

Eldridge Historic Park

Gateway to Sonoma Mountain

Proposal for an Historic Museum, Archives and Visitor Center at the Sonoma Developmental Center, Eldridge, California

Glen Ellen Historical Society

March 2021

The Glen Ellen Historical Society (GEHS) has developed an initial plan for an historic center that includes an historic museum, library, archive, and visitor center within the HD-zoned Eldridge property located at the Sonoma Development Center (SDC). The purpose of this historic center is to create a place in which the GEHS and the communities of Eldridge and Glen Ellen can fulfill and implement our vision of historic preservation within the region. This vision includes the following goals:

- Preservation and rehabilitation of historically significant buildings, structures, and landscapes.
- Preservation of the SDC Library and other sources of written knowledge associated with Sonoma Valley and Sonoma County.
- Preservation of historic artifacts and digital archives currently stored at the GEHS archive and on the SDC campus.
- Preservation of the knowledge possessed by individuals associated with SDC, Eldridge, and Glen Ellen.

IDENTIFICATION AND CRITERIA OF BUILDINGS and LAND

The GEHS has identified select buildings that could be used as the focal point of the research center on the SDC campus.

Potential buildings that could be used to house the Research Center have been identified using the following rationale:

1. Historic significance of the building.
2. Access and parking.
3. Geographically contiguous with Jack London Historic State Park/Open Space and the Eldridge Cemetery.
4. Multi-purpose buildings that are adjacent to each other for streamlined management
5. Parking and lawn areas.
6. To be part of the maintenance and preservation of historic buildings and landscapes within a larger preservation area for visitors to visualize and experience the historic environment of the facility.
7. Current physical condition and viability for re-use for revenue.
8. Expenditure cost for retrofitting infrastructure, mitigation of hazardous materials, ADA compliance, etc.

PROPOSED BUILDINGS, STRUCTURES, and LANDSCAPES FOR THE CREATION OF AN HISTORIC MUSEUM, ARCHIVES AND VISTIOR CENTER

FIRST CHOICE:

The McDougall Complex Museum and Visitor Center including Sonoma House and Adjacent Structures
Constructed in 1939, McDougall possesses the capacity to be used to implement the majority of the Glen Ellen Historical Society's goals as a museum, library, archive and visitor complex; gateway to Jack London Park, the historic cemetery and Sonoma Mountain. It is adjacent to an existing parking lot. In addition, it can provide significant space for lectures and events. It has a large underground basement. The rear of the building also includes a parking area which connects to a photogenic landscape contiguous to the Fire House and Sonoma House. It is also a contributing element to the Sonoma State Home Historic District.



Sonoma House, Outbuildings, and Associated Landscape.

Originally constructed in 1897, the Sonoma House is a picturesque Victorian building. It was the home of the original and subsequent superintendents. While in need of significant structural and cosmetic improvements this building is currently listed as a county landmark and possesses significant tourism and fundraising potential. It is a building and landscape that without question should be restored and preserved. While the GEHS could potentially own this building and surrounding landscape, it can also be managed by a County or State Park. If this is the case, the GEHS requests the opportunity to assist in the restoration of the building through volunteer and fundraising efforts with the understanding that we would be granted access and future use of the building. We envision rebuilding Sonoma House to its original beauty and grandeur commensurate with its early use reclaiming the lush gardens adjacent to the house. It has immense and significant value to the community and can have many feasible uses including; an agrarian field to table event center hosting small weddings and events, historic tours, cooking school and demonstration site or artist in residence programs. It is Sonoma County Landmark #83, and a contributing element to the Sonoma State Home Historic District.

The Carousel

Originally constructed in 1918 and relocated to the SDC in 1973, the carousel is considered by many in the area to be a local landmark. The GEHS is willing to be a steward of this iconic and much-loved carousel and to restore it to be used again by the community. We would like to relocate it in the vicinity of the museum and visitor center.

Parking Lot and Lawns Adjacent to McDougall and Outdoor Amphitheater and Lawns adjacent to Gymnasium.

