League for Historic Preservation and the Sonoma Valley Historical Society provided additional assistance in archival research. Thank you to all members of DPR and the public who provided their input and insight regarding these valuable resources, their history, and their future potential.

## Chapter 1

# INTRODUCTION

The Toscano Hotel Complex and Servants' Quarters Historic Structures Report is part of the broader Facilities Management Plan project for Sonoma State Historic Park. This document includes the Toscano Hotel, the Kitchen building (Kitchen), 20 East Spain Street (Annex), a small outbuilding that appears to have been a water tower (Tank House), the Servants' Quarters, and a small, one- and two-story barn at the northern edge of the property.

## PROJECT LOCATION

The project site is part of the historic commercial district that surrounds Sonoma Plaza in the town of Sonoma, California. Sonoma is a small town of approximately 9,500 residents located 45 miles north of San Francisco, in the heart of California's Sonoma Valley wine region. The project site is part of both the Sonoma Plaza National Register Historic District (NRD) and the Sonoma Plaza National Historic Landmark District (NHLD).

The National Register District is slightly larger than the NHLD, with a boundary that runs along Broadway and the north side of East Napa Street.

The District is essentially a commercial and residential district with relatively few intrusions. Topographically, the area is very flat with a grid pattern of streets that extends out from the central Plaza. The large square Plaza contains many mature trees which gives the space a very bucolic atmosphere although the buildings facing the Plaza are primarily commercial. The tangential side streets, which are primarily residential, are also lined with tall mature trees furthering this atmosphere. The commercial buildings range in height from 1 to 4 stories. The residential buildings are primarily one-story with some two-story buildings scattered throughout the district. Nathanson Creek is a small stream which flows diagonally from the northeast to the southwest along the eastern boundaries of the district. At the intersection of East Napa Street and Second Street East there are a series of stone embankment walls and a bridge which spans the stream. The overall integrity of the district both physically and architecturally remains very high.<sup>1</sup>

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<sup>1</sup> Michael F. Crowe, Architectural Historian, USDI/NPS NRHP Sonoma Plaza National Register Boundary Increase (1992), 4.

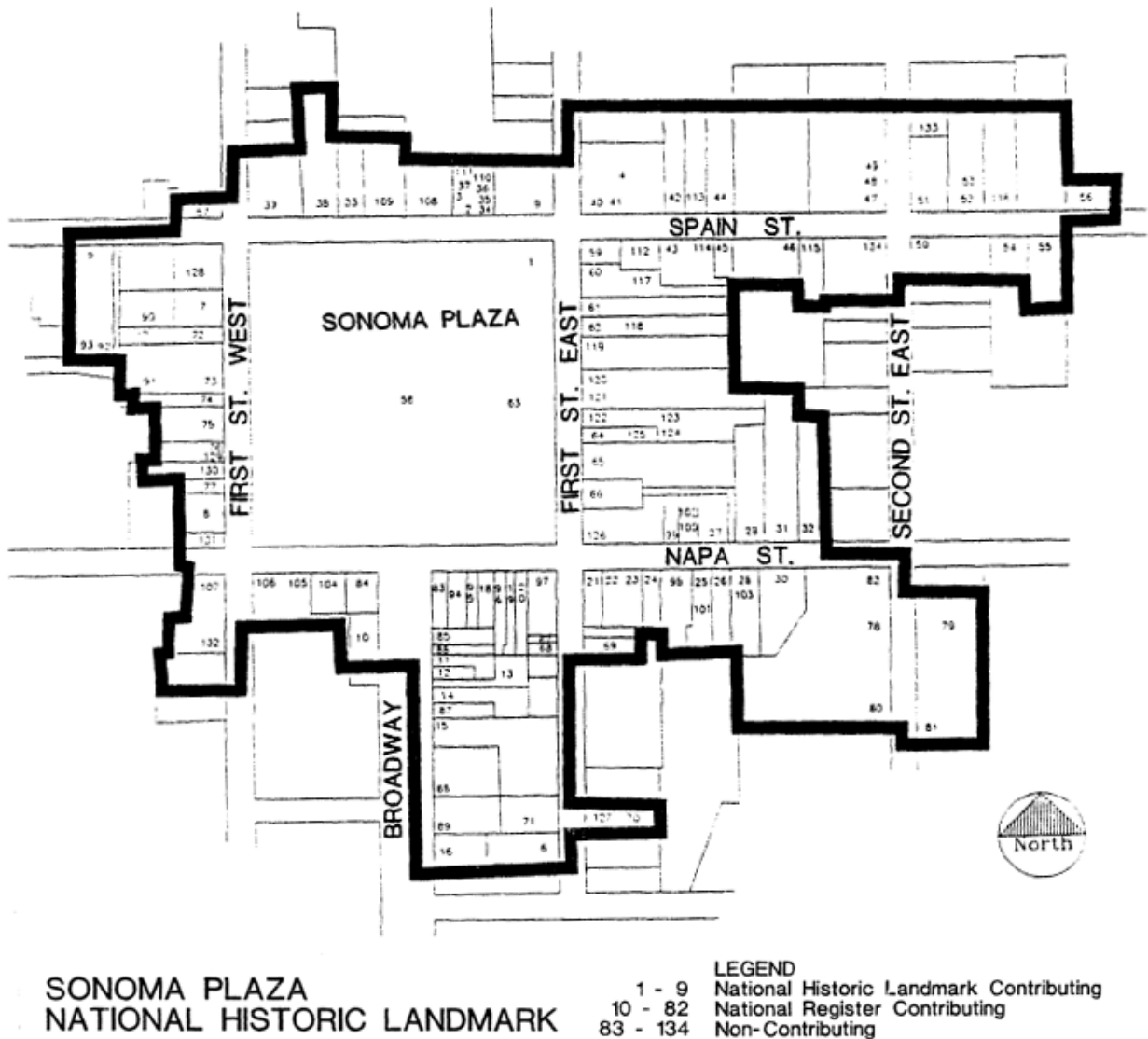


Figure 1. NHL District Boundaries (Source: National Register of Historic Places, Boundary Increase for Sonoma Plaza, 1992. Amended by author).

Sonoma State Historic Park, minus the Blue Wing Adobe, was established in March 1962. The Blue Wing Adobe was added to the park in 1983.<sup>2</sup>

Unlike most parks with one plot of land and geographical boundaries, Sonoma State Historic Park is a series of historic attractions in several locations within the community. The park consists of six sites: the Mission San Francisco Solano, the Blue Wing Inn, the Sonoma Barracks, the Toscano Hotel [complex], and Casa Grande and Lachryma

<sup>2</sup> Department of Parks and Recreation, Sonoma State Historic Park General Plan (1985), 20.

Montis—two homes of General Mariano Guadalupe Vallejo, Military Commander and Director of Colonization of the Northern Frontier.<sup>3</sup>

The project site is in the middle of the two major holdings for Sonoma SHP: the Casa Grande site and the Mission. It is also at the major pedestrian crossroads between the plaza and the public parking lot to the north. It is a lone open space along the historic square street wall. To the east is the current visitor center and concessions in the Barracks, and to the west is the popular commercial business, Sonoma Cheese Factory.

## GUIDING PRINCIPLES

As a state historic park and a National Historic Landmark District contributor, the buildings within the project boundaries must serve multiple purposes. As state-owned historic resources, they represent opportunities for educating the public about the history and development of Sonoma and California. As contributors to a vibrant historic commercial district, they represent opportunities to enrich the experience and sense of place through retail or other uses. This may also provide DPR a means to generate income to support ongoing rehabilitation and interpretive efforts at this and other parks. Proper stewardship includes both the physical maintenance and management of the property as well as being consistent and compliant with the park's operational mission and interpretive mission. Therefore, any uses under consideration must be informed by the broader guiding principles as established by the operational documents for Sonoma SHP.

### **Sonoma State Historic Park Mission**

"The function of the Department of Parks and Recreation at Sonoma State Historic Park is to foster the preservation, restoration, and interpretation of these various structures, and to develop interpretive displays depicting the personalities and events associated with these structures and surrounding Native American and Euro-American sites."<sup>4</sup> This HSR is consistent with the Park mission to preserve, restore, and interpret the structures and sites of which it is made. A goal of this report is to provide additional guidance for stewardship and maintenance of the buildings for continued public enjoyment.

### **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."<sup>5</sup> The Toscano site has a long association with the Italian community and the working class roots of Sonoma. The Servants' Quarters is a reminder of the early wealth and social structure that was a critical part of the early development of the area. This document strives to further this interpretive mission in combination with continued maintenance and expanded use of the structure for public enjoyment.

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<sup>3</sup> California State Parks, "Sonoma State Historic Park" brochure (c.2011), 1.

<sup>4</sup> California State Parks, Draft Interpretive Direction Section for the New Interpretation Master Plan (6 June 2011), 4.

<sup>5</sup> Ibid.



Figure 2. Site aerial view (Google maps aerial amended by author).

## PROJECT APPROACH

### Goals

Both the Servants' Quarters and the Toscano Hotel Complex have been the subject of various research and documentation efforts by a range of stakeholders over the past fifty years. However, Parks has requested development of a concise historical overview for the study site and subject buildings to better inform future planning, maintenance, and rehabilitation efforts. All work must be filtered through the historical context to understand how it might impact the historical significance of the property as communicated through the character defining features.

*Primary Goal: To identify, assess, and evaluate the Toscano Hotel and Complex to provide a detailed understanding of the property's history, integrity, and structural state. Historic*

*Structures Reports evaluate those components of a historic building that contribute to its significance and provide recommendations and guidance on its ongoing maintenance and stewardship.<sup>6</sup>*

In addition to providing guidance for informed treatment and planning decisions, there are several secondary goals that are more immediate in nature.

*Secondary Goal 1: Provide a prioritize set of stabilization measures and repairs to reduce potential damage as a result of deferred maintenance.*

*Secondary Goal 2: Provide information to support the concurrent Facilities Management Plan project.*

*Secondary Goal 3: Present options for expanded use of the site to support the Park missions.<sup>7</sup>*

### **Methodology**

A documentation and planning project such as the Toscano Hotel Complex HSR requires input from many stakeholders and professional consultants during three key phases of work: site assessment, research and data gathering, and analysis. An on-site kick off meeting that included public input and a tour of all subject buildings was held on April 11, 2013. On April 18, 2013, shortly after the kick off meeting, a site visit was conducted to assess existing conditions and site features. Garavaglia Architecture, Inc. staff conducted archival research on the Toscano complex and the Servants' Quarters in May 2013. Several repositories were consulted during the research process, including the Sonoma Depot Museum Archives, the Sonoma League for Historic Preservation archives, and the DPR archives at the Sonoma Barracks. Once the site work and research had been completed, analysis of all data was undertaken to develop the draft report and recommendations.

### **CONCURRENT EFFORTS**

Two other planning projects are also in various stages of completion, and are related to the subject buildings and site of this study. An Interpretive Master Plan (IMP) was begun in 2010. It is currently in the draft stage and is approximately 90% complete. The estimated date of completion of the final IMP is winter 2013/2014. A larger planning document, the Facilities Management Plan (FMP), was begun in June 2013. The estimated date of completion for the FMP is winter 2013/2014. This HSR is a subset of the FMP and will be used to inform use and resource planning goals for the entire park.

### **SIGNIFICANCE SUMMARY**

As part of Sonoma Plaza, the subject buildings are included in both the National Historic Landmark District (NHL, 1960) and the National Register Historic District (NRD, 1974, updated 1992). The Sonoma Plaza NHL is significant primarily for its association with the early military and settlement history during the Mexican period. The Servants' Quarters is one of the remnants from this early period, while the Toscano Hotel buildings relate to a slightly

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<sup>6</sup> Scope of Services Attachment to Work Order Number 46-201521-03.

<sup>7</sup> Communication with DPR Project Staff



later, more commercially-focused period.

Mission San Francisco Solano de Sonoma was founded on July 4, 1824, and was the last of the 21 California missions and the only one founded during the Mexican period.

Sonoma Pueblo was the chief military base and the most northern pueblo under the control of the Mexican Government in Alta, California from 1835 to the end of the Mexican period, 1848. The pueblo was established in June 1835, both to check the Russian expansion from Fort Ross, California and to control the Indians.

In the Sonoma Plaza, on June 14, 1846, members of the Bear Flag Revolt raised the Bear Flag, now the California State Flag. William B. Ide was elected President of the republic; declared that the war for California's independence had begun and invited all patriotic citizens to join the movement to end Mexican Rule. On July 9, 1846, the Bear Flag was replaced by the American Flag. On August 7, 1848, word reached California of the Treaty of Guadalupe Hidalgo, ending the conflict. The eight-acre Sonoma Plaza and twelve one and two story buildings of the Mexican Period remain today. In addition, a large number of 1848-1900 structures are located near the plaza.

Sonoma's primary significance relates to the History Theme; Major American Wars; subtheme, The Mexican War. Sonoma is the only site which represents the Bear Flag Revolt. The Sonoma Plaza area also contains a large number of structures of architectural importance, 1832 to 1860.<sup>8</sup>

The Sonoma Plaza NHL was dedicated on September 25, 1961.

The National Register District has a broader statement of significance that relates more to the development of the region and recognizes the architectural variety of the Plaza and the surrounding streets. The Toscano Hotel Complex primarily relates to this historical context.

Sonoma Plaza Historic District meets National Register criteria A, B, and C. The Sonoma Plaza Historic District illustrates important State and local historical and architectural values. The District is significant in exploration and settlement because it was the last and northernmost area of settlement North of San Francisco Bay by the Mexican government during the period 1823-1846. The District is significant in its association with General Mariano Vallejo, founder and planner of the Sonoma pueblo and leading citizen from 1835-1851. It is significant in town planning because it was the last town in North America designed under the Laws of the Indies and still retains its integrity to that plan. It is significant in commerce because it is the first location for successful commercial vineyards in California and because of the high quality of design and the integrity of the structures that were built between 1835 and 1944 as a result of the vineyards and other commercial activity.<sup>9</sup>

### **Servants' Quarters and the Toscano Hotel Complex**

As part of the larger National Historic Landmark and Sonoma Plaza National Register Historic Districts, the Servants' Quarters building is significant for association with Mariano Guadalupe

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<sup>8</sup> Mulhern, Thomas D., and Robert A. Cox, *Sonoma Plaza, National Historic Landmark Nomination Form*, Statement of Significance (1 August 1973), 3.

<sup>9</sup> USDI/NPS NRHP Sonoma Plaza National Register Boundary Increase (1992), 23.

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Vallejo (Period of Significance: 1835-1851) and the Toscano Hotel Complex is significant for its association with the early commercial history of Sonoma (Commerce – Period of Significance: 1848-1933). (See Context and Construction History following for further discussion).

## Chapter 2

# CONTEXT AND CONSTRUCTION HISTORY

A great deal is known about the history of the uses of the buildings on the Toscano Hotel site as well as the various historical figures that are associated with the buildings. Less well known is the construction history of the site and clear documentation on what alterations were made, by whom, and how they are related to the historical significance of the site. The following context is largely quoted and paraphrased from previous studies to provide a context for the site that is related to, but separate from, the larger Sonoma Plaza NHLD and NRD, and from the other sites within Sonoma State Historic Park (Sonoma SHP). Please see the original documents, as noted, for the full text of the larger historical districts and cultural resource groupings.

### SONOMA HISTORICAL OVERVIEW

Father Jose Altimira founded Mission San Francisco Solano de Sonoma on July 4, 1823. Named after St. Francis Solano, a missionary to the Peruvian Indians, the Sonoma mission was the last of California's twenty-one missions, and the only one founded after Mexico gained independence from Spain in 1821. In 1834, only ten years after the mission was established, Governor Jose Figueroa ordered the secularization of all California missions and appointed Commandante Mariano Guadalupe Vallejo as the *majordomo* of Mission Sonoma.<sup>10</sup> Vallejo was charged with both the disposal of mission lands and establishment of a presidio or military establishment at Sonoma. With assistance from Captain William A. Richardson, Vallejo laid out the pueblo's central plaza and surrounding street grid. According to the National Historic Landmark nomination:

Sonoma Pueblo was the chief military base and the most northern pueblo under the control of the Mexican government in Alta California from 1835 to the end of the Mexican period, 1848. The pueblo was established in June 1835, both to check the Russian' expansion from Fort Ross, California and to control the Indians.<sup>11</sup>

The block on which the Toscano Hotel now stands holds two structures associated with Vallejo's time in Sonoma: the Sonoma Barracks (built between 1838-1844) and the building now

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<sup>10</sup> Page & Turnbull, Inc., *Blue Wing Inn, Sonoma California, Historic Structures Report*, prepared for California Parks and Recreation, 24 June 2002, 5-9.

<sup>11</sup> *Sonoma Plaza, National Historic Landmark Nomination Form, Statement of Significance*, 3.

known as the Servants' Quarters. The Sonoma Barracks building was constructed to house Mexican Army troops under Vallejo's command, and the Servants' Quarters is the only part of Vallejo's first permanent residence, known as Casa Grande, that remains today. Construction of Casa Grande continued from approximately 1836 – 1840, with completion of the Servants' Quarters wing estimated at about 1837.<sup>12</sup> Casa Grande "was the center of the Sonoma Pueblo administration and social life in its period."<sup>13</sup>

The bulk of buildings on the subject property, however, are related to the Toscano Hotel and the early American Period in Sonoma. Though settlement of Sonoma had been largely limited to Mexican military personnel in the 1830s and early 1840s, demographics began to shift with the discovery of gold at Sutter's Mill in 1848. The Treaty of Guadalupe Hidalgo marked the end of the U.S. – Mexican war in that same year, and various new industries soon established in the area, adding European settlers to Sonoma's existing Mexican and American population. The City of Sonoma incorporated in 1850.

The early history of Sonoma is well documented in various published and unpublished works and will not be recounted in detail for the purposes of this document. The buildings on the subject site represent aspects of both the Mexican and American Periods in Sonoma's history. As part of the larger National Historic Landmark and Sonoma Plaza National Register Historic Districts, the Servants' Quarters building is significant for association with Mariano Guadalupe Vallejo and the Toscano Hotel Complex is significant for its association with the early commercial history of Sonoma. The historical background below is quoted from the *Sonoma Plaza Historic District Boundary Increase National Register nomination* and provides information related to these two important historical themes. It addresses the areas of significance directly related to the buildings on the project site (the Servants' Quarters and the Toscano Hotel complex). Selected sections omitted for clarity; see original document for full text.

**Association with Mariano G. Vallejo - Period of Significance: 1835-1851**

Mariano Guadalupe Vallejo (1808-1885) was born in Monterey, California, the son of Ignacio Vicente Ferrer Vallejo and Maria Antonia Lugo. He was educated in Monterey and began his career in the military service in 1823 as a cadet in Monterey. He served in the military around the Monterey region until 1830 when he was assigned to the San Francisco pueblo; in 1831, he was appointed comandante of the pueblo. He was sent, in 1833, to the northern California frontier to select a presidio site and inspect and report on the Russian settlements in the area. He was promoted to Lieutenant in 1834 and selected as comisionado to secularize Mission San Francisco Solano in the Sonoma region...In 1835 he founded and laid out the town of Sonoma.

The secularization of the missions required the dispersal of the Indian residents and the distribution of the missions' assets, including herds of cows, horses, and all agricultural holdings. Vallejo was charged with carrying out the secularization of Mission San Francisco Solano and additionally with establishing a civil government at the site. By 1835 Vallejo was in such a powerful position in northern California that after the change in government in 1836 he was made Comandante General of California. In this dual role he was responsible for the founding of the Sonoma settlement and establishing and administering the Mexican military presence in northern California. The plan of the city of Sonoma, the Monterey Colonial style buildings and the Barracks building are some of the remaining features which relate to these areas of significance.

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<sup>12</sup> Ibid, 5.

<sup>13</sup> Ibid, 5.

In his new position, Vallejo continued to promote the settlement of northern California, sometimes at his own expense. He was able to prevail upon the Mexican government to unite both civil and military commands in 1842. He then relinquished his command to Manuel Micheltorena to develop his own considerable holdings of 175,000 acres in the Sonoma region. From this time also he was at least passively supportive of American settlement. By early 1846 he was known to be friendly toward American immigration and was outspoken in his opposition to schemes for the establishment of a British protectorate. He was therefore important in the settlement of this area by bringing Mexican settlers to the farthest northern point of land under Mexican control and encouraging settlement by Americans.

With the construction of [Casa Grande] in Sonoma, his large adobe building in Petaluma..., and the other family-built houses, he introduced the Monterey Style of architecture to northern California. Two of these family buildings and three other Monterey Style<sup>14</sup> buildings still remain in Sonoma.

After the Bear Flag uprising was settled, Vallejo was made a U.S. Indian agent in 1847 and appointed legislative councilor. He was a member of the State constitutional convention in Monterey in 1849 and was a member of the first State Senate in 1850. While he was a member of the Senate he fought, unsuccessfully, for the civil rights of the Native Americans and ultimately had to acquiesce to their removal to Lake County. He was thus one of the first champions of Native American rights in the State, demonstrating his leadership on a controversial question.

General Vallejo continued to provide leadership and service to the Sonoma community after its incorporation as a city. On October 13, 1851, Vallejo, by then one of the leading citizens of the city, presented a petition to the City Council urging the leveling of the Plaza. The Plaza was pocked by large holes which had been dug out for the manufacturing of the adobe bricks for the structures surrounding the Plaza. In actuality this suggestion would bring the Plaza into further compliance with the Laws of the Indies by making the unkempt Plaza a developed public space, as originally intended. In 1853, a \$1,500 tax was appropriated for further improvements to the Plaza. These are the earliest attempts to change the Plaza from an undeveloped tract of open land into what would evolve into the cultivated town square which it is today. It was Vallejo who provided the first leadership in these changes.

He continued to provide service to the community, and served as mayor in 1859 and 1860; his residence on the Plaza served as the city council chambers. In 1873 he provided the first water supply to the town by means of 3-inch-bore redwood log pipes laid from the reservoir on his property, Lachryma Montis, to the city. The water was supplied to the streets immediately in the vicinity of the Plaza for both domestic use and irrigation purposes. This civic improvement increased the desirability and productivity of the area to newly arriving settlers. Thus Vallejo continued to make the area more attractive, a practice he had begun as early as the 1830s.<sup>15</sup>

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<sup>14</sup> Monterey style buildings are usually two stories, with a low-pitched gable roof and a second story balcony, which is usually cantilevered and covered by an extension of the principal roof. Roofs are typically clad in wood shingles or Spanish clay tiles and the walls clad in stucco, brick, or wood.

<sup>15</sup> USDI/NPS NRHP Sonoma Plaza National Register Boundary Increase (1992), 26-28.

**Commerce – Period of Significance: 1848-1933**

Sonoma began as an administrative center and civil settlement under Mexican control but changed with the American administration of the land newly annexed to the United States. The earliest settlement pattern for the city was on the streets facing the *Plaza* where there was located a tavern, a blacksmith, a laundry, a doctor's office, a bakery, a general store, and a butcher shop, serving the immediate needs of the residents. The outlying streets were sparsely settled with one and two story adobe residences and scattered frame houses. Farms and cattle ranches were located in the outlying open areas which abutted the streets adjacent to the Plaza.

One of the first events which affected the pueblo was the discovery of gold at Sutter's Mill in 1848. The subsequent Gold Rush in 1849 had an impact on Sonoma as it did all of Northern California. Initially, Sonoma was the staging and fitting out point for many of the expeditions which left for the gold fields. There was daily contact with the Yerba Buena (San Francisco) settlement by way of sailboats which left from the mouth of the Sonoma River south of Sonoma.

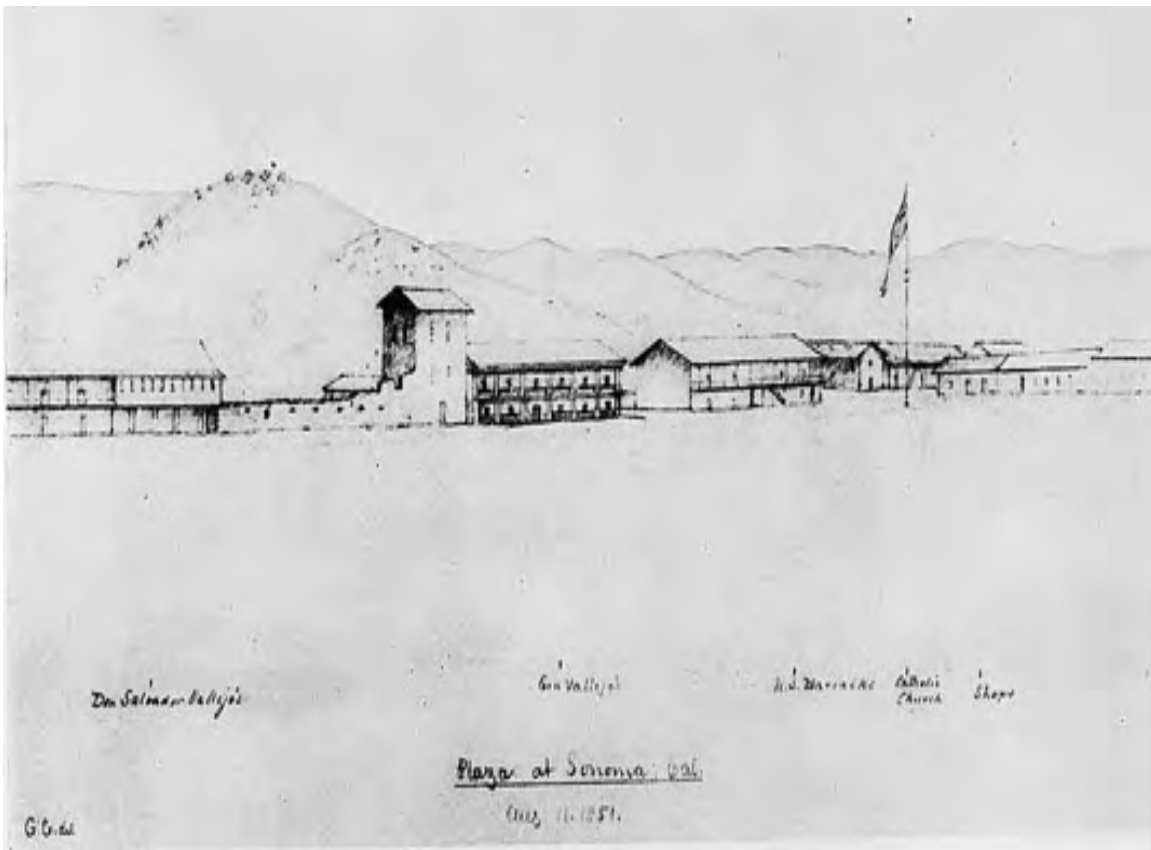


Figure 3. Representation of Casa Grande and the Sonoma Barracks (1851). Site of future Toscano Hotel is between these two buildings. (Source: Historic American Buildings Survey George Gibbs Drawing, Smithsonian Miscellaneous Collection CAHABS CAL,49-SONO,7--1. Library of Congress Prints and Photographs Division.)

As the successful and unsuccessful miners returned, they had an impact on the local economies. In Sonoma, the initial beneficiaries were the merchants who provided the supplies, and then the land owners who sold land to the newly rich ex-miners who wanted to establish farms and businesses upon their return from the gold fields. It was about this time that the original plat of Vallejo was augmented by the additional platting of between 30 and 40 acres by the surveyor Jasper O'Farrell, who was also responsible for the platting of the South of Market section of San Francisco. He followed the original street pattern and block size established by Vallejo, thus retaining the integrity of the original plan.

Not surprisingly, one of the first industries established with the new prosperity was grape growing. The Mission fathers had first established viticulture at the Mission shortly after it was founded. With the arrival of the Vallejo family, both Mariano and Salvador began the growing of grapes. All of these early growers were dependent on irrigation methods, so vineyards were located in close proximity to water irrigation sources.

There were five major grape growers within the immediate vicinity of Sonoma in 1879. Many of these growers augmented their grape crops with other crops including citrus fruits, plums, peaches, nuts, and persimmons. These agrarian efforts were also combined with dairying and cattle ranching. The open fields next to the house at 196 East Spain Street with the two barns behind it are the remains of the Castagnasso farm and show the proximity to the Plaza of this rural farmland use.

After wineries and dairying, the largest industry in the 1880s and 1890s was stone quarrying worked at 7 sites on Schocken Hill just north of the Plaza. Several hundred men were employed in the quarries. Schocken Hill, visible from the Plaza at a height of 658 feet, was the site of the Solomon Schocken quarry. He established the quarry in 1880 and supplied paving blocks for the cities of San Francisco, San Jose, and Petaluma. Schocken's shop and residence were located in the former Barracks building, at the corner of Spain and First Street East, after it had ceased its military function.

These efforts served to make Sonoma a thriving commercial center despite the fact that as early as 1854 it was replaced by Santa Rosa as the county seat. The changes in the building stock around the Plaza and the surrounding streets reflect this prosperity. The early one-story and two-story adobe structures were replaced or augmented with frame, stone, and brick buildings of two and three stories. By 1876 the *Plaza* was the site of 4 hotels, a bank, a post office and a telegraph agency in addition to the already existing commercial establishments. The Sonoma Valley Railroad was serving the farming and trading community of the Sonoma region with service onto the *Plaza* itself.

In addition to the early Mexican and American settlers, there was a mix of English, German, Irish, and later, Italian settlers.

The Italian community...left its mark on the structures of Sonoma. The Toscano Hotel originally was a general store when it was erected by Dorothea Nathanson in the mid 1850s. In 1886... two Italians, Settimo Ciucci and his partner Leonido Quartaroli [assumed operational control of the building] and it became the Toscano Hotel, after their birthplace of Tuscany. They were quite prosperous.<sup>16</sup>

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<sup>16</sup> Ibid, 31-34.

## SERVANTS' QUARTERS – DEVELOPMENT AND USE

The two-story adobe known today as the Servants' Quarters was constructed around 1837 as part of M.G. Vallejo's estate, Casa Grande. Historical accounts indicate that it originally contained a kitchen and sleeping quarters for Vallejo's staff of American Indian servants. The Vallejo's 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.<sup>17</sup>

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.<sup>18</sup>

The Servants' Quarters was the only part of Casa Grande that survived the devastating 1867 fire. Beginning in 1888, and through at least 1897, Sanborn maps indicate that the building housed "tenements," with a wine cellar on the first floor. By 1897 a small one-story addition had been added to the building's rustic-clad southern end, but the 1905 Sanborns show that it had been removed by that time. The 1905 Sanborn also shows that the building had received a one-story, full-width shed addition to the north elevation, and at that point housed wine storage with lodgings on the second floor. The lodging and wine storage functions remained until at least 1911, but later functions of the building are unknown. The one-story northern addition appears in Sanborn maps through 1941 (removal date unknown).

## TOSCANO HOTEL – DEVELOPMENT AND USE

### 1852-1859 – Nathanson's Store

According to deed records, Mrs. M.M. (Dorothea) Nathanson purchased the land between Casa Grande and the Sonoma Barracks from M.G. Vallejo in 1852. German immigrant Martin M. Nathanson was a farmer in Sonoma during the 1860s and 1870s. Nathanson who 160 acres of land about two miles northeast of Sonoma Plaza, along Nathanson's Creek.<sup>19</sup> According to a document found in the Sonoma Depot Museum Archive, Nathanson's Grove may have been a popular local recreational spot in the 1860s, and was located in the canyon of Nathanson Creek on Nathanson's farm.<sup>20</sup>

Shortly after purchase, Mrs. Nathanson constructed a two-story building on the site, abutting the western wall of the Sonoma Barracks. This building, which would later become the Toscano Hotel, was built with surplus lumber from the new Methodist church in Sonoma, and first operated as a retail store and rental library called Nathanson's. In September 1859, Mrs. Nathanson sold the land and "appurtenances" to Henry Carl of San Francisco, who then sold the 57 x 156 foot plot to Christian Frederick Leiding the following March.

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<sup>17</sup> Department of Parks and Recreation, Sonoma State Historic Park General Plan (1985), 14. The first draft of Vallejo's history was destroyed in the 1867 fire.

<sup>18</sup> *Ibid*, 14.

<sup>19</sup> Ancestry.com. *U.S., Indexed County Land Ownership Maps, 1860-1918 (Sonoma, 1877)* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010 (accessed 3 July 2013). Also: Great Register Years: 1867-1890, Ancestry.com. *California, Voter Registers, 1866-1898* (accessed 3 July 2013).

<sup>20</sup> Sonoma Depot Museum archives, research files on the Toscano Hotel, typed index card, n.d.

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### 1860-1877 – Leiding's Store

C. F. Leiding, was born around 1824 in Bremen, Germany and became a naturalized U.S. citizen in 1859.<sup>21</sup> The 1870 U.S. Federal Census lists Leiding as a merchant living in Sonoma, and values his estate at \$18,000. By 1880, the 56-year-old Leiding is listed as a farmer, and as living in Sonoma with his wife, Minna, and several Chinese farm laborers (no address or estate valuation is given).<sup>22</sup>

In January 1866, M.G. Vallejo sold 100 Sonoma lots to his attorney, Thomas Madden, for \$27,600. This sale included the plot west of the Sonoma Barracks, owned by Leiding at the time. Ownership finally settled in 1868, and Leiding's title to the property was restored.<sup>23</sup>

In February of 1867, Casa Grande was destroyed by fire. Only the former dormitory, now known as the Servants' Quarters survived. Following the tragedy, Mrs. Vallejo is said to have written, "at least they saved the Barracks and Leiding's store."<sup>24</sup>

### 1877-1886 – The Eureka Hotel

Following another fire that destroyed the nearby Eureka Hotel in 1877, proprietor Frank McKeague leased the Leiding building as quarters for the new Eureka Hotel. A notice for the hotel placed in the *Index Tribune* advertised that German was spoken and all employees were white (not Chinese).<sup>25</sup>

For fire safety reasons, a second stairway was added to the building at this time, enclosed within an 11 foot extension to the building's west end. A new front façade and balcony were also constructed. Leiding purchased the Casa Grande site and all other property stretching west of the Barracks to the location of the present Swiss Hotel in 1879.

Between 1880 and 1886 Leiding leased the building to other tenants including John and Maggie Phelan who ran a hotel and boarding house. By 1880 P. Donahue's narrow gauge railroad (Northwestern Pacific) had come to Sonoma, dramatically altering the town's appearance. The train brought passengers from Schellville into Sonoma down Spain Street, stopping at the depot and roundhouse on the Sonoma plaza. This new mode of transportation may have brought some vacationers to the Phelan's hotel, but the hotel primarily functioned as a boarding house for laborers at Solomon Schocken's quarries nearby.<sup>26</sup>

Historical accounts indicate that, at least for a time, the Phelans ran the building as a temperance hotel, advertising "no alcoholic beverages on the premises." Following her husband's death, Maggie ran the hotel by herself.<sup>27</sup>

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<sup>21</sup> Ancestry.com, 1867 voter records Ancestry.com. *California, Voter Registers, 1866-1898* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011 (accessed 3 July 2013). Original data: Great Registers, 1866–1898. California State Library, Sacramento, California. Also, 1870 U.S. Federal Census records at Ancestry.com. *1870 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009.

<sup>22</sup> 1870-1880 U.S. Federal Census, Ancestry.com (accessed 3 July 2013).

<sup>23</sup> Sonoma Depot Museum archives, research files on the Toscano Hotel, typed chronology.

<sup>24</sup> Ibid.

<sup>25</sup> California State Parks, Sonoma Barracks archive, typed chronology, n.d.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid. The date of John Phelan's death and the dates that Maggie Phelan operated the hotel as sole proprietor are unknown at this time.

### 1886-1955 – The Toscano Hotel

In 1886, a county directory lists the hotel's name as "Tuscano," and the proprietors as Settimo Ciucci and Leonido Quatoroli. This arrangement lasted for approximately five years; in 1891, Ciucci is listed as the hotel's proprietor, in partnership with his wife Amelia "Lala" Ciucci, and Quarteroli had assumed management of the EL Dorado Hotel on West 1<sup>st</sup> Street.<sup>28</sup> In 1890, the Ciucci's had a daughter, Amelia Mailing Ciucci; she was born at the hotel. The 1897 Sanborn Map indicates that the name of the hotel had changed to the Toscano by that time.

Amelia "Lala" Ciucci was the daughter of Matilda Boccoli (b.1843) who came to California from Genoa, Italy in the early 1870s. The young widow brought three children to California and the family first settled in Asti before opening a small boarding house in San Francisco. In 1888 her daughter Amelia "Lala" Boccoli married Settimo Ciucci, a former employee of the Northwestern Pacific Railroad. At some point following her daughter's wedding, the widow Boccoli married Stefano Martinoni, a Swiss-born handyman and house painter and a boarder at her hotel, and the couple soon moved to Sonoma. Once there, Settimo Ciucci managed the hotel bar, while Mrs. Martinoni managed the hotel and dining room.<sup>29</sup>

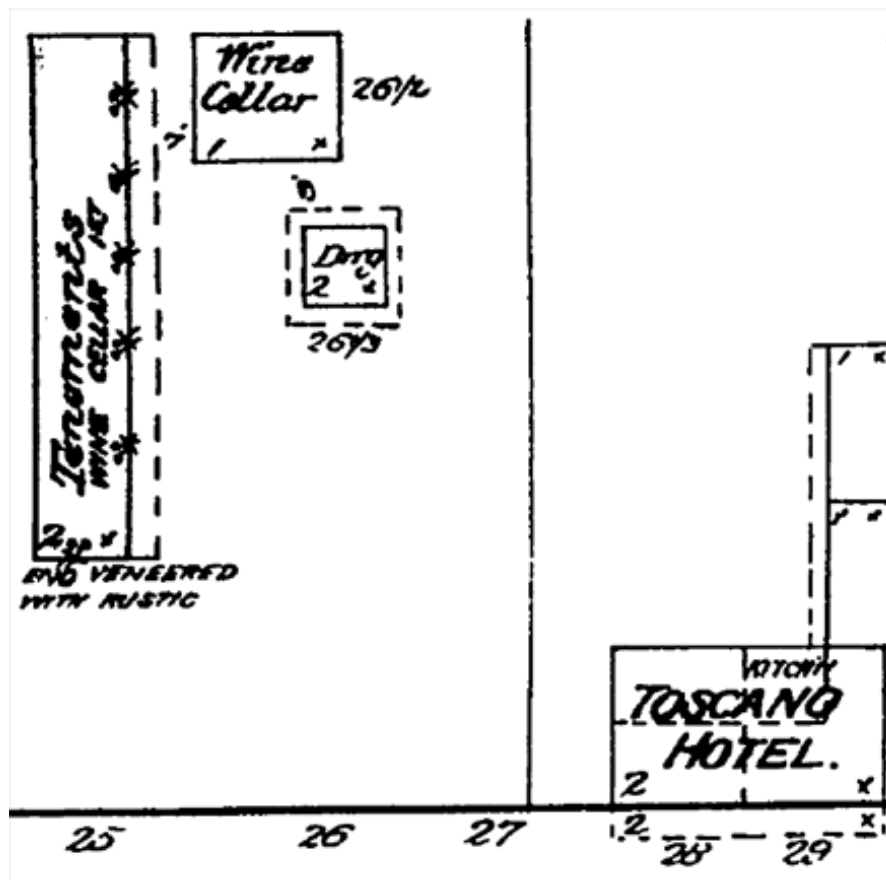


Figure 4. 1891 Sanborn Fire Insurance Map detail (amended by author).

<sup>28</sup> Sonoma Depot Museum archives, research files on the Toscano Hotel, typed chronology and handwritten chronology; Sonoma State Historic Park General Plan, 18.

<sup>29</sup> Dick Foorman, "A Culinary Visit to Historic Sonoma: Mrs. Thomas Vella & Son Ignacio talk about the Toscano Hotel," no date (Sonoma League for Historic Preservation archive).

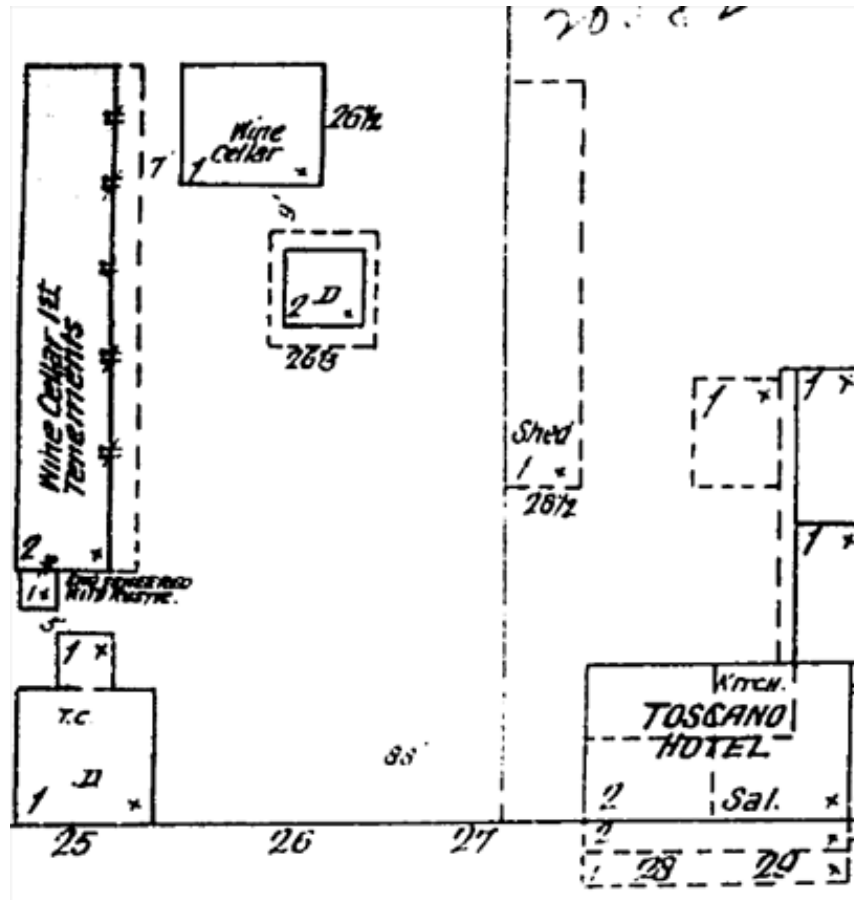


Figure 5. 1897 Sanborn Fire Insurance Map detail (amended by author).

In November 1898, Stefano Martinoni, Settimo Ciucci's father-in-law, purchased the Toscano hotel and the enlarged lot (67 x 600) where the hotel is situated for \$10.00 in gold coin.<sup>30</sup> The site at this time held the hotel with two one-story rear additions, a small two-story dwelling (Tank House), a one-story dwelling at the front lot line (now the 2<sup>nd</sup> floor of the Hotel Annex), and a one-story wine cellar toward the back of the property, near the Servants' Quarters building. A long shed had also been constructed near the center of the property, and an additional outbuilding attached to the west of the hotel additions.

In 1902 Settimo Ciucci constructed the Kitchen Annex, which housed a kitchen, dining room, and additional boarding house accommodations upstairs.<sup>31</sup> Ciucci also, at this time, acquired the remainder of the lot now owned by Parks and moved the one-story dwelling at the front lot line back toward the center of the lot. He then elevated the building above a new first floor to create the Hotel Annex, which was built to house summer guests at the Toscano.<sup>32</sup> When

<sup>30</sup> Sonoma Depot Museum archives, research files on the Toscano Hotel, typed chronology.

<sup>31</sup> Sonoma State Historic Park General Plan, 18; the current configuration of 6 rooms on the second floor appears to be original. However, no documentation was located to confirm the original configuration of the building or the lodging density on the second floor.

<sup>32</sup> Ibid.

originally completed, the Hotel Annex had a false front, and offered five small square rooms on each floor, for a total of ten new guest rooms.<sup>33</sup>

Once the Hotel Annex was constructed to house tourists, and the Kitchen Annex with upstairs boardinghouse rooms were completed, the rooms in the main hotel were not rented out, but were kept for Mr. and Mrs. Ciucci, Mrs. Ciucci's mother (Mrs. Martononi). Later, Mr. and Mrs. Walton (son-in-law and daughter of Mr. and Mrs. Ciucci) and other hotel staff occupied the upstairs quarters.<sup>34</sup>



**Figure 6. Circa 1902 photograph of Kitchen Annex construction (Source: scanned historic photos binder, Sonoma Barracks Archive).**

According to recollections of Amelia (Ciucci) Walton, the Ciucci family went to Boyes Springs two or three times a week in the summer for hot baths. In the winter the family bathed in a galvanized tub in front of the kitchen stove. She also recalled that for \$1.00 a day guests would receive a sack lunch and a ride out to the hot springs. Single meals in the hotel's dining room cost 25 cents, and ravioli and chicken were regular Sunday menu offerings.<sup>35</sup>

When the Ciucci family first bought the hotel, the room now interpreted as the "ladies parlor" (the northwest room on the first floor) was two rooms. The westernmost room contained the closet and was Mr. and Mrs. Ciucci's room. The eastern room belonged to Ameila Ciucci (she was born in this room). The room now interpreted as the "dining room" (the central room on the north side of the first floor) was the kitchen, with a large lean-to built on the back for washing and storage. The small hall on the east end (near the stair and the bar) was a small room occupied by Mrs. Ciucci's mother. Also in the early years, the east stairway was closed off from

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<sup>33</sup> Ibid.; This number is consistent with the current layout if all the existing offices as well as the existing restroom and kitchen spaces were used as hotel rooms.

<sup>34</sup> California State Parks, Sonoma Barracks archive, information from an oral interview with Amelia Ciucci Walton (typed chronology by Shirley DeBruycker).

<sup>35</sup> Ibid.

use, and Mrs. Ciucci stored canned fruit and jellies on the stairway because the adjacent adobe wall of the barracks kept the space cool. Only the west stair was used for access to the second floor. Prior to construction of the Kitchen and Hotel Annexes, the upstairs rooms were divided into smaller rooms (this is the reason for the two doorways in each of the large bedrooms), for a total of seven bedrooms to rent out upstairs.<sup>36</sup>

According to recollections of Mrs. Thomas Vella, a relative of the Ciucci family, the Ciucci's kept extensive vegetable gardens beside the hotel building where they grew food for the table. The property, which at the time stretched back to the railroad tracks, also had fruit trees, a round summer house (about 16 feet in diameter) covered in vines,<sup>37</sup> and a bocce court. A c.1915

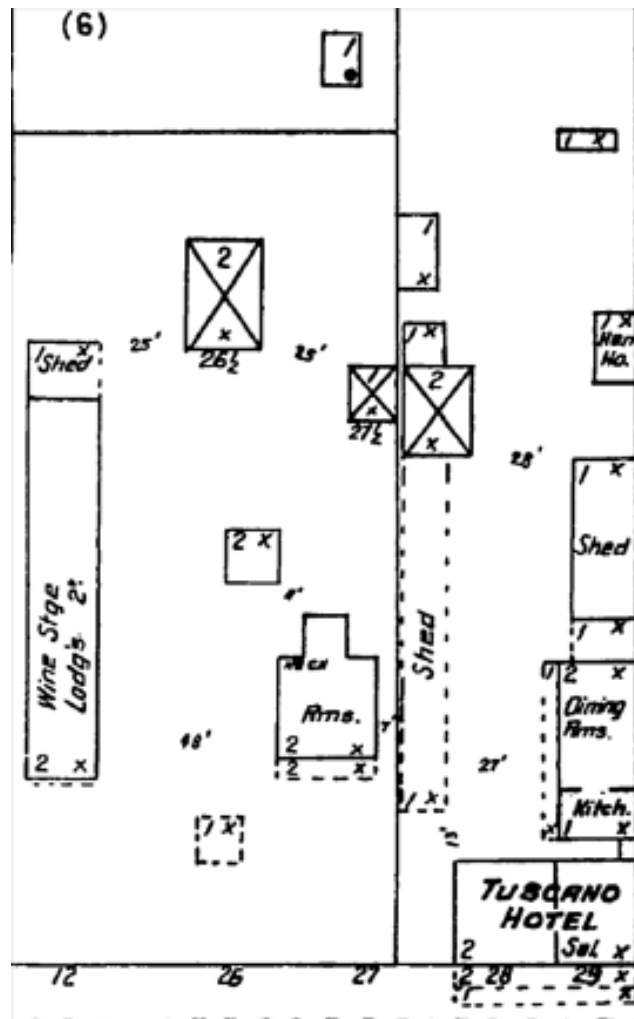


Figure 7. 1911 Sanborn Fire Insurance Map detail (amended by author).

<sup>36</sup> Ibid.

<sup>37</sup> This structure does not appear on Sanborns. A small square structure shows up in front of the Hotel Annex on the 1905 and 1911 Sanborns, but no round structure was recorded. Article: "Another look at the Toscano Hotel," *Sonoma Index-Tribune*, 17 Jan 1992, by Shirley DeBruycker.

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report

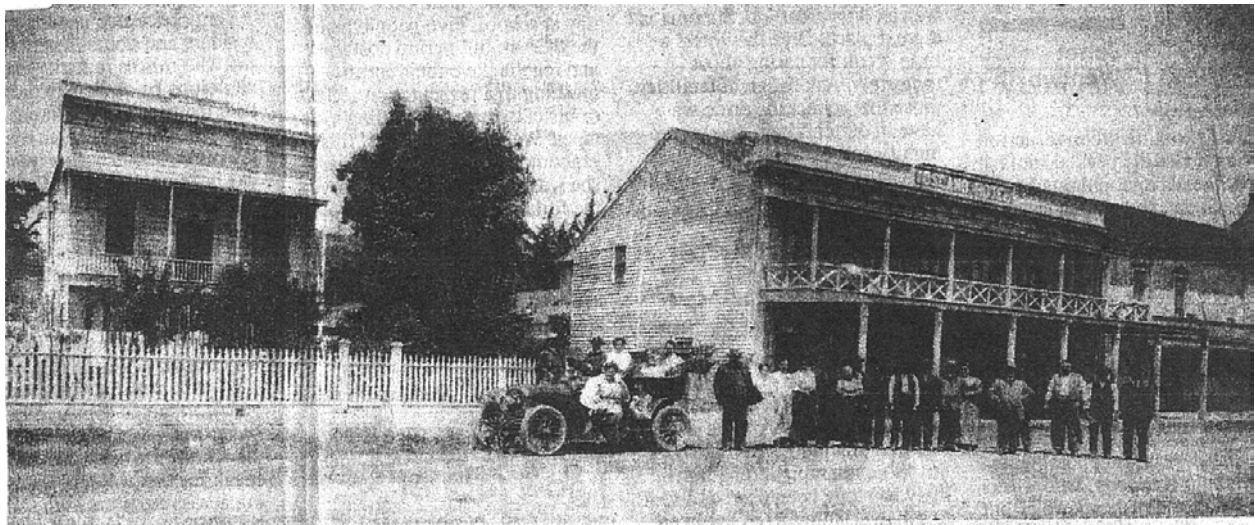


Figure 8. Toscano Hotel and Hotel Annex, c.1915 (Source: *Sonoma Index Tribune* photograph from 1992 article – Sonoma Depot Museum Archive)



Figure 9. Toscano Hotel Bar c.1890, Settimo Ciucci pictured (photo courtesy of California State Parks).

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report

(see Fig. 8) photograph shows mature trees in area between hotel and hotel annex, and white picket fence along front lot line. When the weather was nice, and particularly if it was hot, meals were served in the yard under the fruit trees.<sup>38</sup>

Pigs, chickens, and a cow were kept on site, and a smokehouse was located behind the Servants' Quarters. The Ciucci's made their own sausages, salami, and roasted pig for family and guests. Laundry was done in an area behind the garden. In the summer, tourists stayed in the annex and boarders above the dining room, and the hotel's "bus" would pick up guests from the nearby railroad depot. Mrs. Vella also recalled that there were slot machines in the bar during the 1930s-40s, and that the dining room offerings were Genovese, despite Tuscan reference of the hotel's name.<sup>39</sup>

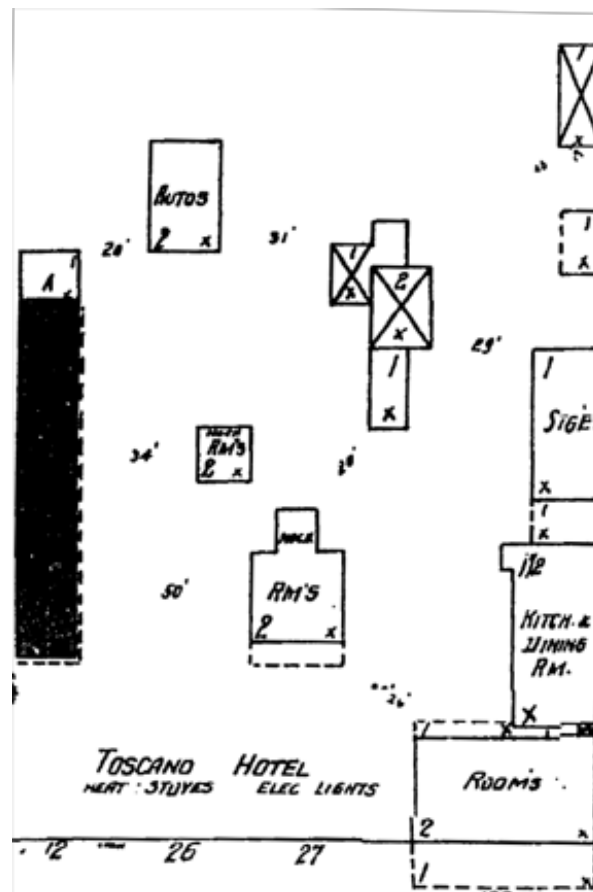


Figure 10. 1941 Sanborn Fire Insurance map detail (amended by author).

Mr. and Mrs. Ciucci's daughter, Amelia, married Jack Walton, a railroad worker, in 1914. Mr. Walton installed a small bathroom (later removed) in the northeastern upstairs bedroom that same year. When Settimo Ciucci passed away in 1922, Amelia and Jack Walton assume proprietorship of the hotel, continuing its operation as a combined boarding house for quarry

<sup>38</sup> Dick Foorman, "A Culinary Visit to Historic Sonoma: Mrs. Thomas Vella & Son Ignacio talk about the Toscano Hotel," no date (Sonoma League for Historic Preservation archive).

<sup>39</sup> Ibid.

workers and a summer resort for families of modest income.<sup>40</sup> A 1923 article in the *Sonoma Index-Tribune* advertised the hotel as follows:

The Toscano has long had a reputation for the excellence of its table, the cooking being the best Italian and American style under the personal supervision of Mrs. Ciucci and her daughter, Mrs. Jack Walton. With genial Jack Walton in charge of the hotel office, the Toscano is the rendezvous of many prominent people, tourists always coming to partake of the famous dinner or to enjoy a vacation at this pioneer hostelry. The proximity of the hotel to the baths and mineral springs of Sonoma Valley make it exceedingly popular in the summer time.<sup>41</sup>

A 1925 brochure for the Northwestern Pacific Railroad noted that the hotel was a block and a half away from the railroad depot and could accommodate seventy-five guests (this number may have been slightly inflated). The going rate at that time was \$12 a week for adults.<sup>42</sup> By the 1930s Jack Walton had gained wide renown for his welcoming hospitality and for his famous "Old Fashioned" cocktails. When Mr. Walton died in August 1955, Mrs. Walton closed the Toscano Hotel, though she continued to live on the property for the next couple of years.

Amelia Walton sold the Toscano Hotel and related buildings to the State of California Landmarks division for \$50,000 in 1957.<sup>43</sup> The State acquired the remainder of the Casa Grande-Toscano Hotel lot in 1958 (Parks to confirm dates of acquisition).<sup>44</sup> Amelia Ciucci Walton died in 1975 at the age of 84.

#### 1955 – Present: State Parks Ownership

Since the State acquired the Toscano Hotel-Casa Grande site, the property has seen a number of rehabilitation and repair campaigns (see below for a brief construction chronology, a more detailed chronology can be found in Appendix B). In the 1960s, the hotel building was altered to create a replica of an old Sonoma hotel in the 1860s. Alterations during that time removed architectural elements such as the upstairs restroom that did not represent this interpretive vision. Also in the 1960s, Parks reconstructed the balcony and stairs of the Servants' Quarters, and installed a new shake roof.

The 1980s saw additional upgrades to the buildings, including the renovation of the Kitchen Annex, a new coat of exterior paint for the Hotel, and another new roof for the Servants' Quarters. While the Hotel had been opened to the public for tours in 1973, the Kitchen Annex was not available to the public until after restoration of the building was completed a decade later.

In 1985 Parks completed a General Plan document for Sonoma State Historic Park that recommended an interpretive period of 1880-1910 for the Toscano complex, reflecting the period when "under the management of Frank McKeague, Maggie Phelan, and Settimo Ciucci, the structure was developed from a store into the Eureka-Toscano Hotel."<sup>45</sup> For the Casa Grande site and the Servants' Quarters, the General Plan recommended an interpretive period of 1835-1852 to reflect "a period of colonization, growth, and control dominated by the young

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<sup>40</sup> Sonoma State Historic Park General Plan, 18; Sonoma Depot Museum archives, research files on the Toscano Hotel, typed chronology.

<sup>41</sup> *Sonoma Index-Tribune*, 30 June 1923.

<sup>42</sup> Sonoma Depot Museum archives, research files on the Toscano Hotel.

<sup>43</sup> Sonoma Depot Museum archives, clippings from *Index-Tribune*.

<sup>44</sup> Sonoma State Historic Park General Plan (1985), 18.

<sup>45</sup> *Ibid.*, 26.



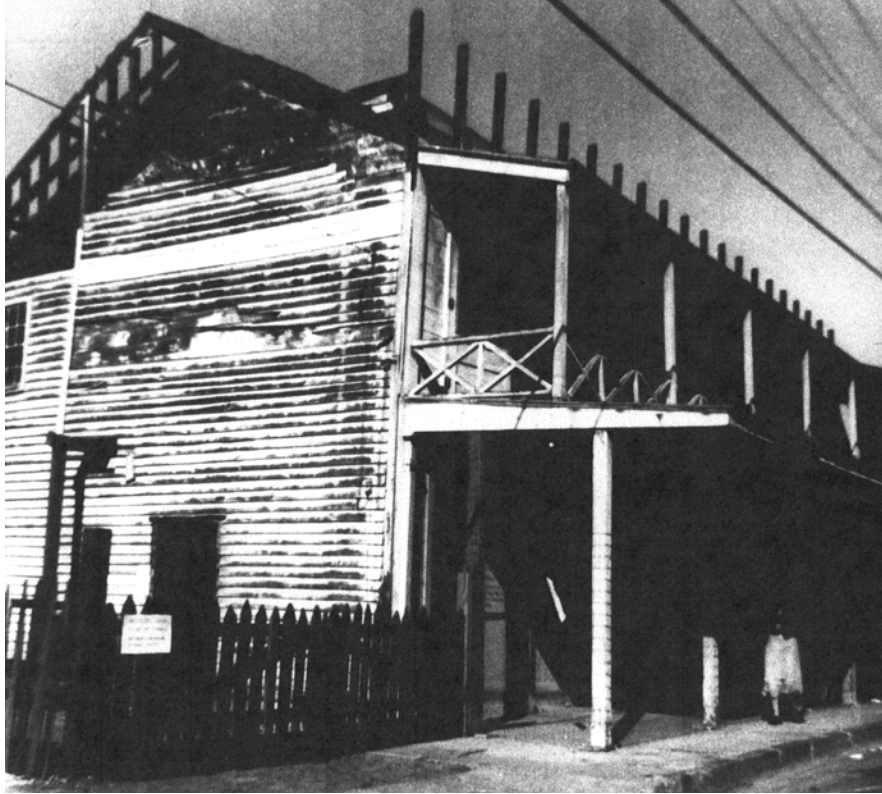


Figure 11. Toscano before 1970s restoration (photo courtesy of California State Parks).



Figure 12. Toscano after 1970s (photo taken in 1981) restoration (photo courtesy of California State Parks).

Mexican officer, Mariano G. Vallejo."<sup>46</sup> In 1986, Parks replaced the roof on the Toscano Hotel and installed an electric forced air furnace. The roof of the Kitchen Annex was replaced in 1990. In 2000, stabilization efforts were carried out for the Carriage Shed and the metal roof was replaced with wood shingles.

The Toscano Hotel was again altered in the early 1970s by the Sonoma League for Historic Preservation, who installed furniture, painted and wallpapered, laid carpet, and made new curtains for the building.

## CONSTRUCTION CHRONOLOGY

The construction chronologies below notes major dates and events related to the Servants' Quarters building and the Toscano Hotel complex. An expanded version of this chronological timeline with expanded historical information and background is included in Appendix B. Also see Appendix C for all Sanborn Maps.

### CASA GRANDE/SERVANTS' QUARTERS CONSTRUCTION CHRONOLOGY

Date	Event
1836-40	Casa Grande completed. Servants' Quarters built in 1837.
1854-1856	Dr. John Van Mehr establishes his St. Mary's Hall for Young Ladies (a boarding school) in the Casa Grande in 1854, expanding into an adjacent wing (now the Servants' Quarters) in 1855. St. Mary's Hall for Young Ladies closes in 1856 after diphtheria epidemic.
February 1867	Casa Grande destroyed by fire. Former dormitory (now the Servants' Quarters) survives.
1888	November 1888 Sanborn map identifies the two-story Servants' Quarters as tenements with a wine cellar on the first floor. The building's south end is veneered with rustic siding. Immediately in front of the north end of the Servants' Quarters is a one-story, square plan wine cellar, and just southeast of this wine cellar is a two-story, square plan dwelling (known today as the Tank House – part of the Toscano Hotel Complex).
1891	February 1891 Sanborn shows the subject building with the same name, use, and configuration as the 1888 Sanborn.
1897	The 1897 Sanborn map indicates a one-story addition had been added to the south end of the Servants' quarters building, and a square plan, one-story dwelling (now the 2 <sup>nd</sup> story of the Hotel Annex) constructed along

<sup>46</sup> Ibid, 25.

1902-1903	the front property line, just south of the Servants' Quarters. Settimo Ciucci moves the one-story dwelling from in front of the servants' quarters and elevates it above a newly constructed ground floor (Hotel Annex).
1905	The 1905 Sanborn shows use of the Servants' Quarters for wine storage and lodgings. The small addition at the south end had been removed, and a one-story frame shed attached to the rear (north) end of the building.
1911	The March 1911 Sanborn shows the same uses and configurations as seen in the 1905 Sanborn.
1923	The one-story addition to the north end of the Servants' Quarters had been turned into an auto garage.  Hotel labeled "Toscano Hotel." "Heat: stoves – Elec. Lights" noted.
1957	State of CA Landmarks Division acquires Servants' Quarters
1961	Servants' Quarters balcony / stairs rebuilt, new shake roof installed.
1980	Servants Quarters reroofed according to contract agreement (dated Nov 24) between Allen Grieshaber Construction and Department of Parks and Recreation. Kitchen and dining room painted – exterior.

**TOSCANO COMPLEX CONSTRUCTION CHRONOLOGY**

<b>Date</b>	<b>Event</b>
1852	Main Toscano Hotel building built as a retail store and rental library called Nathanson's. Construction used surplus lumber from new Methodist church (lumber milled at Vallejo, Sonoma Creek Lumber Mill).
16 September 1859	Mrs. Nathanson sells land and "appurtenances" to Henry Carl of San Francisco
23 March 1860	Henry Carl sells 57 x 156 foot plot to Christian Frederick Leiding, merchant
1877 or 1879	Eureka Hotel at SW corner of Broadway and Napa Streets burned; Frank McKeague, proprietor, leases Leiding Building as quarters for the new Eureka Hotel.  Second stair added to hotel building at this time (for fire safety reasons), and building received 11 ft. extension to west end. New façade and



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- balcony added. Leiding purchases the Casa Grande site, plus almost everything else west of the barracks to the location of the present Swiss Hotel, in 1879.<sup>47</sup>
- 1880            1880-1886: Leiding leases the building to many people including John and Maggie Phelan who ran a hotel and boarding house. At one time it was a Temperance Hotel advertising "No alcoholic beverages on the premises."
- 1886            County directory lists hotel as the "Tuscano," with Settimo Ciucci and Leonido Quartaroli proprietors (lessors).
- 1888            November 1888 Sanborn map shows a one-story, square plan wine cellar immediately in front of the north end of the Servants' Quarters, and just southeast of this wine cellar is a two-story, square plan dwelling (known today as the Tank House). All buildings on this portion of the lot have wood shingle roofs.
- The two-story, rectangular plan Toscano Hotel is in its current location, and has two, rectangular plan, one-story buildings at the rear. These buildings are set end to end and extend north from the northeast corner of the hotel. The kitchen is shown in the main part of the hotel building (1<sup>st</sup> floor) in the northeast quadrant. All of these buildings have wood shingle roofs, and the Toscano has a two-story porch roof/balcony on the south elevation. The rear one-story buildings also have porch roofs along the west elevation.
- 1891            Settimo Ciucci listed as proprietor in partnership with his wife; death of General M.G. Vallejo; L. Quartaroli takes over management of El Dorado on W. 1<sup>st</sup> Street.
- February 1891 Sanborn shows the subject buildings with the same name, use, and configuration as the 1888 Sanborns.
- 1897            According to the 1897 Sanborn map, the one-story wine cellar, two-story (Tank House) dwelling, and the Hotel with two, one-story extensions are still extant. A long one-story, rectangular plan "shed" had been constructed near the center of the subject site, and a one-story structure had been added to the west side of the northernmost Toscano extension. The southeast room (1<sup>st</sup> floor) of the Toscano Hotel is shown as a saloon.
- 14 November 1898    Stefano Martinoni buys Toscano Hotel for \$10.00 gold coin.
- 1902-1903        Settimo Ciucci constructs Kitchen Annex and within a year or so purchases the rest of the lot. Ciucci moves the one-story dwelling from

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<sup>47</sup> The current stairs share a parallel orientation that extends from the first floor of the original building to the north wall of the second floor, in the addition. This implies that whatever original stair might have provided access to the original second floor was removed at this time and the interior of the building reconfigured.

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in front of the servants' quarters and elevates it above a newly constructed ground floor (Hotel Annex).

Ciucci family moves into second-story quarters in the main hotel.

1905 The 1905 Sanborn shows that the one-story wine cellar adjacent to the Servants' Quarters had been removed, and the two-story Tank House dwelling is shown without its earlier porch/balcony. This Sanborn shows the new Hotel Annex in its current location.

The long rectangular shed at the center of the lot had received one two-story and three one-story additions to the north and a one-story hen house had been constructed near the northeast corner of the property. The various additions to the back of the Toscano had been replaced with the existing one-and-two-story kitchen/dining room/boarding house annex (Kitchen Annex). A one-story structure (now removed) attached to the north end of the Kitchen Annex, linking it with a larger rectangular one-story shed building (in the location of the current restrooms).

1911 The March 1911 Sanborn shows the same uses and configurations as seen in the 1905 Sanborn, but with the addition of three new outbuildings along the northern part of the site (two one-story and one two-story structures).

1914 Ciucci's daughter, Amelia Mailing Ciucci, marries Jack Walton. Jack was a railroad worker. Walton installs a bathroom in NE room upstairs (hotel). State Parks removes restroom in 1960s(?)

1923 October 1923 Sanborns – Configuration of main buildings mainly the same. One-story front porch shown on the Toscano Hotel and enclosed stair added to kitchen annex by this time. The long rectangular shed in the middle of the site had been removed or shortened to current one-story barn structure. The newer two-story building on the northern portion of the lot had been turned into an auto garage.

The buildings around the north side of the two-story barn had been made into a one-story addition, and two one-story outbuildings along the north part of the lot had been removed. A rectangular one-story outbuilding had been constructed along the east property line, north of the (former) hen house. The one-story structure (summer house?) near the front of the lot had been removed.

Hotel labeled "Toscano Hotel." "Heat: stoves – Elec. Lights" noted.

1941 Toscano complex retains same configuration as in the 1923 Sanborns. A one-story porch roof has been installed to the hotel's rear elevation.

Hotel labeled "Toscano Hotel." "Heat: stoves – Elec. Lights" noted.

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- 1955 Jack Walton dies (August 3<sup>rd</sup>). Amelia Walton closes the Toscano Hotel.
- 1957 State of CA Landmarks Division acquires Toscano Hotel from Amelia Walton for \$50,000 in 1957.
- 1960s Restoration removes many architectural elements of the earlier store and Eureka/Toscano Hotels. Part of original funds allotted for Barracks restoration diverted for use on Toscano.
- 1964 Restoration of Toscano Hotel begins (July), project of the Division of Architecture for the State Parks Division of Beaches and Parks. Goal of restoration was to create a replica of an old Sonoma hotel in the 1860s.
- 1967 State Office of Architecture begins restoration of Sonoma Barracks and Toscano Hotel.
- 1972 Sonoma League for Historic Preservation undertakes refurbishing of Toscano Hotel (arranging and installing furniture, painting, wallpapering, making curtains, laying carpet, etc.) All furniture except the parlor organ and the cradle in the center bedroom was donated by members/ friends of the League, or came from the State warehouse.
- 1981 Sonoma League for HP and State sign contract for renovation of the kitchen and dining room at the Toscano. Planned interior improvements include: repairs to the big sink with the zinc drain boards, the hot water heater, interior lighting and new painted finishes. Planned exterior alterations included: new porch decking and posts; construction of an access ramp; repair and cleaning of windows; replacement of screens, doors, and windows where necessary; chimney repair; and lock installation. Building was "washed scraped and pointed, a new porch was added; tables and chairs were acquired; table linens were made; dishes were purchased..."
- 1982 Toscano Exterior painted.
- 1983 Kitchen opened to public, total cost of rehabilitation project \$33,000. Wood burning stove is original from 1902, all other dishes, curtains, linens, window shades, cookware, condiments, etc. are period appropriate replacements.
- Memo dated 22 Feb 1983 from League to Parks lists work completed on kitchen annex to date:
- existing porch removed
  - new porch, railing, and handicap ramp installed
  - first floor windows cleaned and repaired
  - screen doors repaired
  - door knobs and strike plates installed
  - chimney repaired
  - deadbolts hooks and eyes installed

- interior walls, ceilings, etc. cleaned
- kitchen floor and repaired and refinished
- concrete footing under stairs installed
- siding installed
- platform buildings constructed
- dining room floor striped, cleaned, and refinished
- kitchen, dining room, porch, and railing painted
- kitchen vent and window screens on first floor repaired
- electrical repaired and connected to main panel
- fire detection alarms and burglar alarms installed

Total cost of above work: \$30,193.

- 1986            Toscano Hotel reroofed and electric forced air furnace installed.
- 1990            Toscano Kitchen roof replaced.
- 2000            Simple tensioned cables planned for installation in Barn to tie the second floor diaphragm together until permanent repairs can be made. Metal roof removed and replaced with wood shingles. Tensioned cables not installed but a wood frame support structure was inserted to stabilize the building.

## ADDITIONAL RESEARCH

Should additional funds become available for future research, the following topics and repositories might be further explored:

Topics:

- Post 1911 uses of the Servants' Quarters building – locate hard copy (color) Sanborn Maps from 1923, 1941, check business and city directories, look for a “unit history” in Parks archives
- Additional details about alterations to buildings after they were acquired by DPR – check State Library or other DPR archives for architectural plan drawings

## Chapter 3

# PHYSICAL DESCRIPTIONS

### SITE

The project site is a flat, minimally landscaped urban lot bordered on the north by an adobe wall and parking lot, on the south by East Spain Street, and on the east and west by adjacent buildings. There are buildings on the site constructed on the east and west property lines. Open areas between buildings are covered with decomposed gravel. Landscaping is minimal and primarily confined to the areas immediately adjacent to the buildings, or along the fence lines. It is open with few trees and little signage or formal circulation elements. Several rough wood plank and stone benches provide a resting point near the street.



Figure 13. Project site as seen from Sonoma Plaza. The Toscano Hotel is to the right. The Hotel Annex (20 Spain Street) is at center. The Servants' Quarters adobe is visible at the left (photo: Garavaglia Architecture, Inc., April 2013).



## TOSCANO HOTEL

### Exterior

The Toscano Hotel 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.



Figure 14. The Toscano Hotel. This view shows the earlier, gable roof portion of the building as well as the later shed roof addition (photo: Garavaglia Architecture, Inc., April 2013).

### Interior

The interior of the Toscano Hotel is furnished to approximate the appearance of a c.1900 hotel or lodging house. 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. The main entrance is located just east of center on the building façade and enters into the dining room. The entry is marked by a floor-to-ceiling iron gate to allow the public to enter the space, but not to circulate through the rooms. Straight ahead is the small parlor and a door that exits to the rear. To the west are the foyer and a second entrance off the street. This entrance also has the full-height enclosure to limit access but allow

for viewing. The foyer enters the large parlor. The small salon and eastern stair 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 interpreted as a bedroom. The southwest corner is divided into two rooms that are connected through a rough doorway. Both are interpreted as two more bedrooms. 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. And the smaller is square in plan and interpreted as a washroom. At the top of each stair is an open area to allow for access to the central hall.

The building construction is evident on the interior where "reveals" have been placed so visitors can view the raw materials. The room partitions are of vertical boardwall construction; the boards are 12" or more in width and at least an inch in thickness. The exterior walls are framed and filled with adobe as an insulation material. The floors on the second floor are only partially covered by area rugs and area also wide planks that are slightly gapped and appear to be original to construction of the building.

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. It is assumed they date to the 1970s when the building was last rehabilitated.

## KITCHEN ANNEX



Figure 15. The Kitchen Annex is located behind the Hotel and oriented perpendicular to street along the side property line with the Barracks Building (photo: Garavaglia Architecture, Inc., April 2013).

### **Exterior**

The one-and-two-story Kitchen Annex sits behind the Toscano Hotel to the north. Set on a stone foundation, this wood frame building 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 color 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.

### **Interior**

The first floor of the 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. It also has wood floors, although there are greater numbers 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.

In the northeast corner of the kitchen is a small modern work area with a refrigerator and small table. It is obscured from view by a portable screen. Other furniture in the kitchen include freestanding and built-in shelves outfitted with period-appropriate kitchen equipment.

The second floor is accessed from an enclosed exterior 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.

## **HOTEL ANNEX**

### **Exterior**

This two-story wood frame building is square in 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. The original wood false front above the two-story porch has been removed. Slender, squared wood posts support the porch roof, and a simple wood railing encloses both levels. The four-over-four double hung wood windows are framed with flat sawn wood trim, and most have simple built-up header and sill trim. A more elaborate wood header tops the second-story windows at the primary (south) elevation. The ground floor entry porch is concrete slab, and accesses the double-leaf, wood panel entry door with two-light glass transom and double leaf wood panel screen doors. 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 the stair access that may have accessed the second-floor entry has been removed or was never constructed.



**Figure 16. The front elevations of the Hotel Annex and the Water Tower as viewed from Sonoma Plaza (photo: Garavaglia Architecture, Inc., April 2013).**

### **Interior**

The interior of the 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 c.1902. The five rooms on the first floor have profiled window and door trim with corner bulls-eye details. Beadboard wainscot is covered by contemporary wallboard. 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. A rough enclosure around the formerly open stair still allows use of a turned handrail and baluster.

The second floor is a mirror image of the first. It 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 door and window trim is much simpler and each door is marked with a room number, similar to those seen in the Kitchen.

At the south end of each hallway is a double-leaf door with an operable transom. 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 floor blocks an early, second-floor exterior door. The door is visible on the interior and exterior, but no stairs are in place and the door has been stripped of its interior hardware to prevent operation.

The building is currently used as offices. The southeast office on the first floor is leased out. The rest serve as DPR staff offices for Sonoma SHP. It formerly served as the Sonoma District Office.

## TANK HOUSE

### Exterior

The square plan, two-story Tank House is clad 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. The primary (south) elevation has an unglazed wood panel entry door sheltered by a pent roof, and two, six-over-six wood windows with flat sawn wood trim. A secondary entrance at the second story of the west elevation is accessed via a wood exterior stair that originates near the front entry. There are no openings on the east elevation and the rear (north) has two six-over-six wood windows, one each at the first and second story.



Figure 17. This image of the Water Tower shows the eastern exterior stair to the second floor. The primary first floor entrance is on the south (photo: Garavaglia Architecture, Inc., April 2013).

### Interior

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 walls are covered with fiberboard and battens. And the ceiling is finished with painted beadboard. There are two windows facing south and north, and a single entry. A low table serves as desk space along 75% of the walls. Shelves filled with books line the desks and fill spaces on the floor. Several other office-related furniture items such as file cabinets and storage containers are also placed under

the desks. 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. There is a drop ceiling that covers a much higher ceiling covered with old wallpaper. Water stains were visible. This level also has two windows (north and south) and a single door (west.) The floor trim is repurposed exterior drop siding. The space is vacant.

## SERVANTS' QUARTERS



Figure 18. The east elevation of the Servants' Quarters as viewed from the rear of the park site (photo: Garavaglia Architecture, Inc., April 2013).

### Exterior

The two-story, rectangular plan Servants' Quarters building is topped by a side-gable wood shingle roof clad 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. The second-story floor framing extends beyond the exterior face of the wall on both the front and back (east and west) elevations; on the front, these framing members are used to support the two second-story balconies. Two open wood stairways with wood railings provide access to the south ends of these balconies.

Low, rustic wood doors with rough-hewn exposed headers provide access on both the first and second story on the east elevation. On the west elevation, battered window openings line the second story level; there are no window sashes present. There are no doors on this elevation, but evidence of infill is visible at the ground level. The south end of the building is clad in unpainted wood drop lap siding and has one, six-over-six wood sash window at the second level. There is evidence that the barn-door opening may have been painted red at some point in the past.

### Interior

The interior of the Servants' Quarters are long, interconnected spaces. The spaces are partially divided by adobe cross walls and are completely separated by wire screen to limit access within the spaces.



Figure 19. The trim on the barn door frame at the south end of the Servants' Quarters has a hint of red paint still visible (photo: Garavaglia Architecture, Inc., April 2013).



Figure 20. The paint ghosting on these floorboards suggest they were reused from another location. All are full dimension boards of varying widths (photo: Garavaglia Architecture, Inc., April 2013).

The first floor has a packed dirt floor and mud plaster walls. The walls are covered with white paint, or layers of whitewash. Framing for the second floor is clearly visible as is the underside of the floor boards above. Some of the material appears to be original, or at least historic. The underside of some of the floorboards are painted, suggesting they were reused from another location. Joists are very large in dimension and are a combination of hewn, sawn, and modern milled lumber. 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 poll, 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 are quite wide, some almost 22" in width. They appear worn but in good condition. At the south end the wall consists of a wood boards sandwiching a layer of adobe. On the exterior drop siding is attached to the boards. On the interior, there is wallpaper. Several layers are visible and they appear to date to 1900 or so, based on pattern and quality. Windows on the second floor are both battered and square. Regardless of shape, each is blocked by iron bars. There are no sashes or shutters to block access by pests. The basement is used for storage only. There are no uses on the second floor.

## BARN



Figure 21. These barns are not original to the property but appear to date to prior to 1941. They are at the rear of the property, between the Hotel Annex and the restroom facility (photo: Garavaglia Architecture, Inc., April 2013).



**Exterior**

The Barn has two sections: a one-story, shed-roofed, wood frame room and a two-story, gable-roofed, wood frame area. 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 areas are clad in unpainted board-and-batten siding; however, traces of whitewash are still visible. A series of wood double-leaf and sliding barn doors access the interior of the barn on the south and west elevations primarily.

**Interior**

Both areas had a wood plank floor set on sleepers placed directly on the soil. The shed-roof area still has a floor and is used to house and display several horse-drawn carriages. The larger barn area had such a floor but it is severely deteriorated and unsafe in locations. A small stair leads from the first floor to a hay loft above.

## Chapter 4

# ARCHITECTURAL EVALUATION

### PERIOD OF SIGNIFICANCE

As part of the larger National Historic Landmark and Sonoma Plaza National Register Historic Districts, the Servants' Quarters building is significant for association with Mariano Guadalupe Vallejo (Period of Significance: 1835-1851) and the Toscano Hotel Complex is significant for its association with the early commercial history of Sonoma (Commerce – Period of Significance: 1848-1933).

### INTEGRITY ASSESSMENT

There have been a number of changes made to the interior spaces of the subject buildings to either improve the interpretive experience of the spaces or to create more modern conveniences for commercial uses. The amount of material that dates to within the periods of significance varies from building to building, but overall, there is a great deal of historic fabric remaining.

#### **Toscano Hotel** (built 1852)

##### *Previous modifications*

- All additions were completed within the period of significance and therefore should be considered historic.

##### *Original versus replacement fabric*

- Most of the building exterior appears to be original or to date to within the period of significance. The exception is the porch which is a modern replacement roughly based on historical designs. (c.1915 images show the lower level extended to the street curb and the upper level at its current depth.) The railing and balustrade differ from historical images but the placement and proportions are within appropriate limits.
- The building interior returned to a pre-1914 appearance (before plumbing added to the 2nd floor).
- The configuration of rooms is assumed to be original.
- The interior finishes are assumed at this point to date to the interpretive remodeling completed in the 1960s and 1970s.

- The current interpretation reflects use of the 1st floor as a restaurant and hotel lobby, and the 2nd floor as the Cuicci family suite.

*Summary*

- The exterior design and interior layout are historically significant.
- The interior finishes are not historically significant, but are historically appropriate.



Figure 22. The interior of the Toscano is interpreted as an early 20<sup>th</sup> century hotel. The furniture is mostly period-appropriate pieces that are not original to the building (photo: Garavaglia Architecture, Inc., April 2013).

**Kitchen Annex (built 1902)**

*Previous modifications*

- All additions were completed within the period of significance and therefore should be considered historic.

*Original versus replacement fabric*

- The exterior appears to be original or to date to within the period of significance.
- The first floor interior was remodeled in the 1970s to interpret the space as a dining room for the hotel. This remodel incorporated several existing pieces of equipment in the kitchen area (stove, possibly the sink.)
- The porch was reconstructed in the 1970s to match the original design.



Figure 23. The Kitchen Annex is interpreted as a dining room for the hotel. The architectural finishes appear to be original, although the furnishing are not (photo: Garavaglia Architecture, Inc., April 2013).

*Summary*

- The exterior design and interior layout are historically significant.
- The second floor is highly intact and represents the finishes and layout of the hotel period from 1902 to 1955 when the building was sold.
- Photos from the 1970s remodel indicate that many of the wall and floor finishes (T&G wood floor, wainscot, wall paper, etc.) were in place prior to the most recent work.

**Hotel Annex** (built c.1890s, 1902)

*Previous modifications*

- By 1905 the building is relocated from in front of the Servants' Quarters to its current location, raised up 1 story, and a false front and two-story porch added to the front. It is converted from a dwelling to hotel rooms.
- The two-story rear addition is in place by 1905 as well.
- The conversion to offices included installation of new heating and electrical systems, drop ceilings to conceal ducting and wiring, and installation of new wall coverings (fiberboard mostly) over original beadboard and plaster finishes.
- The false front was removed sometime after 1915.
- Bathrooms were added on the 2nd floor at an unknown date.

- The 1st floor kitchen was added at an unknown date.

*Original versus replacement fabric*

- The original (c.1900) finishes remain in most areas. Some are exposed, others are covered by reversible modern additions (see Fig. 24).
- Room numbers are still present on the second floor doors.

*Summary*

- The building retains a high degree of integrity from the period of significance.
- The current methods of installation for plumbing, HVAC, electrical, and data systems are not sensitive to the architecture. The original molding, beadboard, and trim are all either obscured by drop ceilings or marred by surface-mounted conduit.



Figure 24. Drop ceilings and other contemporary finishes obscure the original architectural details in many rooms in the Hotel Annex (photo: Garavaglia Architecture, Inc., April 2013).

**Tank House** (built pre-1888)

*Previous modifications*

- unknown

*Original versus replacement fabric*

- Beadboard (1st floor), wood floors (both floors), and wallpaper (above 2nd floor drop ceiling) appear to be early materials that could possibly date to within the period of significance.

*Summary*

- There is very little known about this building.
- It is present on the 1888 Sanborn map and listed as a dwelling.
- It's historical relationship to the Toscano Hotel Complex and /or to the Servants' Quarters is unclear at this time.