Assuming the GEHS owns, operates, or is the steward of McDougall, the Firehouse, and/or the Sonoma House, the parking lot along with the grassy area just north of McDougall and directly adjacent to the PEC building and amphitheater and lawns next to the gymnasium would be an ideal structure to have access for museum parking and other events. It could be used as potential parking for visitors hiking to Jack London State Historic Park or the Historic Cemetery. The grassy area could hold a weekly farmers market along with other fundraising events such as Shakespeare in the park, possible placement of the carousel, music concerts and festivals.

Slater

Built in 1924 and rebuilt due to destruction by fire in 1990 Slater is a move in ready structure that can be used by the Glen Ellen Historical Society immediately to start organizing, archiving and raising funds. It can provide meeting, conference and office space which will be needed as we move forward to create a museum and visitor complex for our community.

Second Choice:

King

Originally constructed in 1940, King possesses the capacity to be used to implement the majority of the Glen Ellen Historical Society’s goals. It can be used as a museum, library, archive, and fundraising space, in addition to providing rooms for lectures and events. King also appears to be in good physical condition and may be ready for immediate use. Although it has undergone remodeling after 1970 it is still a contributing element to the Sonoma State Home Historic District.

HISTORIC PRESERVATION AREA PROPOSED USES FOR INDIVIDUAL HISTORIC RESOURCES

The GEHS is not proposing to manage all the historic resources within the current SDC campus, however, it is critical that a preservation plan is incorporated into any discussion of proposed uses. Below is a partial list of buildings, structures, objects, and landscapes that should be considered for uses that encourage (or require) their preservation. Keep in mind that this preservation list should also include all the resources evaluated by the California Historic Preservation Officer as being a contributing element to the Sonoma State Home Historic District. GEHS would like to request consultation regarding any proposed mitigation measures, especially if a building (for example) cannot be saved. This list is just a sample and a more expansive list can also be provided upon request.

HISTORIC RESOURCES WITHIN a PROPOSED PRESERVATION AREA		
Structure/Area	Proposed Uses	Year Built
Eldridge Cemetery	Consecrated property to be developed by the Parent Association for family visitation.	1892
Eldridge Fire House	Upon possible decommission of the Fire House, the structure can remain a replica of the original firehouse for tours and be contiguous with Glen Ellen Visitors Center, gateway to Jack London State Park, Sonoma Mountain, and historic Cemetery.	1932
McDougall	Museum, Library and Research Center displaying the history of Eldridge and Glen Ellen artifacts and the Eldridge Library.	1939
Slater	Current building could be used as a community Meeting Room (Glen Ellen Forum, non-profit organizations) and office for GEHS. Ideally replica of the original building, which burned down should be erected in its place.	1924, current building: 1990s

Sonoma House and outer structures	Wedding and Community Event Center/possible Bed and Breakfast	1897
Hatch	Walking Tour sample of 1920's residence for women. If this building cannot be preserved, a replica should be erected in its places.	1917
Walnut Hill	If this building cannot be preserved, a replica should be erected in its place.	1918
Oak Lodge	Elder or Mountain Bike Hostel/Artist in Residence Program, Visitor Center or Museum Tours reflecting original housing and rooms of the 1920's	1939
Carousel	Move near the GEHS visitor center for use and display.	1908
Gymnasium	Social sports and event community center, farmer's market and town hall meetings, makers' space, and flea markets.	Circa 1915
Heritage Trees	Maintain the Butler Oaks on Arnold Drive and possible Luther Burbank walnut hybrids and heritage magnolia and others under study.	1932
Arnold Drive Corridor and Cottages	The historic integrity of the Arnold Drive Corridor should be maintained as much as possible. The Cottages along the west side are historically significant. If they are zoned for historic preservation they could be sold as private residences, vacation homes, bed and breakfasts, etc.	Varies
Stone Entrance, Bus Stop, and Grove Street and Harney entranceway.	Critical to maintaining the ambiance along with the cultural and historical significance of Arnold Drive corridor. The entrance (and landscape) to SDCs western campus leading up to the PEC building should have its historic integrity maintained.	Varies
Caretakers House/Business Managers Residence on Arnold Drive	Residence #141. It is the oldest structure on the campus and is historically significant.	Circa 1897
Stone Water Drainage system adjacent to Wagner	Historic Landscape could easily be maintained.	