**Servants' Quarters** (built 1837)

*Previous modifications*

- Documented modifications to the building have not been uncovered. Based on observations the following modifications were noted:
  - On the interior, some floor framing has been replaced.
  - The exterior finish is modern and is applied over the older adobe bricks.
  - The porch is a recent replacement; the rustic doors are likely replacements.
  - The window openings on the first floor have been modified to their current configuration.
  - The building is noted as a wine cellar on the 1st floor on Sanborn maps from 1888-1911.
  - The exterior of the south end has been covered with wood lap siding. The interior of the south wall has been covered with vertical wood boards. This presumably occurred when Casa Grande burned in 1867.
  - The north end had a shed addition from c1905 until after 1941. It was converted to a garage by 1923.



Figure 25. There are several layers of plaster and paint finishes on the second floor of the Servants' Quarters. This image shows the complicated stratigraphy found in areas of current damage.

*Original versus replacement fabric*

- Current interior finishes include painted lime plaster over a mud plaster layer applied directly to the adobe bricks (see Fig. 25). The south end has wallpaper that appears to date to c.1905. At that time the building's 2nd floor is noted as "tenements" on the Sanborn map.
- The date of the current finishes and materials (interior and exterior) is difficult to establish. The exterior appears to have the same configuration over time but the surface has been covered with a presumably modern adobe parge coat.
- The division of interior spaces may or may not be historic.

*Summary*

- Differentiation and lack of construction information make assessing the integrity of the building difficult.
- Hard to tell what dates to the period of significance and what has been done over time to protect and interpret the building

**Barn**

*Previous modifications*

- A secondary support framework has been added to keep the building standing and relatively square. The date of this framing is unknown but appears to be within the last 5-10 years or sooner (see Fig. 26).
- The hayloft was originally accessed from a different location than what is currently in place on the south side.
- Openings in the hayloft have been covered, or filled in over time.



Figure 26. A secondary support frame has been installed in the barns to prevent them from collapse (photo: Garavaglia Architecture, Inc., April 2013).

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## CHARACTER-DEFINING FEATURES AND FINISHES

Assessment of various features is done according to a prioritized evaluation system. Once the character defining features have been identified, each is assigned a priority rating to create a sense of the relative historical importance of these spaces and features. A rating scale of "Premier-Important-Contributing-Non-Contributing" is used. In general, this system allows for the analysis of the structure as a whole to guide what types of work should be done, and where such work could be completed with the least damage to the historic integrity of the resource.

### Summary/General description of overall CDFs

#### *Premier*

A premier rating is given to those features that are directly associated with the identified period or periods of significance and whose contribution to the interpretation and communication of a historic resource is of primary importance. If these features are removed, the historic integrity of the resource is highly compromised. Depending on the size, scale, and relationship of these items with the period of significance, historic integrity could be lost altogether. For these reasons, when developing mitigation plans for project-related work, all elements labeled, "premier" should not be altered in any fashion and should be protected to the highest degree whenever possible. Failing to do so could result in significant impacts to the resource.

#### Exterior Premier Features

- Simple rectangular forms
- Symmetrical two-story massing
- Gable roofs
- One and two-story porches
- Simple wood drop siding
- Wood double-hung windows (Toscano Hotel, Kitchen Annex, Hotel Annex, Tank House)

#### Interior Premier Features

- Double loaded corridors (Toscano Hotel, Kitchen Annex, Hotel Annex)
- Mud plaster walls (Servants' Quarters)
- Board wall construction (Toscano Hotel)
- Hewn beams and large floor planks (Servants' Quarters)

#### *Important*

Features given a rating of important are also directly associated with the identified period or periods of significance and they also inform the interpretation and communication of the historic resource. These elements differ from premier elements because they embody, to a lesser degree, historic aspects of the resource. Sometimes they are secondary decorative elements, which if removed or altered would affect the space, but still allow the historic nature of the space to be discerned, even if in a more limited way. Other times they are associated with lesser aspects of the period of significance or are not documented to the original construction.

#### Exterior Important Features

- Decorative window and door trims (Kitchen Annex, Hotel Annex, Tank House)
- Exterior stairs – enclosed and exposed (Kitchen Annex, Tank House, Servants' Quarters)
- Large multi-pane first floor windows (Toscano Hotel)



- Unpainted adobe finish (Servants' quarters)
- Battered window opening (first floor, Servants' Quarters)

#### Interior Important Features

- Room numbers on paneled doors (Kitchen Annex, Hotel Annex)
- Paneled doors
- Bulls-eye window and door trim (Hotel Annex)
- Beadboard paneling (Kitchen Annex, Hotel Annex)
- Wood floors – various types
- Newel post and balustrades (Toscano Hotel, Hotel Annex)
- Door transoms (Hotel Annex)
- Stove, sink, and shelving (Kitchen Annex)

#### *Contributing*

Contributing elements augment the interpretation of historic significance but do not hold a high level of historic value themselves. They could be items that have been previously compromised, modern replacements for original items, been installed after the period of significance but are still of a high artistic or cultural value, still available for replacement in kind, or simply related to the period of significance but not of primary historic importance. The loss of contributing elements lessens the overall level of integrity of the historic resource but not to a level where its interpretation of significance or historical importance is severely compromised.

#### Exterior Contributing Features

- "Toscano Hotel" sign (Toscano Hotel)

#### Interior Contributing Features

- Wallpaper (Servants' Quarters)

#### *Non-Contributing*

These elements are typically from outside the period of significance, are of poor quality, are still commercially available or are not related to the period of significance or any figures or events associated with the historic interpretation of the resource. When possible, all alterations and modifications should be undertaken with designs that only effect non-contributing elements, or that limit their disruptions to mostly non-contributing elements. Such designs will retain the maximum level of historic integrity and result in the least amount of damage and disruption to the resource as a whole.

#### Exterior Non-Contributing Features

- Site landscaping
- Lighting – period appropriate but not historically significant

#### Interior Non-Contributing Features

- Wallpaper (Toscano Hotel)
- Furnishings (Toscano, Kitchen Annex)

## Chapter 5

# CONDITIONS ASSESSMENT

### BUILDING CONDITION SUMMARIES

In general, the buildings all suffer from deferred maintenance. Repairs have been made over time as needed, but many of the materials are now at the end of their useful lifespans. In unoccupied spaces, or those used for storage, poorer conditions were noted. Those areas that are used more regularly, such as the offices and public spaces, are in better repair. DPR must balance their roles as building stewards and the requirements of stewardship for buildings of this age and importance, with the realities of fiscal restraints, reduced staffing, and general lack of material resources. Regardless of the selected future uses for these buildings, the conditions described in the following should be considered high priority items prior to implementing a comprehensive rehabilitation project or interpretive program.

#### **Toscano Hotel**

Overall the Toscano Hotel is in good condition. It has been well maintained and damage is quite limited. Most areas of concern are located on the front porch. Here paint finishes are failing. The base trim of the porch supports are cracked as well. They may require replacement prior to painting. This material is not historic. In addition to finish failure, the rear door is cracked and may not provide a secure barrier to prevent unauthorized entry.

#### *Foundation*

The Toscano Hotel has no crawl space access. Observations of the minimal clearances at the foundation were inconclusive. Foundation bolting could not be verified and based on the age of the structure may not be present. However, the condition of the finishes suggests that the structure itself is in good condition. The mudsill and siding are very close to grade. This can lead to rot from earth-to-wood exposure. The building code requires an 8" clearance between the soil and the framing unless the framing is protected with flashing or some other type of waterproofing. This does not appear to be the case for the Toscano Hotel. No flashing or waterproofing was observed.

#### *Roof*

The current wood shingle roof dates to the 1970s when it was replaced as part of the larger rehabilitation of the building as a house museum. The roofing materials are in poor condition. Minimal attic access was available. Based on limited observations, the wood shingles are on skip sheathing and no seismic improvements were noted.

*Walls and Siding*

There are no apparent signs of distress, so based on the test of time the vertical system can be considered adequate. The walls appear to meet the conventional frame section of the code, so the lateral system is most likely adequate for most occupancies.



**Figure 27. Typical finish failure on the Toscano Hotel. It is worst on the west side of the building (photo: Garavaglia Architecture, Inc., April 2013).**



**Figure 28. Oxidized non-galvanized nail heads are staining the siding. These areas should be filled and painted to prevent further corrosion and damage (photo: Garavaglia Architecture, Inc., April 2013).**

The siding is generally in good condition but it has widespread finish failure. This is particularly obvious on the west elevation facing the Hotel Annex (see Fig. 28). Construction

information suggests the building was last repainted in 1982. The level of failure indicates the surface may not have been properly prepared at this time and this is contributing to the general deterioration from UV and weather exposure. This exposure is causing the exposed nails to rust. This makes them visible through staining of the siding (see Fig. 29). Over time, oxidization (rusting) of the nails will split the siding if the heads are not filled and covered with paint.

#### *Windows*

The windows on the Toscano Hotel are in good condition. Most appear to be original or appropriate to the period of significance. The front (south) first floor windows were modified in the 1970s to their current appearance. Prior to that time the areas below the windows were not paneled, but were finished with siding to match the rest of the building. Only minor putty damage and localized checks in the front window sashes were noted.

#### *Doors*

The rear (north) door has cracked panels and poor paint coverage that are allowing water into the material. The trapped water and continually damp conditions have caused paint failure on the door's exterior. In combination with poor drainage, the doors on the north of the Toscano Hotel have moisture damage in their bottom rails and panels.

#### *Drainage*

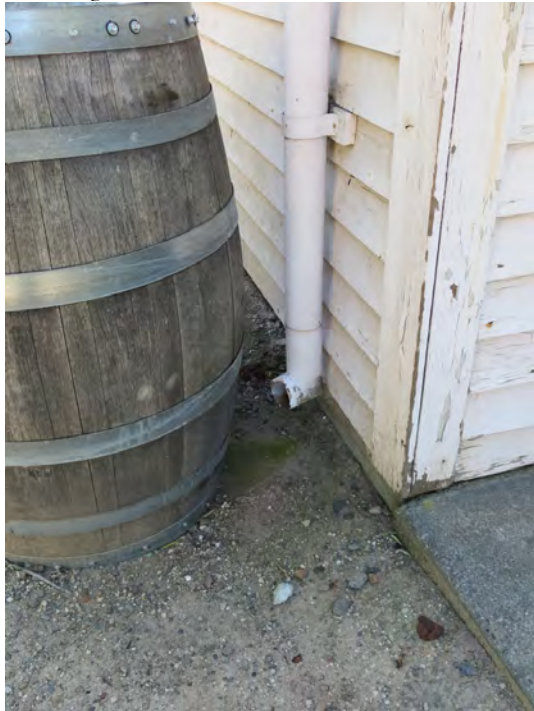


Figure 29. Downspouts on the rear elevation of the Toscano Hotel deposit rainwater at grade, directly adjacent to the building foundation. This downspout is at the northwest corner of the building (photo: Garavaglia Architecture, Inc., April 2013).



Figure 30. Downspouts on the rear elevation of the Toscano Hotel deposit rainwater at grade, directly adjacent to the building foundation. This downspout is at the northeast corner of the building (photo: Garavaglia Architecture, Inc., April 2013).

The downspouts on the north side of the Toscano Hotel do not drain directly into the storm sewer system. Instead they extend only to grade and water is deposited adjacent to the building's foundation (see Figs. 30 and 31). Lack of adequate clearance (6-8") between the siding and grade, combined with poor drainage and damp conditions, is causing localized siding deterioration. The area between the Toscano Hotel and the Kitchen Annex is continually damp from water that does not flow into surface drains. The general lack of sun exposure in this location also contributes to slow evaporation of the water deposited at grade.

*Systems – M/E/P*

Existing systems in the Toscano Hotel include:

- A 125A, 12 circuit panelboard on a 100A breaker, this panel is in fair condition
- 120/240V, single phase, 3 wire service
- No phone or data observed
- Fire alarm panel installed but no notification or detection devices were observed

Interior electrical distribution includes 3-prong receptacles installed in the baseboard. The distances on the first floor appear to meet current code requirements. On the second floor only one receptacle was observed in each room. These receptacles are covered with wood covers to obscure them when not in use (see Fig. 32).



Figure 31. Modern electrical outlets are hidden behind removable panels in the Toscano Hotel (photo: Garavaglia Architecture, Inc., April 2013).

Exterior lighting is located on the front, along East Spain Street only. These are reproduction fixtures with incandescent lamps. No other lights were observed on the Toscano Hotel around the site or at back of the building. Interior lights are wall-mounted fixtures with traditional screw-in lamps. There are different covers for uplighting, downlighting, and general glow. The

fixtures are either original or are period appropriate reproductions. All have compact florescent lamps (CFL) installed

There are no visible plumbing fixtures, although there is a sewer cleanout in the street in front of the building and another very near the northeast corner on the exterior. It is understood that the existing plumbing fixtures were removed when the building was rehabilitated in the 1960s and refurnished in the 1970s.

Climate regulation consists of a small furnace under the east stairs adjacent to the bar. Distribution, as evidenced through the floor grilles, is through floor ducts on the first floor only.

### **Kitchen Annex**

The Kitchen Annex is currently used for public education through interpretive vignettes on the first floor, and for storage of DPR materials on the second floor. The first floor is in good condition and is regularly maintained. The second floor is less well monitored and appears to have only occasional inspections. The roof requires replacement and the windows need immediate repairs to prevent glazing from falling out of several lower sashes on the second floor.

### *Foundation*

The foundation is constructed of stone and mortar. Foundation bolting could not be verified and based on the age of the structure may not be present. First floor framing is 1x sheathing over 2 x10" floor joists at 16" on center with a 4x girders running north-south down the center of the building.



Figure 32. The Kitchen Annex has a large crawlspace and a rock foundation. A drainage pipe crosses under the building toward the street (photo: Garavaglia Architecture, Inc., April 2013).

Beneath the kitchen, there is an access hatch in the floor that provides access to a crawlspace approximately 4-feet deep. Within this space is an open culvert (see Fig. 33). Piping within the space may drain directly into this culvert. The space was damp and musty during inspection even though there had been no rain for at least several weeks prior to the site visit.

*Roof*

The Kitchen Annex roof framing is 1x6" skip sheathing over 2x4" rafters at 32" on center. The ceiling framing is 2x4" joists at 32" on center. The current wood shingle roof is assumed to date to c.1983 when the building was repaired and the first floor was furnished as an interpreted space. The shingles are brittle, thin, and cracked. When viewed from within the attic, daylight was clearly visible and a gap was evident at the ridge. This has allowed water to enter the building. Staining is visible on the interior walls in the west-facing bedrooms where water has collected in the attic and run down the interior-face of the exterior walls (see Fig. 34).



Figure 33. Leaks in the Kitchen Annex roof allow water to enter the finished rooms on the second floor. Here staining is visible where soiled water is washing down the face of the beadboard ceiling and walls (photo: Garavaglia Architecture, Inc., April 2013).

There is one chimney along the south wall of the kitchen. It is strapped to the roof structure but the strapping provides bracing in only one direction. Additional bracing is needed to prevent collapse in the direction parallel to the wall.

#### *Walls and Siding*

Like the Toscano Hotel, the mudsill and siding are very close to grade. This can lead to rot from earth-to-wood exposure. The code requires an 8" clearance between the soil and the framing unless the framing is protected with flashing or some other type of waterproofing. No such flashing or waterproofing was observed.

The walls appear to meet the conventional frame section of the code, so the lateral system is most likely adequate for most occupancies. Overall it is in good structural condition.

The siding is generally in good condition and may have been partially replaced in 1983 when the porch was reconstructed and interior improvements completed.

#### *Windows*

The Kitchen Annex windows appear to be original to the date of construction. All are wood sashes in wood frames with single-pane, divided lights in a two-over-two configuration. Damage of the wood sashes is quite severe, particularly on the second floor (see Fig. 35). Muntins are brittle throughout and broken in two sashes. There are split corners in several sashes. The paint finish is failing on both the interior and exterior surfaces (see Fig. 36). The glazing putty is almost completely gone and several panes of glass are quite loose and slipping from the sash.



**Figure 34. Window damage is especially severe on the second floor of the Kitchen Annex. This image shows deteriorated glazing putty, missing muntin elements, and loose glass (photo: Garavaglia Architecture, Inc., April 2013).**



**Figure 35. Paint is weathered and no longer protects the wood substrate. This image shows the interior and exterior surfaces of a windowsill on the second floor of the Kitchen Annex (photo: Garavaglia Architecture, Inc., April 2013).**



*Doors*

The interior door finishes on the second floor are failing (see Fig 37). The damage is primarily on the hallway-face of the room doors and is indicative of a deteriorated paint layer. The small bubbles and general rough texture of the surface appears to be the result of the paint binder breaking down because of the lack of climate regulation and moisture exposure. The hallway does not have extensive natural lighting so the damage is unlikely to be caused by or accelerated by UV exposure.



**Figure 36. The door finishes on the second floor of the Kitchen Annex are failing. The surface coating has shrunk and bubbled on the exterior face of the doors. In general, the interior faces are less damaged (photo: Garavaglia Architecture, Inc., April 2013).**

### *Drainage*

The area between the Toscano Hotel and the Kitchen Annex is continually damp from water that does not flow into surface drains. The general lack of sun exposure in this location also contributes to slow evaporation of the water deposited at grade. Other sides of the building appear to be less damp in spite of ill-performing downspouts and rain leaders.

### *Systems – M/E/P*

The Kitchen's electrical service is from the main switchboard with 100A, 2-pole breaker. No panelboard or other means of disconnect was observed in the building.

Interior electrical distribution includes 3-prong receptacles installed at the baseboard, distributed approximately 6-feet apart around the dining room. Additional distribution with at least one surface mounted receptacle and conduit was also observed. The second floor corridor had two receptacles fed by surface mounted conduit. However, there were no receptacles observed in the individual rooms.

Exterior lighting is located on the front of the building only. These fixtures were fitted with LED type bulbs. On the interior, the fixtures operate with incandescent bulbs. All fixtures appeared to be in working order.

Plumbing in the Kitchen consists of two (2) interior sinks in the kitchen, one (1) exterior sink at the south end with exterior mounted pipes, and a janitor sink in an exterior access-only room at the north end. There is an exterior hose bib in this location as well.

Climate control appears to be non-functional. There is a wood-burning stove in the dining room. Floor grilles were observed on the first floor, however a furnace unit could not be located. A fan unit was found, upside down, in an exterior closet on the north end of the building adjacent to the room with the janitor sink. This fan unit appeared to be a fan coil unit or fan/furnace unit, but there no gas or other types of piping were connected to it. It may be part of an electric heat unit, or a supply fan with no heating mechanism at all.

There is a working telephone in the kitchen, but no data or fire alarm services.

### **Hotel Annex**

Overall the building is in good condition. The structure is sound and most of the materials remain serviceable. The exception is the roofing, which is at the end of its life cycle. Luckily, no damage from leaks was noted. The porch has more advanced material damage. Trims are loose, flooring and framing is soft, and the porch columns have failing finishes that are more extreme on the first floor than the second (see Fig. 38). Gaps are visible between the tongue and groove floorboards of the second floor decking.

This is the only building that has contemporary uses within it. The modifications made to accommodate these uses are serviceable but cover up large amounts of original materials (see Fig. 39). When considering new uses or upgrades to the existing systems, alternative solutions should be considered. This may allow DPR to reverse some of the modifications to expose original beadboard wainscot, plaster walls, and ceiling finishes.



**Figure 37. Failing finishes and material deterioration are more extreme on the second floor porch of the Hotel Annex than in other locations on the building. Here paint is failing, floorboards are warping, and the railing is loose and poorly attached (photo: Garavaglia Architecture, Inc., April 2013).**



**Figure 38. Contemporary finishes have been applied over original finishes throughout the Hotel Annex. Here, 1/4" fiberboard has been installed over the original plaster walls. As a result, the original bulls-eye trim is flush with the wall surface (photo: Garavaglia Architecture, Inc., April 2013).**

### *Foundation*

The Hotel Annex foundation crawlspace has very limited access and the building was visually inspected from the building perimeter only. The foundation is concrete but with a very small profile. There is general settlement of the center foundation that has caused the framing to slope to the interior. The wall framing is not bolted to the foundation.

As with the other wood frame buildings at the site, the mudsill and siding are very close to grade. This can lead to rot from earth-to-wood exposure. The code requires an 8" clearance between the soil and the framing unless the framing is protected with flashing or some other type of waterproofing. No such flashing or waterproofing was observed.

The row of trees between the Kitchen and the Annex provide needed shade in this section of the site. At their current height, it appears that their roots are still within the confines of the immediate site. However, they do appear to be growing near the foundation of the Annex. As the trees get larger, this damage may get more pronounced. It may be necessary to remove these trees in the near future to limit damage to the buildings.



**Figure 39. Paint finishes are failing on the Hotel Annex. An earlier, similar shade of blue is visible beneath the more recent latex paint (photo: Garavaglia Architecture, Inc., April 2013).**

#### *Roof*

Access in the attic allowed for more detailed observations. The roof framing is 1x6" skip sheathing over 2x4" framing at 24" on center. The ceiling framing consists of 2x4" boards at 24" on center, which align with the roof rafters. The first floor framing is 1x sheathing over 2x floor joists with a center continuous footing in the middle of the building. Like the other buildings, the roofing materials on the Hotel Annex are at the end of their lifespan. The wood shingles are worn and thin. Several are missing and daylight was clearly visible from within the attic.

#### *Walls and Siding*

The walls appear to meet the conventional frame section of the code, so the lateral system is most likely adequate for most occupancies. Overall it is in good structural condition.

The siding is generally in good condition. The paint finish is deteriorating but not to the same degree as that seen on the Toscano Hotel (see Fig. 40). Damage is worst on the west elevation, where there is more intensive exposure to the sun and weather. However the underlying materials appears to be sound and capable of continued use.

#### *Windows*

The windows are wood double-hung sashes in a two-over-two configuration. They are in fair condition. Some are operable but only with some difficulty. The glazing putty is dry and cracked. Exterior paint finishes are worn and flaking off (see Fig. 41). Both the sashes and muntins on these units are quite thin. On the west elevation there is advanced deterioration of the muntins that is accelerated by moisture entering through cracked glazing putty.

#### *Doors*

The two sets of front, double-leaf doors are in good condition. However, the double-leaf screen doors at their exterior faces have paint failure, UV and weathering damage, and loose panels. The threshold of the front door is also very worn and has no paint coverage (see Fig. 42). On the

interior, the second floor bathroom has an exterior door that is fixed in place (see Fig. 43). There is localized impact/contact wear at the lower panels of the door.

*Drainage*

Runoff drainage around this building appears to be adequate.

*Systems – M/E/P*

There is a gas meter located on the exterior of the Annex. The PG&E gas meter is mounted on the east exterior wall of the building; this supplies gas to the Annex and the Toscano Hotel.



Figure 40. Windows on the west elevation of the Hotel Annex all exhibit dry and cracked glazing putty, failing paint finishes, and warping sash elements. The muntins are very thin, making them more susceptible to weathering than more contemporary designs (photo: Garavaglia Architecture, Inc., April 2013).

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report

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Electrical service to the Annex is 100A 120/240V, single phase, 3 wire service brought in from the main switchboard. This building has the most usage with existing offices using power, phone, and data. The Load center located in a closet under the stairs. The electrical distribution system appears to be original to construction and has 12 circuits with a main breaker. Exterior lighting consists of four (4) metal halide fixtures mounted at the roof and the lights were observed to be on during the site visit. Interior lighting is a mixture of recessed 2 x 4 interior florescent fixtures in the offices and wall mounted fixtures in corridors.

Phone and motion security systems observed. Each office has phone and DSL for data.

This building is the only one with restrooms. Two (2) bathrooms are located on the second floor, above the kitchen (one tank type toilet and a wall-mounted lavatory in each). The Woman's restroom has a small, electric water heater mounted on the floor. No sewer cleanouts were visible around the building however, an exterior mounted sewer pipe is mounted on the north side (rear) of the building. A hose bib with an irrigation valve in a small box is mounted adjacent to this pipe.



Figure 41. The front door of the Hotel Annex has a worn and damaged threshold. Otherwise, this assembly appears to be in good condition with several elements of original hardware still in place (both photos: Garavaglia Architecture, Inc., April 2013).



Figure 42. The east bathroom on the second floor of the Hotel Annex has been converted from part of a former bedroom. Here an original exterior door has been fixed shut and the floor raised to accommodate pipes to the fixtures.

Below the bathrooms, there is a small kitchen with a sink and a gas-burning stove. The PG&E gas meter is mounted on the north exterior wall of the building.

Also in the kitchen is a small closet with the following:

- Furnace (100 MBH input)/ coil unit with refrigerant lines
- PVC condensate drain connected to it
- Flue mounted on the exterior of the wall
- Return air grille mounted in the lower section of the closet wall adjacent to the stove

NOTE: This is not a good location for the return grille.

Distribution from the furnace is through ceiling, wall, and duct mounted supply grilles on the first floor and floor-mounted supply air grilles on the second floor. Outside the building is a condensing unit located in the northwest corner of the immediate site. The labels on the unit are weathered to the point that no information could be taken, other than the fact that Ruud was the manufacturer. The area is severely overgrown with vegetation

There is an exterior concrete box with "WATER" stamped in the cover just east of the Annex, but the cover could not be removed and whether this is in fact for the water utility could not be verified. The barn does not have any plumbing or space conditioning equipment associated with them.

### **Tank House**

The Tank House has conditions issues similar to those seen in the Hotel Annex. Overall it is in good condition but has localized areas of deterioration from use, exposure, or general wear and tear. Access to the second floor is from an exterior stair. This stair is in fair condition with several treads that were soft or cracked.

#### *Foundation*

This modest building has no attic or crawl space access. The presence of foundation bolting could not be verified and based on the age of the structure may not be present. However, the condition of the finishes suggests that the structure itself is in good condition. It too lacks proper clearance between the mudsill and the siding. It does not have 8" of clearance and no flashing or waterproofing was observed.

#### *Roof*

There was no attic access for this building. Conditions of the roof and framing could not be verified. It is assumed that the roofing material requires replacement as it appears to be of similar age and conditions as the other wood shingle roofs in the complex.

#### *Walls and Siding*

The walls show no apparent signs of distress, so based on the test of time the vertical system can be considered adequate. Also, the walls appear to meet the conventional frame section of the code, so the lateral system is most likely adequate for most occupancies.

#### *Windows*

The Tank House has window damage on both the first and second floors. The first floor has a broken light. The second floor north window may require sash repair to allow it to operate properly to prevent water infiltration.

*Doors*

The doors are in good condition but do have general finish failure from UV exposure and weathering.

*Drainage*

There are no gutters or downspouts on this building. The roof overhand allows water to fall away from the building and there is a surface drain located immediately west of the external stair.

*Systems – M/E/P*

There is a cabinet on the back exterior of the building that houses a load center (125A, 120/240V, single phase, 3 wire) and the phone distribution for the Tank House.



Figure 43. The first floor window on the Tank House faces north. It is fairly protected from harsh sun and winds, but still shows signs of paint failure and cracked putty (photo: Garavaglia Architecture, Inc., April 2013).



Exterior lighting is similar to the Annex, with three (3) metal halide lights mounted high on the exterior of the building. On the panel the lighting circuits are noted as "security." Interior lights include track lights on the first floor and a 2 x 4 recessed florescent fixture for the second floor office.

There were no visible plumbing or space conditioning equipment. Electrical Heaters are currently used for the first floor office.

Phone and motion security systems were observed and each office has phone and DSL for data.

### **Servants' Quarters**

This building has a range of conditions that are unique to adobe construction. The most major is damage as a result of the concrete curb along the west elevation at grade. This curb runs along the property line. In addition to providing foundational support, incidentally provides protection from heavy traffic in this alley. It may provide a measure of protection from impact damage from deliveries and circulation along the western wall but it is also trapping moisture (see Fig. 45).



**Figure 44.** The concrete curb on the west side of the Servants' Quarters may be trapping moisture and forcing it to migrate further up the wall. As it evaporates, it can spall the fragile adobe surface (photo: Garavaglia Architecture, Inc., April 2013).

Other conditional items of note for the Servants' quarters include extensive replacement of wood items throughout the building. The balcony and stairs do not appear to be original. Rather they appear to be constructed of a combination of custom finished boards and off-the-shelf handrails and other elements. Several areas where traditional construction techniques are used are starting to loosen (see Fig. 46).

### *Foundation*

The Servants' Quarters foundation could not be verified but is presumed to be stone below grade or adobe placed directly at grade.

*Roof*

The roof is clad in wood shingles on split board skip sheathing. Some older split boards have been replaced with modern dimensional lumber. The roofing is severely deteriorated. Wood shingles are thin and missing in locations. There does not appear to be leaks in the building, but recent shingle loss is a concern. Daylight was visible within the second floor rooms.

*Walls and Siding*

The adobe walls have experienced settlement. This is apparent when sighting down the length of the building. Moisture exposure, age and settlement are causing deterioration of the finishes and may be causing damage to the adobe bricks as well.

There is a mud parge coat applied to the face of the adobe bricks (see Fig. 47). It is failing in many locations, including along the top of the concrete curb on the west side of the building. There is general poor adhesion, loss of material, and cracked and damaged material all along the west wall near the curb. In the interior the plaster finish has fallen away exposing the adobe bricks underneath.



Figure 45. The exterior hallway on the east elevation of the Servants' Quarters is a contemporary version of an original feature. It was rebuilt using a combination of modern and traditional techniques. Here, an area of wood dowel pinning is starting to loosen and requires immediate attention (photo: Garavaglia Architecture, Inc., April 2013).



Figure 46. At an unknown time in the past, a decision was made to apply an adobe parge coat to the Servants' Quarters. This coat was then scored to resemble large adobe bricks. Now the layer is failing, sometimes spalling off in large sections to expose the original adobe beneath (photo: Garavaglia Architecture, Inc., April 2013).



Figure 47. Birds are nesting in the south wall of the Servants' Quarters. Here a double layer of wood siding is filled with adobe and straw. The birds are getting into this interstitial space at the southwest corner (shown) (photo: Garavaglia Architecture, Inc., April 2013).

At the south end of the building is a wood frame wall. This is the location where the Servants' Quarters wing attached to the rest of the Casa Grande complex. Presumably this wood wall was constructed when the rest of the building burned to enclose the remaining wing. The wood framing is filled with adobe, which is visible between gaps in the wood on both the interior and exterior. This is also a location where birds are nesting (see Fig. 48). They have bored into the adobe wall and were quite active during site visits, carrying building material into the hole near the roofline. In the process, they are forcing straw and adobe materials out through gaps in the wood siding (see Fig. 49).

On the interior, the walls have several different layers of finishes. The adobe bricks are covered with an adobe parge coat to smooth the surface. On top of that is a thin mud plaster layer that has been white washed, painted, and covered with a thicker paint-like coating. Additional paint layers are on top of the more resilient paint-like coating. Most colors are white or neutral in color. However at least one green paint layer was observed (see Fig. 50). Combined with the wallpaper noted at the south end, this may fit with the notation of "tenements" used on the Sanborn Maps (see Fig. 51).

#### *Windows*

There are no sashes or frames in the existing window openings. The first floor has vertical metal bars in some openings. Overall the openings are in good condition with limited damage of the finishes. Most damage appears to be the result of rising damp (first floor) or impact.

#### *Doors*

There are no internal doors. The external doors are rustic and constructed of substantial boards (see Fig. 52). They are generally weathered and checked but functional. Moisture can enter the building around the doors, although the roof overhand over the porch protects the doors from extensive moisture exposure.



Figure 48. As the birds are nesting, they are pushing building materials out through gaps in the wood boards. Here straw from the adobe insulating fill has been deposited at the base of the wall (photo: Garavaglia Architecture, Inc., April 2013).



Figure 49. The surface layer is a thick paint-like coating. Beneath that are several layers of paint on top of an adobe parge coat. This earliest layer is painted first white, then a sage green color as show in this photo. This support the documentary evidence that this level of the Servants' Quarters was once inhabited, and not always used for storage (photo: Garavaglia Architecture, Inc., April 2013).



Figure 50. The interior face of the south wall is finished with horizontal wood boards covered with wallpaper. Based on the pattern and relative quality, it appears to be a mass-produced material, likely from the early 20<sup>th</sup> century (photo: Garavaglia Architecture, Inc., April 2013).

*Drainage*

There are no gutters on the building. Roof runoff has worn a small depression in the ground directly beneath the roof eaves (see Fig. 53). Grading around the building slopes toward the building foundations on the east side. This exposes the base of the walls to moisture during times of moderate rainfall. This is causing spalling of the adobe parge coat and slight weathering at the base of the doors.

*Structural*

Adobe structures of this type are considered a life safety risk if not retrofitted, therefore the building should not be used for any use other than storage unless it is seismically retrofitted per the requirements of the 2010 California Historic Building Code. Sizable cracks were noted at the junction between the interior cross walls and the exterior wall (see Fig. 54).

*Systems – M/E/P*

Systems are minimal in the Servants' Quarters. Power is routed underground from the Tank House panel but there does not appear to be any electrical distribution, phone, data, or security within the building. There no plumbing now or historically installed within the building. A sump pump is located just west of this building.



**Figure 51.** The first floor doors are approximately four-feet tall and spaced down the length of the building on the east elevation. Each door has a wood threshold. The doors appear to be of contemporary construction in a compatible style (photo: Garavaglia Architecture, Inc., April 2013).



Figure 52. The lack of gutters on the Servants' Quarters allows water to drain directly off the roof and into the courtyard. A shallow indentation under the eave has resulted. Combined with poor grading, some water is draining to the building instead of out into the courtyard (photo: Garavaglia Architecture, Inc., April 2013).



Figure 53. This is an example of the types of corner cracks found on the second floor of the Servants' Quarters.

### **Barn**

The barn has the most extensive material damage. There is severe deterioration at grade from earth-to-wood contact. In some places the material is gone up to two feet from grade. The shed roof structure is sound, but the larger two-story volume is supported by a secondary stabilization frame. The floors are uneven and deteriorated and the roofs have holes and material gaps. The hayloft is not safe to walk on and the access stair is missing treads.

While the barn is currently unfinished, there are traces of whitewash near the eaves on both sections of the barn. It was a common practice to whitewash outbuildings regularly, although it does not appear that this sort of treatment would be in keeping with the current rustic aesthetic that DPR employs at the site.

### *Structural*

The barn has no foundation. As noted above, the siding is in contact with the grade. As a result there is a great deal of deterioration of the board wall particularly at the base where the board wall meets the soil.



**Figure 54. The barn was once whitewashed. Traces of the finish are visible on the protected areas immediately under the eaves.**

Structure has been stabilized with permanent shoring on the interior but overall the building is in very poor condition.

### *Systems – M/E/P*

There are no systems or utilities at the Barn currently.



### **Misc. Conditions Observations**

#### *Signage*

Across the site, there is a general lack of signage – both wayfinding and informational. Access to the restrooms, information about the buildings, directions across the site to parking or nearby park offerings is complicated by the diffuse circulation throughout the site. This further complicates ADA compliance with regards to circulation and directional signage. Much of this will be addressed in the proposed interpretive improvements for the Casa Grande site. However additional signage may still be required.

#### *Electric Services*

There is a PG&E utility transformer (Transformer # T-2480) located near the switchboard at the back of the site next to the restroom building that provides the facility with a 400A, 120/208V, 3phase, 4 wire service as well as a second single phase service mounted on the outside of the weatherproof metered switchboard. The switchboard equipment is in poor condition.

## **CODE AND ACCESSIBILITY REQUIREMENTS**

All building projects must meet a defined minimum level of life/safety requirements to protect human life and the building resource itself. The State of California adopted the 2009 International Building Code (IBC) along with specific additions, deletions, and classifications and is it known as the 2010 California Building Code (CBC). This code includes requirements for disabled access to sites and buildings, and has developed extensive energy conservation requirements.

The State has specific methodologies for addressing historic structures. This code is referred to as the California Historical Building Code (CHBC). Because the Toscano Hotel complex is a contributing structure to the Sonoma Plaza National Historic Landmark District, the CHBC can be used for code evaluations. The CHBC is used for qualified historic buildings and provides alternative methods for meeting the spirit of the "regular" code while providing an acceptable level of safety for the occupants.

This preliminary analysis is not exhaustive, but should serve as a discussion tool to inform further resource planning. Basic building code analysis was undertaken to define the context for applicable codes and areas of non-compliance. This analysis starts with the CHBC prior to using the CBC. The 2010 California Building Code went into effect on January 1, 2011. It should be noted that the current codes in effect when permits are sought would be the governing codes for the project. As the design becomes more refined, additional code research will be necessary to refine the requirements based on specific design decisions.

### **Applicable Codes**

The following codes have been used to determine potential requirements for this study:

- 2010 California Historical Building Code (CHBC)
- 2010 California Building Code (CBC)
- 2010 California Fire Code
- 2010 California Mechanical Code
- 2010 California Plumbing Code
- 2010 California Electrical Code

- 2010 California Energy Code
- 2010 California Green Building Code

The Sonoma County Department of Health Services, Environmental Health Division is the local governing agency for food facilities. California State Parks Department of Recreation and Parks projects are reviewed by the California State Fire Marshal (SFM), Public Works Board (PWB) and internally for universal design compliance.

**Existing Code Compliance**

*Construction Type and Height*

Based on the 2010 CBC, all of the buildings on this site are of Type VB construction. The Type "V" designation means the building can be constructed of any material allowed by the code and the "B" designation for this construction type means that the building components are not required to be fire-rated.

Under the CHBC, the building height and number of stories are not limited as long as they do not exceed the historical design. The existing two-story buildings vary in height but are at an approximate maximum of 42-feet above grade.

*Use Groups/Occupancy/Occupant Load*

The existing uses and current occupancy classifications are Assembly, Business, Storage, and Utility. Proposed use classifications include Assembly (Group A) for the Museum, Business (Group B) for the offices, Storage (Group S), and Utility (Group U). Potential uses include all existing and current uses plus Mercantile (Group M) for retail, Residential (Group R) for hospitality and Assembly (Group A) for a visitor center. The existing total gross square feet in each building is presented below.

Building	Current Use /Group	Potential Use Groups	Gross Floor Area (SF)
Toscano Hotel	Interpretation/ Group A	Hotel/ Group R-1 Restaurant/ Group A-2 Visitor Center/ Group A-3 Interpretation/ Group A-3 Retail/ Group M	2822
Kitchen Annex	Interpretation/ Group A	Hotel/ Group R-1 Restaurant/ Group A-2 Interpretation/ Group A-3 Retail/ Group M Offices/ Group B Storage/ Group S-2	1680
Hotel Annex	Offices/ Group B Storage/ Group S	Hotel/ Group R-1 Offices/ Group B	2528
Tank House	Offices/ Group B Storage/ Group S	Visitor Center/ Group A-3 Offices/ Group B Storage/ Group S-2	410



Building	Current Use /Group	Potential Use Groups	Gross Floor Area (SF)
Servants' Quarters	Storage/Group S	Hotel/Group R-1 Interpretation/Group A-3 Retail/Group M Storage/Group S-2	2828
Barn	Storage/Group S	Restaurant/Group A-2 Interpretation/Group A-3 Retail/Group M Storage/Group S-2	1098

*Exiting and Means of Egress*

General

Two exits from the building will be required by code for buildings with an occupant load over 49 people. The occupant load is calculated by dividing a factor depending on the occupancy classification into the floor area. For most uses, the Toscano Hotel and Kitchen are large enough to require two exits. The other buildings should only require one exit with the potential uses. The CBC requires that one means of egress be a universally accessible route. If the proposed occupant load for the building is over 49 people, there is a requirement for panic hardware and exit doors that swing in the direction of travel. When two exits are required, the minimum separation of exits in a sprinklered building is one-third of the diagonal distance and one-half in a non-sprinklered condition.

Widths

Width of egress components such as the stairway will require 0.3 inches per occupant. This requirement will not affect the width of the stairway, which can be a minimum of 36-inches wide. Other exit components, such as doorways, will be 0.2 inches per occupant. This is a combined width of all exits. Uses that have a higher occupant load may require some modification of the door openings.

Elevators

An lift or elevator is a significant investment in any project. Historic buildings do not require an lift unless there is a significant use which is unavailable to potential occupants on the first floor. Currently there is not an accessible path to the second floors in each building. This condition is undesirable, but acceptable in the current state as an existing, grandfathered condition. As the building becomes updated these issues will need to be addressed. The code allows for incremental, reasonable updates to these conditions. If second floor spaces remain as storage areas and are not significantly upgraded, access by lift will not be required. However, if the second floor spaces are opened up to the public as part of the Visitor Center, House Museum or Retail spaces, access by a lift or an alternate means would be required. In general, full equivalent access to Hospitality, Restaurant and Office uses can be offered on the first floor, so these uses would not trigger a lift requirement.

*Systems*

Kitchen facilities

Food service facilities are under the jurisdiction of Sonoma County Department of Health Services, Environmental Health Division. Cooking facilities would require a significant plumbing and gas upgrade as well as the addition of ventilation hoods. If located in the



Kitchen, the exhaust hood over the existing stove would have to be replaced with an exhaust hood, fan, and duct that meet current code. The size required would be based on size, location and temperature of the cooking surface below. The existing sinks could be utilized, but dishwashing equipment would have to be added along with a water heating system. Other equipment such as a grease interceptor may be needed. Increase the existing electrical service size in all the buildings to accommodate additions to air conditioning, ventilation, any café equipment, receptacles, and ADA access. Installation of new or improved fire and security systems may be required. In general, the types of systems upgrades needed for a full-service restaurant and for a cafe/bar use increase along with the cooking temperatures required for food preparation. What differs is the extent of the upgrade. Levels of modification are less for smaller equipment (bar or cafe) than they would be for a full-service restaurant (large ventilation hood, grease interceptors, etc.) The exception may be a non-cooking or catering kitchen, similar to a food kiosk.

#### Fixture count

Most of the buildings do not have public toilet rooms. The California Building Code has provisions for equivalent facilitation of sanitary facilities when the enforcing agency determines that compliance would create an unreasonable hardship. Because these buildings do not have public accessible toilet rooms available, sanitary facilities within a reasonable distance shall be accessible and useable to persons with disabilities. Currently there are toilet rooms located in an adjacent building that fulfill this requirement. The code additionally requires that complying signage shall be provided indicating the direction to facility location. Additional signage to direct users to these facilities is needed.

The summary of current fixtures in the subject area are as follows:

- *Site*  
Restrooms for the site are located in a separate building to the east. Access is through the adjacent building and although everyone has to go the long route it might be better to open the door to the restrooms for direct access from the plaza.
- *Toscano Hotel*  
No restrooms are provided in this building
- *Kitchen Annex*  
No restrooms are provided in this building
- *Hotel Annex*  
Men's and women's restrooms provided - not accessible, step up to small restroom vestibule from hall, fixtures / accessories / interior clearances non-compliant, missing accessible restroom accessories
- *Tank House*  
No restrooms are provided in this building
- *Servants' Quarters*  
No restrooms are provided in this building

- *Barn*  
No restrooms are provided in this building

#### *Fire Considerations*

##### Separation Distance and Allowable Openings

The CBC has specific fire ratings for exterior walls based on distance from adjacent buildings that will affect the buildings in the Toscano complex. With a distance in excess of 30 feet there are no exterior wall fire ratings or opening (window) protections required. Fire protection is typically required for openings such as doors and windows in excess of baseline percentages allowed by the code (based on wall/opening area) and can typically be provided by targeted fire sprinklers connected to the domestic water service or approved fire-shutters. Buildings on the same lot shall be assumed to have an imaginary line between them. The distance should be verified with a survey or legal site plan.

- *Toscano Hotel*  
For most occupancies, a one-hour fire rating will be required for the north and east walls, which can be achieved by existing construction generally. The Retail use (Mercantile, Group M) will require a two-hour rating at the north and east walls. No openings are allowed on the north side where adjacent to the kitchen and the east side, which is adjacent to the kitchen. Other openings are not limited.
- *Kitchen Annex*  
The south wall will require a one-hour fire rating and no openings are allowed. The west wall will be limited to 45% openings without protection. There are no openings allow in the south wall adjacent to the Toscano Hotel.
- *Hotel Annex*  
The south wall will require a one-hour fire rating and is limited to 15% openings on this side. The west and east walls are limited to 45% openings.
- *Tank House*  
The Tank House is relatively isolated on the site. No walls are required to maintain a fire-rating. However, the west wall is limited to 15% openings and the east to 25% unprotected openings.
- *Servants' Quarters*  
No walls are required to maintain a fire-rating. The east wall is limited to 45% unprotected openings.
- *Barn*  
No walls are required to maintain a fire-rating unless buildings are deemed two separate buildings. In this case, the walls adjacent to the other building will require a one-hour rating and no openings will be allowed. As one building, the east wall, where adjacent to the kitchen will be limited to 25% unprotected openings.

##### Fire Protection System

Fire sprinklers are required if the occupant load is 300 or more according to the 2010 CBC. While the proposed occupancy of each building does not exceed this threshold, it may be advantageous to add fire sprinklers to the building to reduce other requirements such as

occupancy separation.

#### Minimum Roof Covering Classification

According to the building type V-B, the minimum roof required for these buildings is "Type C" which is the lowest classification of fire-rated roofing. Any stricter requirements will depend on the wildfire zone risk assessment determined by the State Fire Marshal.

#### Separation of Occupancies

Separation of occupancies is only required where there are two distinct uses in a building. When there is a second occupancy and it is only a small percentage of the total floor area, this use is considered Incidental and there is no separation required. Cases such as a hotel use on the second floor and restaurant on the first would require a separation between to protect one from the other use. This requirement can be reduced by one hour with the addition of fire sprinklers.

#### Accessibility

It is advised in any rehabilitation project to consider the potential implications of utilizing the accessibility provisions of the American with Disabilities Act (ADA) when completing accessibility upgrades to a building. It is important to note that compliance with the ADA may require adherence to provisions that are stricter than those found in the 2010 California Building Code (CBC) and the California Historic Building Code (CHBC). Consideration of the following factors has been made collectively or for each building within the Toscano complex.

Buildings will generally only be required to increase compliance when certain types of construction work and use changes are undertaken. The CBC section 1134B.2.1 Exception 1 allows for a finding of hardship by the enforcing agency (in this case the State of California) if the total cost of work does not exceed a threshold of \$139,934.00 (2013 amount). This threshold amount is updated each year by the enforcing agency. This hardship finding would allow compliance to be limited to the actual scope of work of the project. The exception allows for the prioritizing of accessibility features if the cost of these features exceeds twenty percent (20%) of the cost of the total project without these features. Work beyond this threshold may trigger full compliance for accessibility for the entire project. Projects which consist of only heating, ventilation, air conditioning, reroofing, electrical work not involving the placement of switches and receptacles, cosmetic work, etc. are not considered alteration projects for the purposes of accessibility for persons with disabilities and shall not be subject to this code unless they affect the usability of the building or facility. This exception allows these portions of the project to not be included in the construction cost.

#### Accessible route of travel

All entries and exterior ground-floor exit doors must be made accessible to persons with disabilities. An accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, sidewalks, ramps and lifts. At least one accessible route with the boundary of the site shall be provided from transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve.

A summary of observed exterior and interior access non-compliance is as follows:

- *Site*
  - Sidewalk ramp not code compliant (proposed interpretive plan, dated 3/36/13 shows some upgrades)
  - There is no defined path of travel, the site is generally flat but there are various grates and obstacles that may create conflict
  - Most of the paving is decompose granite
  - The southern side of the site has city concrete sidewalks, some are cobbles
  
- *Toscano Hotel*
  - Exterior street side door - threshold too tall, door clearance too narrow for single 32" clear (double doors)
  - Plaza side door - step at rear door, door too narrow
  - Interior - on both floors not all rooms accessible due to narrow doorways
  - Second floor not accessible - no elevator, stairways - low single balustrade, handrails incomplete
  - Second floor ceiling too low at stairs and some areas of northern rooms
  - Balcony door - door clearance too narrow for single 32" clear (double doors)
  
- *Kitchen Annex*
  - Porch ramp too steep for wheelchair ramp, handrails not provided
  - Plaza side door - tall threshold, door too narrow (both single and double doors)
  - 1st & 2nd floor interior door clearance too narrow
  - No elevator access to 2nd floor
  - 2nd floor interior hall exceeds 36"
  - Stairs - incomplete handrails
  
- *Hotel Annex*
  - 1st & 2nd floor porch doors - tall threshold, door too narrow (double doors)
  - 1st floor rear door - step up from grade, not level and clear on each side of door
  - Interior door clearances too narrow
  - Interior halls less than 36" - not accessible
  - Second floor not accessible - narrow stair, single low balustrade, no elevator
  
- Tank House
  - Plaza level door - step up to door, door too narrow, not level and clear on each side of door (see Fig. 55)
  - Exterior stairs - incomplete handrails
  - Second floor door too narrow, not level and clear on each side of door at landing



**Figure 55. This image of the Tank House illustrates the common threshold issues when considering universal access. Most entry points are 1-2 steps above grade.**

- Servants' Quarters
  - Exterior doors at plaza - thresholds too tall, door clearance too narrow for single 32" clear except center pair of doors, soil interior and exterior - not level and clear on each side of door, doors too short
  - Balcony level doors - thresholds too tall, doors too narrow, doors too short
  - Interior - not all areas accessible due to narrow doorways between rooms
  - Second floor not accessible - no elevator, exterior stairways - single balustrade, handrails incomplete
  - Second floor balcony roof beams too low
  
- Barn
  - Exterior doors at plaza - swinging doors provide enough width if used for entry, sliding door not accessible due to sliding operation, short ramp slope too steep, door clearance (once open) exceeds 32" clear, not level and clear on each side of interior
  - Interior - areas generally accessible
  - Second floor loft not accessible - no elevator, stairways - steep, handrails incomplete

### Parking and Vehicle Access

Effort should be made to clearly identify with signage the accessible route from the building site to a designated accessible parking space. Cross-slope of this surface should be less than two percent.

A summary of parking non-compliance is as follows:

- No signage for accessible spaces
- Striping is fading
- Visitors must travel behind parked cars to get to site
- The parking island is not accessible (there is a ramp to grassy area?)
- No defined crosswalk for wheelchair access to site
- Site access offset from parking area, requires user to traverse along traffic lane

### Signage

There is no existing signage indicating accessibility from the two access points to the site. Accessible signage must be posted at every primary public entrance leading to an accessible route. This signage is specifically outlined in the code and includes the symbol of universal accessibility, which is a figure in a wheelchair.

### Equivalent facilitation

The CHBC allows for equivalent facilitation in cases where modification would "threaten or destroy the historical significance or character-defining features of the historical building or property." Alternate access to second floor spaces could be provided by "experiences, services, functions, materials and resources through methods including, but not limited to, maps, plans, videos, virtual reality and related equipment, at accessible levels." In this case, it may be allowable to provide video on the first floor of the displays located on the second floor that would provide an equivalent or greater experience to someone not able to access the spaces via the stairs.

### **Summary**

For the current uses the buildings are not generally code compliant. Modifications are subject to review by the State Fire Marshal, Public Works Board and internal Accessibility compliance.

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Engagement of these agencies early in the design process is recommended to gain an understanding of the projects' ultimate requirements. As changes in use are considered, certain code required modifications will be necessary and others may be voluntary. Legal exits should be designated, the number of them depending on the final occupant load for each building. Installation of a full-scale kitchen will require major upgrades, whereas adding a smaller scale low heat kitchen will have much less impact.

Accessibility concerns are primarily related to circulation through entries and exits in each building. In general the buildings are not ADA accessible except generally across the open spaces between buildings. Each of the buildings has steps leading up to the first floor and/or a threshold that presents a barrier to the individuals with physical limitations. Once inside the buildings, the first floors are generally accessible, but the second floors are not. The final use of the buildings will be a primary factor in determining required upgrades. Careful review of the code and appropriate use of the California Historic Building Code will serve to limit the overall impact of modifications of the historic fabric of the buildings and site. With any basic upgrades, it is generally recommended that signage indicating location of the accessible entries, bathrooms and direction of parking be installed.

## TREATMENT RECOMMENDATIONS

Any repairs or modifications to the Toscano Hotel Complex and the Servants' Quarters adobe should be developed to be compliant with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.

According to the National Park Service, the Secretary of the Interior's Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our irreplaceable cultural resources. They cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. However, once a treatment is selected, the Standards provide philosophical consistency to the work.<sup>48</sup>

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, *Preservation*, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

*Rehabilitation*, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

*Restoration*, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods. This

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<sup>48</sup> Source: [http://www.nps.gov/hps/tps/standguide/overview/choose\\_treat.htm](http://www.nps.gov/hps/tps/standguide/overview/choose_treat.htm)

treatment should be supported by documentary evidence that can provide substantiated proof of the property's history, past appearance, and dates of materials associated with the resource.

*Reconstruction*, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.<sup>49</sup>

Each treatment has its own benefits and drawbacks and selection of an appropriate treatment must consider the historical value of the resource and the range of options for future use of the resource. Because no elements of the historic site are currently under consideration for reconstruction, the Reconstruction treatment is not necessarily applicable at this time. Documentary evidence on the interior appearances of any of the buildings is rather scarce, and may not be substantial enough to support the Restoration treatment. Therefore, the Preservation and Rehabilitation treatments are the most likely to be considered for future planning regarding the Toscano Hotel complex and the Servants' Quarters.

### **Preservation<sup>50</sup>**

*Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.*

Any reuse of the buildings will require some level of upgrades to improve access and update utilities. The minimal amount of work necessary to address these issues could be designed to fit within the parameters of the preservation treatment. The Standards for Preservation are presented below.

1. 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.
2. 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.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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<sup>49</sup> Source: [http://www.nps.gov/hps/tps/standguide/overview/choose\\_treat.htm](http://www.nps.gov/hps/tps/standguide/overview/choose_treat.htm)

<sup>50</sup> Source: [http://www.nps.gov/history/hps/tps/standguide/preserve/preserve\\_index.htm](http://www.nps.gov/history/hps/tps/standguide/preserve/preserve_index.htm)

6. 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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

### Rehabilitation

*Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*<sup>51</sup>

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The following are the Secretary of the Interior's Standards for Rehabilitation:<sup>52</sup>

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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<sup>51</sup> National Park Service, Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines [As Amended and Annotated] at [http://www.nps.gov/history/local-law/arch\\_stnds\\_10.htm](http://www.nps.gov/history/local-law/arch_stnds_10.htm) (accessed 18 July 2013).

<sup>52</sup> This section is quoted from National Park Service: Technical Preservation Services, *Rehabilitation as a Treatment*, <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>, (accessed 6 March 2013).

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7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work 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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, rehabilitation may be considered as a treatment.

## REPAIR AND MAINTENANCE RECOMMENDATIONS

Regardless of proposed uses or other planned use changes at the site, the following issues should be addressed for the long-term stewardship of the resources.

### General

Repairs to address deferred maintenance issues are common across the buildings on the site. While not all buildings require all repairs, most require some level of repairs to the foundations, roofs, and building envelop components. They also would benefit from seismic strengthening as part of long-term stewardship and protection of the historic resources.

### *Foundations*

A minimum of 6-inches is recommended and the current foundations do not always appear to provide this minimal separation.

Current damage is rather minimal, but steps should be taken to limit water exposure at grade to limit exposure to water, the cause of earth-to-wood damage. Keeping plant material away from building materials, watching the build up of soil within planting beds, and monitoring proper drainage away from building perimeters are all recommended.

Additional seismic solutions are recommended at the foundation level. Please see *Structural* recommendations below.

### *Roofs*

All the buildings need new roofs. They currently have wood shingle roofs on skip sheathing with no seismic measures at the roofline or at the top of the walls. New roofs should include some measure of seismic strengthening completed as part of the re-roofing project. This would entail diaphragm strengthening and shear transfer to the exterior walls. The upgrade would consist of a 1/2" plywood overlay, over the existing split board skip sheathing, blocking

between the rafters at the exterior wall plates and a Simpson L50 clip from each block to the plate. When complete, the roofs should be covered with fire-treated wood shingles at the discretion of the State Fire Marshal.

#### *Siding and Walls*

The buildings should be repainted using the proper methodology. The failing paint should be removed, by hand, down to a sound paint layer. This does not equate to full removal of all existing paint. Rather only loose and flaking surfaces should be scraped and sanded. Areas where there is a level difference from differing numbers of paint layers should be lightly sanded as well to feather the edges between paint transitions. All exposed nail heads should be filled and covered at this time.

In 2004, the Tank House tested positive for lead paint.<sup>53</sup> This same building had samples of its floor tiles tested for asbestos in 2006. The results were positive.<sup>54</sup> Further testing for lead and other hazardous materials is recommended for the remaining buildings prior to paint removal or other construction work. Once the surface is properly prepared, apply a compatible primer and topcoat system according to the manufacturer's instructions. Some testing may be necessary to determine an appropriate paint selection.

If color selection is a concern, samples of the current paint layer should be collected and analyzed prior to any paint removal. The analysis can then be used to provide recommendations for the final paint color selection.

#### *Windows*

The windows range in condition from good to poor. Before any widespread window repair campaign, a detailed window inventory and assessment should be conducted to determine the exact nature of repairs on specific units. (This type of survey is beyond the scope of the current HSR.) Based on the findings of the survey, a prioritized repair plan should be developed to address the most severely deteriorated windows first as a means to protect finishes and stored materials.

Most windows will require limited repairs as part of proper preparation for painting. During this process each sash should have any small areas of damage consolidated, filled and sanded smooth to prepare for receiving paint. Sashes should be removed for treatment if corner reinforcement, Dutchman repairs, or new muntins are necessary. At this time, sashes can be retrofitted for weather-stripping to improve energy efficiency. Also at this time, any wall repairs around the window frames should be completed. This will reduce air transmission around the window and improve the thermal performance of the entire window unit.

All the windows will likely need new glazing putty and some will require new glazing. There is currently a mix of glass throughout the complex, including a large amount of modern plate glass. This is an appropriate choice of material for these buildings. Replacement of broken panes with salvaged glass is preferred, but not necessary. There is no need to replace good existing plate glass for uniformity.

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<sup>53</sup> "Sonoma and Petaluma State Historic Parks Lead Paint Content Inventory," Internal memo provided by the Client on 11/15/2013.

<sup>54</sup> NorBay Consulting, *Bulk Asbestos Analysis: 2468-Sonoma State Historic Park, Tank House, Sonoma, CA*, March 30, 2006.

To restore operability, windows sashes should be properly installed with new weights and pulleys as needed. Windows that will not be operable, can be fixed in place with reversible means of securing the sashes if needed.

#### *Doors*

Even though most will require only painting and minor repairs, a detailed door survey should be conducted to determine and document the level of maintenance and repairs need for each door. This should include the transoms at the Annex. The hardware to operate the transoms remains in place and should be made functional once more.

#### *Drainage*

A limited number of new gutters are needed where the existing are damaged. This is the case on the Kitchen. New gutters should also be installed on the Servants' Quarters. While not historically accurate, the protection that gutters provide, and the reversibility of the treatment may out weigh the aesthetic concerns. Careful design of a gutter system can further limit visual intrusions and impacts. In other areas, existing gutters should be cleaned and downspouts inspected for blockages. New gutters and/or downspouts are also recommended for the rear of the Toscano Hotel where it faces the Kitchen. In both locations, water is deposited from the roofs to areas immediately adjacent to building foundations. For the Toscano Hotel, this location does not properly drain, nor does it receive much sunlight to aid in evaporation. For the Servants' Quarters, water is being trapped by concrete or being evaporated through the adobe surface and causing damage.

Beyond maintenance of runoff collectors, all drains should be cleaned regularly and all storm sewer connections monitored for proper drainage. If new roof structures, such as market stalls, are introduced to the site, an assessment of the site's capacity to drain the additional area should be completed.

#### **Site**

Eventually remove the trees at the east side of the Annex. No damage yet but they are getting close to the foundation. This is one treatment identified as part of the current Casa Grande Site Improvements project.

#### **Structural**

Wood frame buildings are inherently flexible and accommodating during seismic events. However, all the buildings would benefit from voluntary seismic upgrades at the foundation and roof levels. At the foundations, framing should be bolted to per The Prescriptive Provisions For Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Wood Frame Residential Buildings, Appendix Chapter A3 of the 2010 California Building Code. The minimum bolting requirement is 4'-0" o.c. Additional bolting at the roof-top of wall junction is also recommended. This would entail diaphragm strengthening and shear transfer to the exterior walls. The upgrade would consist of a 1/2" plywood overlay, blocking between the rafters at the exterior wall plates and a Simpson L50 clip from each block to the plate. Additional shear strength from a plywood diaphragm at the roof level is economical to installed if considered as part of other work in the same area.

#### **Systems**

MEP and communications systems appear adequate for current uses. No upgrades are recommended for continuing the current range of uses at the current capacities. Upgrade of existing 400A electrical service is recommended for any more involved uses, particularly

restaurant and hotel that will require additions or upgrades to HVAC systems. The increase in service size would require coordination with PG&E for review of utility transformer capacity. Please see discussions under proposed uses for recommended and required upgrades.

### **ADA and Life Safety**

The current Casa Grande Site Improvements project addresses a variety of the accessibility deficiencies noted during field observations. However, additional work will be necessary to make the first floors of each building universally accessible. Second floor accessibility may also be required based on proposed uses.

- Provide code complying access to all the buildings - either through modification of the existing doorways or through the installation of automatic openers (when door openings are wide enough.)
- Install properly sloped ramps with complying handrails at the exterior level transitions.
- When required, install access to the second floors. (Most conditions can comply with ground floor functional areas and sanitary facilities.)
- Provide access to all interiors areas by widening a limited number of doorways.
- Modify low door clearances and ceiling heights to provide access to more spaces. The Toscano Hotel may use dormer or skylight structures at critical headroom locations such as the top of the two staircases. The Servants' Quarters will require modification (raising) of at least two door headers on each floor.
- Install code complying sanitary facilities for hospitality functions or for more intensive commercial or museum uses. By code, uses can continue using the existing remote restrooms, but this may not be recommended for changes in use or increased intensity of existing uses in the buildings.

## **RECOMMENDED REPAIRS BY BUILDING**

### **Site**

- Improve wayfinding signage
- Improve existing ramps to provide better exterior building access
- Consider modifications to the site circulation to improve ADA access across the site
- Remove the trees between the Hotel Annex and the Kitchen Annex

### **Toscano Hotel**

- Foundation
  - Installation of bolts at the foundation for seismic strengthening
- Roof
  - Replace roofing with new fire-rated wood shingles
  - Implement seismic strengthening measures during any roof replacement project
- Siding and Walls
  - Improved clearance between grade and the siding
  - Repaint the building

- Windows
  - Conduct a comprehensive window survey
  - Minor window repairs
- Doors
  - Conduct a comprehensive door survey
  - Repair north doors
  - Potential modification of at least one exterior door to meet ADA requirements
- Drainage
  - Install rain leaders to move water further from building foundations
  - Clean out and repair existing gutters and downspouts
- ADA and Life Safety

#### **Kitchen Annex**

- Foundation
  - Installation of bolts at the foundation for seismic strengthening
- Roof
  - Replace roofing with new fire-rated wood shingles
  - Implement seismic strengthening measures during any roof replacement project
- Siding and Walls
  - Improved clearance between grade and the siding
  - Repaint the building
- Windows
  - Conduct a comprehensive window survey
  - Major window repairs
  - Limited sash replacement may be necessary
- Doors
  - Conduct a comprehensive door survey
  - Repair north doors
  - Potential modification of at least one exterior door to meet ADA requirements
- Drainage
  - Wherever possible the piping should be extended through the open culvert to the existing drain pipe beyond.
  - Install rain leaders to move water further from building foundations
  - Clean out and repair existing gutters and downspouts

#### **Hotel Annex**

- Foundation
  - Installation of bolts at the foundation for seismic strengthening



- Roof
  - Replace roofing with new fire-rated wood shingles, include the porch roof
  - Implement seismic strengthening measures during any roof replacement project
- Siding and Walls
  - Improved clearance between grade and the siding
  - Repaint the building
- Windows
  - Conduct a comprehensive window survey
  - Minor window repairs
- Doors
  - Conduct a comprehensive door survey
  - Repair south doors on the porch
  - Potential modification of at least one exterior door to meet ADA requirements
- Drainage
  - Install rain leaders to move water further from building foundations
  - Clean out and repair existing gutters and downspouts
- Other
  - Repair porch decking, some replacement materials may be required
  - Repair porch railing and balustrade

#### **Tank House**

- Foundation
  - Installation of bolts at the foundation for seismic strengthening
- Roof
  - Replace roofing with new fire-rated wood shingles, include the porch roof
  - Implement seismic strengthening measures during any roof replacement project
- Siding and Walls
  - Improved clearance between grade and the siding
  - Repaint the building
- Windows
  - Conduct a comprehensive window survey
  - Minor window repairs
- Doors
  - Conduct a comprehensive door survey
  - Repair south doors on the porch
  - Potential modification of at least one exterior door to meet ADA requirements
- Drainage
  - Install French drains around the base of the building

### Servants' Quarters

- Structural  
The Servants' Quarters should be seismically retrofitted. Based on our past experience with this type of structure the retrofit would most likely consist of the following:
  - A plywood overlay at the roof to strengthen the roof diaphragm
  - Combination shear and tension anchors from the adobe walls to the roof diaphragm with associated blocking and strapping. The minimum anchorage requirement is 6'-0" o.c.
  - Combination shear and tension anchors from the adobe walls to the floor diaphragm with associated blocking and strapping. The minimum anchorage requirement is 6'-0" o.c.
  - A moment frame or shear wall on the open end of the building nearest to the street
  - Interior moment frames or shear walls to break up the long direction of the building. We believe that this would be required in two locations. A combination of moment frames and shear walls should allow for enough design flexibility to retain the current interior views down the length of the building.
- Roof
  - Replace roofing with new fire-rated wood shingles
  - Implement seismic strengthening measures during any roof replacement project
- Siding and Walls
  - Improved clearance between grade and the siding
  - Repair spalled adobe parge coat
  - Repaint the building
- Windows
  - Minor surface repairs of plaster and parge coats
- Doors
  - Modify at least one existing door on the first floor for code-compliant entry
- Drainage
  - Install gutters and downspouts to move water further from building foundations

### Barn

- Foundation
  - Installation of bolts at the foundation for seismic strengthening
- Roof
  - Replace roofing with new fire-rated wood shingles
  - Implement seismic strengthening measures during any roof replacement project
- Siding and Walls
  - Improved clearance between grade and the siding
  - Replace damaged board and batten siding to match

- Windows
  - none
  
- Doors
  - Repair barn doors to improve operability
  
- Drainage
  - Install gutters and rain leaders to move water further from building foundations

## Chapter 6

# PARAMETERS FOR BUILDING REUSE

Sonoma Plaza is a popular tourist destination known for its ambiance, historic character, retail, and dining options. There is pedestrian traffic around the Plaza and through the Toscano Hotel Complex site at all times of the day and evening throughout the year. As such, there are a wide range of possible uses that could be considered to meet the various needs of visitors to the area.

As part of the community input process, California State Parks gathered a range of community stakeholders at the kickoff meeting for this HSR. One of the goals of that meeting was to solicit use suggestions for further consideration during this project. As a result of this process and subsequent conversations with DPR, the following potential uses were identified:

- Hospitality/Lodging
- Restaurant
- Visitor Center
- House Museum
- Retail
- Offices

Within these uses there is further variation depending on market demands, appropriateness for the historic resources, and level of potential impact related to upgrades necessitated by that use. When analyzing the potential impacts on historic fabric, the use type, as well as the other goals for the property must be balanced. Beyond use, a full assessment of potential impacts under these uses should include implications from the following considerations and guidelines:

- General Plan requirements
- Facility Management Plan requirements and goals
- Interpretive Plan requirements and goals
- Relationship to other Sonoma SHP properties
- Shared uses between facilities
- Building and health code regulations
- Universal design and access requirements

- OSHA regulations

These parameters are presented here to illustrate the various aspects that must be taken into account for any future resource planning at the site.

## INTERPRETATION AND NEW USES

Aside from addressing existing conditions, and fulfilling the various use and code requirements for occupancy of the buildings, there are a number of goals that have been established for this site as part of the mission for California State Parks. These goals are presented in a number of planning documents for the park that DPR has developed over the past 5 years.<sup>53</sup> These goals are important points of consideration when looking at possible new uses for the complex and the site.

The *Interpretive Master Plan (Draft)* identifies 11 interpretive goals that should be considered for any new uses placed in the buildings, or on the site.<sup>54</sup>

1. Foster Spirit of Place  
Interpretation will provide for the public understanding, appreciation, and enjoyment of the qualities that define the unique spirit of place found at Sonoma State Historic Park.
2. Engage and Connect Visitors  
Interpretation will illuminate the significant cultural resources of Sonoma State Historic Park in ways that engage visitors and encourage them to make meaningful and personal connections with the park's valuable cultural landscape.
3. Inspire Stewardship of Park Resources  
Interpretation will inspire visitors to practice stewardship of the resources of Sonoma State Historic Park.
4. Provide Universal Access to Interpretation  
Interpretive services will be accessible to all visitors.
5. Align park facilities to support interpretation  
Park facilities, both existing and future, will support the delivery of interpretive services.
6. Provide Meaningful, Memorable Programming  
Interpretive programming will be visible, readily available, entertaining and educational.
7. Address Diverse Audiences  
Interpretation will reach diverse audiences, including those that have been traditionally underserved.

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<sup>53</sup> The 1985 General Plan for the park does not discuss adaptive reuse for any of the subject buildings except the barn and the Hotel Annex. All are assumed to be interpreted spaces, open to the public. The barn is identified as a possible location of new restrooms. The Hotel Annex is identified as a possible visitors center location.

<sup>54</sup> California State Parks, Draft Interpretive Direction Section for the New Interpretation Master Plan (6 June 2011), 5-14.

8. Increase Usage Of Underutilized Sites  
Increase visitor interest and usage of underutilized sites within the park by increasing the interpretive services provided at those sites.
9. Optimize Educational Value For School-aged Visitors  
Align interpretive services directed at school-aged visitors with California Department of Education Content Standards.
10. Build Interpretive Capacity  
The capacity of Sonoma State Historic Park to provide high quality interpretive services will be continually strengthened.
11. Utilize Long Term Planning For Interpretation  
The interpretive program at Sonoma State Historic Park will employ long term planning to guide interpretation at the park.

These goals are focused more on policy and quality of interpretive methods utilized throughout the site than they are prescriptive elements that dictate any particular use or set of uses. Except where individual buildings are described, it is assumed that these goals can be implemented as part of a comprehensive rehabilitation plan for the site that includes the introduction of new or expanded uses into the individual buildings.

These goals also do not specify a level of intervention or describe types of interpretive displays that might be placed throughout the site or in the buildings. Other examples in the IMP include models, static displays, vignettes of particular uses or situation, and increased docent-led activities. For the purposes of this study it is assumed that the examples provided in the IMP remain relevant and consistent with the intended interpretative displays for the site.

### **Interpretive Themes**

When looking at the interpretive goals for the park, it must be filtered through themes that are specific to the sites within the park. Design decisions must be influenced by the historic contexts, and the historic themes that are represented in that context. In this way, each site is provides unique opportunities to express significance through its architecture. When these sites are interpreted for public education, as well as used for contemporary purposes, the design must be cognizant of the identified themes for interpretation.

The IMP identifies the following interpretive themes (and periods) for the buildings in the HSR study area:

1. Casa Grande Site and Servants' Quarters (1836-c.1852)
  - a. Casa Vallejo's home in Sonoma during the Mexican-era, a large two-story adobe known as La Casa Grande, served both as his residence and his headquarters as Military Commander of the Northern Frontier.
  - b. Native Americans who were captured in military raids or left homeless by the closing of the mission became laborers and servants for Vallejo and other EuroAmerican settlers in the Sonoma area.
2. Toscano Hotel Complex (1886-1910)  
Primary themes

- a. The changes in ownership and clientele of the Toscano Hotel mirror Sonoma's changing population in the latter half of the 19th Century and first decade of the 20th Century.
- b. The hotel became a home for Italian immigrant working men, providing a cultural haven where they could speak the same language, break bread together, share their American experiences, and provide support for each other in a foreign land.
- c. Sonoma's Italian Immigrants had to overcome many challenges to establish new roots in America, including overcoming discrimination, coping with language and cultural barriers, and performing strenuous manual labor in quarries and fields.
- d. The Ciucci family lived in the hotel they managed, helping provide a comfortable and familiar Italian family environment enjoyed by the homesick Italian immigrants who resided there.

Secondary themes

- e. Despite alterations throughout its history, the Toscano Hotel building has withstood the test of time, preserving a record of ordinary building styles common to Sonoma through the late 19th century and early 20th century.

**Site Challenges Casa Grande Site and Toscano Annex Area<sup>55</sup>**

Just as implementing new uses must combine the interpretive goals for the property, interpreting the property in the most effective manner must consider the design challenges of the site. As presented in the IMP draft, identified site challenges include:

- In spite of its high visibility, high foot traffic location on the Sonoma Plaza adjacent vibrant businesses, this is the least visited and least vibrant area in Sonoma State Historic Park.
- Plaza visitors and most visitors to Sonoma SHP do not perceive this area to be part of the park; there is no "entry experience" of entering a special historic area, no "spirit of place" within this area.
- The highly visible, modern Cheese Factory façade, and the commercial signage they have installed facing into the site, diminishes visitor perception of this area being a historic place that is part of Sonoma State Historic Park.
- Modern amenities (kiosk, modernistic benches, etc) installed by State Parks in this area do not support visitor perception of a historic site that is part of Sonoma SHP.
- There is no interpretation provided in this area, no communication of the primary themes in the General Plan related to the Casa Grande, the Servants Quarters and the Toscano Hotel/Kitchen/Annex.
- There is little reason for visitors to enter this area, beyond travelling to and from the back parking lot.

The common thread is the lack of prominence of the site within the immediate surroundings and within the larger Plaza environment. Visitors do not clearly identify this area as a park, nor to they see it as part of the larger commercial context. There is little information and few designed elements to define or direct the visitor experience.

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<sup>55</sup> California State Parks, Draft Recommendations Section for the New Interpretation Master Plan (6 June 2011), 25.

Identified possible solutions include:<sup>56</sup>

- Move the Sonoma SHP visitor center / gift shop from its low visibility location in the Barracks to the high visibility and retail optimal location of the Annex [Hotel Annex]. Replace low steps into the Annex building with a ramp for universal access.
- Evoke a “spirit of place” perception of this area and a sense of it being part of Sonoma SHP via new landscaping, iconic interpretive features and the addition of unifying architectural elements, including:
- A 4-feet to 5-feet high adobe wall and vegetation separating Sonoma SHP property and the Cheese Factory
- A low 3-feet to 4-feet adobe wall along the Spain Street sidewalk, framing a spacious entryway into park property. Wall would run a short distant along the sidewalk from both the Toscano Hotel side and the Cheese Factory side to create a park “entry experience”.
- Paint the adobe walls and the Servants Quarters to match the color of the Barracks and Mission. [The IMF does not specify if stucco should be applied prior to painting, but it is assumed that the treatment would be similar to that used on the Barracks building – smooth adobe parge coat with a white painted finish.]
- Install, in the area between the Spain Street sidewalk and the [Hotel] Annex, a large, walk-around 3-dimensional model of the Plaza and Mission as they appeared circa 1836. Low profile interpretive signage around the model would interpret the Casa Grande and other period buildings along with various themes related to the site and the early history of Sonoma.
- Draw visitors into the site by displaying near the Spain Street sidewalk one or more large, vandal resistant, interpretive reproductions of iconic objects from the Casa Grande interpretive period of 1836 – 1852. For example, an ox cart similar to one displayed in the Barracks courtyard.
- Install interpretive displays / house museum vignettes in the ground floor area of the Servants' Quarters that can be viewed by visitors standing at the various doorways to the structure.
- Install visitor amenities such as picnic tables and benches where landscaping, shade or other ambiance would make them inviting for use.
- Add thematic outdoor interpretive signage for the Servants' Quarters, Toscano Hotel / Kitchen [Annex] / [Hotel] Annex. All new exterior signage in this area and at other Sonoma SHP sites should share common, unifying design and style elements that increase perception of all sites being part of the same State Park.
- Convert the first floor of the Tank House into an exhibit space for interpreting the Toscano Hotel complex and related themes. Replace the entry steps with a ramp to make the first floor accessible.
- Consider a new visitor traffic plan for the Barracks where visitors, after buying park admission tickets at the new [Hotel] Annex Visitor Center, would enter the Barracks via

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<sup>56</sup> Ibid, 25.



the entrance near the restrooms on the Casa Grande side. The breezeway through the Barracks out to Spain Street could be made an "exit only" portal. Visitors within the Barracks could exit via this portal or the entrance on the Casa Grande side. Potential visitors walking along the Spain Street sidewalk would be able to look into the Barracks through the breezeway but would be directed by signage to the Toscano [Hotel] Annex Visitor Center for tickets and entrance.

### **Challenges for the Toscano Hotel**<sup>57</sup>

Currently, only the Toscano Hotel is open to the public on a regular basis. It is the primary interpreted space for the complex, even though access is generally limited to the entry enclosure for passive viewing of the interior only. The IMP recognizes this limitation and notes the following interpretative challenges for this building:

- Current furnishings and interpretation are consistent for a typical Victorian house museum but do not communicate the historic reality of a simply furnished 1895 place of lodging for bachelor laborers recently arrived from Italy.
- Primary themes for the Toscano Hotel specified in the General Plan are not communicated by the furnishings, exhibits and many of the docents.
- A primary theme for the Toscano is "Italian immigrants struggle to establish new roots", yet no Italian heritage groups were involved in the development of the current interpretation and furnishing of the hotel.
- The dominant feature in the hotel lobby is a large floor-to-ceiling wrought-iron cage. Unlike the Vallejo Home where visitors only peer through similar iron work to see into furnished rooms, at the Toscano Hotel visitors touring the hotel experience the cage as the overriding visual element in the room.
- On days when the Toscano Hotel is not open for tours, few passersby on the Spain Street sidewalk realize the closed front door is unlocked and they are permitted to enter "the cage" to view the lobby. For those few who do try the door and enter the cage, there is no accessible interpretative signage provided.

It should be noted that the current interpretation of the Toscano Hotel appears to represent the period between 1902 and 1914. During this period, the proprietors moved their family to the second floor and relocated all commercial lodging to the newly completed Kitchen Annex and Hotel Annex buildings. A bathroom was installed c.1914 on the 2<sup>nd</sup> floor of the Toscano Hotel. The bathroom is no longer extant and is assumed to have been removed in the 1960s or 1970s during repair and renovation work. All finishes date to the 1974 renovation and all furniture is period appropriate but not original to the building. The interpretation of the rooms is for a range of likely uses within the building, but the exact uses during the 1902-1914 period may not be fully known or represented in the current scheme.

### *Proposed Solutions*

- Create a new furnishing plan and exhibit plan for the Toscano, with input from Italian heritage representatives, that correctly address the site history and the General Plan mandated themes and historical time period for the site's interpretation.
- Combine the Toscano docents with the State Parks docent program for unified training and consistency in interpretive presentations.

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<sup>57</sup> Ibid, 25.

- Remove the wrought-iron cage from the lobby. Leave the Spain Street entrance door locked when the hotel is not open for tours but add a low profile interpretive panel about the hotel on the sidewalk near the entrance.
- On days when the hotel cannot be staffed by docents, consider offering one or more daily scheduled tours of the hotel and kitchen that would start at the new Toscano [Hotel] Annex Visitor Center.

Garavaglia Architecture, Inc. concurs with these challenges for visitor experience opportunities at the site. Implementing a variety of new uses in the buildings and on the site can address many of these challenges and be consistent with the nature of the proposed solutions already under consideration as part of the IMP.

## CODE CONSIDERATIONS FOR USE PLANNING

With any changes in use, there are potential impacts on the historic fabric. The following use types are presented briefly to show the potential range of code requirements and associated potential impacts. Final determination of use is not part of the HSR scope but is informed by economic benefits, market demands, and careful consideration of long-term impacts on the historical integrity of the resources.

### Combination of uses

Uses are considered for the subject buildings of the HSR project as well as the site between the structures and between the north parking lot and East Spain Street. Each use type has a range of specific uses and each has potentially different code and upgrade requirements. There is not one single use being considered at this point that would fully occupy all of the buildings. Rather, a combination of the following uses throughout the complex is the most likely scenario. Where interdependent uses can be implemented, there is greater economy of space and a reduction in potential impacts. For example, combining a hotel use with a restaurant that serves several dining areas in several buildings has less impact than separate catering facilities for site dining and for café use inside a building. Combining hotel rooms across several buildings is more economically feasible than using only one building. Or providing retail space in the buildings and on the site may create a larger retail experience for the potential visitor, instead of isolated offerings separated by unrelated activities or commercial venues.

### General use change considerations

Regardless of which use category, or specific use, may be placed in each of the structures, there are code implications that should be considered. The following are important code-related items that will inform programming and planning for the desired use:

- The CHBC is used for qualified historic buildings and provides alternative methods for meeting the spirit of the "regular" code while providing an acceptable level of safety for the occupants. The CHBC will be helpful in cases where the existing occupancy classification or use matches the present or historic use.
- The range of historic uses within the complex including: Residential (this includes hotels and lodging houses), Business, Assembly (this includes restaurants and bars), Storage, and Utility.

- If occupancy is limited to 49 or less in each room, an Assembly occupancy classification can be avoided. Above 50 people, the Assembly occupancy has more extensive requirements such as two exits, panic hardware on exit doors, higher plumbing fixture counts, etc. that can have much greater impact on historic fabric, as well as increase project budgets.
- Generally, one exit will be required from rooms and buildings with less than 50 occupants. Once the room or building has more than 49 occupants it will need two or more exits.
- The buildings are not large enough nor with enough occupants to require fire sprinklers. However, fire sprinklers may be desired, or could be considered as a trade-off to reduce other fire safety requirements in the buildings such as occupancy separation requirements.
- The exterior wall fire rating requirements can typically be met with existing construction.
- Fire protection is typically required for openings such as doors and windows in excess of percentages allowed by the code (based on wall / opening area) and can typically be provided by targeted fire sprinklers connected to the domestic water service.
- Generally, accessible restrooms within a reasonable distance will fulfill code requirements. The current site amenities meet this requirement. Signage indicating location should be installed.

In general, there are no additional structural upgrades required for the proposed uses beyond the suggested seismic strengthening noted in the existing conditions discussion.

## PROPOSED USES AND POTENTIAL IMPACTS

### Hospitality

The hospitality use includes everything from reception space to lodging. Within lodging there is a wide range of expected amenities depending on the target market. Therefore, consideration of the target market is critical to determining what might be an appropriate or an inappropriate level of use. For the purposes of this study, a relatively low-end lodging use has the least impact on the resource because of the relatively small size of the rooms and the possibility of shared bathing and restroom facilities (see Fig.56).

#### *Characteristics*

- Low-end lodging with shared baths, similar to a pension or hostel.
- Limited occupancy of 49 people or less in the common spaces to maintain a Business (B) occupancy. This avoids major upgrades associated with an increase in number of occupants.
- Buildings under consideration for this use:
  - Lobby: Toscano Hotel (1st floor)
    - perhaps in combination with a cafe or other uses in the Kitchen (1st floor) or elsewhere on the site

- Single occupancy lodging: Toscano (2nd floor), Kitchen (2nd floor), Annex (all)
  - ADA-compliant lodging on the first floor of Annex
- Dorm-style lodging: Servants' Quarters (2nd floor) as dorm-style bunk room –
  - This does appear to be in keeping with the historic residential use of the building, however further code and impacts analysis to determine what upgrades would be needed to allow, or to rule out, this use for this building

*Potential Requirements and Impacts*

- Site
  - Spaces between the buildings can be used for cafe dining in conjunction with lodging.
  - Improved circulation between the buildings would be necessary but is keeping with the proposed upgrades for the current Interpretive Improvements project.
  - There are increased security requirements for the general public as well as hotel and restaurant patrons.
- Code impacts
  - Temporary lodging with shared bathrooms and bathing facilities is allowed by the State of California according to the Department of Housing and Community Development (HCD).
  - If a lodging use is pursued, there should be a room available on the first floor of one of the buildings that can be designated as being ADA compliant.
  - Temporary lodging, which is a Residential (Group R-1) occupancy use group, will require a one-hour separation from a Business (Group B) occupancy use group in sprinklered conditions and two-hours in a non-sprinklered condition. This may require additional fire protection upgrades for the Toscano and/or the Kitchen depending on the final use program.
  - Appropriate natural light and ventilation, as well as an alternate emergency escape route through a window opening must be provided for each sleeping room. The current configuration of rooms has operable windows in each room for light and ventilation. An appropriate means of egress and exit(s) should also be provided.
- Architectural
  - The north ceiling slopes down very low on the second floor of the Toscano Hotel. This may require modification to allow for access and changed usage of the second floor. If this modification is required, some investigation may be necessary to determine whether the low ceiling may be character-defining relative to date or period of construction.
  - In the Toscano Hotel, lodging on the second floor could retain the board wall construction and current layout, but reintroduction of a common bathroom may be desired. A bathroom was installed in the northeast quadrant of the second floor in 1914, but the current ceiling height in this part of the building is problematic. Further study of architectural options for a bathroom on the second floor is required to determine the extent of impacts if this design feature is reinstalled in the Toscano Hotel.
  - The addition of a shared bathroom on the second floor of the Kitchen would be required to allow for lodging use. Little modification would be necessary to the second floor otherwise.