Community Resources

The Glen Ellen Historical Society is developing a network of resources that will involve a consortium of collaboration including strategic, business and community partners and a dedicated volunteer force.

Committed Individuals and Resources

George E Psaledakis, Architect, AIA. George has offered to review work done by past consultants to determine a cost estimate for restoration. He has been a design professional for over 30 years and has worked on building types ranging from Type I to Type V. Most notably, he was a construction engineer performing the oversight for subcontractors and the restoration of the Hearst Memorial Mining Building on the Berkeley campus from 1999 to 2003. He later transitioned to the architect's representative for the project as a Project Manager for NBBJ Architects, Seattle. Currently, he is a Principal at CM Squared, Inc. in Union City where he performs structural repairs and renovations for HOAs throughout the Bay Area. The firm provides cost evaluations and Reserve Study updates. Other work includes forensic investigations for plaintiffs and defendants in legal cases. He also continues to maintain a private practice with partner, architect Nanette Names, AIA. Mr. Psaledakis has lived for 25 years next to SDC and is happy to assist with its transition to a vibrant self-sustaining community so future generations will have a wonderful resource available to them.

Susan Brandt Hawley, Attorney. Susan represents public-interest groups in preservation issues statewide, focusing on the California Environmental Quality Act (CEQA). She has represented hundreds of public-interest groups in CEQA cases, including appeals that have to date resulted in precedent in over 40 published opinions in the six districts of the California Court of Appeal and 6 cases in the California Supreme Court. She is the immediate past president of the California Academy of Appellate Lawyers. She received the 2001 CLAY award (California Lawyer of the Year)

in environmental law from *California Lawyer* magazine and was named to the *Daily Journal's* first annual list of California's "top women litigators" in 2002 and to multiple subsequent lists. Brandt-Hawley frequently speaks on environmental preservation law in educational and professional forums attended by lawyers, judges, students, elected officials, agency commissioners, preservationists, and planners. Her practice has been in Glen Ellen for many years.

Angela Nardo-Morgan, M.A. Angela has lived and raised her family in Sonoma Valley (Glen Ellen) for over 30 years. She studied at San Francisco State University, Sonoma State University and U.C. Berkeley and has a graduate degree in Restoration and Historical Ecology. Angela was a faculty member in the Environmental Studies Department at Sonoma State University where she lectured in Ecology, Watershed Restoration, Environmental Ethics and Ecological Feminism. She is the first woman in Sonoma county to receive the Switzer Environmental Fellowship and went on to become the recipient of a Switzer leadership grant to establish the first citizen-science watershed monitoring program and watershed station in the Sonoma Valley, protecting and restoring local streams and watersheds. She has worked for many organizations including Greenpeace, American Friends Service Committee, The Marine Mammal Center, Sonoma Ecology Center, Russian Riverkeeper and Audubon Canyon Ranch. She currently works for Marine Conservation Institute as Director of Development and is an accomplished grant writer and fundraiser and was instrumental in raising large funds for many non-profits. She is president of the Board of the Glen Ellen Historical Society, vice-president of the board of the Glen Ellen Forum and council member of the newly formed Sonoma Valley Municipal Advisory Council. As a scientist Angela is deeply committed to solving the climate change crisis working to create sustainable and resilient communities.

Charles Mikulik, M.A., RPA. Principal archaeologist, archivist, and geographic information systems (GIS) specialist for Charles Mikulik Archaeological Consulting. He meets the Secretary of the Interior's Professional Qualification Standards for Archaeology. He has expertise in cultural resource project management, conducting research through the California Historical Resources Information System CHRIS), and GIS data management and map production. Charles has over fourteen years of experience in performing all aspects of cultural resources management compliance projects in various regions of the United States. Charles has further specialized knowledge in database and archival management, ethnography, oral history, historic research, community engagement, and is currently on the Board of the Glen Ellen Historical Society. He is experienced in authoring environmental documents pursuant to applicable federal, state, and local regulations in California. These documents emphasize compliance with the National Environmental Policy Act (NEPA), Section 106 and Section 110 of the National Historic Preservation Act (NHPA), Federal Land Policy and Management Act (FLPMA), the California Environmental Quality Act (CEQA), and county/city ordinances.