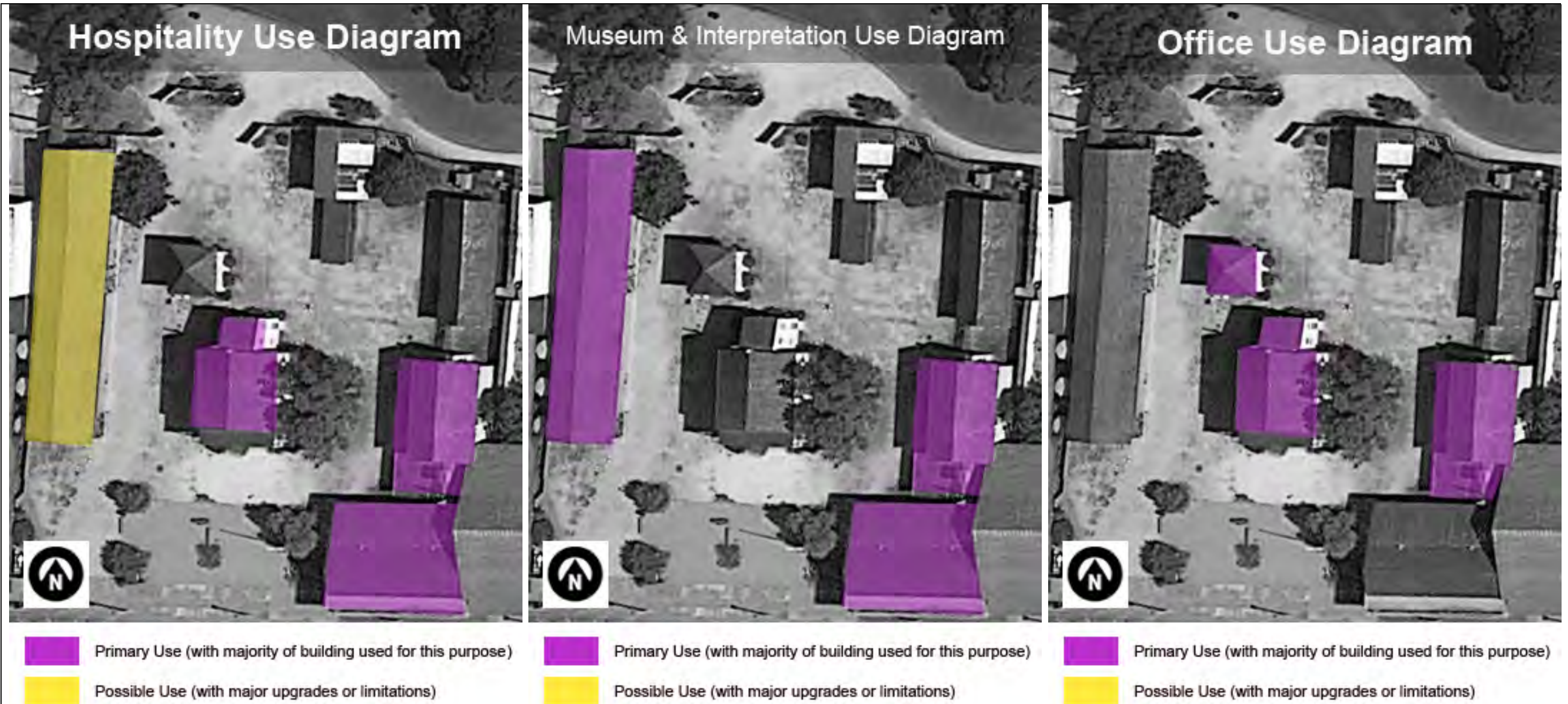


Figure 56. Use Distribution Diagram showing where hospitality, museums and interpretation, and office uses might be placed within specific buildings. This diagram illustrates the variety of placement and multiple options that may be available for building and site utilization under the various reuse scenarios being considered.

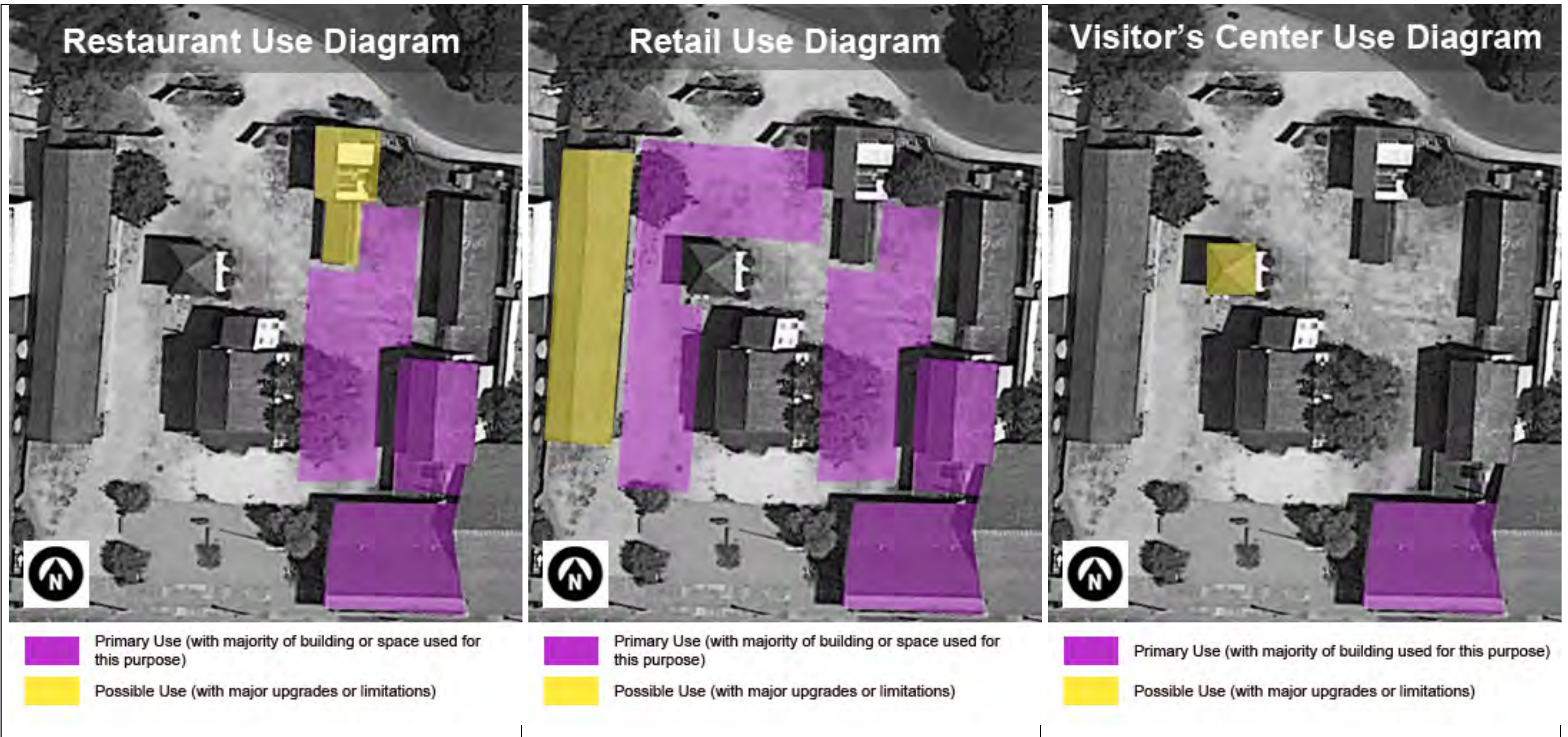


Figure 57. Use Distribution Diagram showing where restaurant, retail and Visitor's Center uses might be placed within specific buildings. This diagram illustrates the variety of placement and multiple options that may be available for building and site utilization under the various reuse scenarios being considered.

- The Annex is already arranged to handle overnight accommodations. Shared restrooms are present on the second floor, and new bathing facilities may be accommodated at the rear of the building in the location of the current kitchen.
- This reintroduces the historic use to the buildings in the Toscano Hotel Complex with minimal potential modifications.
  
- Systems
  - Limited heating is currently available in the Toscano Hotel. No heating or cooling systems are in the Kitchen. Installation of heating and cooling systems would require the following:
    - Conversion of the existing heating system in the first floor of the Toscano Hotel to heating and air conditioning.
    - Installation of an exterior condensing unit to add air conditioning. This could be screened from view but may be audible throughout the site.
    - Installation of duct risers either inside or outside of the buildings to provide conditioned air to the second stories.
    - Alternatively, "stand alone" units could be installed in the rooms with exterior louvers. This is highly reversible but more visually intrusive.
  - Increase the existing electrical service size in all the buildings to accommodate additions to air conditioning, ventilation, any café equipment, receptacles, and ADA accessibility.
  - Installation of new or improved fire alarm and security systems is recommended but may not be required if a B-occupancy is maintained.
  - Installation of energy efficient interior and exterior lights can be done either by retrofitting the current fixtures or installing period-appropriate versions.
  - Add phone and data access for rooms and as well as any hotel service desk(s).

### **Restaurant**

The restaurant use also contains a range of possible options. Low-impact uses include cafes and beer/ wine bars where there is limited food preparation and large-scale food storage is not required. At the other end of the use spectrum is a full-service restaurant. The kitchen requirements for this type of establishment include food storage for up to 25% of the kitchen area or one square foot per seat. Also included are food preparation areas with a hand sink, a 3-compartment sink, and a mop sink. High-temperature cooking facilities require a mechanical hood, grease trap, and potentially the addition of commercial dishwashing equipment. A separate area for employee clothes storage (locker and changing area) and a dumpster pad with an enclosure is also required. Potential impacts are greater with broader restaurant capabilities. This use would be in combination with other uses for other portions of the property (see Fig.57).

### *Characteristics*

- Install a modern kitchen in the Kitchen building (1st floor).
- Dining could be accommodated in the Toscano Hotel (1st floor), possibly in the Kitchen dining room, and outside on the site. Health department requirements for food transportation requirements require further study.
- An alternative may include installation of a modern kitchen in the barn or in a new addition to the north in the area between the Kitchen and the 1980s restroom building to limit impacts on the Kitchen Building.
- Limited occupancy of 49 people or less in the dining spaces will allow a Business (B) occupancy use. This avoids major upgrades associated with increase in number of

occupants

*Potential Requirements and Impacts*

- Site
  - Site impacts are primarily limited to seating arrangements and requirements related to installing and separating seating within the larger site boundaries.
  - Improved circulation between the buildings would be necessary but is keeping with the proposed site upgrades for the current Interpretive Improvements project.
  - There are increased security requirements for hotel and restaurant patrons.
- Code impacts
  - An occupancy of 49 people or less will limit floor area within an Assembly use (A occupancy) to 735 square feet or less. The main room in the Toscano Hotel including reception and bar area is under 700 square feet excluding the area in front of the stair and the existing dining area in the Kitchen building is under 600 square feet, so this use could be accommodated in these spaces without triggering additional code requirements.
  - Health department requirements vary by level of food preparation. Specific examples are listed in the introductory paragraph and under Systems. In general, the levels described below will trigger increased requirements:
    - liquids only (bar)
    - non-cooking (premade foods)
    - low-temperature cooking (pasta, sandwiches, etc.)
    - high-temperature cooking (frying, roasting, etc.)
- Architectural
  - Potential impacts from any restaurant use would stem from installation of food preparation and storage facilities in the Kitchen. The less intense the cooking facilities (bar or cafe) the fewer potential impacts may be introduced.
  - Alternatively, there could be limited impacts from construction of a new building or addition to house the kitchen activities. This could be limited by using existing, non-public open space between the Kitchen and the restroom barn for construction of a new facility, or through conversion of the existing barn into a kitchen.
- Systems
  - Cooking facilities inside the Toscano Hotel would require a significant plumbing upgrade and may require the addition of a ventilation hood. It is most appropriate to install a modern kitchen in another building and limit the Toscano Hotel to dining or reception usage.
  - In the Kitchen, the exhaust hood over the existing stove would have to be replaced with an exhaust hood, fan, and duct that meet current code. The size required would be based on size, location and temperature of the cooking surface below.
  - The existing sinks could be utilized, but dishwashing equipment would have to be added.
  - A water heating system would need to be added. Depending on the selected equipment, upgrades to the gas service may be needed.



- Other equipment such as a grease interceptor may be needed depending on the local code requirements.
- Increase the existing electrical service size in all the buildings to accommodate additions to air conditioning, ventilation, any café equipment, receptacles, and ADA access.
- Installation of new or improved fire and security systems is recommended but may not be required if a B-occupancy is maintained.
- Installation of energy efficient interior and exterior lights can be done either by retrofitting the current fixtures or installing period-appropriate versions.
- Add phone and data access for kitchen and dining service areas.
- No heating or cooling systems are in the Kitchen. Installation of heating and cooling systems would require the following:
  - Installation of an exterior condensing unit to add air conditioning. This could be screened from view but may be audible throughout the site.
- Installation of a modern kitchen in the existing barn presents several solutions that could reduce impacts on other buildings on the site.
  - The barn is closer to the existing electrical transformer and switchboard. This may make upgrades easier to accommodate than if the kitchen facilities were in the Kitchen or elsewhere on the site.
  - The barn could also help meet dry food storage requirements with more limited upgrades
- In general, the types of systems upgrades needed for a full-service restaurant and for a cafe/bar use increase along with the cooking temperatures required for food preparation. What differs is the extent of the upgrade. For example, any use will require increasing the electrical system capacity, installation of heating and cooling, and modification of historic fabric to accept equipment. However, the levels of modifications are less for smaller equipment (bar or cafe) than they would be for a full-service restaurant (large ventilation hood, grease interceptors, etc.) The exception may be a non-cooking kitchen, similar to a food kiosk.

### **Visitor Center**

A visitor center would be an expansion of the current interpretive use of the Toscano Hotel's first floor. Concessions could be moved into the space with minimal upgrades and the potential impacts from such a use may be limited to increased circulation through the first floor spaces, and not as a result from architectural modifications or upgrades (see Fig. 57).

### *Characteristics*

- Conversion of the Toscano Hotel (1st floor) from pure interpretive use to interpretive and concessions (sales) use.
- The interior use could be combined with exhibits, crafts, demonstrations, and/or living history programs similar to those done at other parks and at the nearby Mission with limited impacts on the historic fabric or the 1970s interpretive efforts.
- The current concessions would be relocated from the Barracks.
- Alternatively, a smaller Visitor Center with very limited concessions (a kiosk-type facility) could be located in the Tank House (1st floor).
- This option is identified in the Interpretive Master Plan (IMP) as a potential use for the Hotel Annex and the impacts discussed for the Toscano Hotel would apply in that space as well. Garavaglia Architecture, Inc. is recommending that the Visitor Center be placed in the Toscano Hotel, rather than the Hotel Annex, because of the greater flexibility of

the first floor spaces to accommodate displays and interpretive materials in the Hotel. The current layout of the Hotel Annex is not particularly well suited for reuse as a Visitor Center because of the small rooms and relatively limited circulation paths through the interior.

- Limited occupancy of 49 people or less in the common spaces will allow a Business (B) occupancy use. This avoids major upgrades associated with increase in number of occupants.

#### *Potential Requirements and Impacts*

- Site
  - If the Tank House location is selected for a Visitor Center kiosk, circulation pattern throughout the site may change. Impacts from these changes would require further analysis.
- Code impacts
  - An occupancy of 49 people or less will limit floor area within an Assembly use to 735 square feet or less.
- Architectural
  - Very few architectural impacts are anticipated in this use category. Increased signage at the sidewalk would be required to direct foot traffic and protection of interior finishes may be necessary. Signage improvements are currently identified as needed improvements in the IMP.
  - Increased security and storage areas for merchandise and informational materials would be necessary. Storage could be placed on the second floor of the Toscano Hotel, or on the second floor of the Tank House depending on the location and extent of required storage.
  - Alternatively, items could be stored in the existing barn once building envelope conditions have been addressed, and security improved.
- Systems
  - Toscano Hotel
    - Limited heating is currently available in the Toscano Hotel. Installation of heating and cooling systems would require the following:
      - Conversion of the existing heating system in the first floor of the Toscano Hotel to heating and air conditioning.
      - Installation of an exterior condensing unit to add air conditioning. This could be screened from view but may be audible throughout the site.
      - Installation of duct risers either inside or outside of the building to provide conditioned air to the second floor.
      - Alternatively, "stand alone" units could be installed in the rooms with exterior louvers. This is highly reversible but more visually intrusive.
    - An increase in the existing electrical service would be needed in the Toscano Hotel to accommodate additions to air conditioning, ventilation, any café equipment, receptacles, and ADA access.
      - Additional outlets and lighting may be desirable as well.

- Installation of new or improved fire alarm and security systems is recommended but may not be required if a B-occupancy is maintained.
- Installation of energy efficient interior and exterior lights can be done either by retrofitting the current fixtures or installing period-appropriate versions.
- Add phone and data access throughout the buildings.
- Tank House
  - There is no heating and air conditioning currently. Small portable units could be used for the small spaces within this building.
  - Existing phone, data, and power would not need additions. However, new devices are recommended.

### House Museum

The current use of the Toscano Hotel and the first floor of the Kitchen is as interpretive space, or as a House Museum. The goal is to depict the historic resource as it appeared at the turn of the 20th century, during its period of significance as an Italian immigrant, working-man's lodging. Most of the Toscano Hotel finishes were installed in the 1970s to invoke a sense of the place at that period of time. Those in the Kitchen Annex appear to be partially original. Maintaining this existing use, in its existing capacity and level of access, in the Toscano Hotel and Kitchen Annex has limited potential for impact on the historic resources. Expanding this to the Servants' Quarters (as presented in the IMP) would constitute a change in use and may require seismic and other upgrades to the building (see Fig. 56).

If the frequency of public access increases, or if modern interpretation methodologies are implemented, the range of potential impacts increases. The use as defined in the CHBC would not change, but the intensity of the use would change and may triggered desired upgrades to the existing facility.

### *Characteristics*

- This would continue the current use at the Toscano Hotel and Kitchen, but change the use in the Servants' Quarters.
- The current level of use, and interpretation methodologies remains as it is currently.
- It could be combined with other uses in other buildings.
- Increased access and /or expansion of the interpretive displays could also be accommodated with minimal impacts on the historic resources.
- This use is presented in the IMF as a possible use for the first floor of the Toscano Hotel and for the Servants' Quarters.
  
- Limited occupancy of 49 people or less in the common spaces will allow a Business (B) occupancy use. This avoids major upgrades associated with increase in number of occupants. Generally the rooms are not large enough to qualify for a higher occupancy rating. However if other uses were considered that did allow for more dense occupation, a practical limit of 49 will greatly reduce potential impacts from code-required changes above 49 people.

### *Potential Requirements and Impacts*

- Site
  - Continuing the House Museum use has potentially no impacts on the current site beyond the circulation issues present in the existing conditions.

- Code impacts
  - An occupancy of 49 people or less will limit floor area within an Assembly use to 735 square feet or less.
  - If expanded access to the second floor is desired, equivalent facilitation on the first floor is one option to comply with ADA requirements. This would avoid the need to install a lift or elevator to the second floor, but would require dedicated space on the first floor for the interpretive material.
  
- Architectural
  - Potential impacts from continued House Museum use are limited to possible disruption of existing non-historic, period-appropriate finishes.
  - If use were to increase in frequency, wear and tear on the finishes would increase and may require modification of the existing finishes with more durable materials.
  
- Systems
  - Limited heating is currently available in the Toscano Hotel or the Kitchen. Installation of heating and cooling systems would require the following:
    - Conversion of the existing heating system in the first floor of the Toscano Hotel to heating and air conditioning.
    - Installation of an exterior condensing unit to add air conditioning. This could be screened from view but may be audible throughout the site.
    - Installation of duct risers either inside or outside of the building to provide conditioned air to the second floor.
    - Alternatively, "stand alone" units could be installed in the rooms with exterior louvers. This is highly reversible but more visually intrusive.
  - Careful selection of reproduction materials for the Servants' Quarters is recommended. These items may not need climate controlled spaces and this would remove the potential for impacts from installation of such a system in the building.
  - The current electrical service size may be sufficient for minimal lighting and power needs. Any increases in usage, or utilization of more modern interpretive methodologies (flat screen displays, interactive panels, increased lighting, computers and/or onsite servers to supply interactive material, etc.) would likely require electrical system upgrades. At a minimum this would include additional distribution of conduit throughout the building, and may also require an upgraded electrical service.
  - Installation of new or improved fire alarm and security systems is recommended but may not be required if a B-occupancy is maintained.
  - Installation of energy efficient interior and exterior lights can be done either by retrofitting the current fixtures or installing period-appropriate versions.
  - Add phone and data access throughout the buildings would allow for installation of modern display equipment. Conduit could be shared between data and upgrade electrical wiring.

### **Retail**

Retail uses could include moving concessions to the Toscano Hotel. It could also include rental of the buildings for small shops and displays. There are a number of retail establishments within the NHLD that are in buildings of various ages. Apart from the Toscano Hotel and the Servants' Quarters, the other buildings on the site are similar in age to other buildings on the square. 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 (see Fig. 57).

### *Characteristics*

- This use could be accommodated in varying degrees in most of the interior spaces at the site: Toscano Hotel (1st floor), Kitchen (1st floor), site (as an open air market), and/or Servants' Quarters (1st floor)
- Interior retail could be combined with similar site retail such as a Farmers' Market or local crafts/artisan market with storage in the Servants' Quarters.
- Other options for the Servants' Quarters include bicycle rental or other storage-required business at the south end where the barn doors face East Spain Street.
- Demonstration retail such as a blacksmith, leather tooling, or other historically relevant crafts could be placed in the barn and combined with site usage for displays or demonstrations.
- Limited occupancy of 49 people or less in the mercantile spaces will allow a Business (B) occupancy use. This avoids major upgrades associated with increase in number of occupants.

### *Potential Requirements and Impacts*

- Site
  - There is a great deal of site usage potential with the retail use category.
  - Beyond circulation, minor modifications may be required to support exterior retail. Temporary shelters (umbrellas, shade structures, etc.) could be installed to limit visual impacts to operating hours only.
  - More impactful choices may include construction of more permanent, but still reversible, shade and/or weather shelters for year-round market use.
  - Security is a concern for demonstration retail where exterior site areas may be incorporated into activities. This could be addressed with reversible fencing or other physical features to direct access to some portions of the site.
- Code impacts
  - If occupancy is kept to 49 persons or less, there are no code required upgrades anticipated.
- Architectural
  - Like a Visitor Center with concessions, retail could be accommodated with little impact on the interior spaces.
  - Selection of appropriate retail offerings (small-scale, relatively light weight, etc.) is suggested to limit the potential for impacts from daily use and storage.
  - This could be combined with other uses on the site.

- Systems
  - Limited heating is currently available in the Toscano Hotel. Installation of heating and cooling systems would require the following:
    - Conversion of the existing heating system in the first floor of the Toscano Hotel to heating and air conditioning.
    - Installation of an exterior condensing unit to add air conditioning. This could be screened from view but may be audible throughout the site.
    - Installation of duct risers either inside or outside of the building to provide conditioned air to the second floor.
    - Alternatively, “stand alone” units could be installed in the rooms with exterior louvers. This is highly reversible but more visually intrusive.
  - Heating and air conditioning would have to be added to the Servant Quarters.
  - Current service size could be sufficient for just lighting and some power needs.
  - Installation of new or improved fire alarm and security systems is recommended but may not be required if a B-occupancy is maintained.
  - Installation of energy efficient interior and exterior lights can be done either by retrofitting the current fixtures or installing period-appropriate versions.
  - Add phone and data access throughout the buildings.

### **Offices**

The Annex is currently used for offices. The first floor contains a combination of DPR and leased space. The second floor is used for DPR offices and storage. With limited amenity upgrades, these areas could be rented for commercial office use for a variety of low-impact occupants. Administrative offices, professional office space, or organizational space is recommended. Generally these occupants do not require 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 (see Fig. 56).

### *Characteristics*

- This is the current use at the Annex and on the first floor of the Tank House and could be accommodated in the Kitchen and/or in the Toscano Hotel.
- Depending on ADA requirements, additional office space may be appropriate for the second floors of the Kitchen, Annex, or the Tank House.
- This could be considered for the Servants' Quarters but would require more extensive work, and has a greater potential for impacts on the historic fabric.
- Limited occupancy of 49 people or less in the common spaces will allow a Business (B) occupancy use. This avoids major upgrades associated with an increase in number of occupants.

### *Potential Requirements and Impacts*

- Site
  - Circulation to rental office space may require minor adjustments to circulation paths between buildings.

- Code impacts
  - If occupancy is kept to 49 persons or less, there are no code required upgrades anticipated.
- Architectural
  - Impacts can be limited through careful selection of tenants and restrictions on modifications to existing spaces. Depending on the tenants, no architectural modifications may be needed beyond upgrades for systems and access.
- Systems
  - Limited heating is currently available in the Toscano Hotel and Annex. Upgrades/Installation of heating and cooling systems would require the following:
    - Conversion of the existing heating system in the first floor of the Toscano Hotel to heating and air conditioning.
    - Installation of an exterior condensing unit to add air conditioning. This could be screened from view but may be audible throughout the site.
    - Installation of duct risers either inside or outside of the building to provide conditioned air to the second floor.
    - Alternatively, “stand alone” units could be installed in the rooms with exterior louvers. This is highly reversible but more visually intrusive.
  - An electrical service increase in the Kitchen, including a new panelboard is recommended to accommodate additions of office equipment and lighting.

## POTENTIAL USES SUMMARY

Within the considered uses, no one use is large enough or appropriate for all the buildings and the site. Therefore, it is assumed that multiple uses will be implemented across the complex. The use parameters as presented above, consider only impacts on the historic fabric from construction and physical use. They do not consider economic viability, market demands, changing resource utilization priorities, or other internal and financial parameters that DPR must balance. For most of these uses, an update or amendment to the General Plan might also be required. Additional studies and further conversations will be required to provide a full picture of the selected use or uses for the Toscano Hotel Complex.

In terms of physical impacts and impacts on historic materials and integrity, each use category is summarized below:

### Hospitality

- Benefits
  - Utilizes the Toscano Hotel, Kitchen Annex, and the Hotel Annex
  - Continues a historic use
  - Has the potential to expand usage of the site during evening hours
  - Has a moderate level of potential impacts as part of a general rehabilitation for this use

- Challenges
  - Limited number of rooms may not make this economically feasible
  - Size of existing rooms may limit the level of hospitality (price point) possible
  - Will require systems upgrades as well as ADA compliance

### Restaurant

- Benefits
  - Range of possible implementation levels – café/bar, limited (low-heat) menu, full-service (high-heat) menu to meet a range of potential dining needs
  - Utilizes the Kitchen Annex, Toscano Hotel, and the site
  - Continues a historic use
  - Has the potential to expand usage of the site during evening hours
  - Has a moderate level of potential impacts to most areas as part of a general rehabilitation for this use
- Challenges
  - Has the potential for major impacts on the kitchen room in the Kitchen Annex
  - Health code requirements may require construction of workers' facilities elsewhere on the site
  - Circulation between buildings may require further modifications to meet health requirements for food handling

### Visitor Center

- Benefits
  - Fulfills a goal of the IMP
  - Can greatly improve the visitor experience at the park
  - Has the potential to provide greater public access to the Toscano Hotel
  - Has a relatively low level of potential impacts to the subject areas as part of a general rehabilitation for this use
- Challenges
  - Has limited income potential
  - Uses only one building (as currently presented) and may not directly tie into uses in the other buildings
  - May require reduction of current concessions offerings because of the smaller space in the Toscano Hotel as compared to the Barracks building location

### House Museum

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

### Retail

- Benefits
  - Has the potential to utilize large portions of the site, including the Toscano Hotel, Kitchen Annex, Hotel Annex, and the site
  - 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
- 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.

### Offices

- Benefits
  - Utilizes the Hotel Annex and possibly the Kitchen Annex 2<sup>nd</sup> 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
- Challenges
  - Does not provide additional public access to the buildings
  - Does not expand usage of the site during non-business hours

## Chapter 7

# OPTIONS ANALYSIS AND CONCLUSIONS

Regardless of what uses are selected, and even if no new uses, or changes in current occupants and uses is made, the buildings must receive attention to address the many major deferred maintenance issues. These repairs are not economically insignificant and are necessary if the buildings are to remain useable into the foreseeable future. Careful planning is recommended so that necessary repairs can be undertaken with desired upgrades for potential uses at the same time to limit disruptions to historic fabric. This is especially true for the roofs. All the buildings require new roofs. For all the buildings, seismic upgrades at the roof level are recommended. It is most efficient and practical to undertake seismic upgrades at the roof level concurrent with the installation of a new roof.

It is also strongly recommended that additional seismic upgrades be implemented to offer increased protection to the historic resources in case of an earthquake. This will also provide a measure of protection for any financial investments made to upgrade systems, develop new interpretive displays, or rehabilitate for new uses. In the case of the Servants' Quarters, no new use can be placed within the building without executing a seismic strengthening plan.

### EXISTING CONDITIONS

All of the buildings require repairs to address deferred maintenance. These include:

- New roofs - This should be coordinated with seismic upgrades at the roof level to maximize the long-term benefit to the buildings.
- Window repairs - The windows on most buildings need minor repairs, including new glazing putty and paint. Repairs should incorporate limited improvements such as weatherstripping to improve energy efficiency with minimal impact on historic fabric.
- Siding refinishing - The paint finish on all the wood-frame buildings is failing. Basic surface preparation in combination with limited repairs, is required for long-term finish performance.

- Modifications to exterior stairs and entry thresholds to make the first floors of each building more ADA accessible.

## POTENTIAL USES AND IMPACTS

There is a range of potential impacts inherent in each of the various use types. Careful selection of uses at the low-impact range can be accommodated by addressing the existing conditions to allow for increased usage with minimal impacts. However, both new use and continuation of the existing uses, would greatly benefit from some level of system upgrades in addition to building envelop repairs as noted above in Existing Conditions. Ultimately, the final use selection for each space depends on the desired outcome for the site, and the desired balance of income-producing utilization versus impacts on historic fabric.

Very limited systems and universal design upgrades can be accommodated with relatively minimal impact on historic fabric. This would allow for select retail, expanded office usage, continued house museum usage, or expansion of the house museum to a visitor center. The buildings could be returned to historic uses with slightly more moderate interventions. These can be designed to limit impacts if other areas of the site can be used for modern needs such as a kitchen, storage, or restrooms.

The least impactful combination of proposed uses would maintain the current uses in each building but this may not expand public enjoyment of the site or otherwise benefit the overall mission for the park. However, a much wider range of uses could be accommodated with relatively minimal interventions such as electrical panel upgrades, improved heating and cooling, limited systems upgrades for data and communications, and improved universal access accommodations. This would expand the range of uses within each building and offer greater opportunity for public enjoyment of the resources. It also expands the potential for revenue generation to support ongoing maintenance and building stewardship.

The most impactful combination of proposed uses would return the complex to its original uses, but with limited modern amenities to make them commercially viable.

Greater consideration of proposed uses for the Servants' Quarters is still required. Seismic upgrades are required for any occupancy of the building, including interpretive uses. Use of the building for more than storage would also necessitate installation of electricity and/or security systems for interior spaces. ADA access is problematic because of the low door headers throughout and the general lack of accessible entries at the second floor level.

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Appendix A

# EXISTING CONDITIONS PHOTOS

## TOSCANO EXTERIOR CURRENT CONDITIONS



Figure A1. South elevation.



Figure A2. West and north elevations.



Figure A3. Detail of current "Toscano Hotel" sign.



Figure A5. Overlapping roof structure of the Barracks Building and the Toscano Hotel porch.



Figure A4. Detail of a typical window in the Toscano Hotel.

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report



Figure A6. Current front door. Earlier doors are in storage in the Servants' Quarters.



Figure A7. Detail of the current roof drainage at the front of the building.



Figure A8. The siding under the porch on the second floor appears to be original. Note the large width of the siding boards.



### TOSCANO INTERIOR CURRENT CONDITIONS



Figure A9. Bar and restaurant exhibit, looking west.

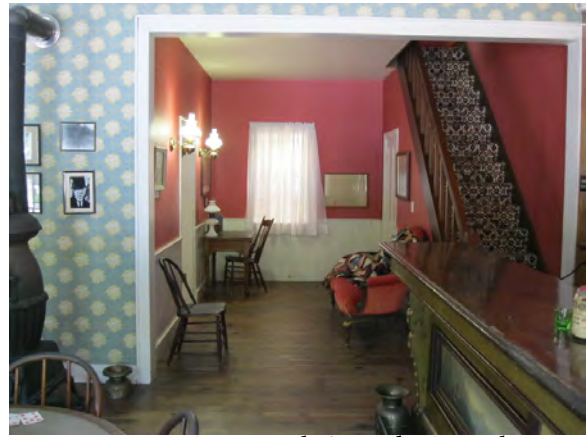


Figure A10 Looking north from the bar. This is 1 of 2 stairways to the second floor. (See Fig. A.18)



Figure A11. Detail of the bar area.



Figure A12. Detail of the eastern stair. Mechanical equipment is in the under-stair closet.



Figure A13. Central room, looking west.



Figure A14. Northwest room, looking west.

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report



Figure A15. Northwest room, looking east. This was once three separate rooms.



Figure A16. Western stair.



Figure A17. Water is damaging the floorboards on the second floor. These boards may be original.



Figure A18. Second floor room interpreted as a bedroom.



Figure A19. Wallpaper reveal showing the large, circular sawn, horizontal wall subsurface.



Figure A20. Northwest corner of second floor. This area was converted to a bathroom c.1914. The bathroom was removed in the 1960s.

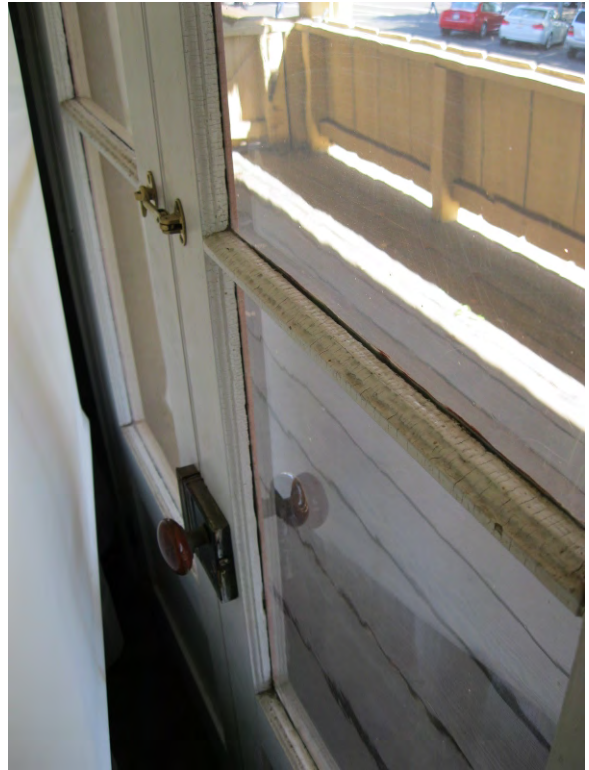


Figure A21. Wavy glass and early hardware are found on the second floor hallway doors to the balcony.



Figure A22. The southwest room has one wall of horizontal boards exposed, demonstrating the rough construction of the partitions.



Figure A23. A bedroom in the rear, shed addition on the second floor.

### KITCHEN ANNEX EXTERIOR CURRENT CONDITIONS



Figure A24. North and west elevations. The Toscano Hotel is visible in the background at the far right.



Figure A25. Detail of the stair enclosure on the north side. Note the ghosting of a shed roof that has been removed.



Figure A26. East elevation. The building is very close to the Barracks property next door.



Figure A27. Detail the east elevation where it touches the older adobe Barracks building.

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report



Figure A28. Detail of the east half of the north elevation. A second roof ghost is visible here as well.



Figure A29. Detail of the south elevation, with chimney. Note the proximity to the rear of the Toscano Hotel.



Figure A30. Detail of the stone foundation, as viewed from a utility shed on the north elevation.

### KITCHEN ANNEX INTERIOR CURRENT CONDITIONS



Figure A31. Dining room interpretive space, looking southwest



Figure A34. The entrance to the dining room faces a curved partition.



Figure A33. Kitchen exhibit, looking south. The stove and sink appear to be original.



Figure A32. Most finishes in this room appear to be original. An exception may be the chair rail.



Figure A35. Kitchen, looking southeast. A small staff area with modern appliances is behind the screen.



Figure A36. Landing at the top of the external stair to the second floor.



Figure A37. Second floor hallway, looking south.



Figure A38. Second floor rooms as bulls-eye molding and 5-panel doors, like those found in the Hotel Annex.

### HOTEL ANNEX EXTERIOR CURRENT CONDITIONS



Figure A39. South elevation.



Figure A40. East elevation.



Figure A41. West elevation.



Figure A42. Detail of the green concrete front porch deck. The step does not comply with current accessibility requirements.



Figure A43. Detail of the east elevation of the rear addition. The upper door is fixed in place within a bathroom. The date of this modification is not known.



TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report



Figure A44. North elevation.



Figure A45. Detail of the front screen doors.  
There is damage to the eastern door.

### HOTEL ANNEX INTERIOR CURRENT CONDITIONS

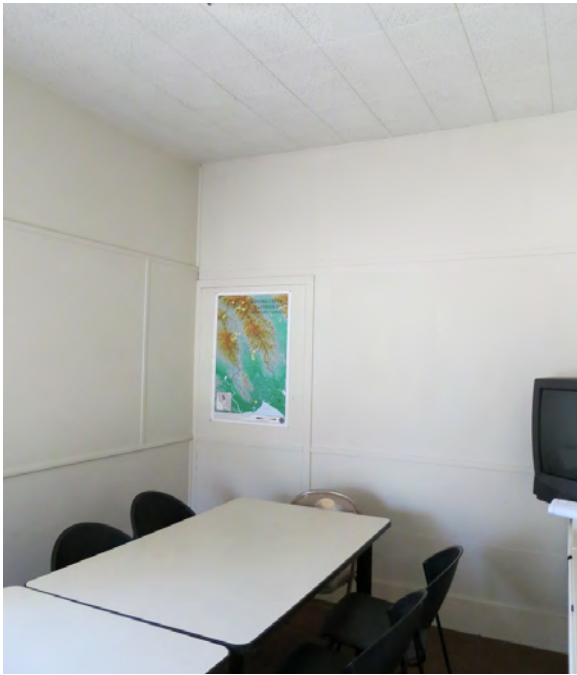


Figure A46. Typical room with contemporary finishes.

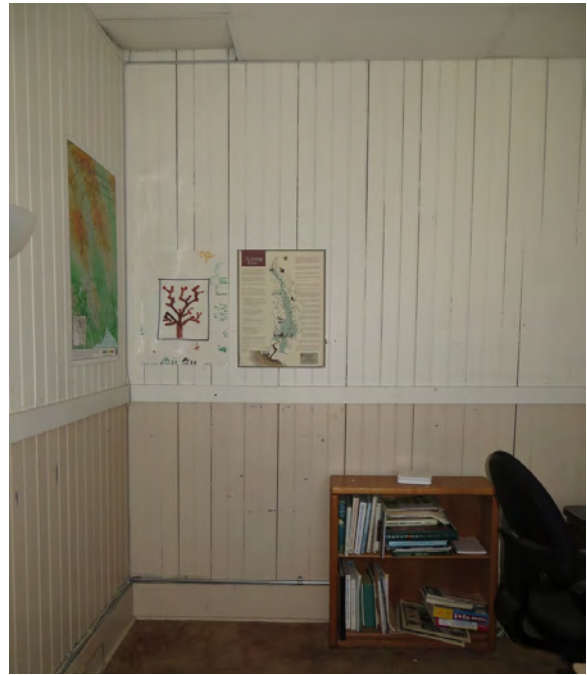


Figure A47. Typical room with original finishes.



Figure A48. Door to the kitchen with original wall finishes and modern drop ceiling.



Figure A49. Contemporary staff kitchen.

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report



Figure A50. Detail of the front door.



Figure A51. Detail of the original types of hardware.



Figure A52. The original stair has been enclosed to satisfy safety codes.



Figure A53. Detail of modifications needed to accommodate the newel post.

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report



Figure A54. Upstairs hallway, looking north toward the bathrooms.

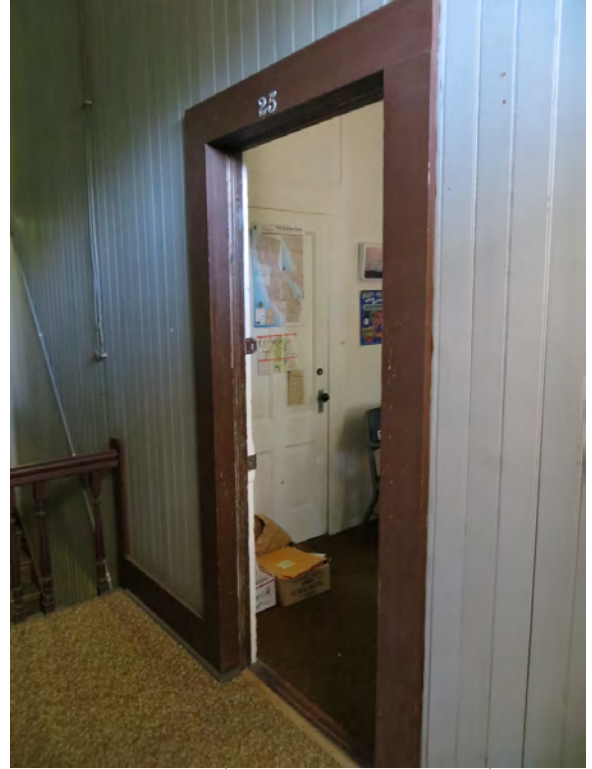


Figure A55. Note the simplified trim on the second floor. Original room numbers are still present.

### TANK HOUSE EXTERIOR CURRENT CONDITIONS



Figure A56. South elevation.



Figure A57. East elevation.



Figure A58. North elevation.



Figure A59. West elevation with exterior stair

### TANK HOUSE INTERIOR CURRENT CONDITIONS



Figure A60. First floor room with wood floors, beadboard wainscot and ceiling, and fiberboard walls.



Figure A61. Second floor room with fiberboard walls, wood floor, and drop ceiling. Wallpaper is visible above the ceiling.



Figure A62. The first floor room is used as the volunteer library and rest area.



Figure A63. There are no uses currently in the second floor room of the Tank House

### SERVANTS' QUARTERS EXTERIOR CURRENT CONDITIONS



Figure A64. South elevation.



Figure A65. South and east elevations.



Figure A66. Southern half of the east elevation, looking southwest.



Figure A67. West elevation, looking northeast.



Figure A68. Detail of a former window or door that has been filled in on the west elevation.



Figure A69. Second floor window opening with a wooden grate.

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report



Figure A70. West elevation, looking southeast.



Figure A71. North elevation.



Figure A72. Detail of the northeast corner under the balcony.



Figure A73. Detail of one of two stairs to the second floor balcony. Note the staining on the columns from water backsplashing



### SERVANTS' QUARTERS INTERIOR CURRENT CONDITIONS



Figure A74. Ground level storage, looking north.



Figure A75. Ground level storage, looking south.



Figure A76. View of the underside of the second floor flooring. These wide boards are unpainted. Others have ghosting from former placement.



Figure A77. Note the width of the beam to the right.



Figure A78. The large beams below correspond to perpendicular boards above. There appears to be ghosting from a former partition in this location.



Figure A79. Roof framing, sheathing, and shingles as viewed from below.



Figure A80. This cross wall has exposed adobe bricks partially filling the void to the gable peak.



Figure A81. This cross wall has finished adobe bricks completely filling the void to the gable peak.



Figure A82. This cross wall has no fill material.



Figure A83. A first floor opening has been boarded up.



Figure A84. Detail of the former front doors on the Toscano Hotel. They are in storage in the Servants' Quarters.

### BARN CURRENT CONDITIONS



Figure A85. South elevation.



Figure A86. Partial east elevation.



Figure A87. West elevation.



Figure A88. North elevation.



Figure A89. Detail the primary entrances to the two sections of the barn, looking northwest.



Figure A90. Interior detail showing a former door opening.

TOSCANO HOTEL COMPLEX AND SERVANTS' QUARTERS  
Historic Structures Report



Figure A91. A secondary support structure was installed to prevent the barn from collapsing.



Figure A92. Detail of the barn door track and wheel.

## Appendix B

# DETAILED CONSTRUCTION CHRONOLOGY

### TOSCANO COMPLEX CONSTRUCTION CHRONOLOGY

Date	Event
1852	Main Toscano Hotel building built as a retail store and rental library called Nathanson's. Construction used surplus lumber from new Methodist church (lumber milled at Vallejo, Sonoma Creek Lumber Mill).
16 September 1859	Mrs. Nathanson sells land and "appurtenances" to Henry Carl of San Francisco
23 March 1860	Henry Carl sells 57 x 156 foot plot to Christian Frederick Leiding, merchant
1877 or 1879	Eureka Hotel at SW corner of Broadway and Napa Streets burned; Frank McKeague, proprietor, leases Leiding Building as quarters for the new Eureka Hotel.

Second stair added to hotel building at this time (for fire safety reasons), and building received 11 ft. extension to west end. New façade and balcony added. Leiding purchases the Casa Grande site, plus almost everything else west of the barracks to the location of the present Swiss Hotel, in 1879.<sup>1</sup>

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<sup>1</sup> The current stairs share a parallel orientation that extends from the first floor of the original building to the north wall of the second floor, in the addition. This implies that whatever original stair might have provided access to the original second floor was removed at this time and the interior of the building reconfigured.

### TOSCANO COMPLEX CONSTRUCTION CHRONOLOGY

1880	1880-1886: Leiding leases the building to many people including John and Maggie Phelan who ran a hotel and boarding house. At one time it was a Temperance Hotel advertising "No alcoholic beverages on the premises."
1886	County directory lists hotel as the "Tuscano," with Settimo Ciucci and Leonido Quartaroli proprietors (lessors).
1888	<p>November 1888 Sanborn map shows a one-story, square plan wine cellar immediately in front of the north end of the Servants' Quarters, and just southeast of this wine cellar is a two-story, square plan dwelling (known today as the Tank House). All buildings on this portion of the lot have wood shingle roofs.</p> <p>The two-story, rectangular plan Toscano Hotel is in its current location, and has two, rectangular plan, one-story buildings at the rear. These buildings are set end to end and extend north from the northeast corner of the hotel. The kitchen is shown in the main part of the hotel building (1<sup>st</sup> floor) in the northeast quadrant. All of these buildings have wood shingle roofs, and the Toscano has a two-story porch roof/balcony on the south elevation. The rear one-story buildings also have porch roofs along the west elevation.</p>
1891	<p>Settimo Ciucci listed as proprietor in partnership with his wife; death of General M.G. Vallejo; L. Quartaroli takes over management of El Dorado on W. 1<sup>st</sup> Street.</p> <p>February 1891 Sanborn shows the subject buildings with the same name, use, and configuration as the 1888 Sanborns.</p>
1897	According to the 1897 Sanborn map, the one-story wine cellar, two-story (Tank House) dwelling, and the Hotel with two, one-story extensions are still extant. A long one-story, rectangular plan "shed" had been constructed near the center of the subject site, and a one-story structure had been added to the west side of the northernmost Toscano extension. The southeast room (1 <sup>st</sup> floor) of the Toscano Hotel is shown as a saloon.
14 November 1898	Stefano Martinoni buys Toscano Hotel for \$10.00 gold coin.
1902-1903	<p>Settimo Ciucci constructs Kitchen Annex and within a year or so purchases the rest of the lot. Ciucci moves the one-story dwelling from in front of the servants' quarters and elevates it above a newly constructed ground floor (Hotel Annex).</p> <p>Ciucci family moves into second-story quarters in the main hotel.</p>

### TOSCANO COMPLEX CONSTRUCTION CHRONOLOGY

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- 1905 The 1905 Sanborn shows that the one-story wine cellar adjacent to the Servants' Quarters had been removed, and the two-story Tank House dwelling is shown without its earlier porch/balcony. This Sanborn shows the new Hotel Annex in its current location.
- The long rectangular shed at the center of the lot had received one two-story and three one-story additions to the north and a one-story hen house had been constructed near the northeast corner of the property. The various additions to the back of the Toscano had been replaced with the existing one-and-two-story kitchen/dining room/boarding house annex (Kitchen Annex). A one-story structure (now removed) attached to the north end of the Kitchen Annex, linking it with a larger rectangular one-story shed building (in the location of the current restrooms).
- 
- 1911 The March 1911 Sanborn shows the same uses and configurations as seen in the 1905 Sanborn, but with the addition of three new outbuildings along the northern part of the site (two one-story and one two-story structures).
- 
- 1914 Ciucci's daughter, Amelia Mailing Ciucci, marries Jack Walton. Jack was a railroad worker. Walton installs a bathroom in NE room upstairs (hotel). State Parks removes restroom in 1960s(?)
- 
- 1923 October 1923 Sanborns – Configuration of main buildings mainly the same. One-story front porch shown on the Toscano Hotel and enclosed stair added to kitchen annex by this time. The long rectangular shed in the middle of the site had been removed or shortened to current one-story barn structure. The newer two-story building on the northern portion of the lot had been turned into an auto garage.
- The buildings around the north side of the two-story barn had been made into a one-story addition, and two one-story outbuildings along the north part of the lot had been removed. A rectangular one-story outbuilding had been constructed along the east property line, north of the (former) hen house. The one-story structure (summer house?) near the front of the lot had been removed.
- Hotel labeled "Toscano Hotel." "Heat: stoves – Elec. Lights" noted.
- 
- 1941 Toscano complex retains same configuration as in the 1923 Sanborns. A one-story porch roof has been installed to the hotel's rear elevation.
- Hotel labeled "Toscano Hotel." "Heat: stoves – Elec. Lights" noted.
- 
- 1955 Jack Walton dies (August 3<sup>rd</sup>). Amelia Walton closes the Toscano Hotel.
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**TOSCANO COMPLEX CONSTRUCTION CHRONOLOGY**

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1957	State of CA Landmarks Division acquires Toscano Hotel from Amelia Walton for \$50,000 in 1957.
1960s	Restoration removes many architectural elements of the earlier store and Eureka/Toscano Hotels. Part of original funds allotted for Barracks restoration diverted for use on Toscano.
1964	Restoration of Toscano Hotel begins (July), project of the Division of Architecture for the State Parks Division of Beaches and Parks. Goal of restoration was to create a replica of an old Sonoma hotel in the 1860s.
1967	State Office of Architecture begins restoration of Sonoma Barracks and Toscano Hotel.
1972	Sonoma League for Historic Preservation undertakes refurbishing of Toscano Hotel (arranging and installing furniture, painting, wallpapering, making curtains, laying carpet, etc.) All furniture except the parlor organ and the cradle in the center bedroom was donated by members/ friends of the League, or came from the State warehouse.
1981	Sonoma League for HP and State sign contract for renovation of the kitchen and dining room at the Toscano. Planned interior improvements include: repairs to the big sink with the zinc drain boards, the hot water heater, interior lighting and new painted finishes. Planned exterior alterations included: new porch decking and posts; construction of an access ramp; repair and cleaning of windows; replacement of screens, doors, and windows where necessary; chimney repair; and lock installation. Building was "washed scraped and pointed, a new porch was added; tables and chairs were acquired; table linens were made; dishes were purchased..."
1982	Toscano Exterior painted.

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### TOSCANO COMPLEX CONSTRUCTION CHRONOLOGY

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1983	<p>Kitchen opened to public, total cost of rehabilitation project \$33,000. Wood burning stove is original from 1902, all other dishes, curtains, linens, window shades, cookware, condiments, etc. are period appropriate replacements.</p> <p>Memo dated 22 Feb 1983 from League to Parks lists work completed on kitchen annex to date:</p> <ul style="list-style-type: none"><li>• existing porch removed</li><li>• new porch, railing, and handicap ramp installed</li><li>• first floor windows cleaned and repaired</li><li>• screen doors repaired</li><li>• door knobs and strike plates installed</li><li>• chimney repaired</li><li>• deadbolts hooks and eyes installed</li><li>• interior walls, ceilings, etc. cleaned</li><li>• kitchen floor and repaired and refinished</li><li>• concrete footing under stairs installed</li><li>• siding installed</li><li>• platform buildings constructed</li><li>• dining room floor striped, cleaned, and refinished</li><li>• kitchen, dining room, porch, and railing painted</li><li>• kitchen vent and window screens on first floor repaired</li><li>• electrical repaired and connected to main panel</li><li>• fire detection alarms and burglar alarms installed</li></ul> <p>Total cost of above work: \$30,193.</p>
1986	Toscano Hotel reroofed and electric forced air furnace installed.
1990	Toscano Kitchen roof replaced.
2000	Simple tensioned cables planned for installation in Barn to tie the second floor diaphragm together until permanent repairs can be made. Metal roof removed and replaced with wood shingles. Tensioned cables not installed but a wood frame support structure was inserted to stabilize the building.

## Appendix C

# SANBORN MAPS



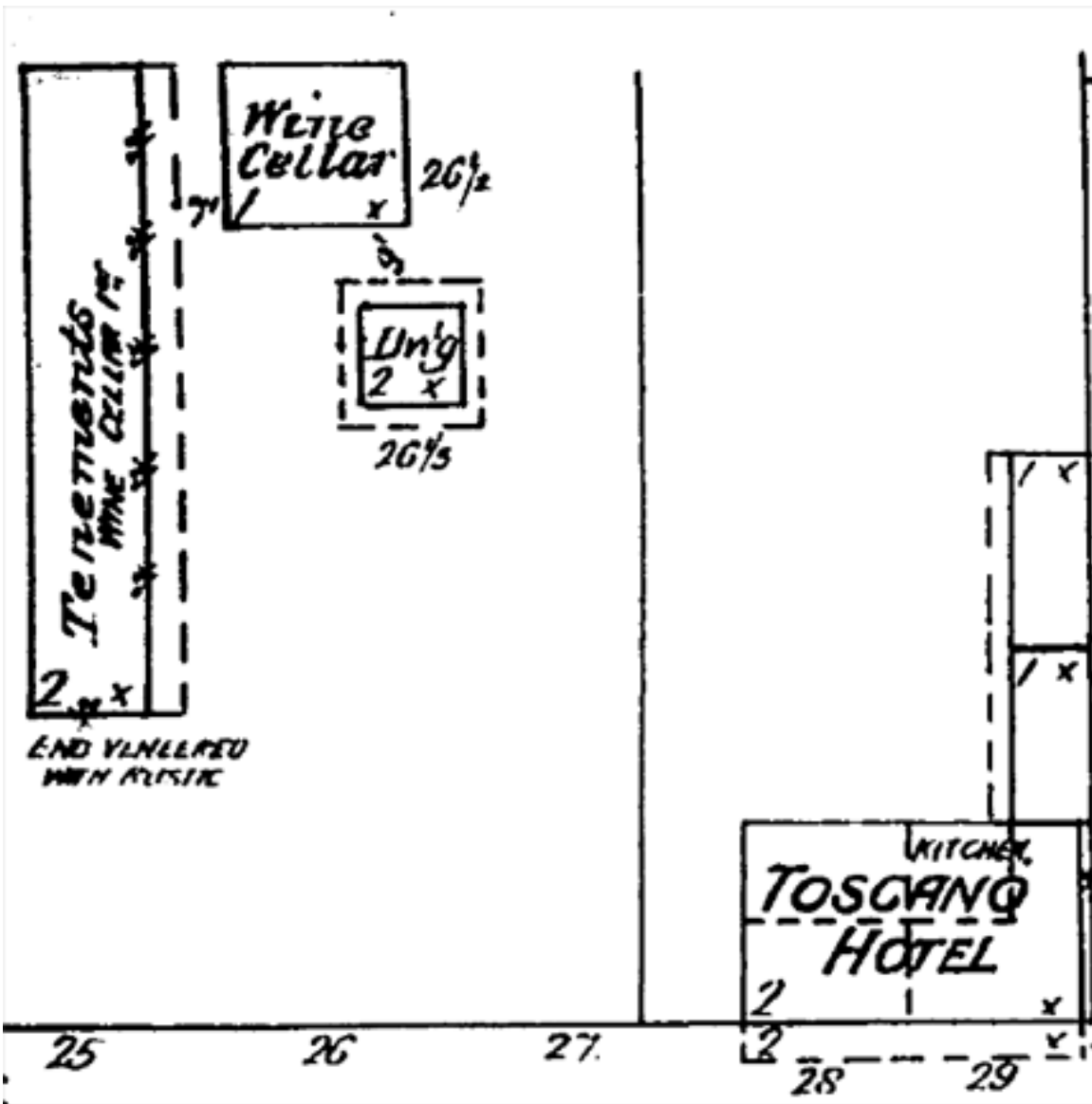


Figure 1. 1888 Sanborn detail.



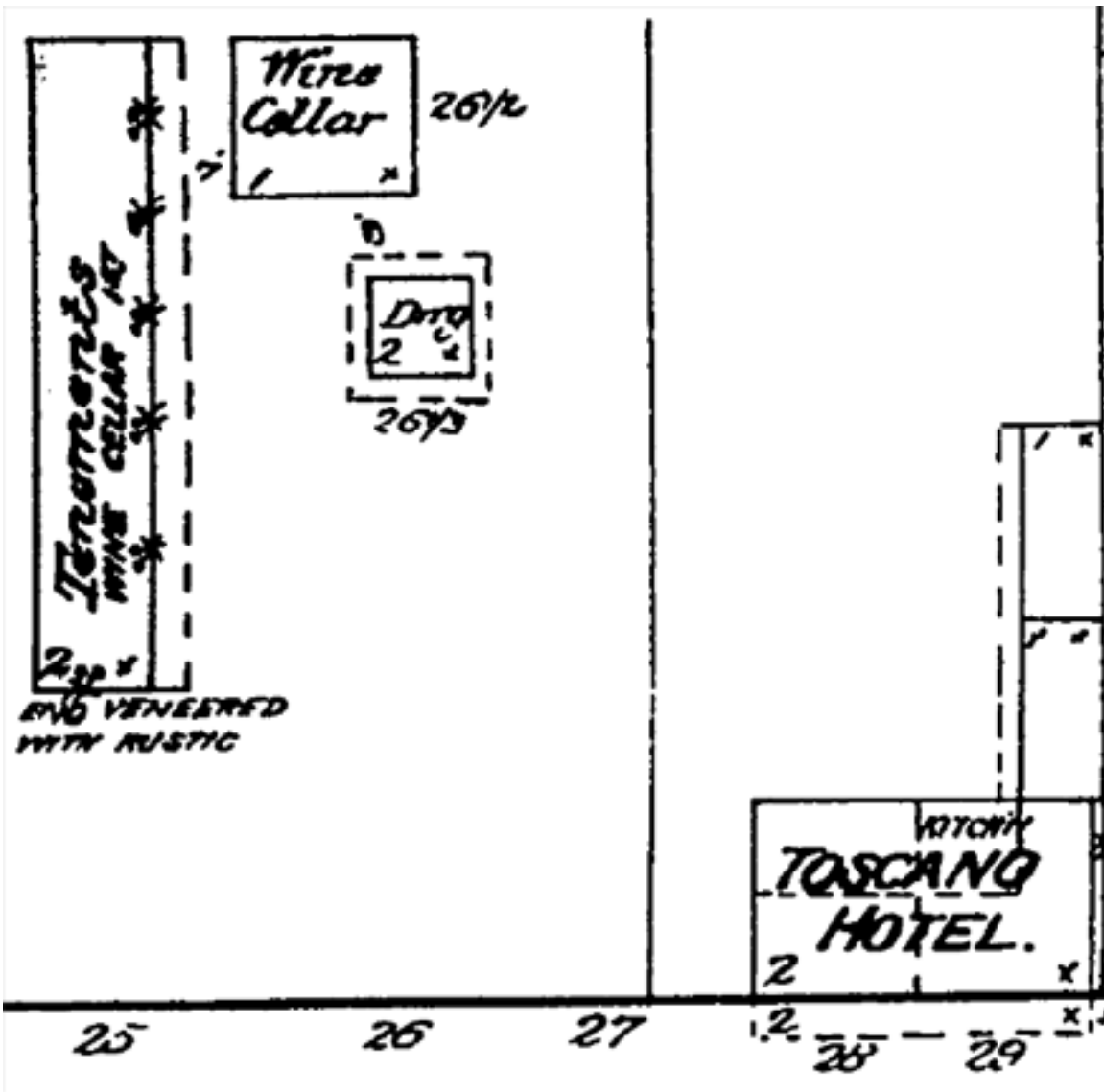


Figure 2. 1891 Sanborn detail.





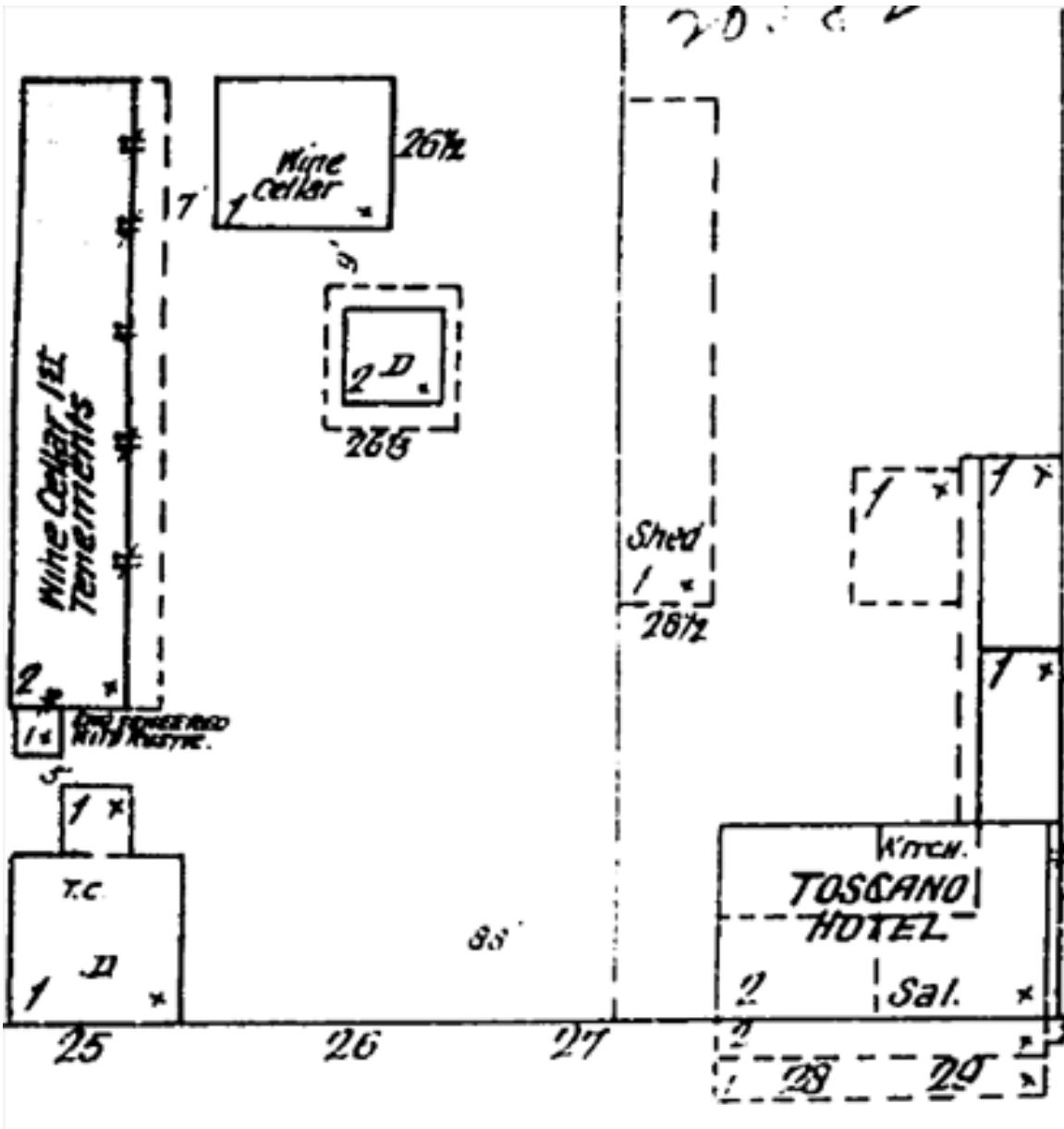
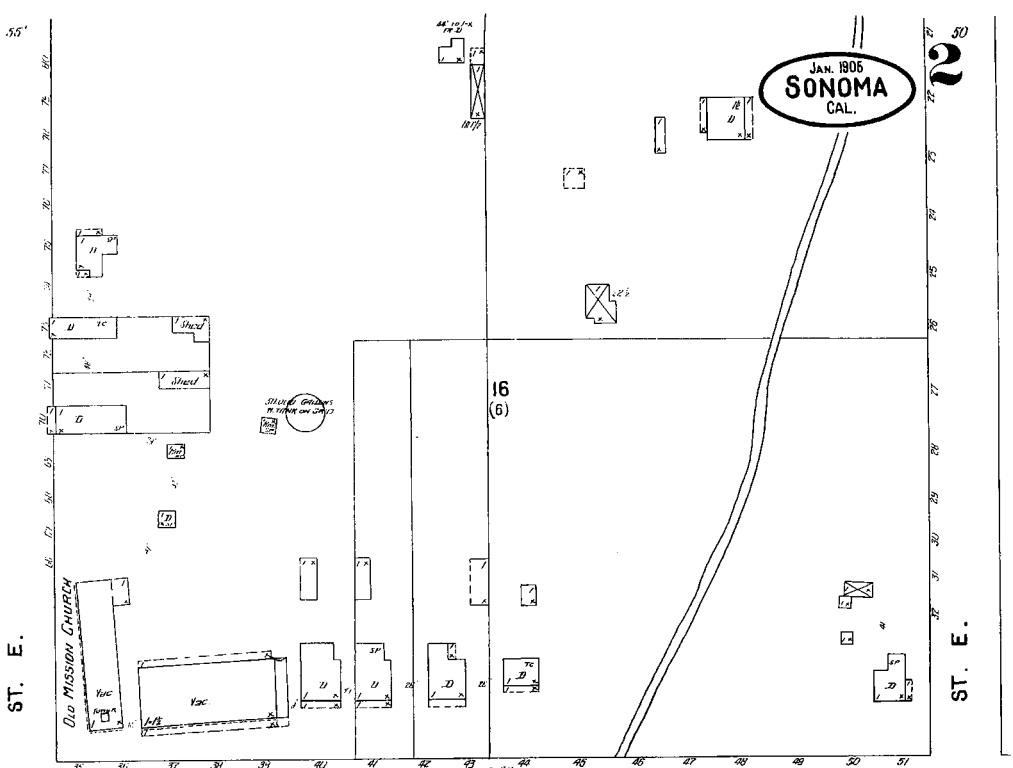
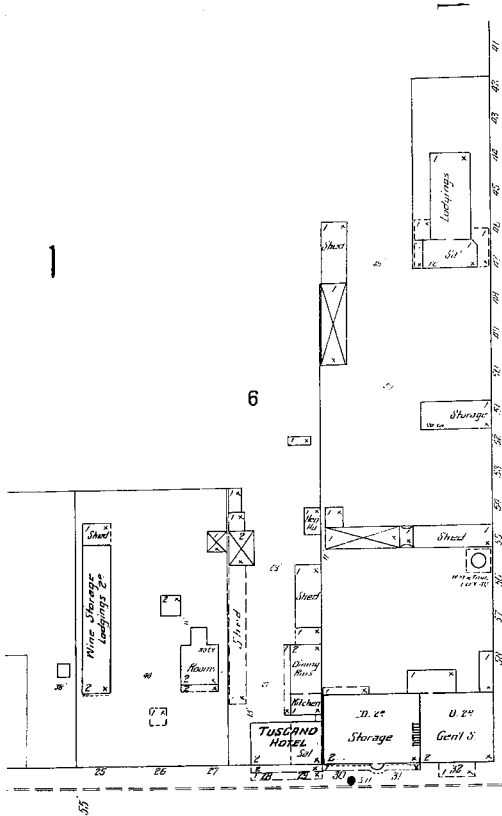
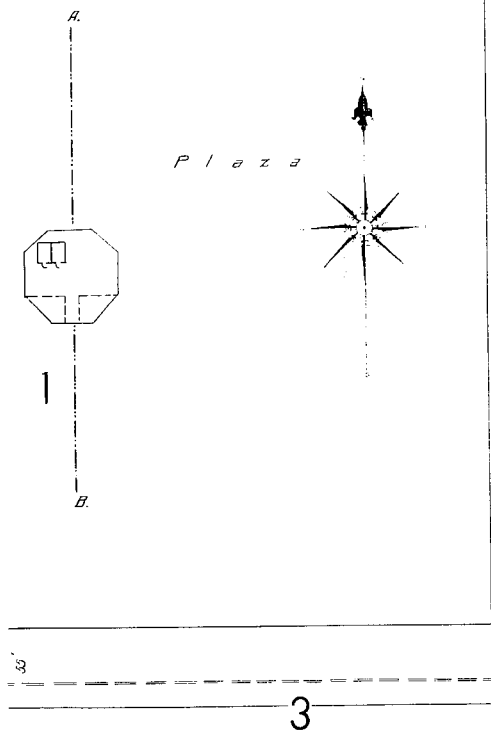
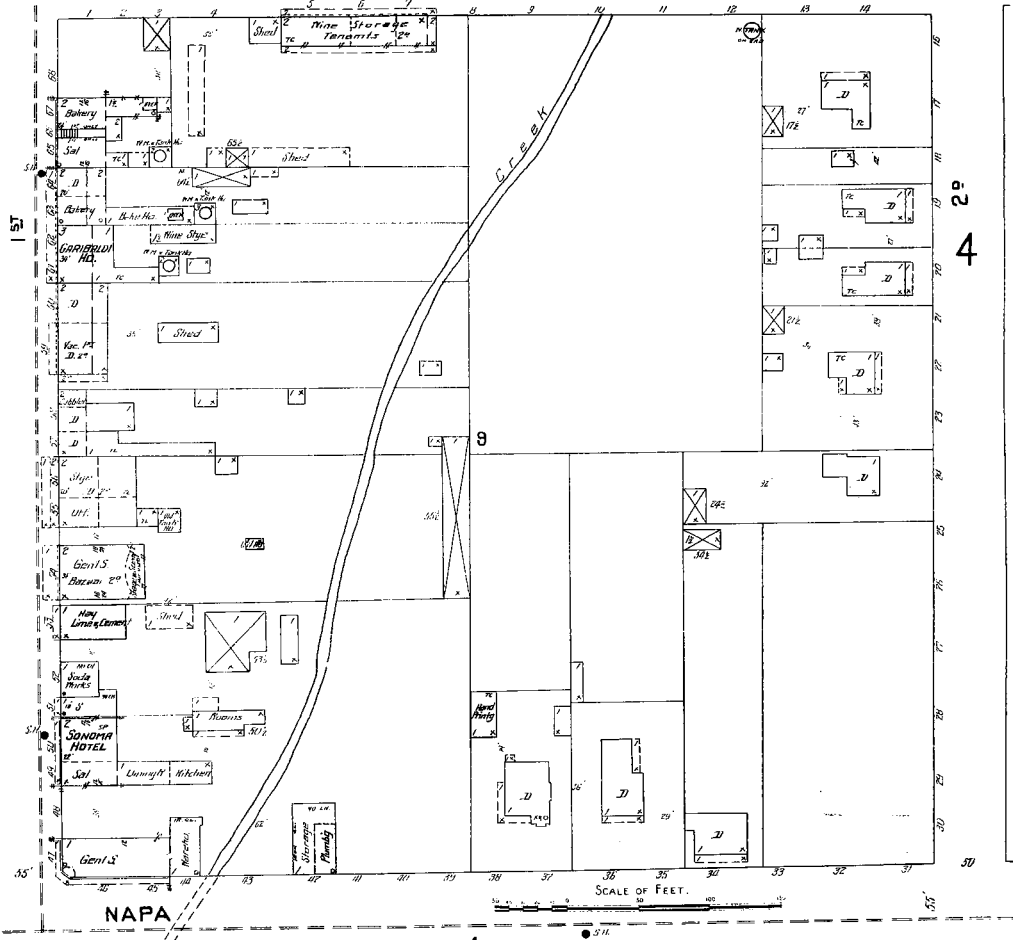


Figure 3. 1897 Sanborn detail.



VALLEJO



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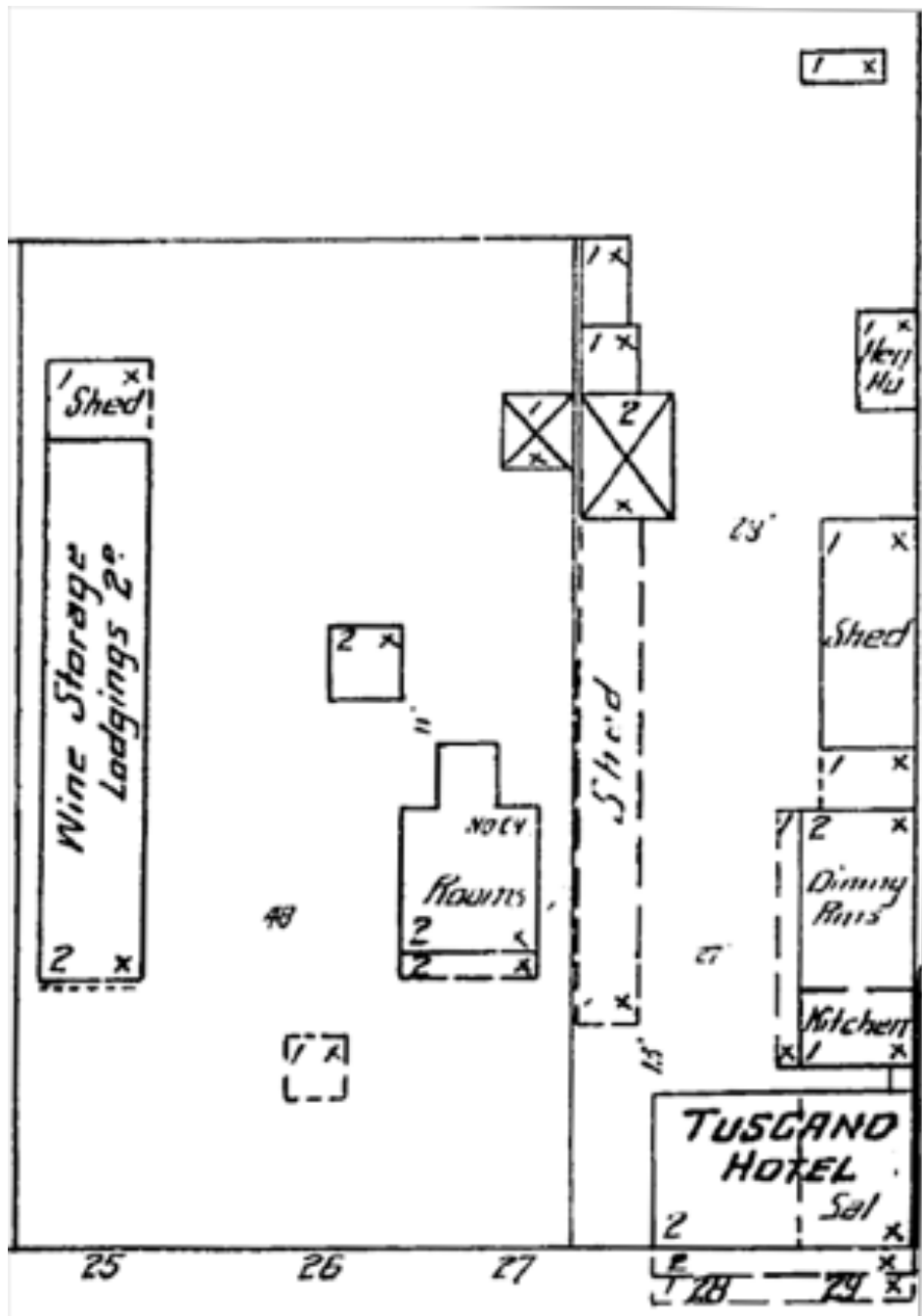
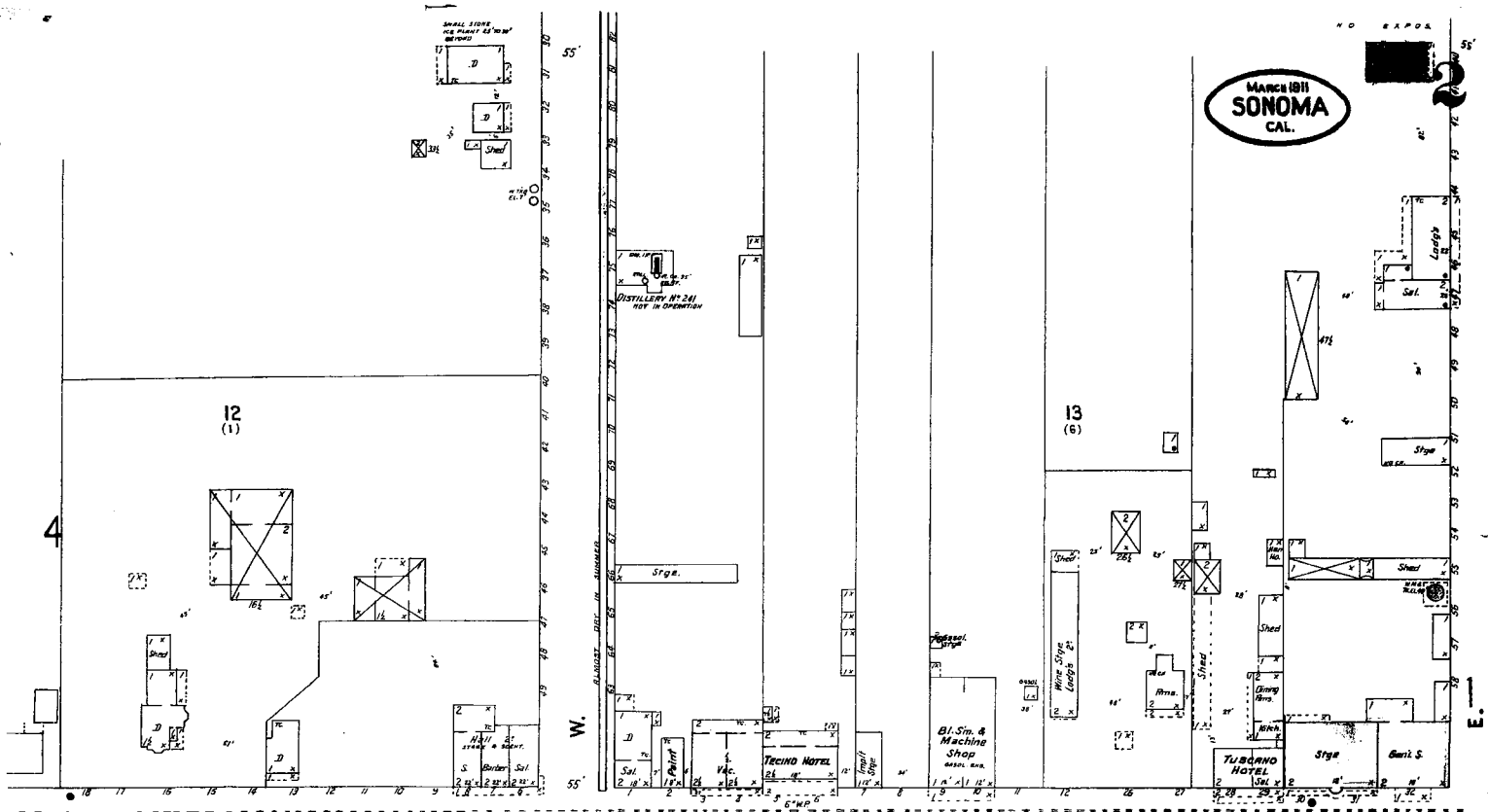
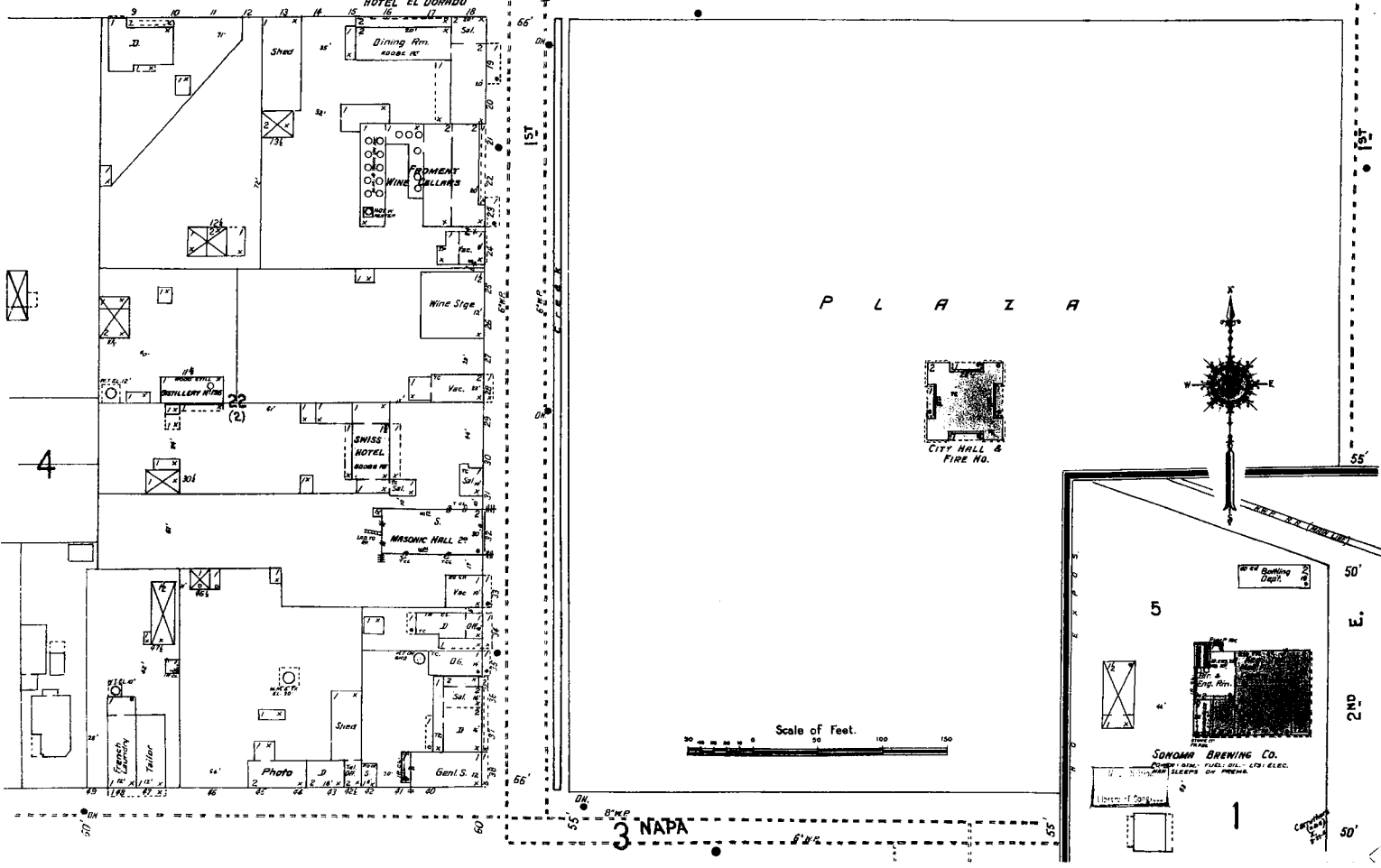


Figure 4. 1905 Sanborn detail.