Nancy Padian, Ph.D. Nancy is an Adjunct Professor in the School of Public Health at UC.Berkeley. She is also the Executive Director of the Women's Global Health Imperative. It is conservatively estimated that Dr. Padian has raised over \$60 million in grants over the last 22-25 years for AIDS research. She was the Senior Technical Advisor, for the Office of the U.S. Global AIDS Coordinator for the Centers for Disease Control and Prevention PEPFAR, (the President's Emergency Plan for AIDS Relief) for about five years (starting in 2009) and had significant input on the US State Department's multilateral funds for AIDS relief. Her expertise in fundraising is welcome in the community effort to support the Historic Area. Dr Padian lives in Glen Ellen and is on the board of the Glen Ellen Historical Society.

Jay Gamel, Founder Kenwood Press. Jay has provided the following statement of support: "The more you solve problems, or provide possible real-world solutions, the more attractive the project will be to Sonoma's supervisors, but it seems clear you are well aware of that. I'll do everything I can to help in this project: stories, research, within the bounds of maintaining good journalism. Please don't hesitate to call on me. I think you should keep an eye to setting up digital archives as a major element of the program. You could become a statewide nexus for digitizing (a business) items of historical and archival value and maintaining a top-level internet presence in perpetuity. I believe there is a fast-growing market for such services."

Letter of Support from Professor Daniel Markwyn, Sonoma State University
March 4, 2021

Jim Shere
P.O. Box 2108
Glen Ellen CA 95442

Dear Jim,

As you asked, I have carefully read The Eldridge Historic Preservation Proposal and find it to be well-written, well-documented, and well-argued. Furthermore, the Proposal links together the Past, the Present, and the Future of the place called Eldridge in a convincing way. In terms of the Past, for example, the Proposal includes detail on early structures to be adapted for re-use as well as examples of architectural styles from earlier periods. The Past, of course, will also be present in the Museum (though it will still be "past" of course) where visitors will be stimulated to think about how we treat and care for each other in 2021 as well as about how residents of Development Center in earlier years had been treated and cared for and how they wound up here. The Museum can also stimulate visitors to think about medical research, for example, that on polio which was carried out at Eldridge, as well as the darker side of the Eugenics Movement.

An exciting possibility for the Future, as yet unrealized, would be to establish a "History Center" possibly in the Museum but not necessarily so, where programs, conferences, and meetings would bring folks - both locals and visitors - to Eldridge. Such a center, of course, would focus on the "Past" but it would certainly bring the "Present" to Eldridge in the form of the feet of visitors.

The Proposal includes much that I have not commented upon, but there is nothing in the material uncommented upon that weakens my very strong support for The Eldridge Historic Preservation Proposal.

Thank you,
Daniel Markwyn, Professor of History Emeritus, Sonoma State University
2516 Creekside Rd. Santa Rosa CA 95405
707 544-7638

Individuals and Resources that support GEHS:

Supervisor Susan Gorin

Matt Leffert, Executive Director, Jack London State Historic Park

Glen Ellen Forum

Glen Ellen Market

Les Pascals

KSVY, Sonoma's Radio Station

Daniel Markwyn, SSU professor of history emeritus, Sonoma County Historical Records Commissioner emeritus

Tom Deeley, Eldridge Fire Chief

Doug Wilson, owner of The Antiquarium

Arthur Dawson, Baseline Consulting

Meg Beeler, Sonoma Mountain Preservation

Sonoma Land Trust

Tracy Salcedo, Author, Laughing Press Inc.

Jack London Park Partners

Marine Conservation Institute Jack London Village

Cliff Cassola, Owner Marshalls Garage

Individuals and Organizations the GEHS has Extended Invitations to for Consultation, Collaboration and Support:

Greg Sarris, Graton Rancheria

Eric Pearson, SPARC

Wake Robin Neighborhood

OLEA Hotel

GAIGE House

Kate Bundschu, Abbots Passage Winery

Mike Benziger, Glen Tucky Farms

Christine Hansen, Chauvet Hotel and Les Pascals

Mehul Patel, Jack London Lodge

Jack London Foundation (owners of the original Jack London bookstore)

Darius Anderson

Pat Smith

Mickey Cooke

Sonoma Mountain Preservation Foundation

Squire Fridell

Quarryhill Botanical Gardens

Patricia Cullinan, President, Sonoma Valley Historical Society

Robert Demler, City of Sonoma Historian

Sandra Hansen, Former Director of Sonoma's Historic Depot Park Museum

Gaye LeBaron, Historian, Santa Rosa Press Democrat

Katherine Rinehart, President of the Sonoma County Heritage Network

Eric Stanley, Curator of History, Sonoma County Museum

Patrick Garcia, Californio

Peter Nelson, member Graton Rancheria and professor of Native American Studies at UC Berkeley

Linda Dodwell (owner of the Australian House)

Pastor Lance Pruett Glen Ellen Community Church

Steve Coates, Jack London Village Owner

Peter Meyerhoff

Jack London Foundation

Senator Mike McGuire

Senator Bill Dodd

Congressman Mike Thompson

Revenue Resources

The primary obstacle in the developing funding resources is the lack of assignment nor guarantee of assignment of property making any financial commitment challenging, if not impossible. However, an anonymous donor has pledged \$100,000 to this specific project. The GEHS has plans for additional fundraising efforts if a commitment from the State of California and the County of Sonoma can be made to guarantee use of and preservation of the requested buildings and landscapes.

1. **In Kind Donations:** Currently our legal, architectural, and preservation experts are working at discounted rates and/or pro-bono.
2. **Grant Writing:** The GEHS has begun research on grants for the development of museum sites and other preservation goals. Possible sources of grant funding include:
 - a. California Grants Portal
 - b. 115 California Historical Preservation Grant
 - c. Office of Historic Preservation
 - d. National Park Service
 - e. ADA Business Tax Credit and Deduction for Eligible Access Expenditures
 - f. Student Internships
 - g. Sonoma County Landmarks Commission
3. **Community Fundraisers:** This will be an ongoing and continual part of our development plan. Examples include: Sonoma Skypark drive in movie night, screening the classic movie, "Lassie" which was filmed in Glen Ellen, GEHS community events, donation drives, music events and more!
4. **Corporate Funding:** Establishing solid business partnerships in the community
5. **Bequests:** Listed on our website will be tax deductible ways for donors to bequeath portions of their estate, stocks and bonds and property to GEHS
6. **Capital Improvement Campaign:** As soon as a building is assigned, we will begin a capital campaign for rehabilitation and restoration of a museum and visitor center
7. **Social media fundraisers:** Via Facebook, Instagram, Twitter, Linked in and KSVY radio
8. **Zoom/Virtual Tours:** The GEHS will create the opportunity to experience history virtually by providing monthly virtual programming to the public on the historic voices of Sonoma Valley. The GEHS is developing virtual tours on figures in history from Chief Sonoma to Jack London.
9. **Partnerships with local businesses and non-profits:** Potential partners include Sonoma State University, Graton Rancheria, Glen Ellen Forum, Sonoma Valley Vintners Association, Sonoma Ecology Center, Sonoma Land Trust, Sonoma Mountain Preservation, Baseline Consulting, Olea Hotel, Gaige House, Star Restaurant, The Fig Café, Glen Ellen Village Market, The Kenwood Press, Jack London Village, Mayo Winery, Talisman Winery, Schermeister Winery, Laurel Glen Winery and many others.
10. **Marketing Analysis:** We are in the process of securing a market analysis of several buildings and structures including Sonoma House so that we can create a cost effective and self-sustaining estimate of work to be done in restoration and rehabilitation of these buildings

Historic Buildings are a Valuable, Existing Resource.

In Answer to the Challenge of Climate Change, Preserving Historic Buildings Conserves Energy and Resources and Contributes to a Resilient and Sustainable Community.

Historic preservation and sustainability are natural partners. Preservation and reuse of historic buildings reduces resource and material consumption, puts less waste in landfills, and consumes less energy than demolishing buildings and constructing new ones. Over the past decade, advances in high performance or “green” buildings have been numerous, but primarily have focused on new construction. As a result, the preservation and adaptability of historic and older buildings has not always been at the forefront of the ‘green’ movement agenda. However, this is changing. Historic buildings, often energy efficient from inherent characteristics, can be upgraded with new technologies to maximize energy performance. Historic features such as windows can be repaired and restored for higher efficiency. In addition to saving existing resources and historic character, historic preservation means environmental, cultural and economic benefits for our community.

“Historic buildings have embodied energy/carbon in them that is lost if a building is demolished. *Embodied energy/carbon* is a measurement of energy used in the process of building, from the extraction of raw materials - such as harvesting trees - to the final installation of the finished material - such as framing lumber and carpentry. *Embodied carbon* represents the carbon emissions from the actual construction process. According to a study commissioned by the federal Advisory Council on Historic Preservation (ACHP), about 80 billion BTUs of energy are embodied in a typical 50,000 square-foot commercial building, the equivalent of about 640,000 gallons of gasoline (ACHP, 1979). If a building is demolished rather than reused, that expended energy and carbon is essentially wasted, and even more is expended for the demolition process and new construction.

In addition, demolition and waste have profound adverse impacts on our landfills. Building-related construction and demolition (C&D) debris constitute about two-thirds of all non- industrial solid waste generation in the US (EPA, 2010). A study conducted in 2004 by the Brookings Institution reported that if we continue with national trends of development, by 2030 we will have demolished and rebuilt nearly one-third of our entire building stock – a staggering total of 82 billion square feet (Brookings, 2004). The energy required to do so would power the entire state of California – 37 million people – for an entire decade. Demolishing and re-building takes vast amounts of energy and materials both of which are in increasingly short supply. Recent studies have successfully measured the impact of embodied energy and carbon and the implications to historic preservation. Embodied energy and carbon represent tangible measurements of the value of buildings as an existing resource and how historic preservation contributes to a sustainable future.”

Quote from the Sustainability Historic Preservation Executive Summary 2011; Washington State Department

If given the opportunity to manage and restore buildings the Glen Ellen Historical Society will undertake a rigorous approach to Climate Change, Sustainability and Mitigation. This will be modeled after the National Park Service Green Plan

The NPS established the *Green Parks Plan* (2012) to further sustainability and mitigation. The *Green Parks Plan* applies to all parks, including those with a primarily historical or cultural focus. NPS has developed guidance to assist with sustainability specifically in relation to cultural resources, including Secretary of the Interior’s *Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* and Technical Preservation Brief 3, *Improving Energy Efficiency in Historic Buildings* (Hensley and Aguilar 2011). *The Energy Saving Features of Older Buildings* (Burns 1982) helps identify sustainability features already inherent in the historic built environment.

Climate change will unfold as a long string of disasters of varying rates and intensities.

Good planning can assist in disaster recovery when such events and impacts occur. In turn, disasters often demand rapid management decisions and provide opportunities to implement new approaches. It is important to ensure that all types of cultural resources are incorporated into disaster response plans.

Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning: State and Local Mitigation Planning How-To Guide (FEMA 2005) currently is the primary reference in this field.

Case Study: The National Trust for Historic Preservation - Preservation Green Lab

One of the central ideas around the work of the Preservation Green Lab can be expressed as 'the greenest building is the one that already exists.' Further, the greenest building might be the smaller building constructed in the past when passive climate control was a necessity rather than an innovation. Two Preservation Green Lab projects illustrate this well. The 'Older, Smaller, Better' project analyzed a number of cities and looked at the relationship between the age of buildings and sustainability as measured by economic, social and environmental variables. The results show the key role older buildings play in preserving and building sustainable communities. The 'America Saves!' project offers energy saving strategies to small business owners in the US. This project focuses on 'no hassle' energy efficiency methods, including efforts to decrease the carbon footprint of small businesses and create savings for these small businesses that will benefit them as well as the community in which they are based.

(Source: National Trust for Historic Preservation 2006)