MARCH 1911  
SONOMA  
CAL.

VALLEJO



P L A Z A



CITY HALL & FIRE HO.



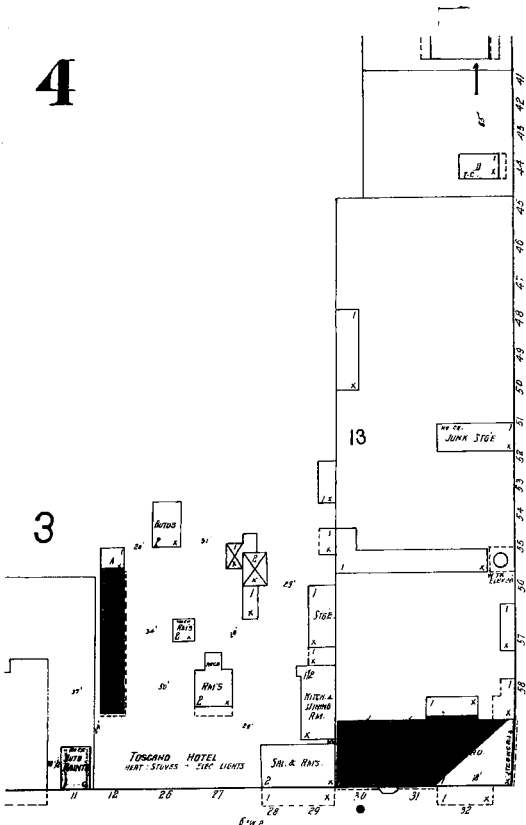
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SONOMA BREWING CO.  
BREWERY, ICE PLANT, PAPER MILL, COLD ELECT.  
STREET LIGHTS AND WINDMILL

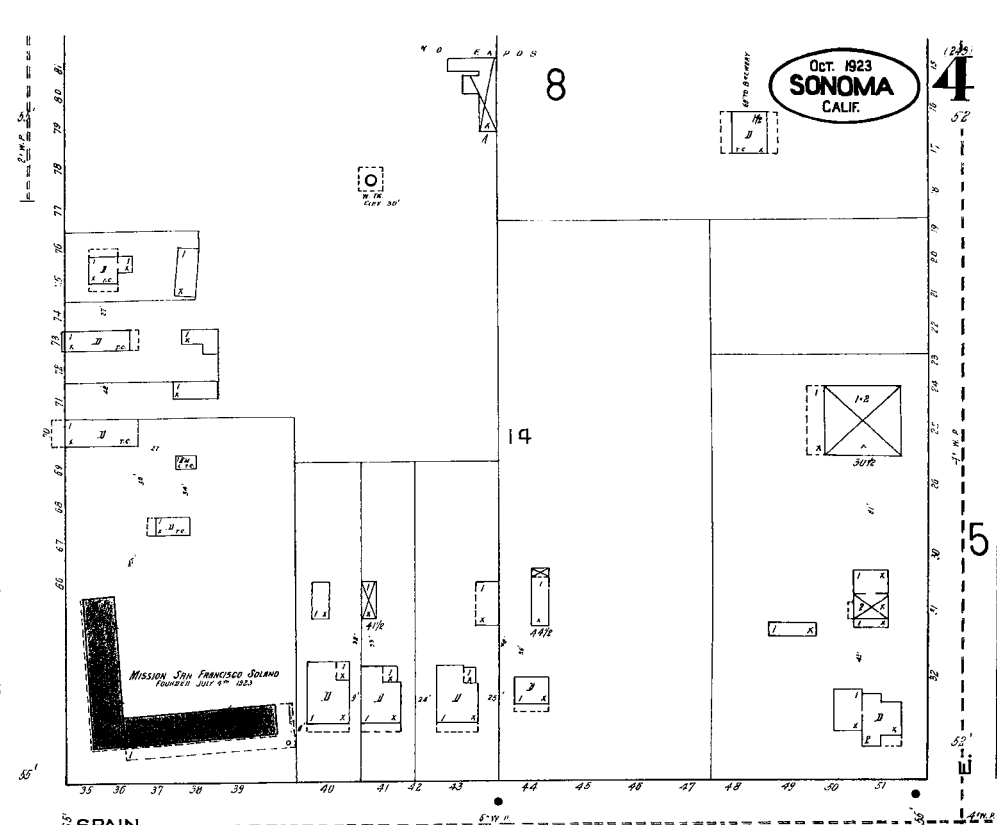
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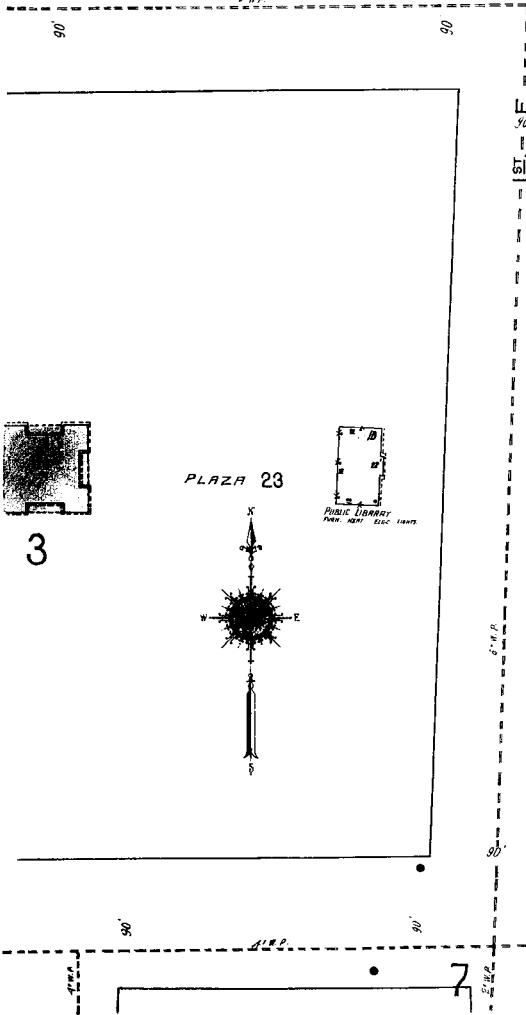


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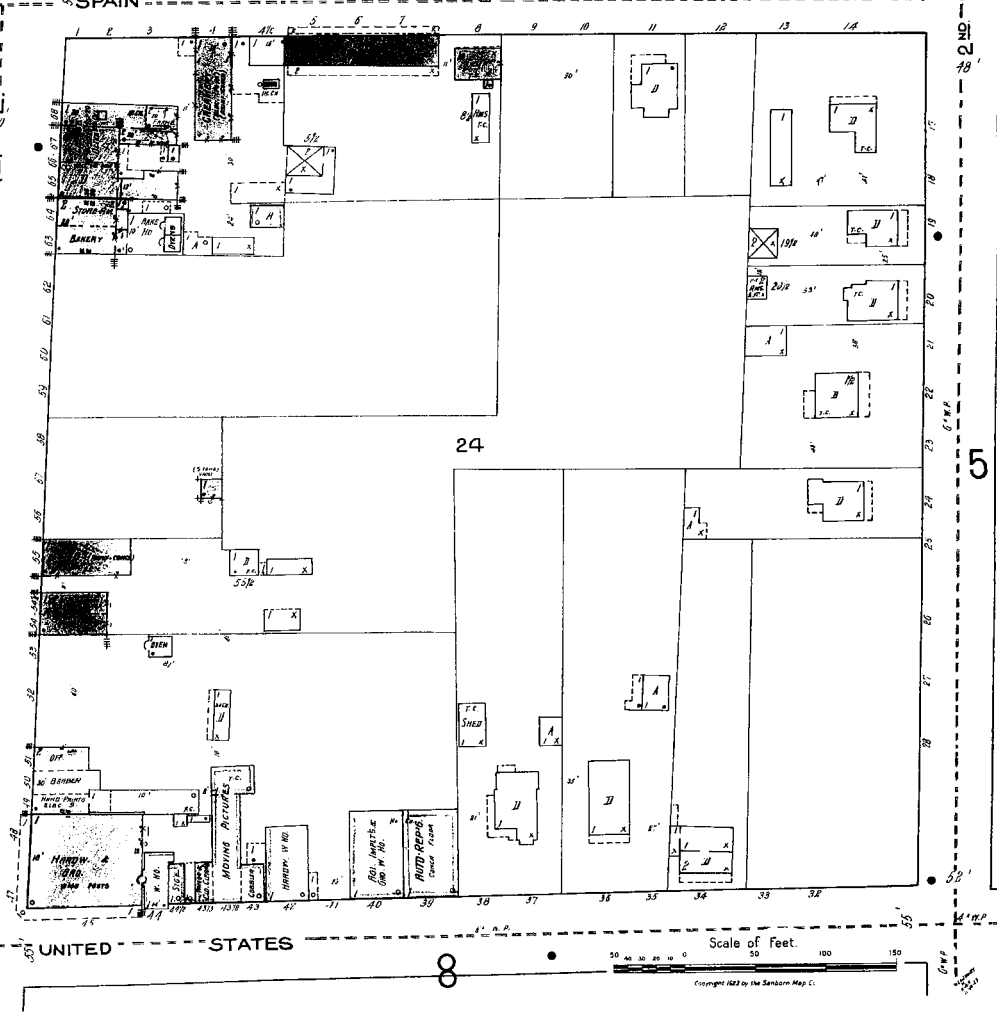


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 Copyright 1923 by the Sanborn Map Co.

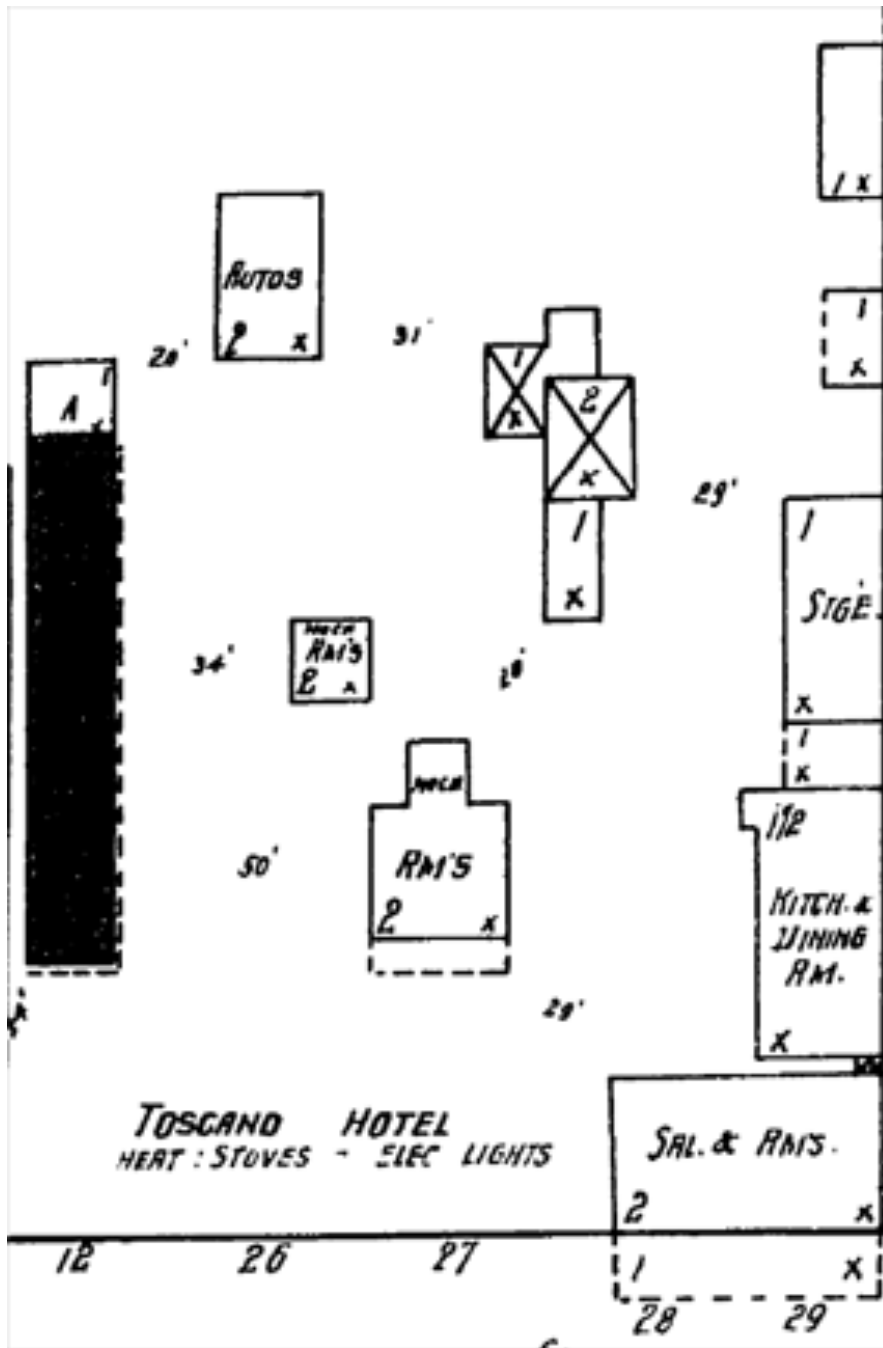
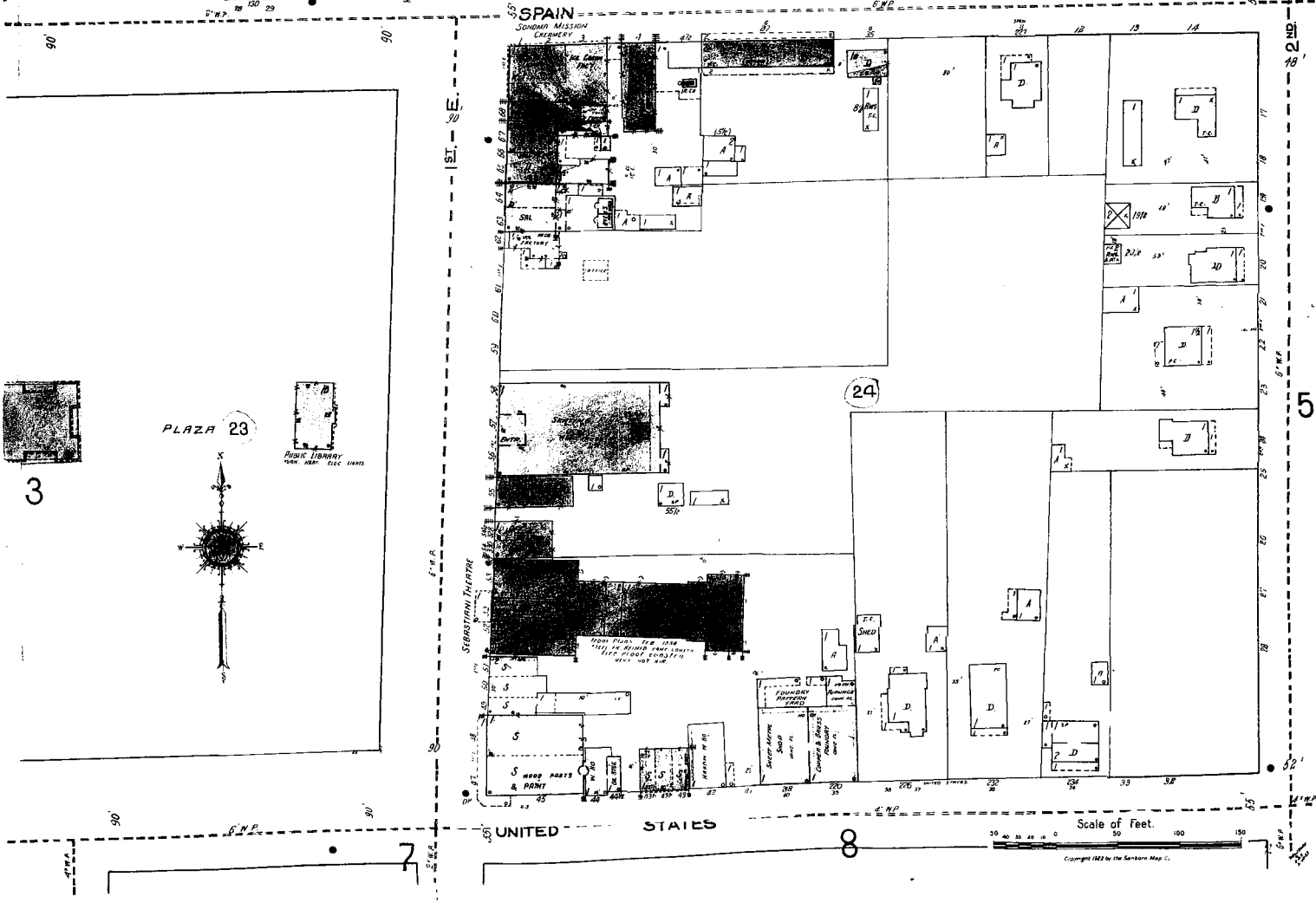
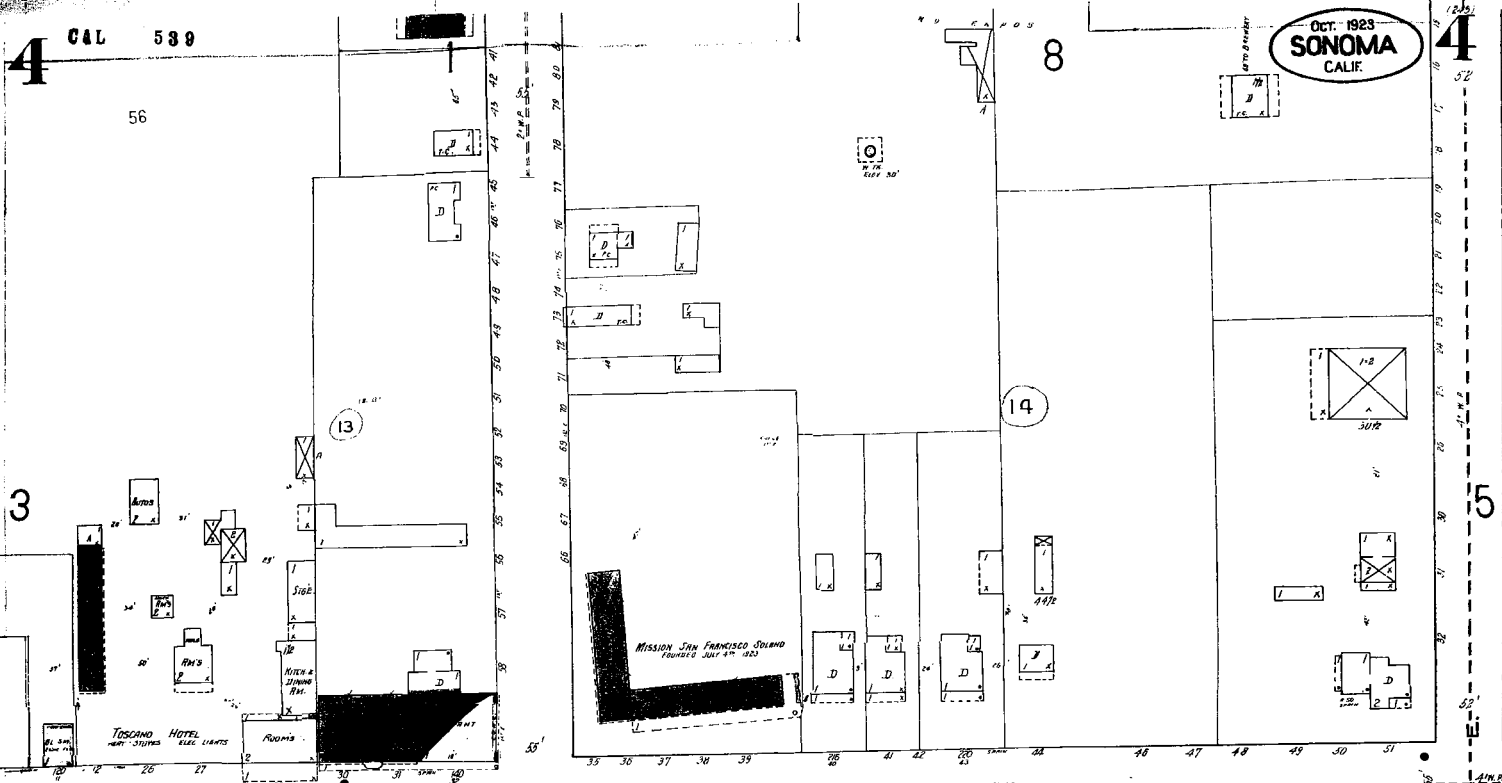


Figure 6. 1923 Sanborn detail.





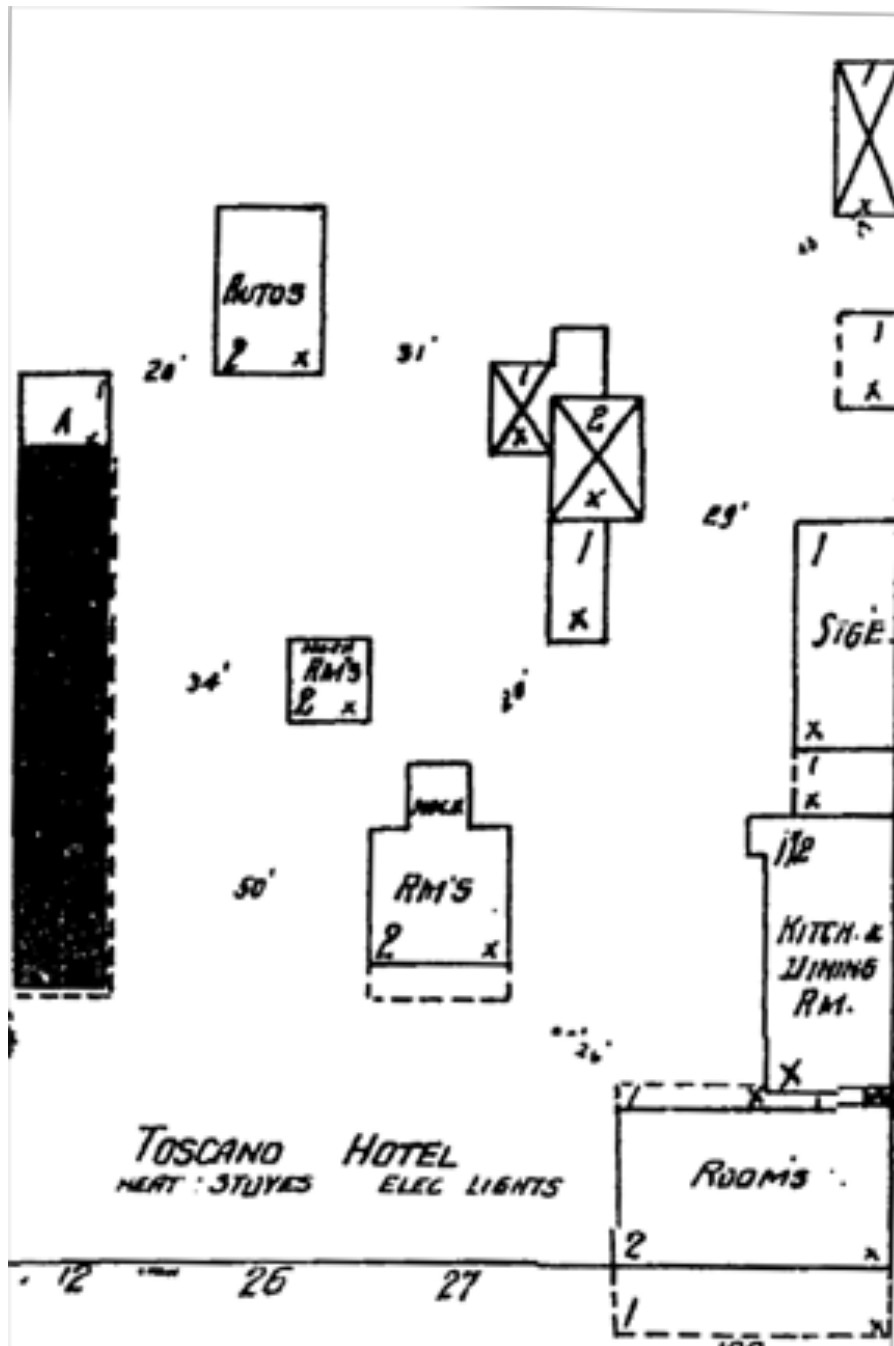


Figure 7. 1941 Sanborn detail.

## Appendix D

# MAINTENANCE MANUAL

### MAINTENANCE REQUIREMENTS BY LOCATION AND/OR TYPE

The Toscano Hotel Complex is an important contributor to a National Historic Landmark District. Maintenance has been carried out as needed, and the buildings have been in regular use for most of their existence. Aside from the general wear and tear that occurs in buildings over time, the structures within this complex are in good condition overall, with the exception of the barns. Addressing limited amounts of deferred maintenance will greatly improve the weatherability of the buildings, making continual maintenance much more manageable.

To protect the historical features, all rehabilitation and maintenance work should be designed to comply with the Secretary of the Interior's Standards for Rehabilitation (Standards). The timely maintenance of a historic building is the first line of defense against deterioration of the resource. In many cases deferred maintenance is the primary reason degradation begins, and negative effects can rapidly escalate over time. Non-supervised maintenance of the building can also cause damage through well-intentioned work that is not in keeping with the Standards. When developing and implementing a maintenance plan, consider ongoing training of knowledgeable maintenance personnel so all individuals working on the building are familiar with proper procedures. All contractors should also have experience with historic wood frame buildings and possess a familiarity with traditional finish materials and techniques. Specialty contractors may be required to execute repairs on the Servants' Quarters. They should be familiar with adobe construction and have a firm background working with historic materials. Qualified personnel should supervise all maintenance and rehabilitation work to ensure compliance with the Standards. A complete copy of the Standards should be made accessible to all parties involved with planning or implementing work on the building.

#### **General**

##### *Natural Disasters*

A damage inspection should be conducted immediately after any strong weather systems, earthquakes, or other natural disaster. This will prevent damage from going unnoticed for prolonged periods of time and limit destruction from future events. Any holes, leaks, or more severe damage should be dealt with as soon as possible to stabilize the building until proper repairs can be made.

In addition to inspection after events, an Emergency Preparedness Plan should be prepared.

Regularly review and update the plan following any major earthquake, flood, or weather system. Heritage Preservation (<http://www.heritagepreservation.org/>) has several publications that may help in the development and maintenance of an appropriate and up-to-date Emergency Preparedness Plan.

#### *Moisture and Wood Rot*

Trapped or hidden moisture will contribute to the deterioration of building materials like those found at the Guest House through the actions of wood rot, biological growth, and damage from wet-dry cycles. Wood rot is usually caused by a high water content maintained in wood with the presence of a fungus. It can be exacerbated by UV damage and poor paint coverage.

For adobe structures, trapped moisture will result in deterioration of the building materials. Where water can evaporate through the surface, the adobe parge coat or mud stucco will spall off and expose the blocks of adobe beneath. Where water cannot reach the surface, such as where cementitious material has been used on the building surface, water will migrate further through the wall. This can cause more widespread spalling, localized settlement, or interior finish damage. All of these are seen on the Servants' Quarters, primarily along the east and west walls.

To manage moisture issues, the source must first be located. At this site, it is primarily a result of poor rain runoff management. Gutters and downspouts, while not necessarily historically appropriate, go a long way towards protecting buildings from unnecessary damage moisture exposure at the foundation level.

#### **Human Activity**

##### *Use*

Regular use of the buildings by visitors and staff can cause general wear and tear on the building. Improper modifications, heavy usage, and unsafe activities can contribute to more extensive damage. Proper monitoring of all activities, including protection of areas under heavy usage (carpet runners at door entries and interior paths), and proper usage of electrical systems (avoiding circuit overload which can cause a fire), are all methods of avoiding this type of deterioration or damage. This is not such an important issue now, but if new uses were to be introduced, the impacts from human usage could become more of a concern.

Long-term use of the buildings should be considered after careful planning is completed. Uses should be consistent with master planning goals, include proper standards review for the intended use, and stakeholder and occupant training. This is equally true for expanded usage of the buildings by the public as well as for any changes in use that may be implemented.

##### *Vandalism*

Graffiti, carving, breakage, arson, and other forms of vandalism are serious threats to a building. Limiting these types of criminal activities must be planned for, and could include law enforcement. Routine inspections of the site are recommended to find damage early and often before it leads to further problems. While this type of damage is not currently a major problem at the Toscano Hotel site, procedures for addressing vandalism issues in a timely fashion will limit future damage. As a first step, reducing the number of obscured areas (obscured by fencing, landscaping, location, etc.) should be considered. Where adjustments are not possible, regular inspections of known areas is recommended. As the site is more fully utilized, problems with loitering and trespassing should decrease.

## Site

### *Exterior Grade*

Maintenance of the proper grade at the exterior of the building minimizes the potential for earth-to-wood contact or water ponding under and around the building. Clearing leaves and other organic matter from the perimeters of the buildings as required is recommended before buildup occurs. Care should be taken to avoid incrementally raising grade around the building through the accumulation of organic material. This is typically the result of adding soil to planting beds or not clearing away decaying matter in a timely fashion. The soil and plant debris build up and can increase the grade level substantially over the course of several years. This may become an issue around the Annex and at the north end of the Servants' Quarters where plant growth is more substantial than elsewhere around the complex.

### *Drainage*

#### Roof runoff

Improper direction of roof runoff water at the base of a building can result in moisture retention at the foundation. This is of particular concern at the Toscano Hotel because of the improper management of rain water on the north side, and at the Servants' Quarters where there are no gutters on the building. Monitoring water ponding during the rainy season is recommended, throughout the site. Areas where water collects may require regrading or the installation of improved drainage. This includes regular cleaning and inspection of the gutter and downspout system with extended rain leaders to direct water away from the foundation or to more directly connect the downspouts to the existing sub-surface drains.

Roof runoff can contribute to excessive water collection at the base of the building, leading to wood rot and erosion of the foundation and soil. Proper collection and piping of the run-off is imperative. Runoff should be directed away from the building. Semi-annual monitoring, preferably during a heavy rain, is recommended to identify problem drainage areas. Gutters will also collect leaves and organic material. Regular clearing is recommended. The roof must be kept clear of leaves especially at the beginning of the rainy season.

#### Landscape

Inspect site vegetation for potential problems and limit damaging effects of the root systems. Do not let shrubs and plants trap moisture against building surfaces. Thin as needed and trim to ensure a minimum 12" clearance to the building. This includes branches that could direct water to the building surface. There should be a minimum separation of 8" between the wood siding and soil at grade. This will protect the siding from absorbing too much water and help deter the process of rot. Limiting landscaping to relatively open, low-growing plants at the base of the building is recommended. Bushes and trees should be kept away from the foundations and vines should not be introduced to building surfaces.

#### Irrigation

The current drip irrigation system appears to be working properly. No excess moisture was observed in these areas, and there were no patterns of overspray on the buildings. Check this system annually for leaks and clogged nozzles. Avoid the addition of any high-pressure spray-type sprinkler heads near the building foundations. This is especially important to avoid near the Servants' Quarters adobe.

## **Building Structure & Exterior**

### *Foundation*

The current concrete and stone foundations are in good condition. There is one area of settlement below the Annex, but all other areas appear to be stable and sound. For most of the buildings there is very little clearance at the foundation level. Properly venting this inaccessible space is difficult but the current system appears to be working. Monitoring of the spaces for trapped moisture and for blocked vents is important and should be done at least semi-annually.

### Structural

The existing structures are mostly wood frame with concrete perimeter foundations. Both the framing and the foundations appear to be in good condition. There are no signs of distress and therefore the structures pass the test of time. Wood frame residential structures generally perform very well overall under lateral loading whether these loads are seismic or wind loads. These structures have a great deal of redundancy throughout with a few exceptions:

- 1) Typically older structures have no interior shear walls that extend to the foundation. In addition the cripple walls at the perimeter typically are not sheathed and the mudsills typically are not bolted. No bolts were observed in any of the Toscano Complex structures. Given the lack of recent upgrade work on the buildings, it is assumed no shear walls have been installed.
- 2) Masonry work in structures of this age is typically not reinforced. Unreinforced masonry that is tall and slender poses a life safety risk. There are several unreinforced masonry chimneys throughout the complex that will require additional bracing at the top, at the roof, and at each of the floor levels.

An upgrade of the lateral system would increase the performance of the structures but would have a severe impact on the historic finishes. If a seismic retrofit is desired it should be conceived of as part of a broader series of work that addresses the needs of the each building and can be implemented over time as other upgrade or repair work is needed.

### *Exterior Paint*

Paint protects the building walls, trims, doors, and windows from water penetration and UV (sunlight) damage. Too much paint (or too many layers) can also become a problem as the paint coating itself may fail. Rain and wind, trapped moisture, and sunlight erode the painted surface thereby leading to failure. Certain sides of the building receive more of these deteriorating factors than others causing some sides of the building to become maintenance problems while others are performing adequately. Painted surfaces should be inspected yearly for deterioration. Repaint wall surfaces as needed with a compatible paint system. Only wall planes that are deteriorating should be repainted so as to avoid unnecessary paint build-up.

Preparation for new paint is very important. For wood surfaces gentle scraping and sanding with non-metallic tools is appropriate. Chemical removers and/or abrasive removals systems should not be used under most circumstances. Loose paint can be removed with a soft bristle brush. Take all necessary precautions if lead paint is suspected on the buildings. Hazardous materials testing prior to paint removal should be conducted to determine the proper safety procedures and disposal requirements. Pressure washing is not appropriate and may cause more damage to the historic materials than necessary.

Once the paint is removed down to a sound base layer, prepare the remaining paint surface for

the application of an appropriate paint system as per the manufacturer's recommendations. The type of paint used should be compatible with that already existing on the building. Many modern paints will not adhere properly to older paint binders. Testing should be done prior to wholesale paint application. Color should match the existing or be selected based on an analysis of past finishes.

When undertaking paint application, do not touch up limited areas as this can cause a spotty appearance – repaint entire wall surface to a change of material direction or other obvious edge. Window frames and sashes may need more frequent attention, as the type of wood used is often not as resistant to the actions of wind, water, and sunlight. When painting windows, care should be taken to paint the glazing putty with minimal overlap to seal to glass.

Beyond painting surfaces, it is not advisable to apply waterproofing agents or coatings to the uncoated concrete, brick or wood surfaces. These agents tend to trap moisture and accelerate deterioration. Breathable, material appropriate primers and paints should be used.

#### *Roofing*

Regular removal of leaves and bio-material is necessary both to limit trapped moisture and to limit clogging of gutters and rainwater leaders. Biogrowth on the roof did not appear to be a problem at the time of inspection, however failure of the roof in areas was evident as a result of missing shingles or otherwise damaged roof areas. On every building, the shingled roofs are showing signs of wear and should be replaced immediately. Care should be taken to choose a roof material that will stand up to the harsh environmental conditions. In general, install a roof with the longest warranted life possible within budget constraints. Replacement in kind with wood shingles is recommended. If not allowed by code, or if cost constraints make it prohibitive, a composition shingle roof with a color and pattern to mimic wood shingles is also acceptable. All sheet metal flashing should be inspected for deterioration and primed and painted on a regular basis.

#### Chimneys

The current exposed brick chimneys are in good condition. Masonry work in structures of this age is typically not reinforced. Unreinforced masonry that is tall and slender poses a life safety risk. All of the unreinforced masonry chimneys require bracing at the top, at the roof, and at each of the floors. In addition, there are a few locations where the mortar is starting to deteriorate. Repointing of those areas where mortar has deteriorated is required to maintain the structural integrity of the chimney. Regular inspections should be made of all the chimneys at the Toscano Hotel Complex even though they are non-operational..

#### **Building Interiors**

##### *Finishes*

The interior finishes are in good condition. Wallpaper is firmly adhered. Beadboard is clean and does not warp or gap. Plaster appeared sound. All other more contemporary materials also appeared clean and sound. The only exception was limited areas on the first floor of the Servants' Quarters where spalling of the lime plaster surface was notable near grade. Until a new use is determined for each structure, there are not maintenance recommendations for the interior surfaces beyond yearly cleaning.

Maintenance of interior finishes is limited to dry dusting of horizontal surfaces on a regular basis. Microfiber cloths are recommended provided they are regularly and frequently laundered. Application of dusting powders or sprays is not recommended. They can build up over time. For wood surfaces, annual cleaning with a mild solution of wood cleaner, such as

Murphy's Oil Soap or a vinegar and water mixture should be included in the maintenance planning for the building.

No treatment is needed for the Servants' Quarters interiors beyond regular semi-annual inspections. This should include relocation of any items that may be stored in a way that increases contact with the plaster walls. Stored items should be either self-supporting, or housed on a rack that is not attached to, or touching the fragile plaster walls.

#### Windows

The current windows are in fair condition overall. More extensive repair is required on the Kitchen but the other buildings require basic repairs and refinishing only. Maintenance of the windows should include semi-annual testing of window operability. Annual inspections of glazing putty, stops, and hardware should be done to identify damage before it becomes a problem. All new glazing putty should be painted after it is fully cured.

#### *Building Systems*

##### Heating

Where a heating system is in place, properly clean the vents and ducts every several years if heavily used. Proper operation and monitoring is essential. Replacing filters on a regular basis will allow the fan motor to work efficiently and effectively.

##### Electrical

The current electrical system appears to be adequate for the present demands in each of the Toscano Complex buildings. Care should be taken to inspect wiring if insulation is added to the walls, floors, or attic space. Existing loads should be monitored to prevent overloading of circuitry. Any modification should be done in consultation with an electrical engineer. Overloading of electrical systems has led to many fires in similar buildings. To minimize or eliminate accidents, assess the proper connection of needed equipment to each circuit, verify that a circuit has an appropriate level of current, minimize extension cords, and prohibit surface wiring.

## **MINIMUM MAINTENANCE REQUIREMENTS BY FREQUENCY**

### **Weekly or After Heavy Use**

- Clean up garbage
- Sweep/vacuum interiors

### **Monthly**

- Dust interior surfaces with dry cloth, including windows

### **Semi-Annually**

- Inspect building perimeter for signs of moisture retention. This should be done at the beginning and at the end of the rainy season to provide the best comparison of conditions. Photographic documentation during inspection is recommended to provide a readily accessible database to monitor conditions.
- Inspect the Servants' Quarters wall surfaces for increased spalling and damage from improperly stored materials.
- Clean interior wall surfaces with a dry cloth. Water is not recommended as it may damage the wall finishes.

- Test all windows for proper operability. Repair all pulleys, ropes, weights, and hardware as needed.
- Clean gutters

#### **Annually**

- Inspect windows for damage and moisture infiltration. Be sure to visually inspect all trims, stops, hardware, and glazing putty.
- Prune vegetation to prevent overgrowth of plant materials on the site.
- Inspect building for paint failure (especially on south and west sides). Repaint wood surfaces as needed with a compatible paint system. Only areas that are deteriorating should be repainted so as to avoid unnecessary paint build-up.
- Clear debris (organic and otherwise) from around the building foundations.
- Clean ceilings with a damp cloth. Use a mild, non-ionic cleaner as necessary.
- Clean wood trim, wall surfaces, and ceiling with a mild cleaner formulated for polished wood surfaces, such as Murphy's Oil Soap or an equivalent product.
- Inspect heating ducts and vents

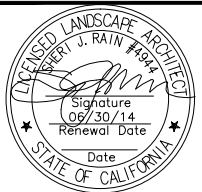
#### **Every 5 Years**

- Paint building (or earlier if needed in some areas). Colors should be based on analysis of historic colors schemes.
- Inspect exterior wall shingles for damage
- Inspect roof
- Inspect root growth near the building for impacts on the foundations and/or siding
- Clean heating ducts and vents
- Inspect windows for weathering on interior, repair, prime and paint as needed



Appendix E

**SCHEMATIC BUILDING PLANS  
AND ELEVATIONS**



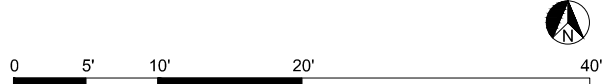
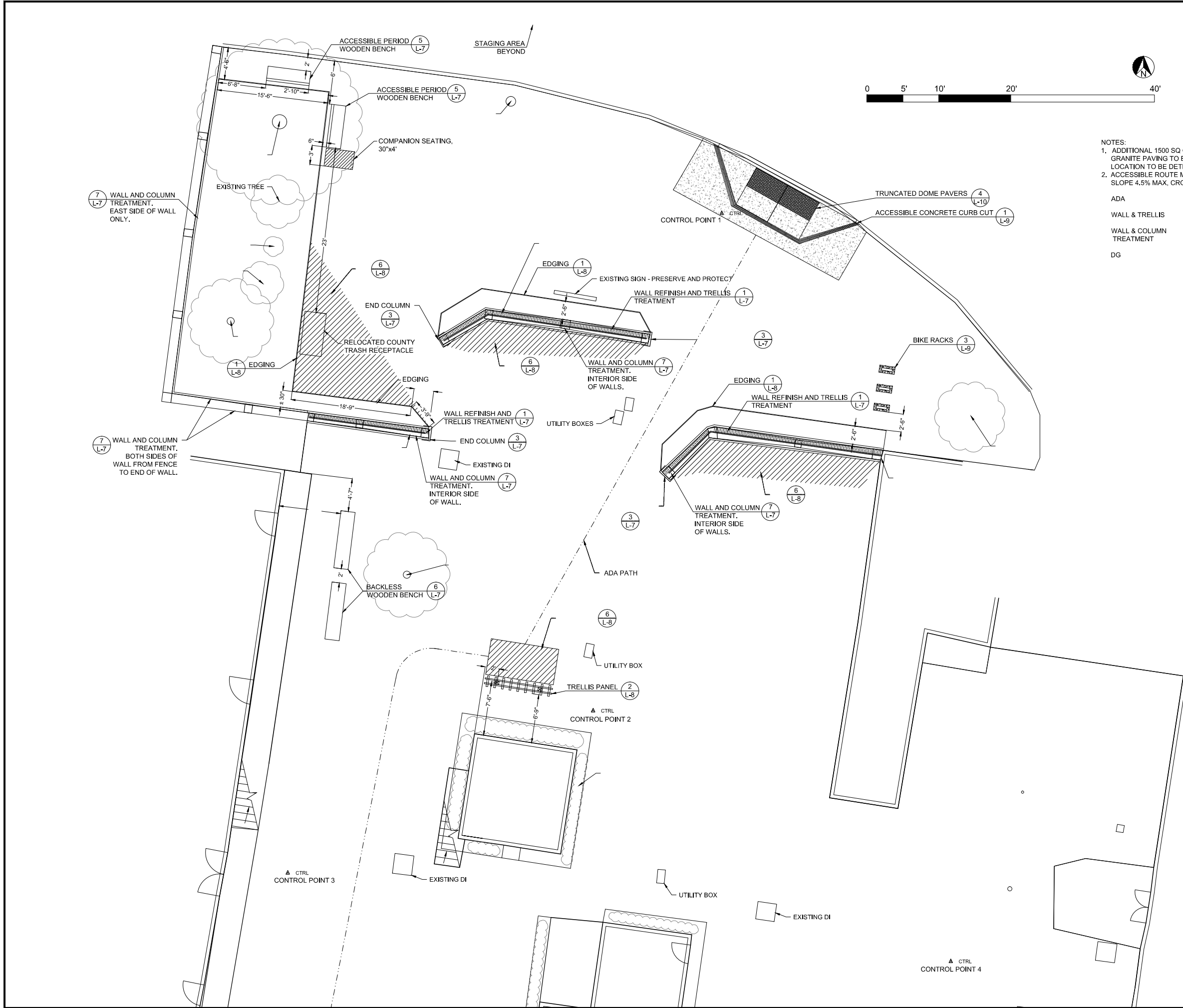
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 Approval of this plan does not authorize or approve any omission or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.  
 Reviewed by: [Signature] Date: 4/4/13

DPR ACCESS COMPLIANCE REVIEW  
 ACCESSIBILITY SECTION  
 CERTIFICATION # 13-024  
 Reviewed by: [Signature] Date: 4/18/13







- NOTES:  
 1. ADDITIONAL 1500 SQ OF DECOMPOSED GRANITE PAVING TO BE INSTALLED. LOCATION TO BE DETERMINED IN FIELD.  
 2. ACCESSIBLE ROUTE MAX RUNNING SLOPE 4.5% MAX, CROSS SLOPE 1.5%.

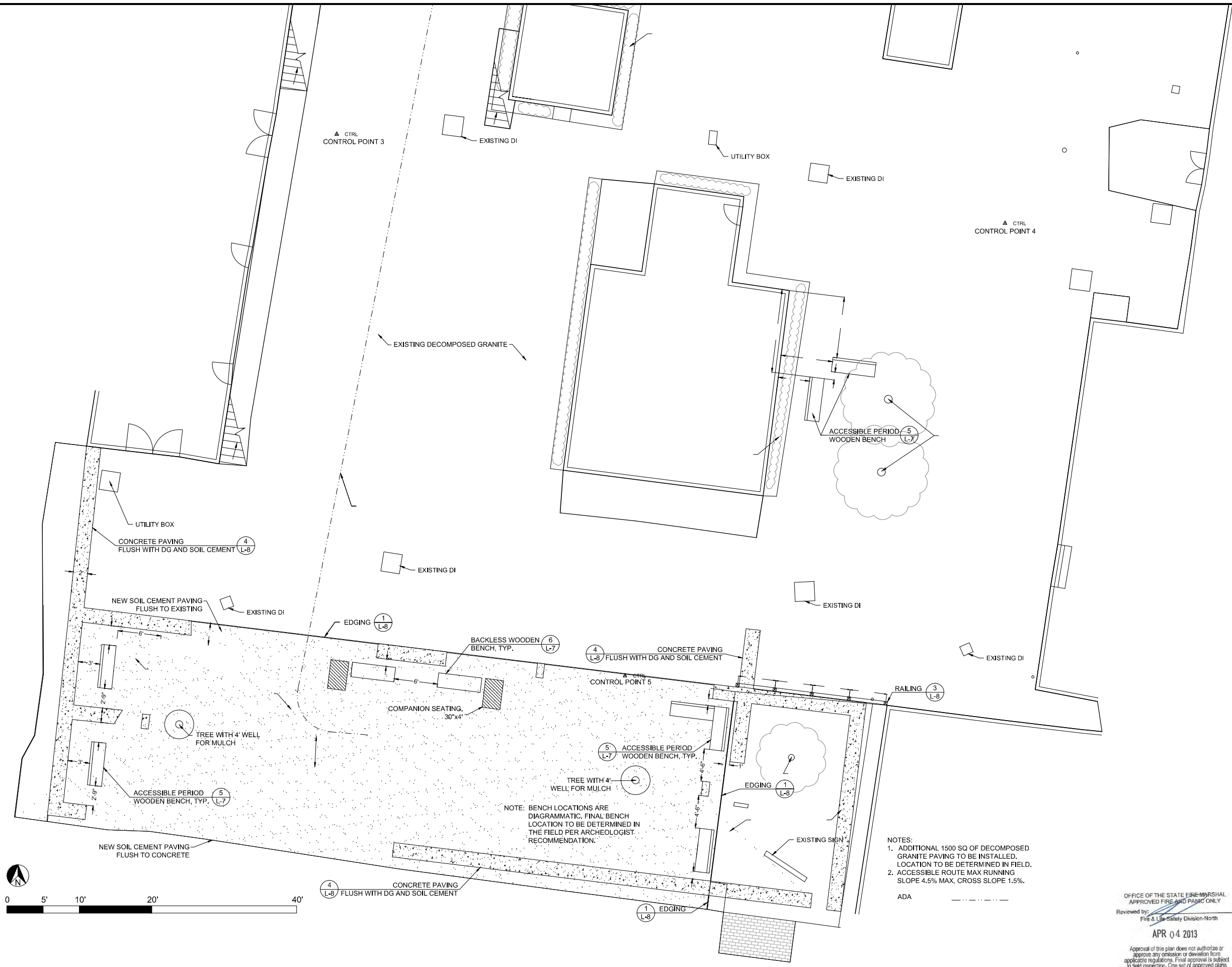
ADA	---
WALL & TRELLIS	
WALL & COLUMN TREATMENT	▬
DG	▨

OFFICE OF THE STATE FIRE MARSHAL  
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 Fire & Life Safety Division-North  
 APR 04 2013  
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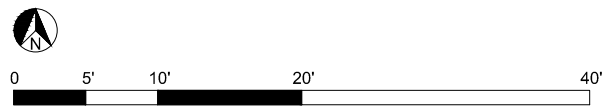
CALIFORNIA STATE FIRE MARSHAL - APPROVED  
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DPR ACCESS COMPLIANCE REVIEW / ACCESSIBILITY SECTION  
 CERTIFICATION # 13-024  
 Reviewed by: [Signature] Date: 4/16/13



NOTE: BENCH LOCATIONS ARE DIAGRAMMATIC. FINAL BENCH LOCATION TO BE DETERMINED IN THE FIELD PER ARCHEOLOGIST RECOMMENDATION.

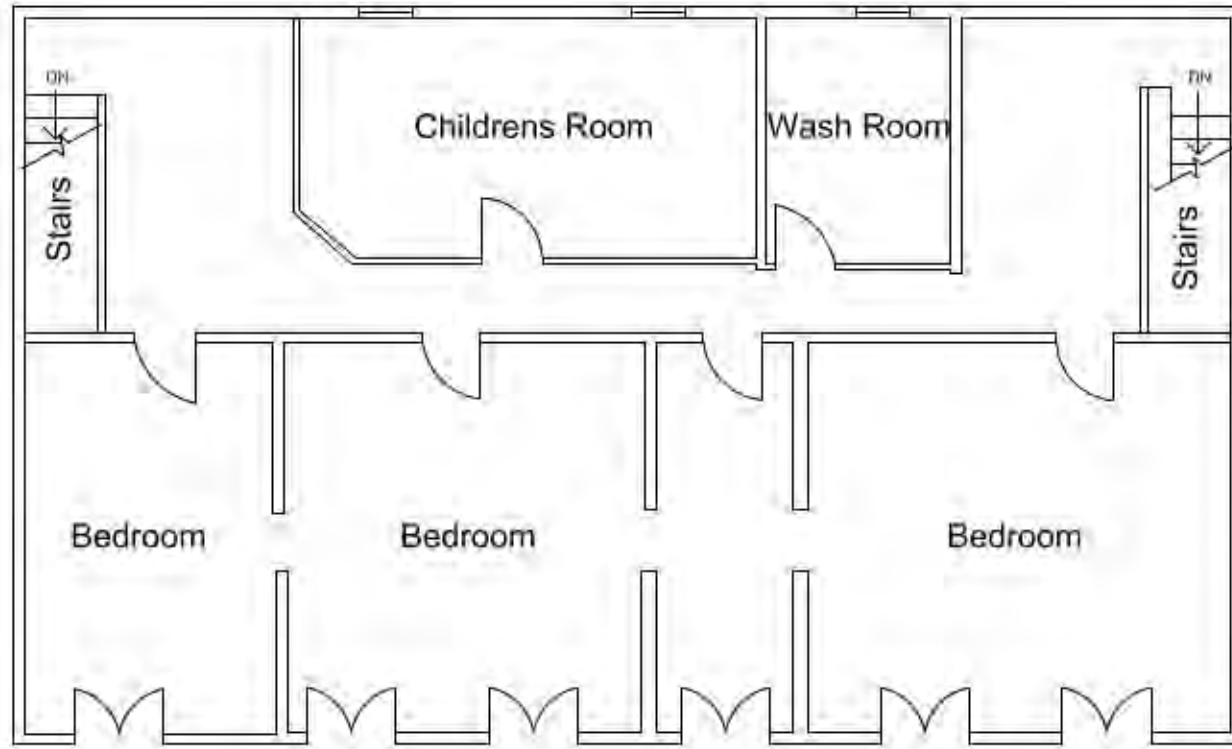
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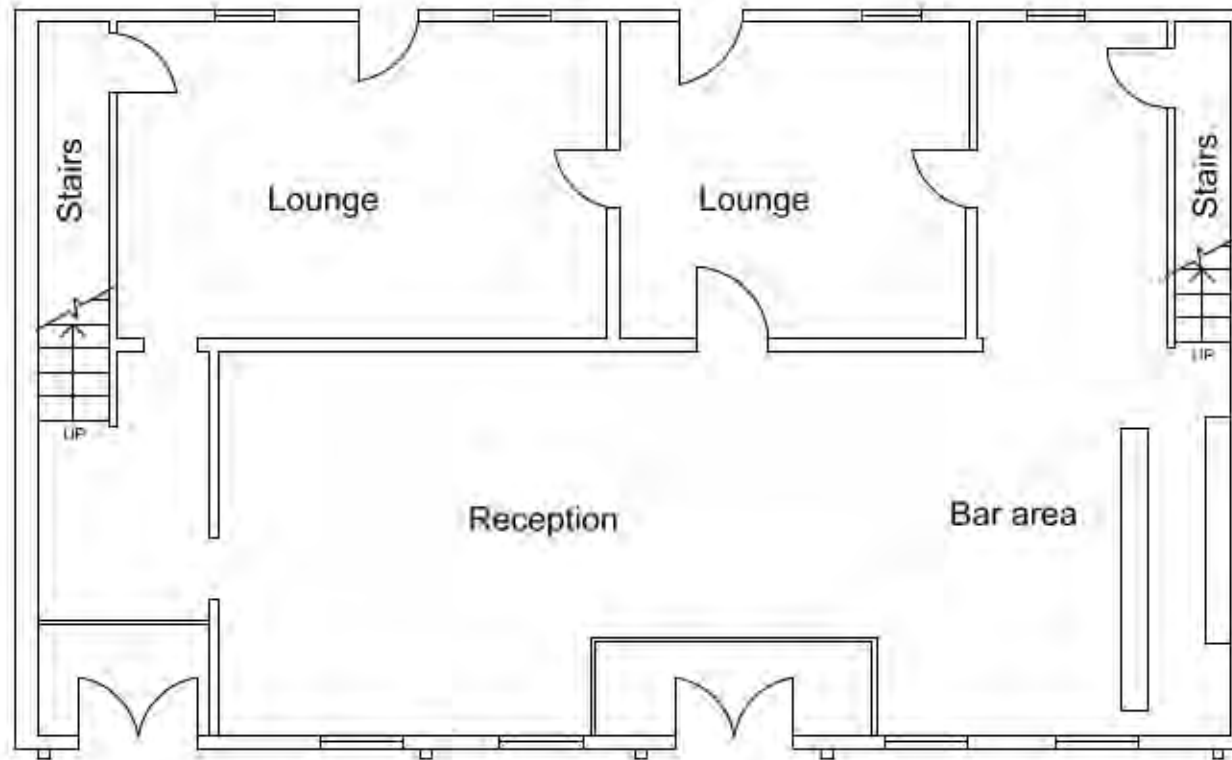
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 Fire & Life Safety Division-North

APR 04 2013

Approval of this plan does not authorize or approve any omission or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.



Toscano Hotel  
Second Floor



Toscano Hotel  
First Floor



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DEVELOPMENT DIVISION  
One Capitol Mall  
Sacramento, CA  
95814-3229



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CHECKED BY  
DATE

ACQUISITION & DEVELOPMENT DIVISION  
SACRAMENTO, CALIFORNIA

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DRAWN:  
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REVISIONS

TOSCANO HOTEL HSR  
**HOTEL FIRST & SECOND  
FLOOR PLANS**

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SHEET NO.:

OF:





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Sacramento, CA  
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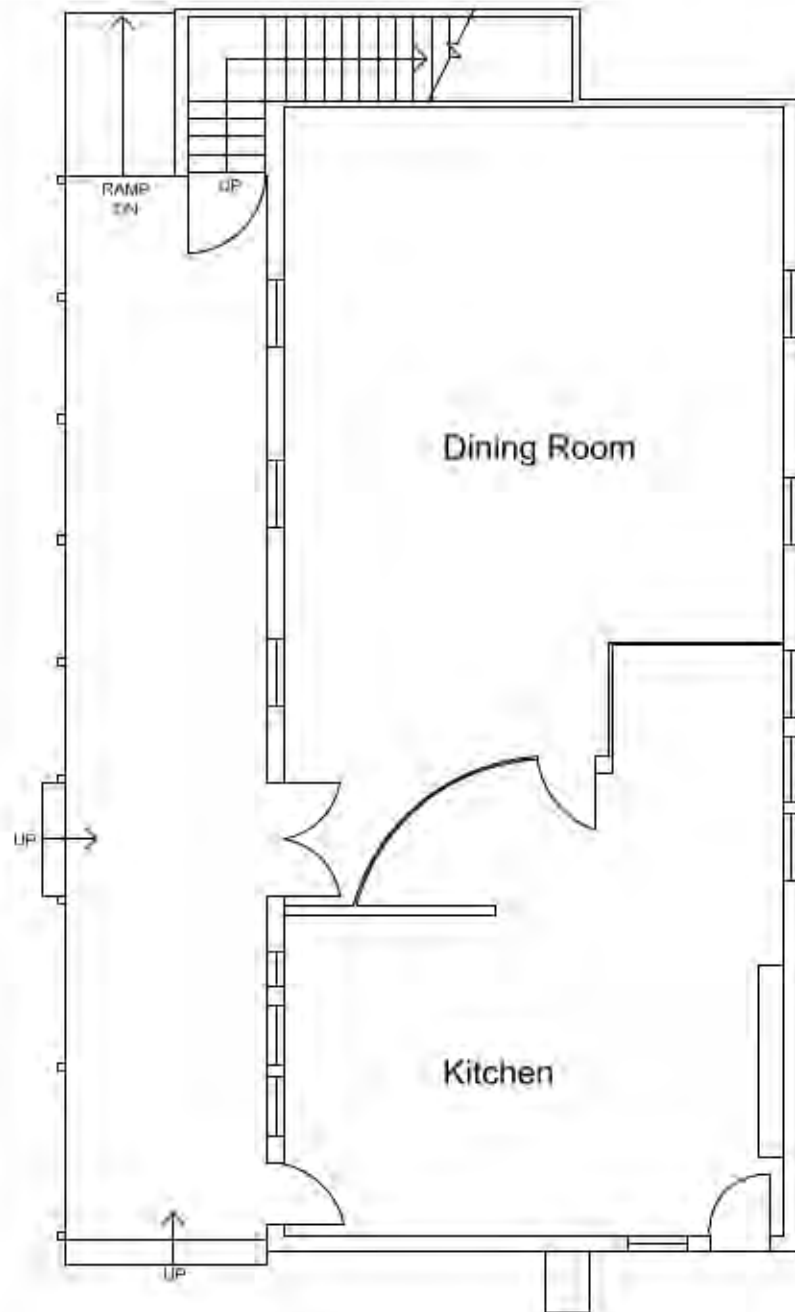
REVISIONS

TOSCANO HOTEL HSR  
KITCHEN FLOOR PLANS

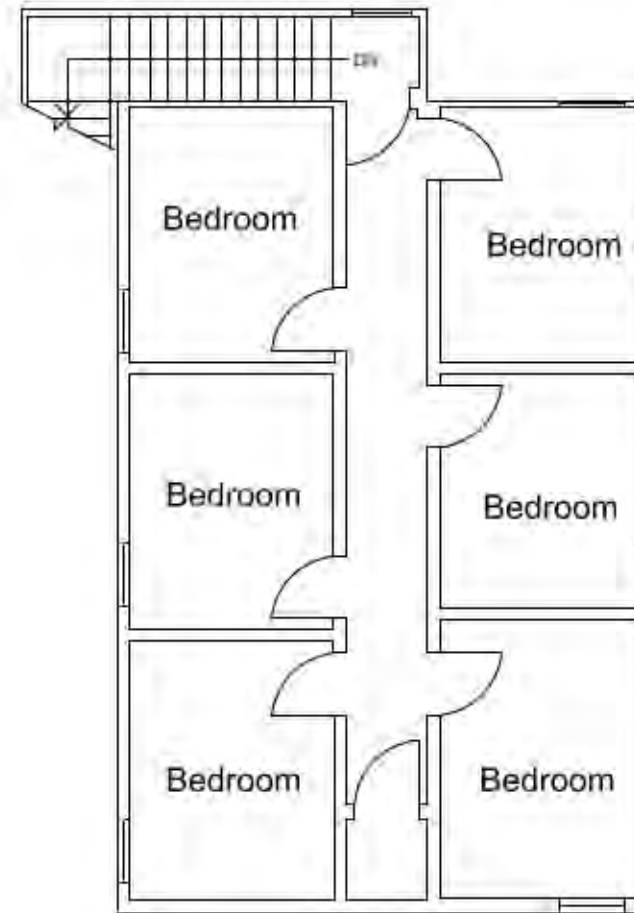
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OF



Toscano Kitchen  
First Floor



Toscano Kitchen  
Second Floor







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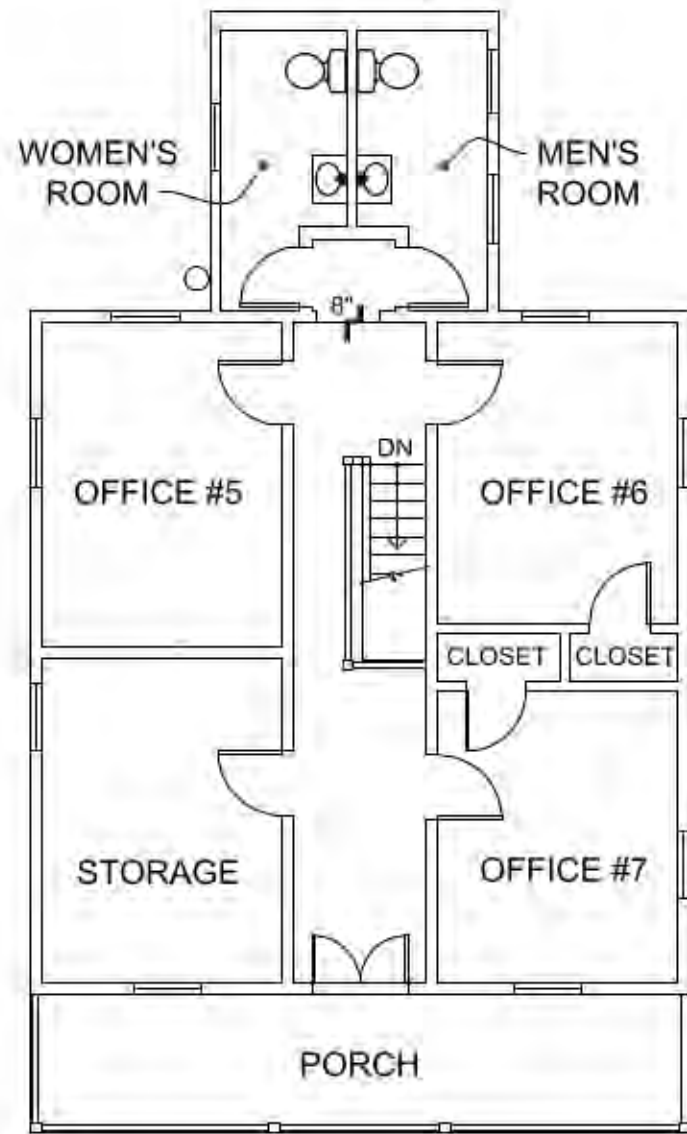
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TOSCANO HOTEL HSR  
**ANNEX FLOOR PLANS**

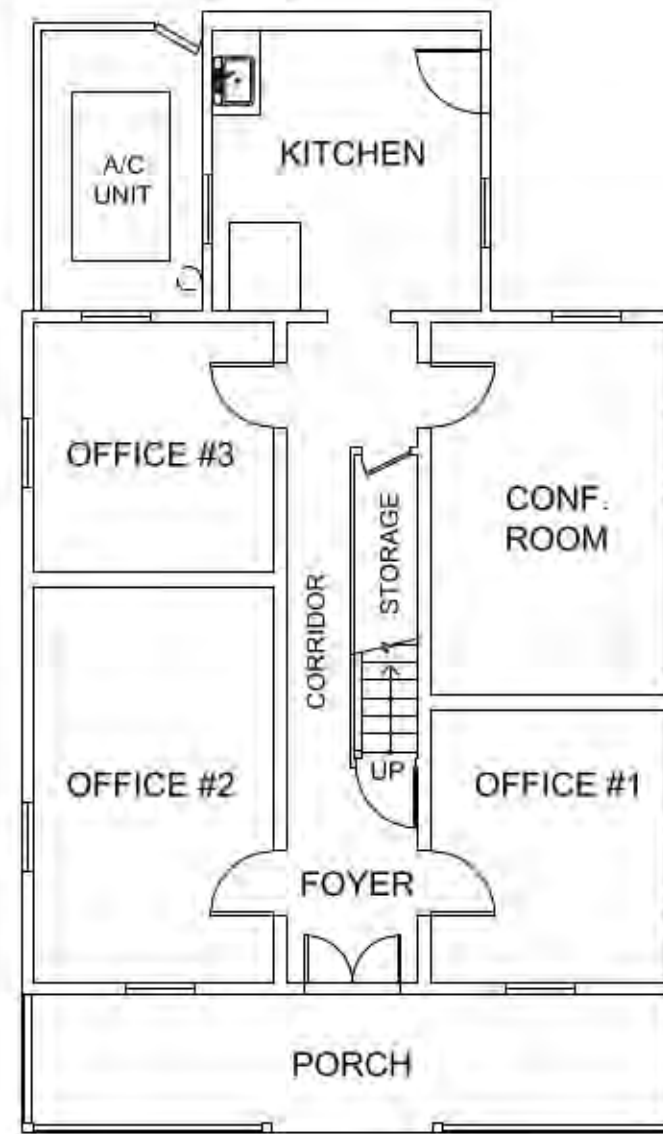
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2ND FLOOR PLAN



1ST FLOOR PLAN







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ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER.

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DATE:

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TOSCANO HOTEL HSR  
**ANNEX EXTERIOR  
ELEVATIONS**

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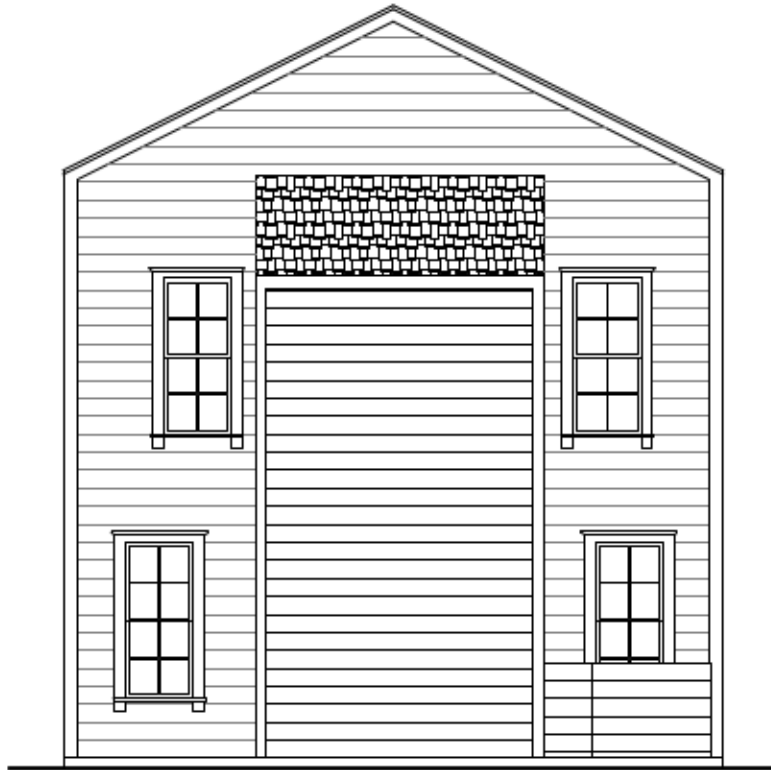
OF



**SOUTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



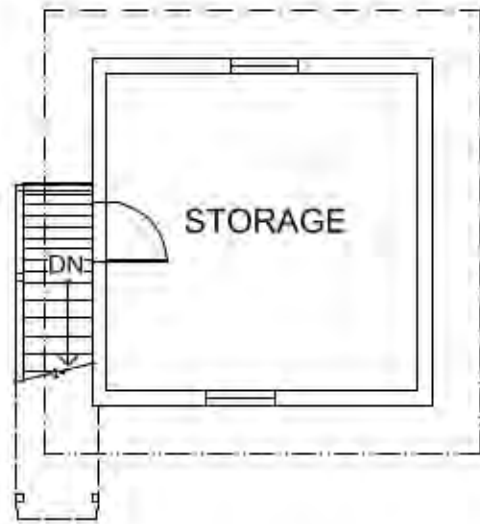
**WEST ELEVATION**



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Sacramento, CA  
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2ND FLOOR PLAN



1ST FLOOR PLAN

ACQUISITION & DEVELOPMENT DIVISION  
ONE CAPITOL MALL  
SACRAMENTO, CA  
95814-3229

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TOSCANO HOTEL HSR  
TANK HOUSE  
FLOOR PLANS

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SHEET NO.

OF





ACQUISITION &  
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Sacramento, CA  
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STATE 001  
DATE 03/20/2014  
PROJECT 001  
SHEET 001  
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ACQUISITION & DEVELOPMENT DIVISION  
PROPERTY RECORDS AND ARCHITECTURE  
PROPERTY RECORDS AND ARCHITECTURE  
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TANK HOUSE  
EXTERIOR ELEVATIONS

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SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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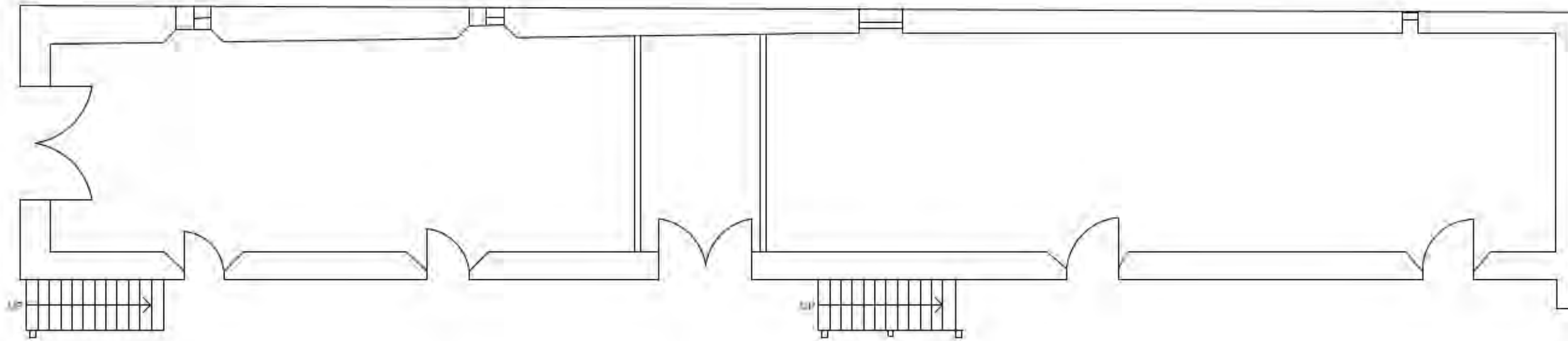
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TOSCANO HOTEL HSR  
**SERVANTS QUARTERS  
FLOOR PLANS**

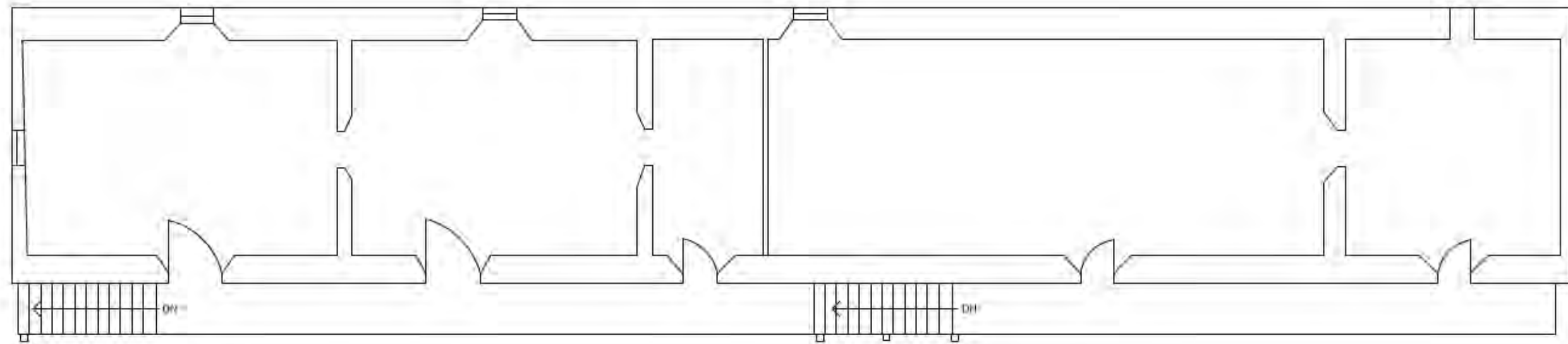
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OF



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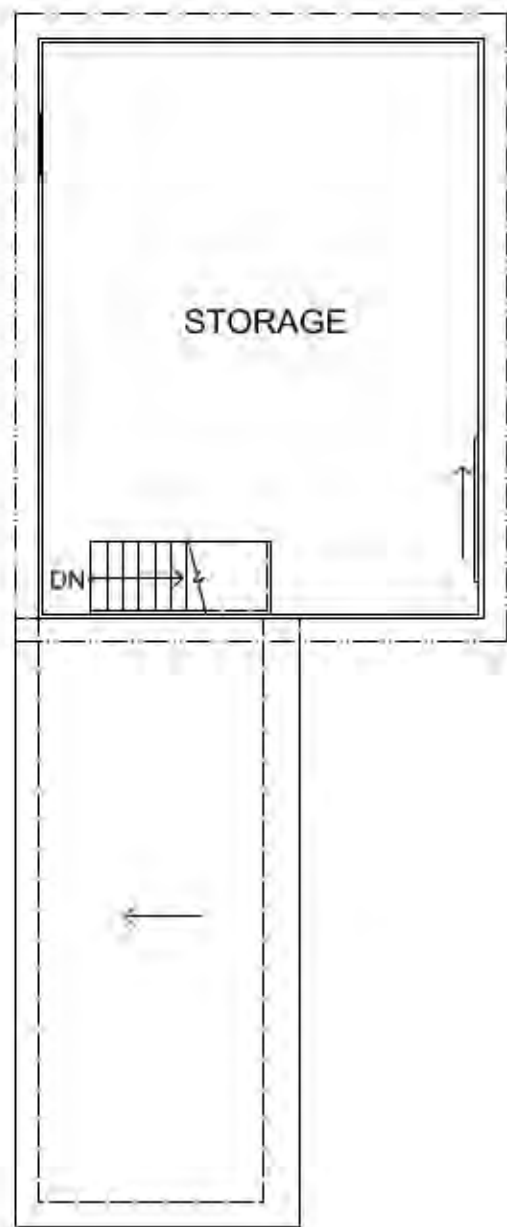


Servants' Quarters  
Second Floor

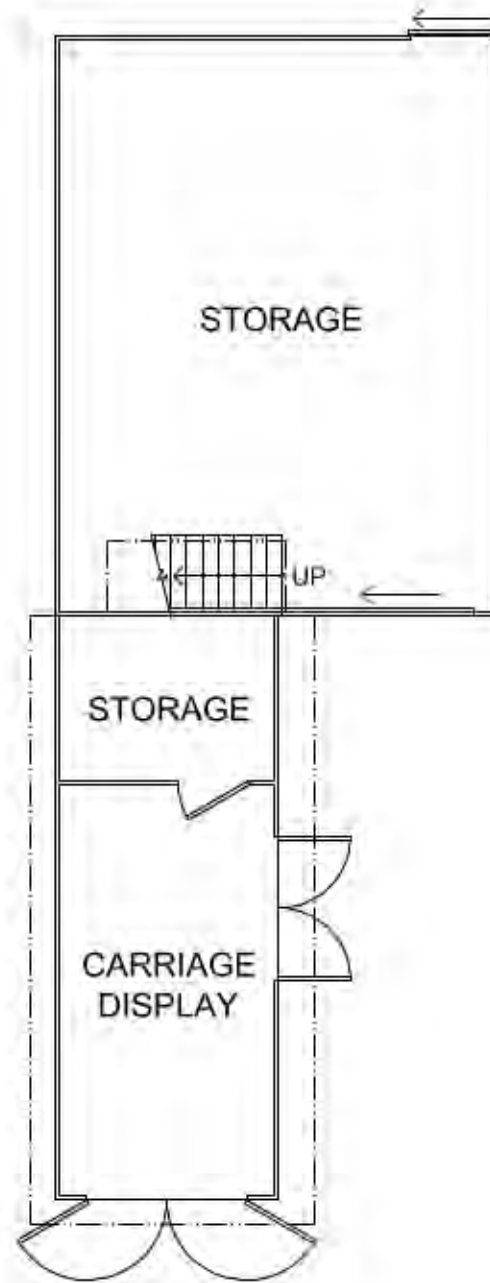








2ND FLOOR PLAN



1ST FLOOR PLAN



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DESIGNER'S SIGNATURE AND DATE ARE  
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THESE CHANGES TO BE APPROVED BY THE  
APPROPRIATE OFFICE OFFICIAL

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TOSCANO HOTEL HSR  
**BARN FLOOR PLANS**

DRAWING NO.

SHEET NO.

OF



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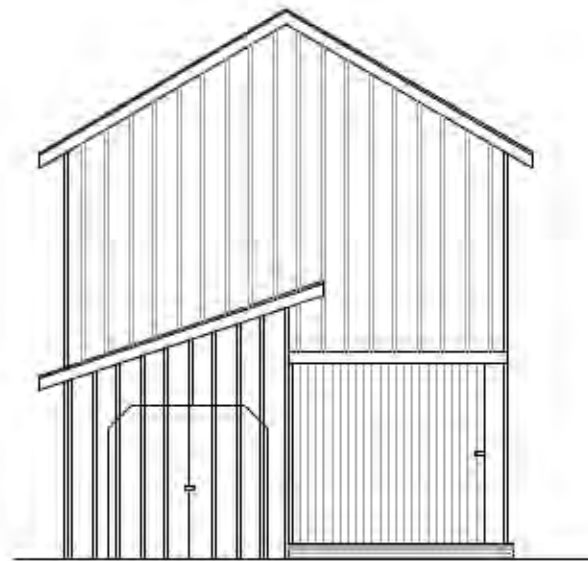
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TOSCANO HOTEL HSR  
BARN EXTERIOR  
ELEVATIONS

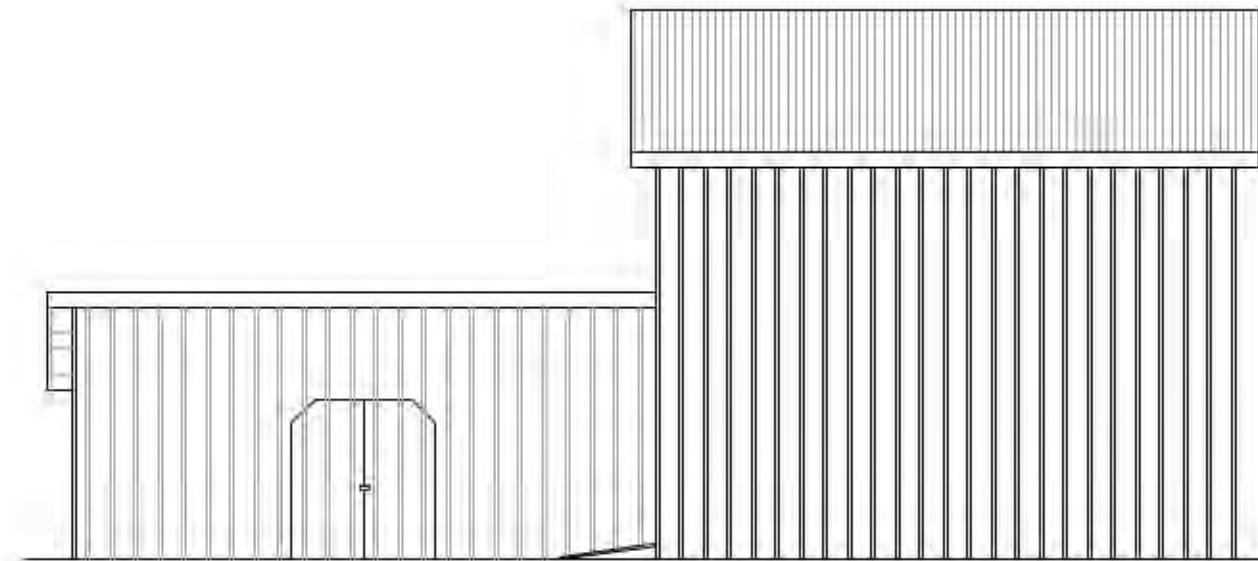
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SHEET NO.

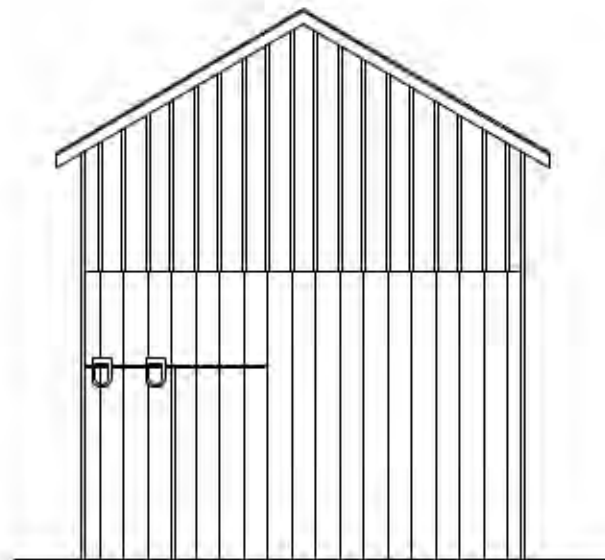
OF



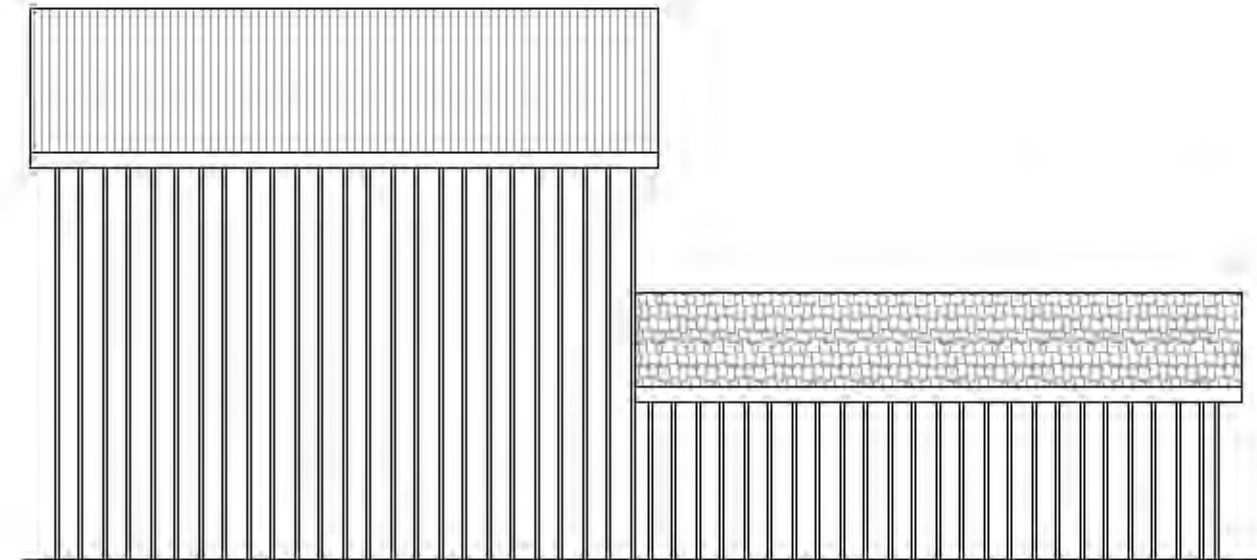
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION