

AETNA SPRINGS PRESERVATION PLAN



For:
Aetna Preserve, LLC

Prepared by:
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INTRODUCTION

PROJECT OVERVIEW

The historic Aetna Springs Resort is located at the northwestern end of Pope Valley, sixteen miles northeast of St. Helena. The property is centered on Aetna Springs Creek, three thermal springs, and two soda springs. It was first developed as a retreat focusing on the curative benefits of the water in 1877 and continued as a summer retreat for prominent San Franciscans through 1972. Since then, the property ownership has changed hands several times.

In 2006, Aetna Preserve, LLC purchased the property, and began planning to revitalize Aetna Springs Resort. Their vision is to create a family oriented retreat focusing on outdoor, recreational, educational, and reflective activities similar to the site's original and permitted use. Rehabilitation of the historic district according to the *Secretary of the Interior's Standards for Treatment of Historic Properties* is the key component of the development to carry forward the site's history and create an authentic experience.

Aetna Springs will provide recreational, retreat, lodging, and dining facilities for guest use. The facilities includes a dining hall, spa, a golf course, and a swimming area.

In spring of 2011, Aetna Preserve, LLC hired Architectural Resources Group (ARG) to prepare this Preservation Plan for the project. ARG surveyed the property in 1997 and again in 2007 and 2011. The Preservation Plan utilizes the information gathered over the years to provide an understanding of the character of the development, summarize the history and significance of the property, and outline specific treatments for the buildings, site features, and landscape in order to rehabilitate the property for contemporary use.



L top - Social Hall in Rustic period; R top - Victorian period landscape; Bottom - Victorian period landscape and Winship in background

INTRODUCTION

PRESERVATION APPROACH

The Aetna Springs Resort was listed on the National Register in 1987 as a historically and architecturally significant historic district. The district includes an assemblage of contributing buildings and site features that establish its informal, rustic character. These were constructed between 1877 and 1935, which is the period of significance established by the National Register Nomination.

Since the Heibel family sold the property in 1972, the existing structures have received little to no maintenance and are typically in poor to very poor condition. Further, a significant amount of deterioration has occurred since the National Register Nomination was written. Several buildings are partially collapsed, interior finishes and walls have been removed from many more, and roofs and porches are severely deteriorated in almost all. Only three buildings, the Dining Hall, Social Hall, and Gassaway building, are in fair condition and retain the majority of their integrity.

Considering the poor condition of the buildings, the historic core area retains a high level of integrity and character related to its location and setting. Buildings are clustered on the north and south sides of Aetna Springs Creek in irregular alignments that create informal open areas between them. There is a loose, informal quality to their positioning that largely defines the resort and density of the historic core area. Wood and stone are the typical exterior materials for buildings and site structures, which are in concert with and enhance the natural site features, further developing the rustic character of the setting.

Despite the poor condition of some of the buildings, the overall integrity of the district - evaluated in terms of location, design, setting, materials, workmanship, feeling, and association - is still fair. Today, the large-scale character defining features, such as setting, natural features, and spatial organization of the buildings, are what continue to communicate the character of the historic district. The buildings are character-defining features, but due to their extremely compromised condition their ability to convey the historic and architectural significance is currently quite diminished. As of 2011, Aetna Springs still maintains its status as a



Top - Caroline cottage in 1997, prior to collapse; Bottom - Caroline cottage collapsing into the creek, 2007



Existing Soda Fountain building

National Register Historic District. However, if the property continues to be unmaintained, the ongoing loss of historic fabric could eventually result in the loss of this designation.

In order to ensure the longevity of one of California's important historic sites and retain its National Register designation, rehabilitation is proposed for the district as a whole. The overarching objective is to reestablish the retreat's original and permitted use integrating contemporary programmatic requirements while repairing the structures and features that comprise the district. The approach to the rehabilitation of the individual structures will vary based on the current condition and integrity of each. Given the property's advanced state of deterioration, many of the buildings will require extensive rehabilitation and/or replacement of original material. In considering the rehabilitation of the existing structures, the approach has been to identify levels of treatment whose implementation will be determined by the condition and integrity of each structure. Treatments are based on the principles of the *Secretary of the Interior's Standards for Treatment of Historic Properties* and will integrate rehabilitation approaches, restoration of features, and reconstruction, as well as relocation of buildings. The treatments are defined in the "Cultural Resource Analysis" section of this report.

Numerous modifications have been made to the buildings at the Aetna Springs resort over the life of the facility. Many of the buildings constructed during the Victorian period were later remodeled to incorporate Rustic elements such as shingles, stone bases, and lattice screens at the porches as part of the Farr and Ward remodeling campaign of the 1930s. Since the modifications occurred during the period of significance they will typically be retained as a part of the rehabilitation work, rather than removing non-original building elements.

Several of the smaller buildings that exist within the stream setback, including Cottage, Creekside, Caroline, and Bath House will be reconstructed out of the stream setback or further from Aetna Springs Creek. Larger buildings within the stream setback, including Soda

INTRODUCTION

Fountain and Frances Marion, will remain in place, as their character is greatly derived from their siting.

Three structures that were extant during the period of significance, but now missing, will be reconstructed on their historic sites. These are the Plumbing Shop, Garage and the Owner's Residence. Recreating these buildings will enhance the historic district by broadening the understanding of the historic setting. The architectural character of the buildings will be sympathetic to the existing and original structures, using natural materials, sloped roofs, and having a design vocabulary derived from the historic buildings.

New construction within the historic core will be very limited. Programmatic requirements necessitate an addition to the Social Hall to create an accessible restroom, and will be designed to be compatible with the historic structures and site plan, and to be placed in ways which are independent and differentiated from the original structure.

Aetna's natural systems and built features are also essential character-defining features. The topography, creek, oak trees, and springs will be largely preserved. Existing built features, including the rock walls and entry gates, will be retained and rehabilitated. The historic creek-side swimming area will be retained as a contemplation area. The pool will remain as an artifact within this setting, and the pool use will be relocated.

Historic designed planting will be reestablished within historic planting beds and following historic garden design concepts. Landscaping adjacent to new features will respect the existing natural features and historic design approaches.

Site circulation will typically follow historic routes, pathway, and bridge alignments, with some modification to accommodate contemporary emergency access and lodge functions. Historic bridges will remain or be reconstructed in three locations using remaining stone abutments and historic photographs.



Remaining bridge abutments, with Aetna cottage beyond



Historic photos of front gate

PROJECT GOALS

The proposed Preservation Plan is an appropriate approach for preserving and enhancing the Aetna Springs Historic District. It will ensure the site's longevity and return it to a productive use for the enjoyment of future generations. The project will not cause a substantial adverse change in the significance of the historic resource, and will not materially impact the significance of the resource.

- Reestablish Aetna Springs as a functioning, multi-generational, contemporary retreat while retaining the character of the rural, resort setting
- Retain the designation of a National Register Historic District
- Rehabilitate existing structures in accordance with the *Secretary of the Interior's Standards for Treatment of Historic Properties* of the historic buildings

TEAM ACKNOWLEDGEMENTS

The project team responsible for the preparation of this Preservation Plan includes:

Developer and Owner:	Aetna Preserve, LLC
Architect:	Architectural Resources Group, Inc.
Landscape Architect:	Smith & Smith
Structural Engineer:	Murphy Burr Curry

ARG would like to acknowledge Linda Struve and Sally Woodbridge for their assistance in providing historical background information on Aetna Springs.



PROJECT DESCRIPTION

PROGRAM AND DESIGN APPROACH

The revitalization of Aetna Springs retreat will comprise a combination of rehabilitation of existing historic structures and landscape, with minimal new construction. The historic core’s informal character, low density, and rustic aesthetic will be retained.

The work performed on existing structures will follow the guidance of the *Secretary of the Interior’s Standards for Treatment of Historic Properties*. The actual work and treatments required will be determined based on the integrity and condition of each structure, many of which are in extremely deteriorated conditions.

Typically, buildings will continue their historic use. Historic features and finishes will be retained, replaced in-kind, or replaced with a compatible alternate material based on the condition of the existing materials. Modification will be required in all buildings to develop contemporary lodging accommodations and amenities, integrate structural upgrades, new mechanical, electrical, and plumbing systems, and current codes for life safety and accessibility.

The design approach to the rehabilitation of the common, guest accommodations, and support buildings follows. Floor plans and further description of the work to occur on each building is in the “Individual Building Descriptions” section of the report.

REHABILITATION OF EXISTING BUILDINGS

The existing buildings at Aetna Springs contain a mix of uses, architectural styles, quality of workmanship, and significance to the historic district. They can be grouped into three general categories: common use buildings, guest accommodations, and support buildings. The common buildings provided social spaces for dining and recreation. The guest accommodations include the original resort hotel, Winship, and a number of cottages. Support buildings housed service and lodging functions.

The vast majority of these structures will be rehabilitated. The significance, condition, and integrity of each have been assessed in order to determine appropriate treatments. See the “Cultural Resources Analysis” section of this report for these assessments.



Frances Marion main entrance



Interior of Gassaway

PROJECT DESCRIPTION

HISTORIC COMMON BUILDINGS

The historic common buildings include the Social Hall, Dining Hall, Soda Fountain, and Mineral Bath. They will all continue to function as common use structures, and will retain their original use.

The Social Hall, an open, double height space that was historically used for reception and gathering, will house the reception and lobby/lounge areas. A small addition to the Social Hall will be created to provide accessible restrooms, maintenance, and equipment. The addition will be aligned with the historic post office which will reinforce the entry sequence and separation between the entry and interior historic core.

The historic Dining Hall will again be used for dining, requiring only limited modification to the major spaces or features. A new commercial kitchen will be installed in the rear of the building where the kitchen was originally located.

The Soda Fountain will continue to function as a recreation and casual dining pavilion. The outdoor decks will be maintained for gathering with minimal changes. The non-historic barbeque area adjacent to the Soda Fountain will be replaced with a new outdoor grill patio.

The Mineral Bath will continue its historic use as a bathhouse or similar spa-related function.

All of the common buildings, except the Mineral Bath, will be upgraded to meet current accessibility codes, which will necessitate changes to circulation, restrooms, and hardware at a minimum. Due to its location on a steep slope, access to Mineral Bath is prohibitive. Equivalent facilitation will be provided for its use within the spa area.



L top - Social Hall; R top - Dining Hall interior; Bottom - Soda Fountain deck

HISTORIC GUEST COTTAGES AND HOTEL

The existing guest cottages and the historic hotel building, Winship, will be rehabilitated and will continue to function as guest accommodations. They originally housed small single room units that had minimal bath facilities and a closet. Rehabilitation will entail creating suites within the cottages and hotel, to meet contemporary expectations. The design approach to creating suites is to retain primary interior spatial relationships and relationships to exterior features, so the character and logic of the original plan remains.

Caroline, Alger, and Russ have partially collapsed; each of these buildings will be rebuilt based closely on their original or existing design. Caroline will be relocated further up the creek bank. In the proposed location, it will retain its proximity to the creek and to the Frances Marion building, also designed by Farr and Ward and similar in design character. These relationships are essential to the building's connection to the site. Alger and Russ will be reconstructed in their existing locations.

Cottage and Creekside will be reconstructed in new locations outside of the stream setback. Both are located within the stream setback area, are in very poor condition, and retain little integrity. Creekside will sit adjacent to the Living Quarters and extend this line of buildings running parallel to the creek. It will have a similar orientation to the creek as in its current position. Cottage will be reconstructed northeast of Living Quarters and at an angle to it. The intent is to more fully enclose the open space that is partially circled by Main House, the stone walls, and original support buildings. This will provide a bit more of a central focus to the oak-studded open space.

Gassaway has in its history functioned alternately as guest accommodations and clubhouse. It will be rehabilitated as guest accommodations in this proposal.

A guest lodging structure is proposed on the site of the historic Owner's



L - Aetna cottage interior; R top - Winship, the original hotel; R bottom - Russ cottage is in serious disrepair

PROJECT DESCRIPTION

Residence (34), which was constructed in 1904 and destroyed in a fire in 1908. The design will draw from elements such as the front veranda and dormers that are evident in photos of it. It will house between 10 and 15 units. The structure will be named “Owens” after Len Owens, the second owner of Aetna Springs Resort, who was responsible for construction of this residence.

Guest lodging structures, potentially called Willow and Heibel, will replace the existing Bath House and Pool Filtration buildings respectively, and be located outside the stream setback. The Bath House and Pool Filtration buildings are located adjacent to the historic swimming pool and Aetna Springs Creek and within the stream setback. The Bath House has been flooded and is in very poor condition. Since the historic swimming pool will no longer be used for swimming the bathhouse and pool filtration functions are not needed at this location.

The two replacement structures, Willow and Heibel, will continue the siting pattern of the existing buildings on the south side of the creek that face the stream and follow the topography of creek bank. The siting of these structures has been derived from the spatial and landscape characteristics of the historic retreat, with the primary focus of maintaining the historic core with minimal change and dispersing the replacement buildings across the site to retain the density of the historic development.

Two historic guest cottages, Locust and Munro, will be reestablished as spa facilities for the retreat. These buildings are located at the southwestern edge of the site near the Mineral Bath. Landscape features, including trellises and paving, will link these three buildings and

provide opportunities for outdoor treatment and relaxation areas. As Munro has retained little integrity or fabric, its rehabilitation provides an opportunity to recreate its major character defining features while integrating compatible new features for the spa use.

Accessible units will be distributed throughout the site and will have varied room sizes. This will necessitate changes to circulation, restrooms, and hardware at a minimum.



Top and bottom: Owner's residence

HISTORIC SUPPORT BUILDINGS

A variety of support buildings exist at Aetna, including the manager's house (called the Main House), Living Quarters, Linen Room, the Tool Shed, and the Barn.

The Main House, Linen Room, and Living Quarters will be utilized as guest accommodations, continuing their historic lodging use. These buildings are located just east of the Dining Hall in the service area of the historic district. As a group, they have had the greatest amount of alteration and retain the lowest degree of integrity of all buildings in the district. Modifications will be made to these structures to provide suitable contemporary rooms. The general design approach to creating suites is to retain major dividing walls so the logic of the original plans remain. Window and door openings, the majority of which are non-historic will be relocated and/or replaced with features that are compatible with the character of the historic district. Wood decks will be added to the rear side of Linen Room and Living Quarters to provide outdoor spaces similar to those on the historic guest units.

The Tool Shed currently and historically has housed maintenance functions. It will function as a central trash collection area for the Dining Hall and site, and will house storage and maintenance functions. Some modifications to openings will be required to accomplish this.

The Barn is a large structure with vertical board siding. It is currently functioning as a support facility for the golf course and will continue with this function for this project.



L - Living Quarters porch; R top - View of service area from the south; R bottom - Tool Shed

PROJECT DESCRIPTION

HISTORIC SITE AND LANDSCAPE FEATURES

Aetna Springs contains numerous historic site and landscape features, from those integral to the site such as the topography and creek, to recreational facilities, rock walls, bridges, circulation paths, and designed planting.

Historic outdoor recreational facilities included the creek side swimming pool, tennis court, croquet court, golf course, and playground area. As only remnants of the tennis and croquet courts remain, these facilities have lost their integrity. Open spaces will be established in the historic court locations that will allow for croquet and other activities to occur. Tennis courts have been relocated to the north side of Aetna Springs Road.

The historic swimming pool within the creek will become a contemplation and retreat area. The walls of the pool and possibly the pool deck will remain in place, expressed as an historic artifact.

Multiuse open spaces and lawns existing throughout the site will be retained.

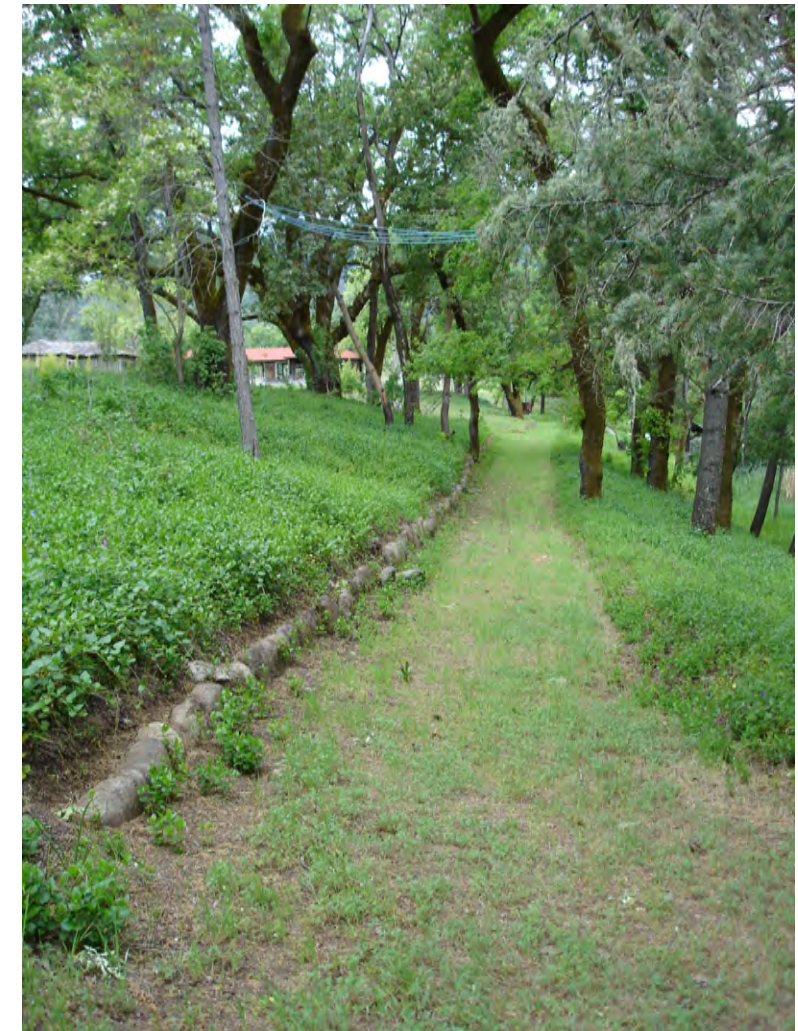
Historically, there were five bridges crossing Aetna Springs Creek in the resort area. Bridges exist at two of these locations currently; both have had extensive modifications. Remnants of two other bridges are extant. Bridges will be reconstructed at these locations integrating code required upgrades that may be needed.

Designed plantings included an allee of elms adjacent to Aetna Springs road, border gardens at building perimeters, trees added for spatial definition and aesthetic qualities,

lawns, and ground covers. Plantings will be reestablished where no longer extant with consideration for water conservation and resistance in the selection of the species.

The Aetna Springs Creek riparian corridor will undergo a restoration. (See *Creek Restoration Plan*.)

Modifications will follow the *Secretary of the Interior's Standards for Rehabilitation of Cultural Landscapes*. For further discussion of the historic landscape features, refer to the "Landscape Features and Treatment" section of the report.



Pedestrian path at the south side of Aetna Springs Creek

PROJECT DESCRIPTION

LANDSCAPE DESIGN APPROACH

The proposed landscape design concept is to revitalize the historic open park-like Oak woodland setting. Designed planting areas will be added to articulate and define semiprivate and private spaces adjacent to the buildings. These may include decks, terraces, or turf areas for gathering at the Common buildings or for individual guest use adjacent to the lodging units.

The new landscaping will have a park-like character in the common-use areas. At the private lodging units, the new landscape design will be more informal and will be used to provide both semi-public and private spaces. Indoor-outdoor transitions in both public and private settings may be marked by architectural elements, such as verandas, porches, and pergolas, and / or landscape elements, including arbors, trellises, bosques, planted borders, and foundation plantings.

In both the open space commons areas and at Aetna Springs Creek, indigenous Oak trees will be planted to reestablish the shade canopy, creating a mottled shade pattern on the ground plane. Broadleaf deciduous shade trees will be planted to create and articulate corridors and other spatial organizational elements. Ornamental shade trees shall be used at building perimeters and in special areas, following the historic tree palette, which included Elm, Plane, and Locust trees. The ground plane will be composed of both native and ornamental grasses with varying massing, edging and color characteristics depending on the intended use, which may include open space recreation and programmed activities.

Additional landscape elements may include stone- or concrete-edged terraces planted with grass, pedestrian promenades, site stairs, stepping stone pavers, grassy ramps and slopes, lawns, planted borders, planting areas, river rock walls, water features, wood benches, crossovers and crossings, allées, and natural stone edging.



Typical landscape character



CULTURAL RESOURCES ANALYSIS

AETNA SPRINGS NATIONAL REGISTER HISTORIC DISTRICT

Architectural historian Sally Woodbridge wrote the National Register Nomination (NRN) for Aetna Springs Resort in 1984. It describes the retreat property, provides a description of each of the buildings, and establishes the significance of the historic site. Aetna Springs was added to the National Register for Historic Places as a Historic District in 1987 for its significance in the areas of Architecture and Tourism. The NRN has been utilized to establish the basis of design for Aetna Springs' redevelopment.

1984 National Register Statement of Significance

The 1984 NRN identified two major areas of significance for the Aetna Springs Historic District. Under Criterion A, the property is significant for its association with the nationwide popularity of mineral hot springs as places for recreation and restoration of health in the 19th century.

Under Criterion C, the property is significant as a "complex of resort buildings (that) represents an architecturally distinguished entity." According to architectural historian Sally Woodbridge, the "complex of rustic buildings and associated landscape features are a major statement of the regional 'First Bay Tradition' of the Arts and Crafts design philosophy." Beyond this distinction, the nomination author identified several of the individual buildings as "architecturally outstanding." Woodbridge did not find any evidence to support Bernard Maybeck's supposed involvement in the design of the Dining and Social Halls, but they were described as "stylistically kin to Maybeck's work and fine designs in their own right." The Frances Marion represents a significant example of the work of architects Farr and Ward.

Period of Significance: 1877-1935

The period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics that qualify it for National Register listing. The period of significance usually begins with the dates when significant activities or events began and ends when those activities or events ceased. For properties where significant activities begun historically continue into more recent decades and no more specific date can be defined to end the historic period, a fifty-year cut off is frequently used as the closing date for the period of significance.

The 1984 nomination identified the period of significance as 1877-1935, reflecting both the end of substantial construction and the professional convention of using "fifty years ago" to define the end of the period of significance.

1984 Aetna Springs National Register Summary Property Description

The Aetna Springs Historic District consists of 672 wooded acres containing the former mineral springs resort. The actual developed area is a compact concentration of 32 buildings and a number of associated structures and landscape features at the center of the property; these date from the 1870s to the early 1930s, the period of major development of the resort. Most of the buildings are rustic in character, often incorporating cobblestones, wood shingles, and expressed structure. The major buildings are the original lodge, the dining hall, social hall and soda fountain building; numerous cottages and service buildings also exist. Several buildings were added or remodeled in the early 1930s,



Aetna Springs Road, Victorian period view looking southwest toward Winship



Victorian period visitors to the retreat

CULTURAL RESOURCE ANALYSIS

maintaining the earlier rustic character. Integrity remains generally high from this later period: 34 of the 40 features contribute to the historic character of the district.

The core of the Aetna Springs Historic District consists of 32 buildings and a number of related landscape features such as a monumental stone boulder and wood entrance gate, extensive stone walls, two stone bridges over a creek, a wooden pergola, a swimming pool, and a golf course. A fragment of the concrete foundations remains from the former bottling works; the building itself, minus its tower section, exists in another part of the Pope Valley. With the exception of the remodeled golf clubhouse (4), the nearby washrooms, and toilet (32), the showers (9), and a relatively modern spring house (F), the structure dates from the period of the resort's greatest development from c. 1877 to the 1930s. The resort continued to operate until the 1970s, but with little building activity. Some of the smaller sheds and service buildings of a utilitarian character have been altered over the years in ways that make the dates of such alterations very difficult to ascertain. Several of the guest cottages had their interiors stripped for remodeling by previous owners in the 1970s, but the remodeling was never completed. The present owners plan to restore the interiors. [This was never completed.] The building called the Main House(11) received many additions for which no plans remain. Yet, the main buildings: the Dining Hall (1), Social Hall (2), and the so-called Soda Fountain (3), along with the original lodge, Winship (17), and the guest cottages, preserve their architectural integrity. The only major building loss was the destruction by fire of the Len D. Owens House which stood on the hill across the road from the main building group. Some photographs show this house. The bathing facilities [Bath House] (5) and [Mineral Bath] (33) are intact except

for repairs and minor changes, although the swimming pool (5A) was enlarged in the 1950s. Although the well-watered vegetation of the late 19th century has suffered a certain loss from drought and age, there are venerable oak trees and other plantings which suggest the greater density that is visible in historic photographs. The grounds are still an oasis.

Most of the resort buildings lie south of the road. The group to the north of the road was less tied to lodging and more to services and the golf course and the bottling works. The southern group spans a considerable period of time but is compatible through its rustic character which was achieved thorough consistent use of the same materials including heavy timbers, exposed framework, latticed porches, and shingled walls. The character was strengthened in the 1930s remodeling carried out in the office of Albert Farr and J. Francis Ward. The complex is harmoniously sited particularly in relation to the creek banks.



Historic view of Rustic period bridge over Aetna Springs Creek

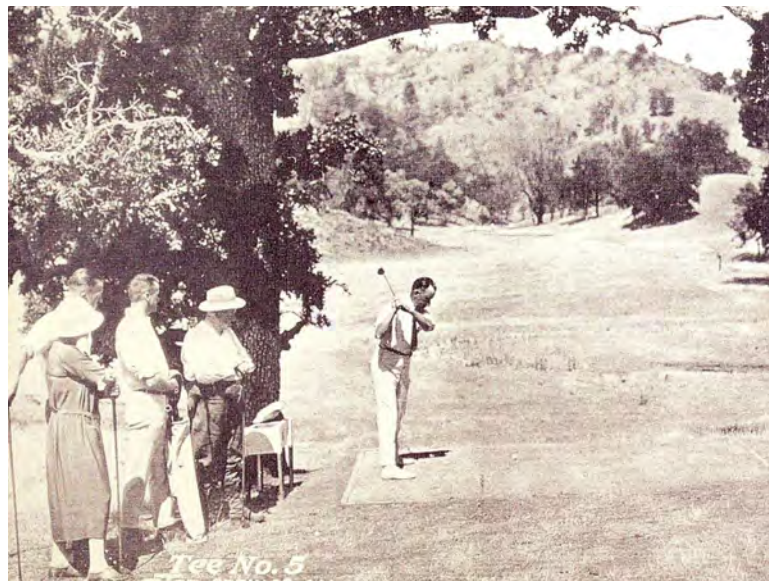


Historic view of swimming pool, looking towards the Bath House

CULTURAL RESOURCE ANALYSIS



Historic view of the vineyards, c1915



Historic view of the golf course

While the Aetna Springs National Register Nomination is thorough and comprehensive by the standards of the 1980s, re-evaluation of the site's cultural resources is necessary for two reasons. First, since the time of the nomination, the National Park Service has developed a more comprehensive framework for the evaluation of "cultural landscapes." A *cultural landscape* is defined as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values."² In the case of Aetna Springs, cultural landscape elements are under-documented in the nomination and should be examined. Second, in the nearly three decades since the nomination was prepared, many of the property's buildings and structures have experienced severe deterioration and/or collapse. In order to understand if the buildings and structures continue to convey the historic district's significance and, are therefore, district contributors or non-contributors, it is necessary to re-evaluate each building and structure's integrity. This section of the Preservation Plan provides a re-evaluation of the cultural landscape below, and of the buildings in the Historic Building Assessment section that follows.

Evaluation of Aetna Springs as a Cultural Landscape

Aetna Springs is comprised of two types of cultural landscapes that are not mutually exclusive: *historic designed landscapes* and *historic vernacular landscapes*.

A *historic designed landscape* is defined as "a landscape that has significance as a design or work of art; was consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design

principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition; has a historical association with a significant person, trend, event etc. in landscape gardening or landscape architecture; or a significant relationship to the theory or practice of landscape architecture." Campus or institutional grounds as well as grounds designed or developed for outdoor recreation and/or sports activities are both examples of designed landscapes.

A *historic vernacular landscape* is defined as "a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, road and waterways, and natural features." Vernacular historic landscapes are considered "distinct from designed landscapes, [in that] they usually are not the work of a professional designer and have not been developed according to professional design standards, theories, or philosophies of landscape architecture. Landscape characteristics, the tangible features of a vernacular historic landscape, reflect the impact of human use rather than formal design."

Aetna Springs Historic District represents both a historic designed landscape, within its core campus and associated recreational resources, and a historic vernacular landscape within its broader rural agricultural context.

CULTURAL RESOURCE ANALYSIS

Landscape Features Inventory

National Register Bulletin 18: How to Evaluate and Nominate Historic Designed Landscapes notes: "In many instances, the original design intent of a significant designed historic landscape was to complement an adjacent building or buildings. In such cases the nomination needs to address the significance of both the architecture and the designed historic landscape and their interrelationship.

The 1984 Aetna Springs National Register nomination identifies only four specific contributing landscape elements. These are:

- A. Entrance Gate and Stone Walls
- B. Stone and Timber Bridge [leading to the Mineral Bath and southside cottages]
- C. Stone and Timber Bridge [leading to the pool]
- D. Pergola at Social Hall

Based on further evaluation, there are additional designed landscape features that should to be recognized as a part of the cultural landscape. They are listed below as organized by categories established by National Register Bulletins #18 and #30 with corresponding features at Aetna Springs following each.

Existing topography and grading

- Gentle, downward slope from Aetna Springs Road to top of stream bank, dropping to stream center, and rising back to top of the south stream bank

Natural features

- Aetna Springs Creek
- Thermal and soda springs

Land uses

- Common use and guest accommodations located on both sides of stream at center of rural property.
- Recreation facilities:
 - Swimming pool
 - Mineral bath
 - Golf course

Circulation system of roads, paths, trails, etc.

- Alignment of Aetna Springs Road
- Entry loop drive in front of Social Hall
- Remnants of interior circulation systems

Spatial relationship and orientations such as symmetry, asymmetry and axial alignment

- Asymmetrical, naturalistic organization of spaces
- Visual connection between Winship and Dining Hall on opposite side of central common space
- Clusters of buildings:
 - common spaces and buildings at center of campus
 - random cluster of guest lodging at west end of campus
 - linear cluster of guest lodging on south bank of creek
 - random cluster of service buildings at east end of campus
- Open spaces

Views and vistas into and out of the landscape

- Views/vistas out of the property to surrounding hills



Gate at main entrance from Aetna Springs Road



Entry loop road in front of the Social Hall, Rustic period view looking west



Roses at Russ cottage



In-stream improvements

Vegetation by botanical name and common name

- Native oaks
- Planted oaks
- Elms (stumps) along stone walls along Aetna Springs Road
- Locusts (Gleditsia and Robinia) between Social Hall and Dining Hall, other locations
- Plane trees in front of Social Hall and other locations
- Small scale plantings, including rose shrubs and periwinkle, at several locations
- Lawn between Social Hall and perimeter stone wall, other locations

Landscape dividers such as walls, fences, and hedges

- Stone walls along Aetna Springs Road
- River rock borders at planting areas
- Retaining walls and steps

Drainage and engineering structures

- In-creek retaining stone walls
- In-stream stone rockery, dams, ponds
- In-stream concrete dams

Bodies of water such as pools, fountains, lakes, streams, and cascades

- Aetna Springs Creek and pond
- Mineral bath
- Swimming pool

Signs delineating entrances, street names, and other features

- Aetna sign on stone arch at main entrance

Buildings that may be contained in the landscape

- Buildings outlined in National Register nomination as updated in this report

Structures such as bridges, roads, and dams

- Stone and timber bridge leading to mineral bath pavilion and creekside cottages on southern bank
- Stone and timber bridge leading to pool
- Concrete and stone pedestrian bridge

In the case of Aetna Springs, many characteristic elements would be considered “integral” elements of the site and would not necessarily be identified as additional “contributing” or “non-contributing” resources. However, these integral elements constitute historic character and are reflected in aspects of the property’s integrity. Their treatment has the ability to impact, positively or negatively, the integrity of the property.

The condition and treatments of these features are discussed in the “Landscape Features and Treatments” section of this report.

CULTURAL RESOURCE ANALYSIS

CHARACTER-DEFINING FEATURES OF THE HISTORIC CORE AREA

Historic character is the sum of all visual aspects, features, materials, and spaces associated with a property's history. These qualities are often referred to as character defining. A character-defining feature is defined as a prominent or distinctive aspect, quality, or characteristic of a property that contributes significantly to its physical character. For a building or structure, these may include site, setting, form, massing, materials, craftsmanship, and interior spaces and features. For a cultural landscape, setting, natural features, buildings within the landscape, land use patterns, vegetation, furnishings, decorative details and materials may be included.³

At Aetna Springs, the setting, natural features, design and spatial organization, site structures as well as the historic buildings create the historic character of the district. Today, the large-scale character defining features, such as setting, natural features, and spatial organization of the buildings, are what continue to communicate the character of the historic district. The buildings are character-defining features, but due to their extremely compromised condition their ability to convey the historic and architectural significance is currently quite diminished.



L - Creekside setting of the Soda Fountain; R - Two-story massing of Winship



L - Built-in cabinets in the interior of the Dining Hall; R - Tree-lined pathway along the south side of Aetna Springs Creek

HISTORIC BUILDINGS ASSESSMENT

The 1984 National Register Nomination states that the integrity of the Aetna Springs Historic District “remains generally high”. However, due to the lack of maintenance over the last nearly three decades, many of the buildings are in an advanced state of deterioration, which has affected the site’s integrity. An assessment of the significance, integrity, and condition of each building was performed in the summer of 2011 to provide guidance for their treatment.

A discussion of significance, integrity, condition, and proposed treatment for each building follows.



Rustic period view of the Main House, original laundry building, and Dining Hall, with the tennis courts and croquet area in the foreground



L - Aetna cottage; R - Social Hall

CULTURAL RESOURCE ANALYSIS

SIGNIFICANCE

The 1984 National Register Nomination (NRN) for the Aetna Springs Resort identifies 33 buildings near the center of the property of which 29 are identified as contributors to the historic district. Contributing buildings have been further classified by this study as either primary, secondary, or tertiary contributing status.

Buildings that are primary contributors to the district are generally of two types: structures that reflect that highest quality of architectural design and/or those structures designed to provide common gathering spaces and services for resort guests. Generally, both exterior and primary interior spaces are considered significant. The California Department of Parks and Recreation has included these buildings in its Historic Resources Inventory, and indicated that they “appear (individually) eligible for listing in the National Register in the judgment of the person completing or reviewing the [inventory] form.”

Buildings that are secondary contributors to the district are generally those buildings that historically provided guest lodging. These buildings represent the typical building style and construction of the period but are not individually distinguished among the property’s buildings. Typically, only the exterior design and location of the building is considered significant.

Buildings that are tertiary contributors to the district are generally those buildings and structures of utilitarian architectural character that historically provided support services to the operation of the resort. These buildings do not convey the architectural significance of the property but do relate to the significance of the property’s historic function as a resort, as they describe spatial relationships for the on

the eastern side of the site.

All contributing buildings must date from the property’s period of significance and retain sufficient integrity to convey its historical or architectural significance. The significance of individual structures has been evaluated based on their architectural character and function, without consideration of changes in integrity that may affect their ability to contribute to the district. The integrity of each structure has been assessed independently on the following pages.

The *Historic Building Inventory – Significance* plan opposite indicates the level of significance for each building.

The Primary Contributors are:

Dining Hall (1)
Social Hall (2)
Soda Fountain (3)
Winship (17)
Frances Marion (30)

The Secondary Contributors are:

Main House (11)
Caroline (16)
Gassaway (18)
Munro (19)
Locust (20)
Hartson (21)
Owl’s Nest (22)

Aetna (23)
Acacia Elm (24)
Alger (25)
Robin (26)
Russ (27)
Dewey (28)
York (29)
Lawton (31)
Mineral Bath (33)

The Tertiary Contributors are:

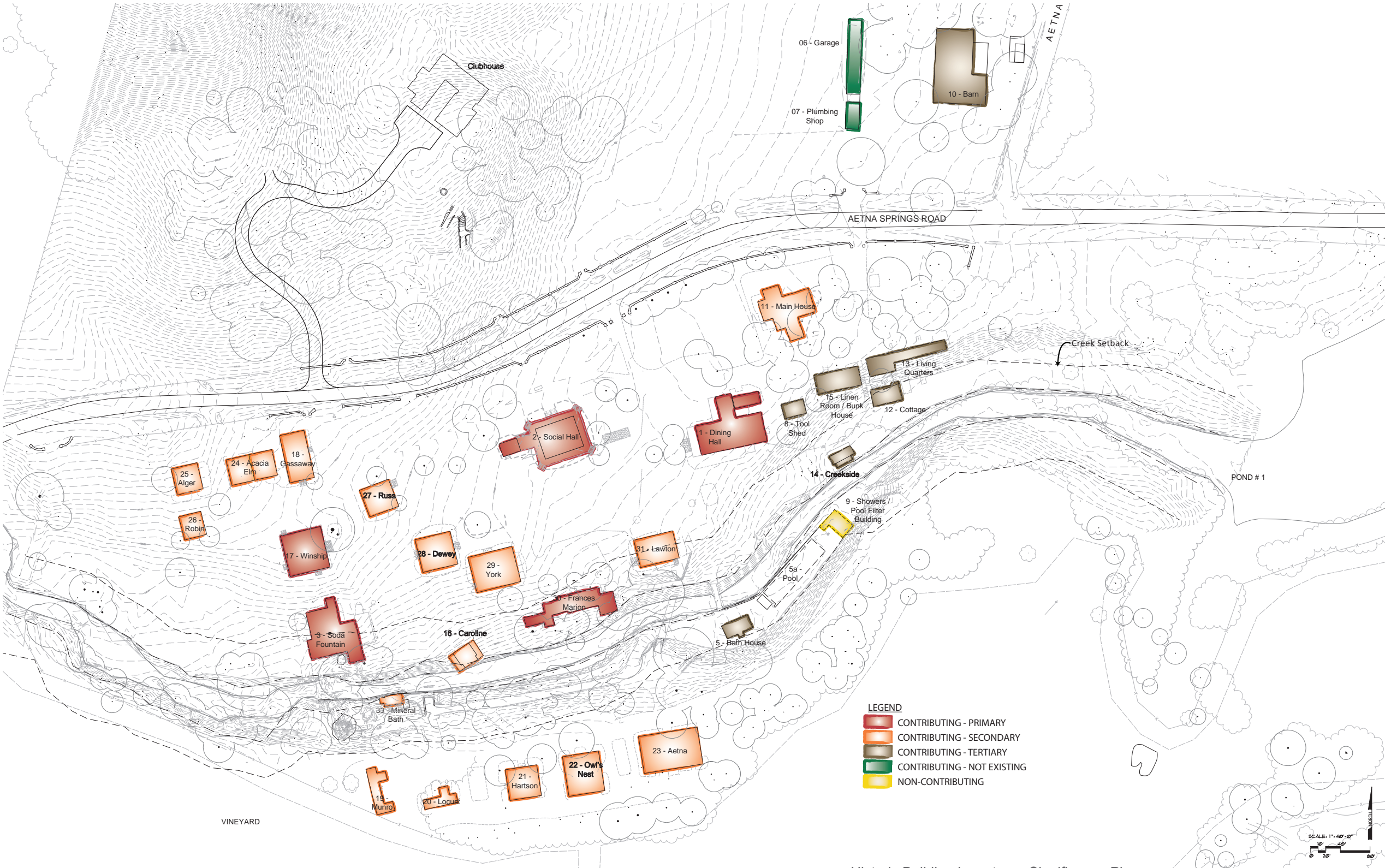
Bath House (5)
Tool Shed (8)
Barn (10)
Cottage (12)
Living Quarters (13)
Creekside (14)
Linen Room / Bunk House (15)

Contributors present in 1984 that no longer exist:

Garage (6)
Plumbing Shop (7)

Non-Contributor:

The Showers / Pool Filtration building (9)



Historic Building Inventory - Significance Plan

CULTURAL RESOURCE ANALYSIS

INTEGRITY

Integrity is defined as the ability of a property to convey the reasons for its significance. Integrity is composed of seven aspects:

- **Location:** The place where the historic property was constructed or the place where the historic event occurred.
- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** The direct link between an important historic event or person and a historic property.

While ultimately historic resources either do or do not retain their integrity for purposes of the National Register (i.e, they either do or do not convey their significance), preservation professionals typically qualify that finding by ranking integrity as "good, fair, poor" or "high, average, low." Often, integrity corresponds to condition but not always. For example, a property in excellent condition may not retain its integrity because original design elements have been removed. Conversely, a property in poor condition may have good integrity because it retains all of its original elements.

Therefore, physical condition can affect integrity but does not define it.

As of 2011, Aetna Springs Historic District completely retains its integrity of location and setting. Due to the substantial deterioration of contributing buildings within the historic district, the design integrity of the property is no longer as high as it was in 1984. Similarly, due to deferred maintenance and associated deterioration, the integrity of materials and workmanship of individual contributing resources is partially diminished. The buildings and structures that contribute at the primary level retain a higher level of these aspects of integrity and, as such, possess greater ability to convey the property's significance.

Although the design integrity of the property as a whole is largely intact, given the considerations above, Aetna Spring's overall integrity is now considered fair with a substantial number of contributing resources in an advanced state of deterioration. Still, the property retains the "identity for which it is significant, " a mineral springs resort of distinguished architectural character.

The integrity of individual structures has been evaluated based on alterations that may have diminished their integrity. Condition was not considered in the integrity evaluation unless the deterioration was so severe that character-defining features are missing or unidentifiable, such as in the case of collapsing structures. The condition of each building has been assessed independently on the following pages.

The *Historic Building Inventory – Integrity* plan opposite indicates the level of integrity ascribed to each building based

on field survey in the summer of 2011. The following defines integrity levels for the buildings at Aetna Springs retreat.

Good Integrity:

Buildings with good integrity generally possess most exterior and interior character-defining features and largely exhibit integrity of location, design, materials, workmanship, feeling, and association.

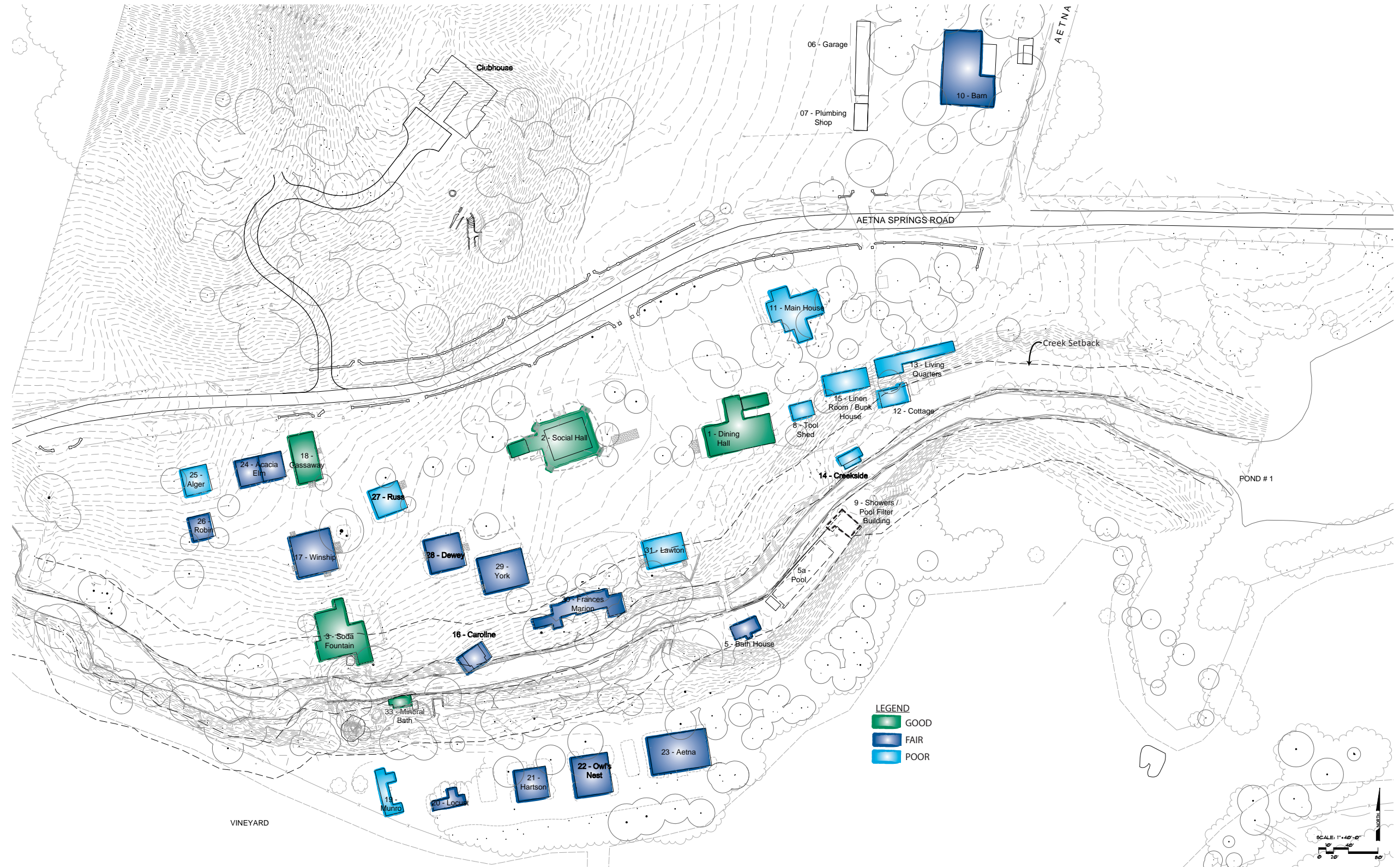
Fair Integrity:

Buildings with a fair degree of integrity generally possess most exterior character-defining features. Interior features are often missing or altered and integrity of design, materials and workmanship are partially compromised.

Poor Integrity:

Buildings with a poor degree of integrity typically have been significantly altered at the exterior after the period of significance, are missing multiple significant exterior character-defining features, have been relocated, and/or are collapsing. Most interior features are also missing, highly altered, or unidentifiable because of building collapse. Generally integrity of design, material, and workmanship are quite compromised.

The integrity of non-contributing buildings has not been assessed.



Historic Building Inventory - Integrity Plan

CULTURAL RESOURCE ANALYSIS

CONDITION

Buildings in the Aetna Springs Resort Historic District were surveyed in the summer of 2011 to determine their condition. Most of the buildings have had little to no maintenance for the last twenty to thirty years. They have experienced significant degradation since the writing of the NRN.

The buildings range from good to very poor condition. Three cottages have partially collapsed and most suffer from advanced deterioration of their roofing and porches. Similarly, many of the bathroom additions, most of which were added during the Farr and Ward remodel, are more deteriorated than the original buildings due to the additions' poor-quality materials and insufficient structural systems. The interior finishes and doors have been removed fully or in part from a number of the buildings, and in the case of York (29) the interior partition framing has been removed as well. A detailed description of the condition of each building is provided in the "Individual Building Descriptions" section of this report.

The *Historic Building Inventory – Condition* plan opposite indicates the current condition of each building.

Good Condition:

Buildings categorized as good condition have been maintained. They have adequate structural systems, and exterior and interior materials are generally intact and sound with only limited areas needing replacement or repair.

Fair Condition:

Buildings categorized as fair condition have adequate structural systems. Exterior and interior materials are generally intact but with areas of deterioration.

Poor Condition:

Buildings categorized as poor condition frequently have structural deficiencies although they are presently standing. Many of the roof systems have failed, accelerating the deterioration of interiors. Exterior materials are often missing and/or badly deteriorated. Interior materials are generally not intact.

Very Poor Condition:

Buildings categorized as very poor condition have either partially collapsed, are missing a substantial amount of material, or have been flooded.

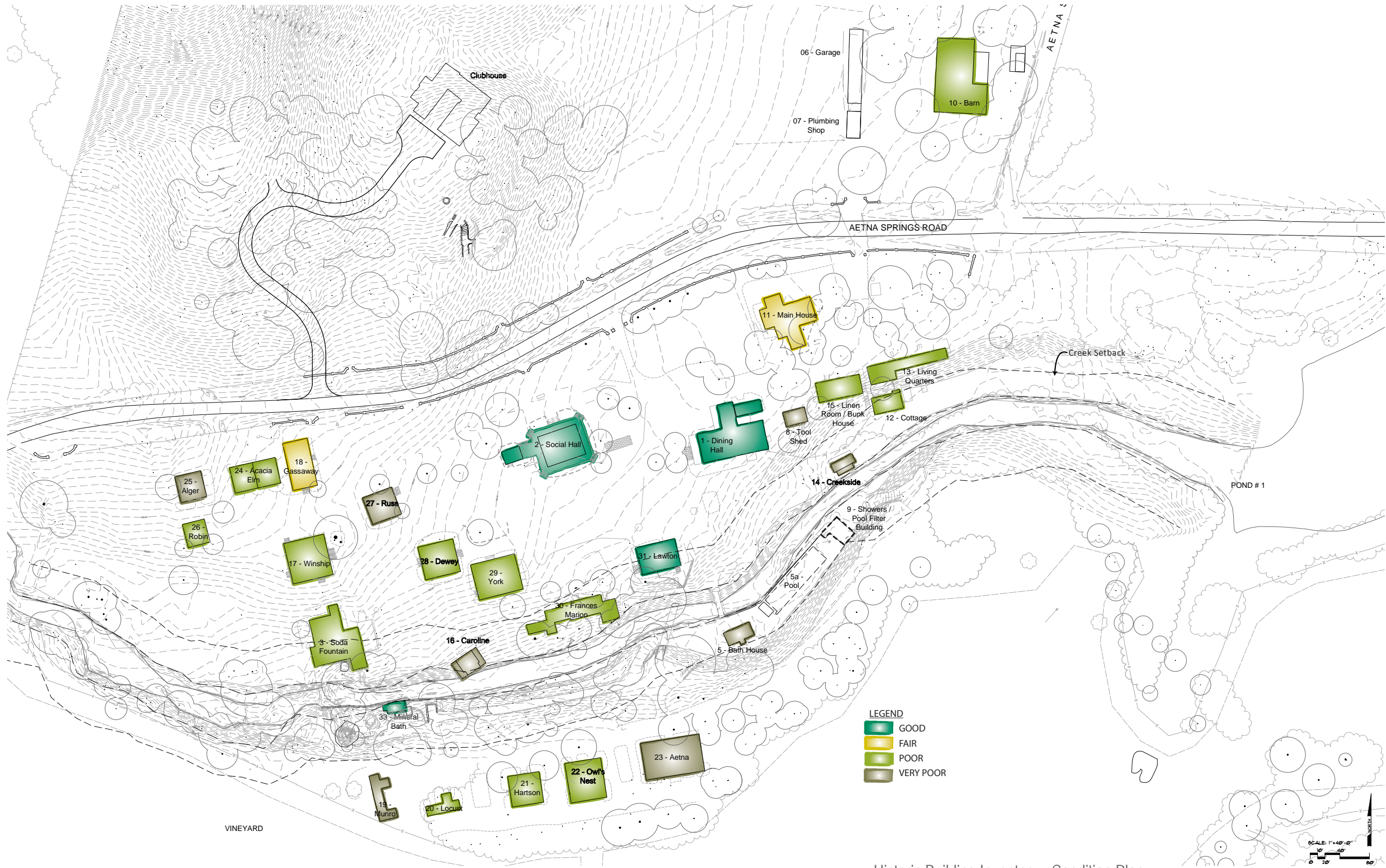
The condition of non-contributing buildings has not been assessed.



North and west facades of the Dining Hall, which is in good condition



East wings of Munro, which is in very poor condition



Historic Building Inventory - Condition Plan

CULTURAL RESOURCE ANALYSIS

TREATMENT

The proposed project will follow the treatments described in the *Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction of Historic Buildings (The Standards)*. *The Standards* outline four possible treatments for historic properties that reflect levels of increasing intervention, ranging from:

Preservation - the act of stabilizing, maintaining, and repairing a property;

Rehabilitation - the act of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its significance;

Restoration - the act of accurately depicting a property as it appeared in a particular period of its history; and

Reconstruction - the act of depicting by new construction the form and features of a non-surviving structure.

Rehabilitation is the proposed treatment for the historic district as a whole. However, due to the advanced deterioration of many of the structures the actual work will include significant amounts of restoration of missing and deteriorated features and reconstruction of elements of structures or entire structures that have collapsed. *The Standards* that will guide this project will include *The Standards for Restoration and Reconstruction*, in addition to *Rehabilitation*.

The approach to the rehabilitation of individual buildings will vary based on the current condition and integrity of each. Given the property's advanced state of deterioration, many of the buildings will require extensive rehabilitation and/or replacement of original material.

Modifications have been made to the buildings at the Aetna Springs resort over the life of the facility. Many of the

buildings constructed during the Victorian period were later altered as part of the Farr and Ward remodeling campaign of the early 1930s incorporating Rustic elements such as wood shingles, stone bases, and lattice screens at the porches. Since these modifications occurred during the period of significance, 1877-1935, they will typically be retained as a part of the rehabilitation work, rather than removed as non-original building elements.

The *Historic Building Inventory – Treatment* site plan indicates the proposed treatment level for each building. A detailed description and discussion of the treatment of each building is provided in the "Individual Building Descriptions" section of this report. The proposed treatment levels are as follows.

Treatment Level 1: Rehabilitation and Retention of Materials

Treatment Level 1 will be applied to buildings that retain a 'good' level of integrity at the exterior and interior, are primary or secondary contributors, and are in good-to-poor condition.

Under this treatment buildings will continue their existing use or be rehabilitated to accommodate a compatible new use. Limited alterations will be required, and an emphasis will be placed on retention of existing materials. Primary spatial relationships will typically be retained. Interior and exterior features and finishes will be retained; they will be repaired where deteriorated, and replaced when they are deteriorated beyond repair. Additions will be compatible, yet clearly distinguishable as new.

Treatment Level 2: Rehabilitation and Replacement of In-Kind Materials

Level 2A

Treatment Level 2A will typically be applied to buildings that retain a 'fair' level of integrity, are secondary contributors to the district, and are in poor condition. These buildings have experienced severe deterioration and degradation, but are still standing.

Under this treatment buildings will continue an existing or new compatible use, yet due to poor condition, will require extensive replacement of materials. This process will involve largely stripping buildings to their frames leaving only non-deteriorated siding and trim in place. New framing will replace or be sistered to deteriorated framing; new siding will replace deteriorated siding and so on. The exterior massing will be retained. Modifications will be made to interior spaces to accommodate contemporary lodging functions. Interior finishes and features will generally be replaced in-kind or with compatible new materials as they are typically missing, severely deteriorated, or non-historic. Door and window openings will generally be retained, but most windows and doors will be replaced (in kind) due to their poor condition. Exterior door openings may be fitted with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design. Lattice may be relocated to align with floor plan adjustments.

Level 2B

Treatment Level 2B will typically be applied to buildings that are tertiary contributors to the historic district. Buildings under 2B have been heavily altered and/or are more deteriorated than those under 2A: they retain a 'poor' level of integrity and are in poor condition. These buildings have extensive alterations (outside the period of significance) and severe deterioration necessitates a more substantial degree of



Historic Building Inventory - Treatment Plan

CULTURAL RESOURCE ANALYSIS

TREATMENT

intervention to meet code and functional requirements to be suitable for contemporary uses.

Under this treatment buildings will continue an existing or compatible new use, yet due to poor condition will require extensive replacement of materials. This process will involve largely stripping buildings to their frames leaving only non-deteriorated siding and trim in place. New framing will replace or be sistered to deteriorated framing; new siding will replace deteriorated siding and so on. The original exterior massing, materials, and features will be retained where possible or replaced in-kind where deteriorated. Few historic interior finishes and features remain in buildings of this category, and they will generally be constructed with compatible new materials. Modifications will be made to interior spaces to accommodate contemporary lodging functions. Door and window openings will generally be retained, but most windows will be replaced in kind due to their poor condition. Exterior door openings may be fitted with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design.

Treatment Level 3: Reconstruction*Level 3A*

Treatment Level 3A will typically be applied to buildings that are no longer structurally sound, have collapsed, or require relocation due to their location within the creek setback. They are secondary and tertiary contributors that are in very poor condition, yet retain a fair-to-poor degree of integrity.

Under this treatment buildings will be reconstructed based on physical evidence to match the historic building's footprint, massing, and elevations during the period of significance. All exterior materials, including the building structural system, will be similar to the original materials. Non-historic alterations will be modified to be compatible with the character of the historic district. Interiors will be designed to accommodate contemporary guest amenities. Interior materials will be compatible with the historic character of the buildings.

Several structures in this category will be relocated out of the creek setback area established in the Aetna Springs Creek restoration plan. All but Cottage are no longer structurally sound and will be reconstructed on the site in a manner that is consistent with the general pattern of building locations within the historic district. Cottage may be relocated rather than reconstructed if deemed feasible after further structural review.

Level 3B

Treatment Level 3B will be applied to structures that are either tertiary contributors or noncontributors and exist within the creek setback. They will be removed from within the stream setback and replaced with guest accommodations. The footprints of the replacement structures will be based on the existing structure's plan.



Treatment Level 1 Structure: Dining Hall



Treatment Level 2A Structure: York cottage



Treatment Level 2B Structure: Munro cottage



Treatment Level 3A Structure: Russ cottage

Level 3C

Treatment Level 3C will be applied to buildings that were present at the time of the National Register listing and were included as district contributors but are no longer extant.

Under this treatment buildings will be reconstructed based on documentary and pictorial evidence to match the historic building's footprint, massing, and elevations during the period of significance. Exterior materials will be similar to the original materials. Interiors will be designed to accommodate contemporary program needs. Interior materials will be compatible with the historic character of the buildings. Door and window openings may be adjusted to meet contemporary program requirements.

Level 3D

Treatment Level 3D will be applied to the former Owner's Residence. The Owner's Residence was constructed in 1904 by Len Owens and destroyed by fire in 1908. The building existed during the period of significance but was removed prior to National Register listing and was therefore not included as a district contributor. A new structure is proposed on the approximate location of the historic. Remnants of the original stair and front corner of the structure will be used to establish its position on the site. Design elements of the historic home, as found in photographs, will be integrated into the new structure.

ENDNOTES

- 1 National Register Bulletin: How to Complete the National Register Form. Washington, DC: National Park Service, 1997. p. 42
- 2 Charles A. Birnbaum, ASLA. Preservation Brief 36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes. Washington, DC: National Park Service, 1994.
- 3 Lee H. Nelson, FAIA. *Preservation Brief 17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington, DC: National Park Service, 1997. Charles Birnbaum. *Secretary of the Interior's Standards for the Treatment of Historic Properties & Guidelines for the Treatment of Cultural Landscapes*. http://www.nps.gov/history/HPS/hli/landscape_guidelines/index.htm
- 4 National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Washington, DC: National Park Service, 1997. p. 44-45.

CULTURAL RESOURCE ANALYSIS

Treatment Level 1 structures are:

Dining Hall (1)
 Social Hall (2)
 Soda Fountain (3)
 Gassaway (18)
 Mineral Bath (33)

Treatment Level 2A structures are:

Barn (10)
 Winship (17)
 Hartson (21)
 Owl's Nest (22)
 Aetna (23)
 Acacia-Elm (24)
 Robin (26)
 Dewey (28)
 York (29)
 Frances Marion (30)

Treatment Level 2B structures are:

Tool Shed (8)
 Main House (11)
 Living Quarters (13)
 Linen Room/Bunk House (15)
 Munro (19)
 Locust (20)
 Lawton (31)

Treatment Level 3A structures are:

Cottage (12)
 Creekside (14)
 Caroline (16)
 Alger (25)
 Russ (27)

Treatment Level 3B structures are:

Bath House / Willow (5)
 Pool Filtration / Heibel (9)

Treatment Level 3C structures are:

Garage (6)
 Plumbing Shop (7)

Treatment Level 3D structures are:

Owner's Residence / Owens (34)



Treatment Level 3A Structure: Alger cottage



INDIVIDUAL BUILDING DESCRIPTIONS

INTRODUCTION

The 1984 National Register Nomination identifies thirty-four structures which are contributors to the district. The chapter that follows is a detailed description of thirty-one buildings. Each section includes the building description from the National Register Nomination; an updated building description and condition analysis with its character-defining features and integrity; a description of the building’s significance; and a description of the proposed rehabilitation treatment for the building.

The updated building descriptions are based on surveys completed by Architectural Resources Group in the spring and summer in 2007 and confirmed in summer 2011.

INDIVIDUAL BUILDING DESCRIPTIONS

DINING HALL (1)

1984 National Register Description

#1 Dining Hall: 1905, cooling room 1895, kitchen addition 1899, designer unknown

A basically rectangular structure with projecting wings composed of the main dining hall facing SW, a so-called children's dining hall to the NW, a spring house or cooling room off the east wall of the children's dining hall, and a large kitchen wing, which appears to have been several rooms at one time and possibly built of the present main hall. The rooms comprising the present two main halls are consistent in style and construction; the cooling room is known to have been built before these two and was probably saved because it is a stone wall structure. The dining halls have a stone boulder foundation and are sided with channeled boards. The siding is exposed on the inside of the kitchen as if the wall had been considered an outside wall. This consultant's [Sally Woodbridge] theory is that the present kitchen and service rooms were later additions to the older building which was demolished for the present one, while the additions were, for unknown reasons retained. Judging from newspaper accounts, the dining hall was built in 1905. It has been attributed to Bernard Maybeck, who was a friend of the owner's, but no written account of any contract or plans has been found. The exterior of the 1905 building is simple and functional. A shed-roofed porch with a central gale on square posts runs across the front. The main hall is on gable-roofed space about two stories high with broadly projecting eaves. Tall, narrow windows of wood sash set in white frames are grouped in threes and divided into four sections of six lights each. The bottom sash is double-hung. Above the double wood entrance doors is a large window with a gabled head set with diamond panes of colored glass. The interior is finished in wood boards set diagonally in the upper part of the entrance and rear walls. A high wainscoting with wide battens occupies the spaces between windows. The roof is braced with a truss made of laminated wood members; roof purlins are exposed. The rear wall has a built-in serving cabinet with eight cabinets and drawers set between heavy square posts surmounted by a balcony with a railing. The back wall of wide boards appears to have been moved several feet back at some time, perhaps to accommodate a large group of musicians.



L top - Porch detail; M top - children's wing looking south; R top - Northwest corner; Bottom - Southeast corner



Northeast corner



Kitchen interior

Two lanterns are suspended from the corner balcony posts. Similar metal lanterns with glass panels hang from carved, curved beam-ends spliced into wall brackets and ceiling beams. The interior of the children's dining room, which is about one-and-one-half stories high, is similarly finished, but the roof truss, also of laminated members, has arched brackets and shorter pegged king posts. The same lanterns embellish the interior. The character of the roof trusses and wall finish in both rooms is decidedly Maybeckian. The kitchen and service spaces in the rear wing are finished in tongue-and-groove on walls and ceilings and have no distinguishing details. The cooling room is also undistinguished except for the stone walls.

Significance

This building was historically used as a dining hall, one of the primary public gathering spaces for the resort. The building does not appear to have been altered by Farr & Ward in the 1930s. The dining hall reflects both aspects of the property's historic significance: its association with the popularity of mineral springs as resorts and the architectural significance of the property's buildings. The dining hall is a primary contributor to the historic district.

2011 Description and Condition Analysis

The Dining Hall has not been altered or experienced significant deterioration since 1984. The National Register description for this building is fairly comprehensive in scope. Therefore, only corrections and changes to condition are noted here.

A shed-roof porch addition now extends from the west wall of the children's hall addition. The diamond-pane glazing has been removed from the three-part window above the

main entrance doors. The stone boulder foundation has been partially removed.

The main and children's halls have fir floors. Original lanterns have been removed from the main dining hall. The children's hall has vertically sheathed upper walls. Kitchen walls are no longer finished with tongue-and-groove siding; it has been covered with drywall.

The building is in good condition and has good integrity.

Character-defining Features

Exterior

- Complex plan composed of main rectangular hall and multiple projecting rectangular elements
- Two-story main element and one-and-one-half story children's hall
- Complex roof form composed of intersecting gables of multiple heights and shed roofs over porches
- Exposed purlins and rafter ends
- Gabled cupola roof vents
- Wood horizontal drop siding and clapboard siding
- Tall, double-hung wood windows with divided lights in the upper sash. Some have divided-light transoms, and many are grouped in twos and threes
- Paneled wood, diagonal plank doors
- One-story stone cooling room
- Front porch composed of shed roof supported by simple wood posts
- Five-sided pentagonal window opening over main entry
- Three-paneled double entrance doors

INDIVIDUAL BUILDING DESCRIPTIONS

Interior

- Open, full-height interior room
- Exposed wood trusses, purlins, and plank sheathing
- Wood wall paneling
- Fir floors
- Built-in cabinets in main room with shallow, partial-width balcony with railing above
- Folding door that separates children's hall from main dining hall, composed of four doors hinged together, each decorated by two full-height vertical panels.

Treatment

Treatment Level 1 (southeast portion Treatment Level 2B)

The Dining Hall will continue its use as a restaurant space, which will require limited modifications. Modifications will include converting two windows to doors to access a new outdoor dining deck on the south side of the building; creating a new commercial kitchen, chef's office and restrooms in the rear of the building; and creating an accessible walkway at the children's hall entrance.

The existing basement will be expanded below the building and deck footprints to provide adequate dry goods and wine storage for the restaurant. Tours of wine storage spaces may be provided to visitors so the spaces will be brought up to code for ceiling height and other concerns.

Spatial relationships will be retained. Interior and exterior features and finishes will be retained; they will be repaired where deteriorated, and replaced only when they are deteriorated beyond repair.

All character-defining features will be retained or, if

deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will likely be required. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

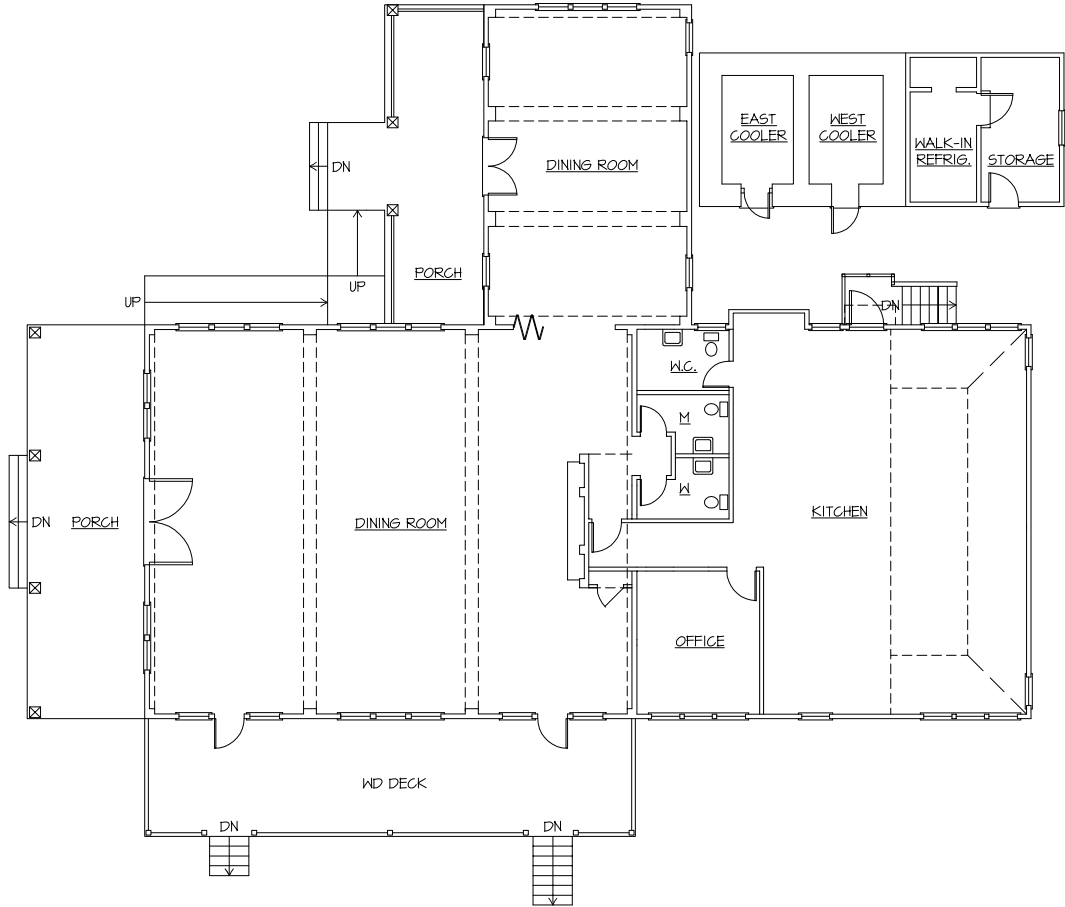
New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



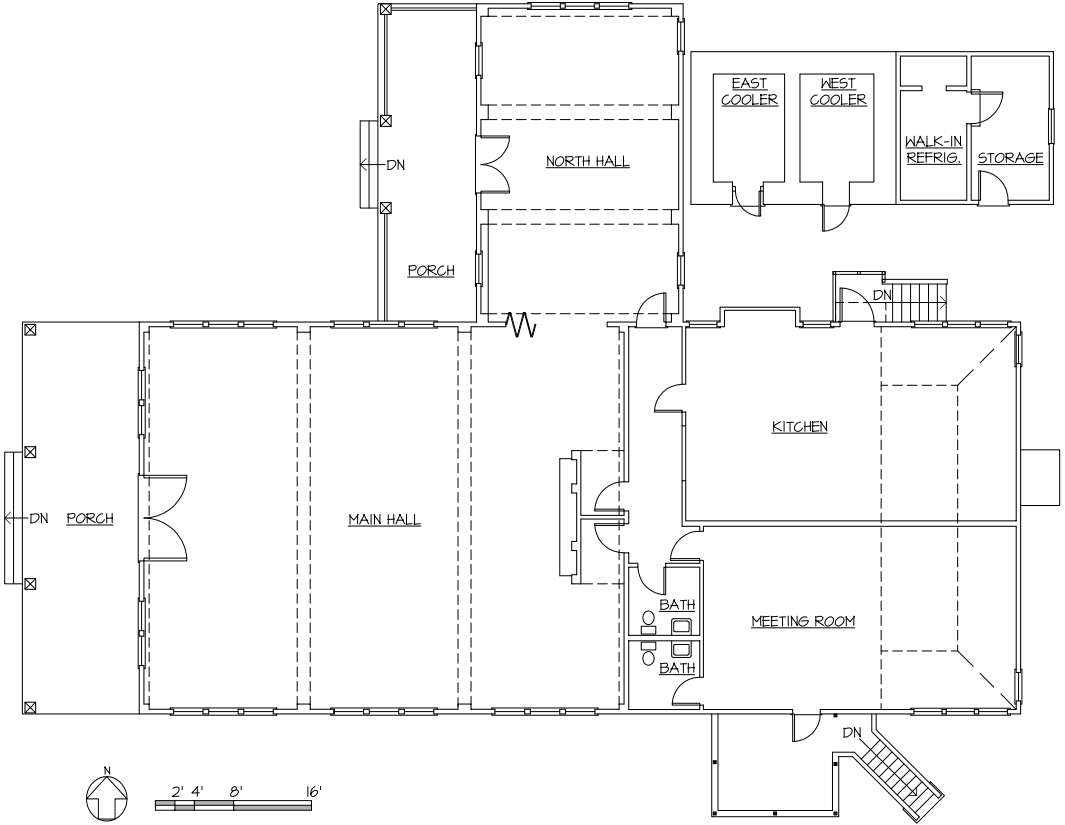
Interior of children's wing



Interior of main hall



Current floor plan



Proposed floor plan

INDIVIDUAL BUILDING DESCRIPTIONS

SOCIAL HALL (2)

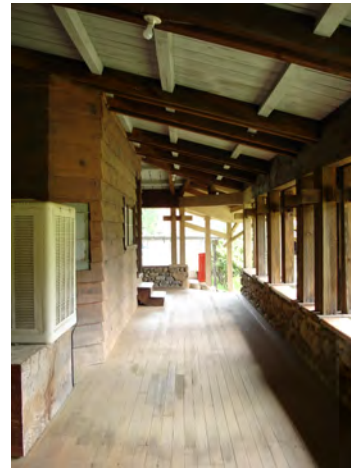
1984 National Register Description

#2 Social Hall, (also called Amusement Hall), 1906, designer unknown

The building is an irregular rectangle in plan consisting of one large hall rising clear to the roof on the NW side and a section divided into two stories of three rooms each on the S side. A one-story office wing projects to the SW. A one-story veranda with projecting porticos on the SW and NE corners encircles the ground floor of the main building block. A second-floor shingled balcony projects from the chimney area. The gabled roof structure is clad in board-and-batten. Double-hung, wood sash windows with 6/6 lights are grouped in two and threes; double wood doors provide entrances. Heavy timber brackets elaborated into "tree" forms on the veranda porticos enforce the building's rustic character. The interior of the main hall is also rustic in character with a massive stone boulder fireplace at one end and boulder chimney breast rising to the roof through a balcony on heavy timber brackets with runs across the NE end. The roof is braced with cross beams and king post trusses of laminated members at either end; the center rafters are not trussed. The wood walls have a grid of wide battens laid over them; floors are also wood. The set of rooms on the S side contain, on the ground floor, a stage alcove raised four steps above the floor; subsidiary rooms are on either side while storage rooms occupy the three spaces on the second floor. Access to the second floor is provided by stairways at the E and W ends of this section. Old photographs show the hall furnished with rustic chairs, rockers, and tables; a piano is in the alcove. Like the dining hall, the social hall strongly resembles the work of Bernard Maybeck. A free-standing pergola, approximately contemporary with the social hall is located immediately to the south.

Significance

This Social Hall was historically used as a social or amusement hall, one of the primary public gathering spaces for the resort. The building does not appear to have been altered by Farr & Ward in the 1930s. The Social Hall reflects both aspects of the property's historic significance: its association with the popularity of mineral springs as resorts and the architectural significance of the property's buildings. The Social Hall, with the attached Post Office, is a primary contributor to the historic district.



L top - Social Hall south porch; M top - Social Hall stone chimney; R top - Social Hall doors to west porch; Bottom - Social Hall northeast corner



Main room of the Social Hall



Southwest corner of Post office and Social Hall

2011 Description and Condition Analysis

The Social Hall has not been altered or experienced significant deterioration since 1984. The National Register Nomination description for this building is fairly comprehensive in scope. Therefore, only corrections, clarifications, and changes to condition are noted here. A description of the attached one-story office building, also known as the Post Office, is also provided.

The 1984 description indicates that projecting porticos extend from the southwest and northeast corners of the building; in fact, porticos project on the diagonal from each of the veranda's four corners. The pergola located to the south of the building is not longer extant. Some windows have been replaced on the second floor and at the basement level. On the interior, a second floor balcony is located on the eastern wall above the fireplace. Original light fixtures have been removed.

The Post Office is located on the west end of the Social Hall, connected by a gabled porch. The structure has a rectangular plan, is one story in height and topped by a hipped roof with wood shingles. The roof is currently covered by red composition roofing. The walls of the structure are clad with shingles with a natural finish. A decorative stacked stone base encircles three sides of the foundation. Fenestration is limited to the north and south facades. Windows consist of large, paired four-light fixed lower sash with twelve-light center-pivot upper windows. A stone chimney rises along the building's western façade. The interior of the building is a single, open room. A small mail-sorting cabinet is located at the southeastern corner of the building. The room has no finished ceiling, with the room open to the roof and its exposed decorative trusswork. A stone fireplace, with wood burning stove and wood mantel set atop stone corbels, is located on the west wall.

The building is in good condition and has good integrity.

Character-defining Features

Exterior

- Rectangular plan with post office addition
- Veranda with gabled projecting porticos at each corner
- Stacked stone base of veranda with recessed mortar joints
- Veranda supports composed of four wood posts joined by tenons
- Gabled roof on east-west axis with intersecting smaller gable
- Natural-finished board-and-batten siding on the second floor
- Natural-finished wide horizontal board siding on the first floor
- Exposed structural roof element with natural-finishes: scalloped rafter tails (paired at first floor), purlins, beam ends, knee braces, and sheathing (veranda)
- Fixed multi-light sash on second floor
- Six, eight, or twelve-pane casement or fixed sash on first floor
- Large, three-part, multi-light, triangular-arched window on western wall
- Multi-pane glazed doors and sidelights
- Fir flooring on porch
- Exposed wood truss system and posts on porches
- Integrated boulder pier beneath each porch post
- Stone chimney on eastern facade
- Second-story balcony on eastern facade

Interior

INDIVIDUAL BUILDING DESCRIPTIONS

- Large, open central space
- Board-and-batten wall finish
- Fir floors
- Ceiling of exposed roof sheathing, exposed purlins, and battens between purlins
- Exposed crossbeams and kingpost trusses
- Stage alcove on south wall
- Stone boulder fireplace and chimney breast on east wall
- Second floor balcony resting on brackets from stone fireplace

Post Office

Exterior

- Wood shingled exterior walls
- Hipped roof
- Stone chimney on west wall
- Decorative stone base
- Large, paired four-light fixed lower sash
- Twelve-light center-pivot clerestory windows
- Flat wood door and window surrounds

Interior

- Open single-room floor plan
- Vertical wood board finish
- Fir floors
- Decorative bracketed heavy timber truss system
- Decorative central bracket
- Boulder fireplace and chimney breast with wood mantel on stone corbels

Treatment

Treatment Level 1

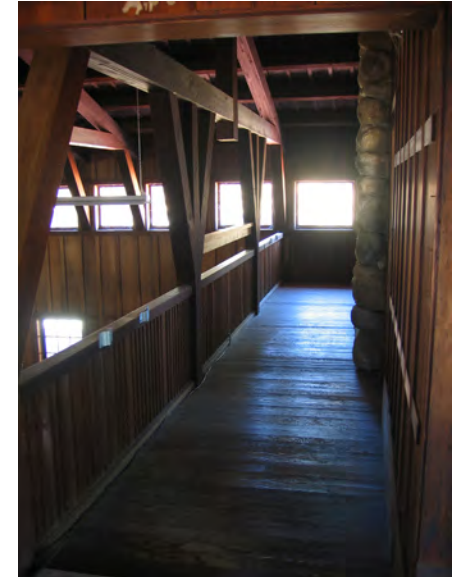
The Social Hall will continue its use as a gathering space. It will function as reception for the retreat and as a lobby, lounge, and bar area. The Post Office will potentially house a retail function. New doors connecting the south stage area to the porch are proposed, and a central stair connecting the porch to the new dining patio. Some modifications will also be required to incorporate the receptions, valet, concierge, and bar functions. Spatial relationships will be retained. Interior and exterior features and finishes will be retained; they will be repaired where deteriorated, and replaced only where they are deteriorated beyond repair.

A new addition will be built adjacent to the post office to house accessible restrooms, pool filtration equipment and housekeeping supplies. The addition will clearly read as a new element, as it will be set away from the Social Hall. Exterior materials and massing will be similar in character to the Post Office.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will likely be required. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

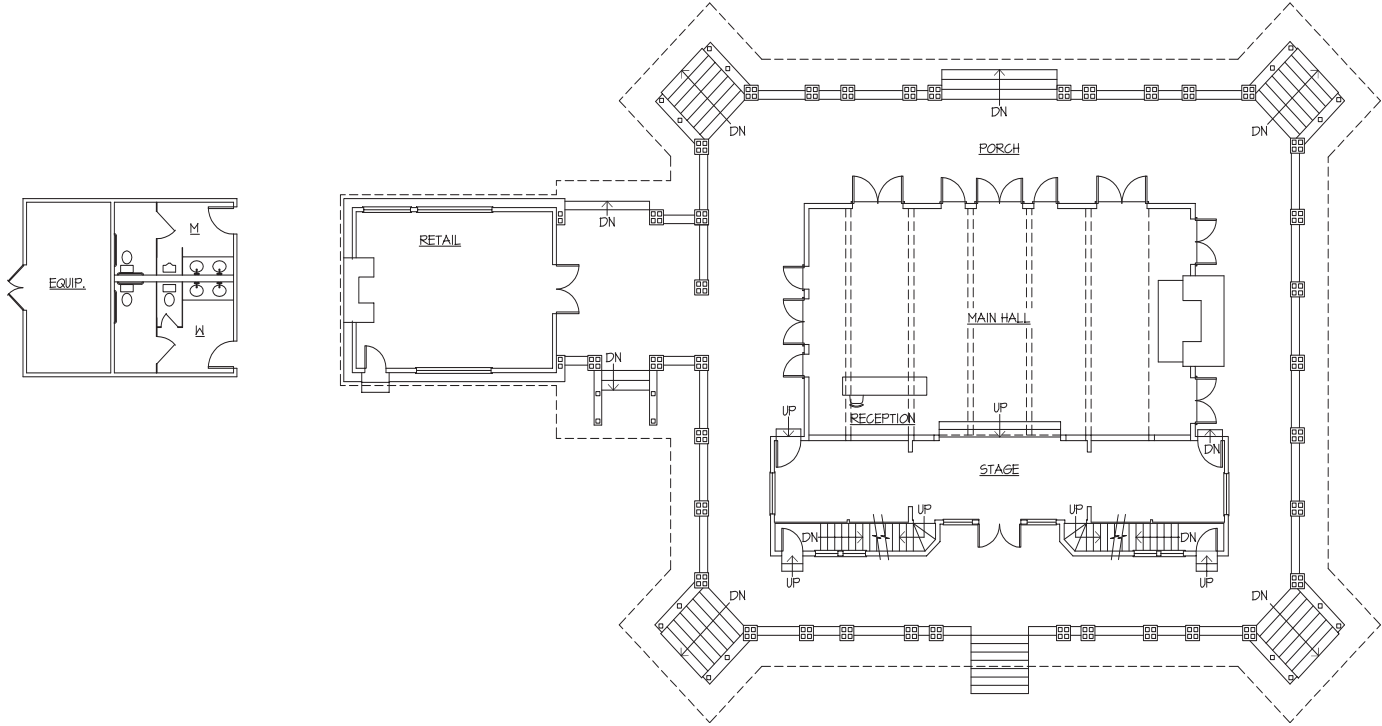
New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



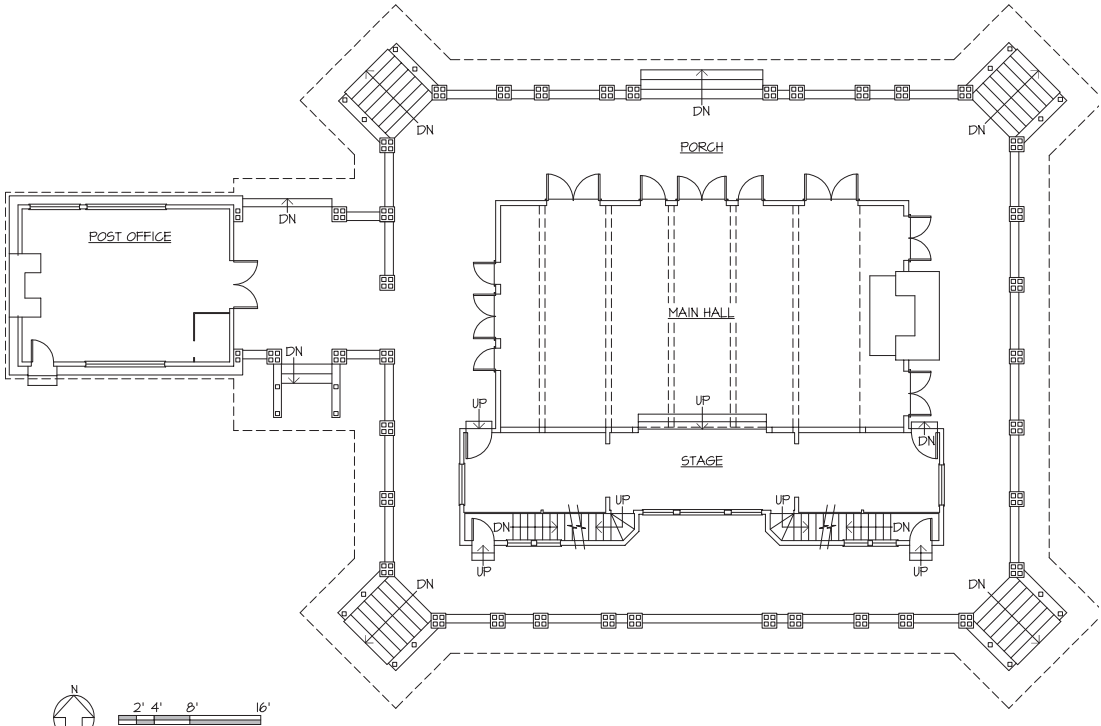
Balcony of the Social Hall



East stage wing of the Social Hall



Proposed first floor



Current first floor

INDIVIDUAL BUILDING DESCRIPTIONS

SODA FOUNTAIN (3)

1984 National Register Description

#3 Soda Fountain: Original club room c1880; main part 1908, designer unknown

This structure consists of a large rectangular element containing two main rooms and a number of smaller service rooms. The larger of the main rooms served as a bar and appears to have been the original structure which was enlarged by the additions of rooms on the back side and a two-bay porch on the NE side. A gable roof covers the whole. A separate roofed, open pavilion is appended to the SE corner and formerly housed two raised bowling lanes, now removed. The structure has walls of board-and-batten with the battens formed of small tree limbs or trunks cut in half. This rustic character is also conveyed by the peeled-log, post-and-beam support structure of the porch and pavilion. The other strong rustic element is the stone boulder hearth and wall forming one side of the second main room. The interiors are otherwise undistinguished by any particular architectural treatment. The whole building is raised on a stone boulder foundation. There is a variety of small-paned 8/8 double-hung windows and glazed and wood-paneled doors. In general, this building has a more generic rustic character than the dining and social halls and is less tied to the work of Bernard Maybeck.

Significance

This Soda Fountain was historically used as a one of the primary public gathering spaces for the resort. It appears to have served a similar role to the Social Hall, as an amusement center, but provided both refreshment and recreation in a sheltered outdoor environment. It is unique on the property in its architectural use of rustic elements typical of the "Adirondack style." The Soda Fountain reflects both aspects of the property's historic significance: its association with the popularity of mineral springs as resorts and the architectural significance of the property's buildings. The Soda Fountain is a primary contributor to the historic district.



L top - Northwest corner; M top - Stone chimney; R top - Bar room; Bottom - Northeast corner



Open air pavilion



Historic photograph of the open air pavilion (image courtesy of Linda Struve)

2011 Description and Condition Analysis

The Soda Fountain has not been altered significantly since 1984. The National Register description for this building is fairly comprehensive in scope. Therefore, only corrections, clarifications, and changes to condition are noted here.

Several significant design elements were not noted in the National Register description. The building has a structure-within-a structure plan; the western interior spaces are covered by a gabled roof that is fully incorporated under a taller gable that also shelters the open-air pavilion under its eastern plane. A gabled porte-cochere projects the building's northern façade. A non-historic fire-pit addition and patio are located immediately east of the structure; they are seriously deteriorated and considered non-contributing features of the building. One correction to the National Register Nomination is that the building does not have a stone boulder foundation.

Due to the open-air nature of this structure and its location near the creekbed, this structure is in various states of deterioration throughout. The lower porch and attached, non-contributing patio are substantially deteriorated. The floors throughout the open pavilion are typically in very poor condition. The southwestern corner of the structure, located on the downhill approaching the creek, has also suffered substantial damage as a result of water and moisture. The roof is currently covered with a tarp due to the advanced deterioration of the roofing.

Due to a lack of maintenance by the previous owners, the building overall is in poor condition. It has not experienced significant modification and therefore has good integrity.

Character-defining Features

Exterior

- Exposed log structure, including beams, columns, rafters, trusses, brackets, and decorative railings

- Open-air pavilion
- Wood shingled gable-on-hip roof
- Gabled porte-cochere
- Board-and-batten walls with split-branch battens
- Tongue-and-groove wood floors
- Hewn-log door frame
- Eight-over-eight and six-over-six double-hung wood sash
- Eight-by-eight sliding sash clerestory windows
- Open eaves with exposed log rafters tails
- Stone fireplace and chimney
- Split-log mantel set upon stone corbels

Interior

- Exposed log structural system at walls and ceiling
- Board-and-batten walls
- Log door frames
- Paneled wood doors
- Stone wall in bar area (rear of fireplace)
- Fir flooring
- Bar (some alterations)

Treatment

Treatment Level 1

The Soda Fountain will continue to function in its historic use as an open-air public gathering and recreation space, and historic spaces will typically retain their configuration. The porches will serve primarily as outdoor dining spaces, with refreshments provided from the historic bar area. The additions behind the bar will provide a small Prep Kitchen

INDIVIDUAL BUILDING DESCRIPTIONS

space for the bar. Some alteration to the area behind the bar is anticipated to provide space for glassware and food products. This area historically provided these items, but has been altered. The bar itself is in poor condition and is not accessible. It will likely be replaced with a new bar of similar character and detailing. The non-historic barbeque patio will be removed and replaced with a new patio constructed of compatible materials.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Special conditions are noted below:

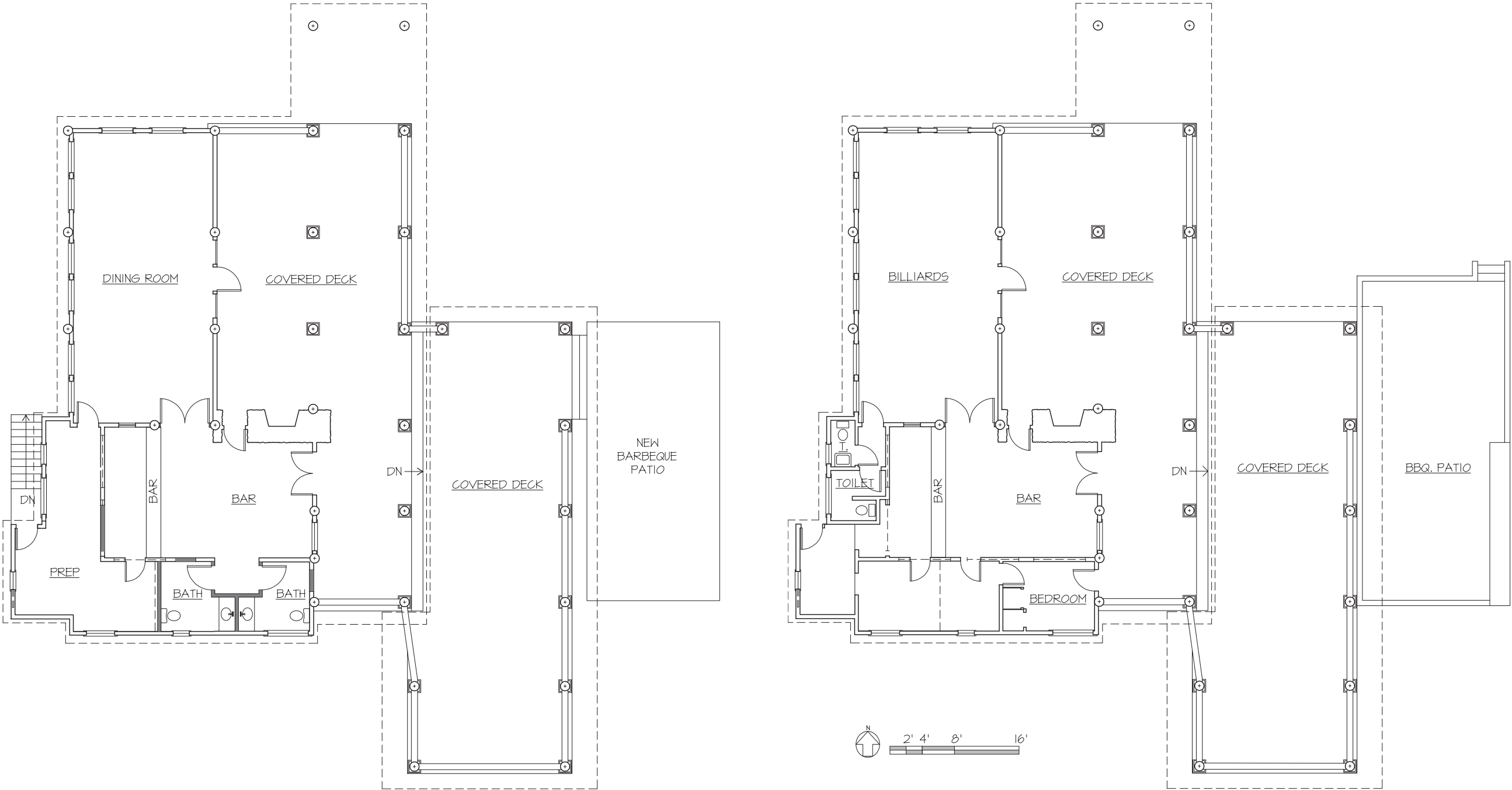
- Stone fireplace will be retained. It will be disassembled and reconstructed to integrate seismic reinforcement.
- The bar will be replaced with a new bar similar in character and detailing to the existing.

A seismic upgrade of the building will be required. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



L Top - billiard room; R - Historic photograph of billiard room (image courtesy of Linda Struve); Bottom - west facade



L - Proposed floor plan; R - Current floor plan

INDIVIDUAL BUILDING DESCRIPTIONS

BATH HOUSE / WILLOW (5)

1984 National Register Description

#5 Bath House: 1877, remodeled 1920s

A rectangular, gable-roofed structure with board-and-batten walls which use thin tree limb or trunks split in half as battens as in the original bar room of the Soda Fountain building (3). Dressing rooms have vertical tongue-in-groove board walls and a concrete floor; doors are wood paneled. The Bath House sits at one end of the long swimming pool (5a). At the opposite end is another wooden structure (9), built in the 1950s, with showers and pool filter.

Significance

The Bath House is associated with the popularity of the site as a mineral springs resort. It is considered a tertiary contributor to the district.

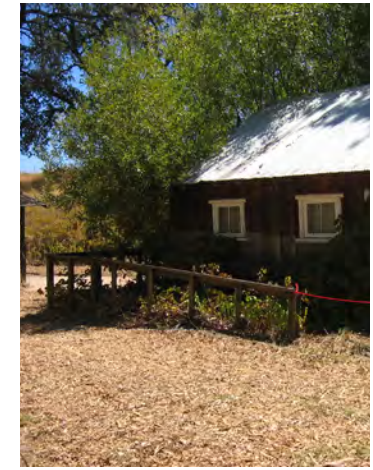
2011 Description and Condition Analysis

The Bath House is located in the flood plain of the creek adjacent to the pool and the base of the lower foot bridge.

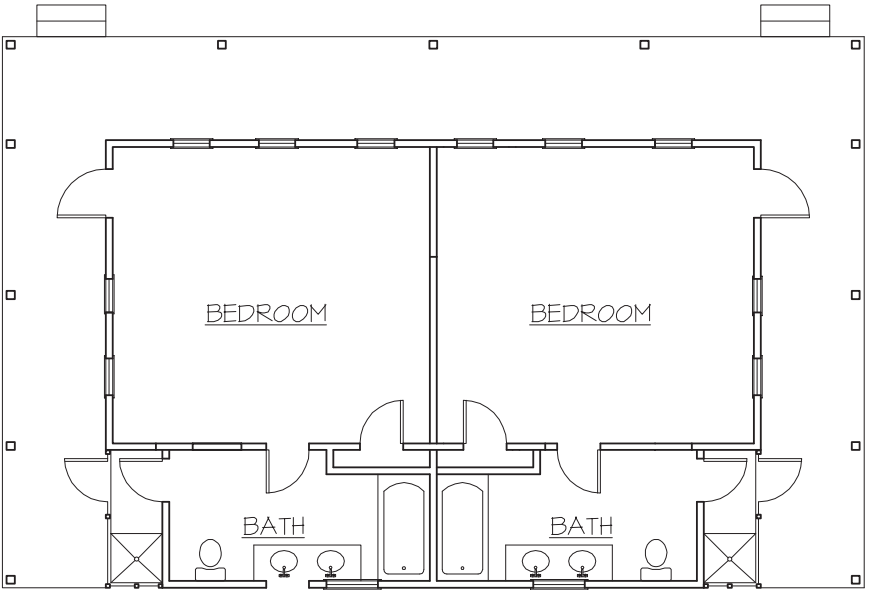
As stated in the Nomination, the Bath House has a rectangular footprint oriented east-west. The gabled roof is clad in non-historic fiberglass roof with exposed peeled log rafter tails. The building is clad in board and batten siding. However, the battens are flat not round as described in the Nomination. The windows are two light, fixed sash. The exterior head and jamb trim is a split (1/2) log. The window on the western façade has a craftsman style window awning. The western gable end features a lattice gable vent as well. The entrances are located on the east and west gable ends.

The interior is comprised of exposed log rafters, exposed fiberglass roofing, plaster or gypsum board wall finish, and a dirt floor.

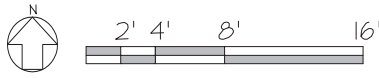
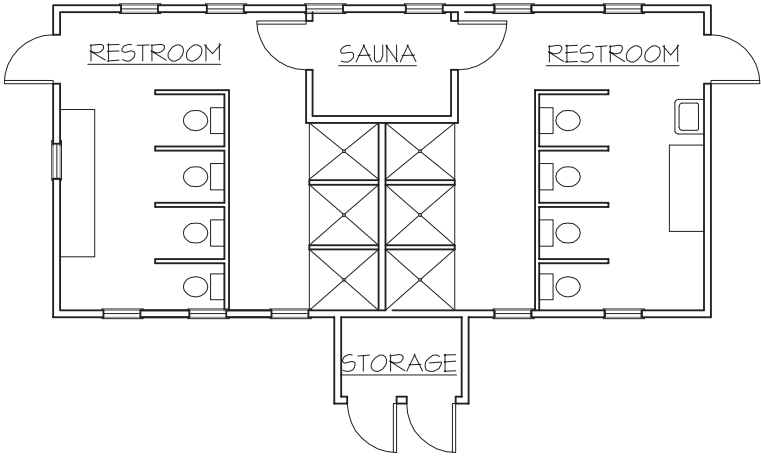
The building is in very poor condition. The interior has been badly damaged by flooding and does not retain its integrity. With the exception of the fiberglass roofing, the exterior appears to retain a majority of its integrity though the wood is quite deteriorated along the base of the



L top - Interior of changing room; M top - Typical window; R top - Ramp to eastern changing room; Bottom - Northwest corner



Proposed floor plan



Current floor plan

building and has numerous woodpecker holes. Overall, its integrity is fair.

Character-defining Features

- Single-story rectangular form
- Gable roof
- Board-and-batten siding
- Log trim at windows

Treatment

Treatment Level 3B

The Bath House is located adjacent to the historic swimming pool and Aetna Springs Creek. The building is located within the stream setback, has been flooded, and is in very poor condition. Since the swimming pool will no longer be used for swimming the bathhouse function is not needed at this location.

This proposal removes this structure from within the stream setback and replaces it with a new guest unit building, called “Willow”. The design of the replacement structure will be based on the gable roof of the bathhouse. It will utilize the existing entry door locations for guest unit doors and will have vertical wood siding. Porches will be added to the to the perimeter to create outdoor spaces for guest use similar to the historic lodging. The rear additions will be replaced with new restrooms.

The building will be constructed to meet current seismic requirements. New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

GARAGE & PLUMBING SHOP (6 & 7)

1984 National Register Description

#7 Plumbing Shop, #6 Garage

Across the road from the main entrance is a group of five buildings which occupy the site before the golf course.

Buildings #6 and #7, the present garage and plumbing shop, are rectangular sheds with gable roofs of corrugated metal and board-and-batten walls. They are largely windowless and have both sliding and wide double doors. Although they may date from the same period as the barn, the boards appear newer. It is not possible to date them with any accuracy, but their utilitarian character suggests that they are contributing to the resort in its period of greatest activity which continued into the 1950s.

Significance

At the time of the National Register Nomination, the buildings were considered contributing buildings; however, they have since been removed.

2011 Description

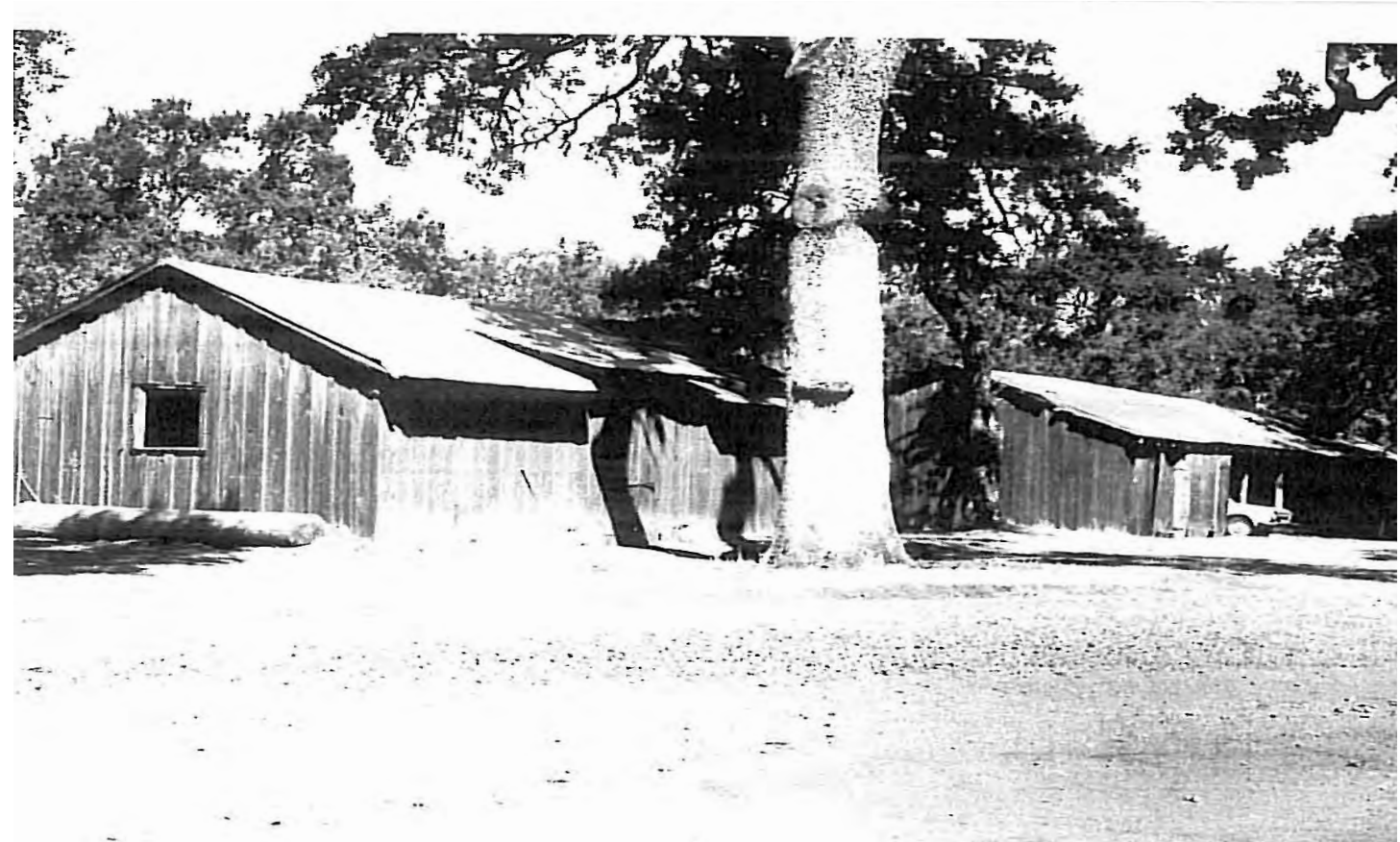
The Garage and Plumbing Shop were removed sometime between the preparation of the National Register Nomination in 1984 and 2007.

Because the building have been removed, there are no remaining character-defining features

Treatment

Treatment Level 3C

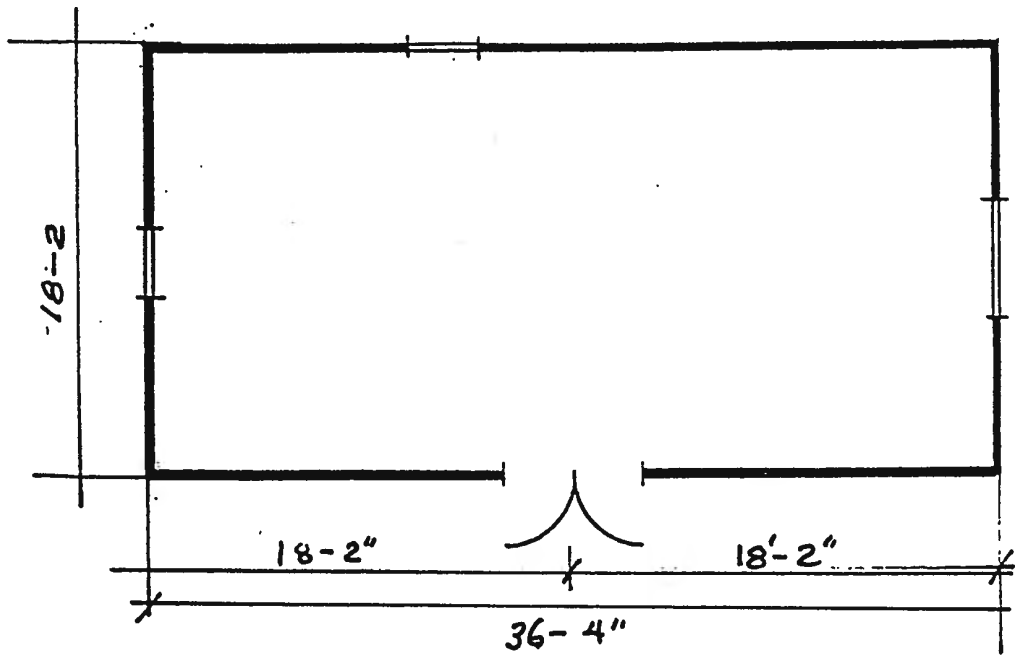
The Garage and Plumbing Shop will be reconstructed based on documentary and pictorial evidence to match the historic buildings' footprints, massing, and elevations during the period of significance. All exterior materials, including the buildings' structural systems, will



Garage (left) and #6 Plumbing Shop (right), view from southeast, Photo #125 of 84 (J. Brundrett photo, October 1983).

PLUMBING SHOP #7

650 #



1996 floor plan from New Education Development System

be similar to the original materials. Door and window openings will be modified to suit contemporary program requirements. Interiors will be designed to accommodate current program needs and will be of contemporary finishes.

The buildings will be constructed to meet current seismic requirements. New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

TOOL SHED (8)

1984 National Register Description

8 Tool Shed, #12 Cottage, #13 Living Quarters, #14 Creekside, #15 Linen Room and Living Quarters

This group of service buildings and living quarters is a miscellaneous collection of buildings of no particular architectural distinction which may have been moved here at an early date or built here in a general service yard associated with the dining hall. ... It is probably that the buildings could have been moved together; it seems unlikely that they were built this way. They are simple buildings with no particular architectural distinction.

Tool shed (8) is a wooden rectangular shed with horizontal siding and a gable roof of corrugated metal vented by a monitor. Openings are 4-light, wood sash windows and sliding doors. Date is unknown.

Significance

As a part of a cluster of service buildings which, as stated in the National Register Nomination, is architecturally undistinguished, the Tool Shed is considered a tertiary contributor to the district.

2011 Description and Condition Analysis

The Tool Shed is part of a loose cluster of service buildings located on the eastern end of the site.

The tool shed has a rectangular footprint with clapboard siding and a corrugated metal gable roof. Unlike typical clapboard siding construction, the Tool Shed does not have corner boards but an interlocking detail. The roof has a vent monitor running east west along the gable. The foundation appears to be concrete. The north facade features a sliding barn style doors. Various windows have

been boarded over and the eastern façade has been resided.

The interior consists of a single room with exposed rafters with insulation between. The walls are made of a mixture of exposed framing with sheathing, horizontal siding, and various types of replacement siding.

The building is very poor condition, has been modified and therefore has poor integrity.

Character-defining Features

Exterior

- Rectangular form
- Single story
- Gable roof with monitor
- Clapboard siding
- Four-light wood windows Interior

Interior

- No character-defining features are extant

Treatment

Treatment Level 2B

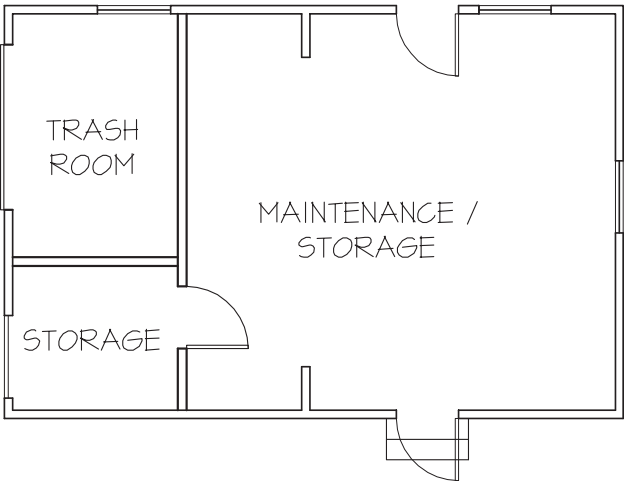
As part of the rehabilitation of the historic district, Tool Shed will continue its use as a maintenance, housekeeping, and storage building. It will also function as a central garbage collection area for the retreat. Modifications will include a new large opening will be created to allow for the garbage function, and may include limited additional modifications to openings. Existing boarded windows will be uncovered, and new windows provided where missing.



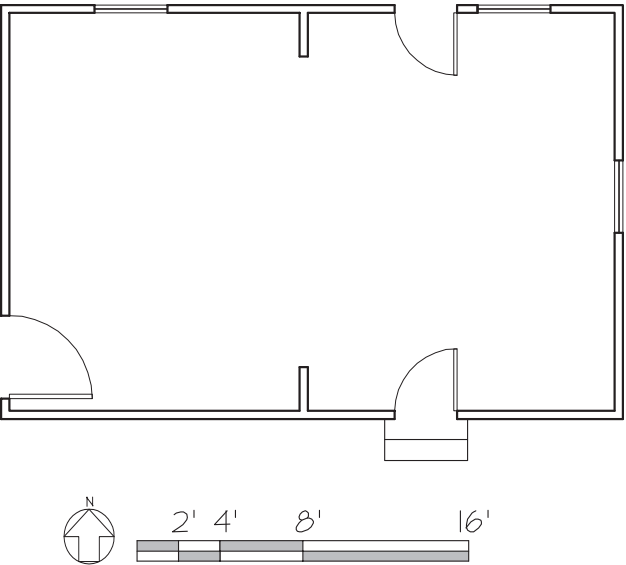
Southwest corner



Interior



Proposed floor plan



Current floor plan

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will be required. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

SHOWERS/POOL FILTER BUILDING / HEIBEL (9)

1984 National Register Description and Significance

The National Register Nomination lists the Showers/Pool Filter Building as a non-contributor to the historic district.

2011 Description

The Showers/Pool Filter Building is a small, one-story structure with an “L”-shaped footprint. Intersecting gabled roofs clad in rolled asphalt roofing cover the building. The building’s walls are concrete masonry units, and vertical board siding covers the gable ends.

As a non-contributor, the Showers/Pool Filter Building does not have character-defining features.

Treatment

Treatment Level 3B

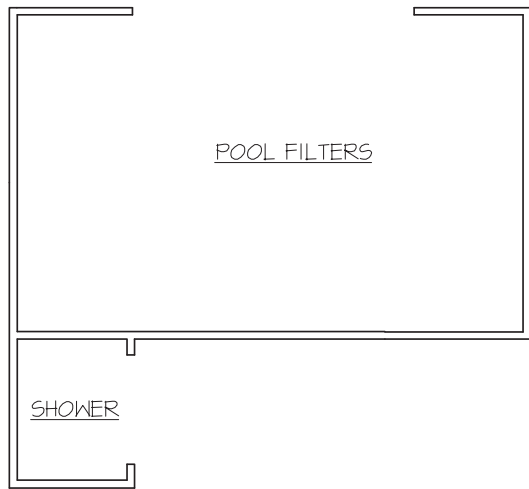
The Showers/Pool Filter Building is located adjacent to the historic swimming pool and Aetna Springs Creek. The building is located within the stream setback, has been flooded, and is in very poor condition. Since the swimming pool will no longer be used for swimming, the shower and pool filter functions are not needed at this location.

This proposal removes this structure and replaces it with a new guest unit building located outside of the stream setback just above the Showers/Pool Filter Building location. The new structure, called ‘Heibel’ after the third owner’s of Aetna Springs, will be based on the footprint of the existing Showers/Pool Filtration building, with the addition of porches at the perimeter. It will incorporate design elements compatible with the vocabulary of the historic district.

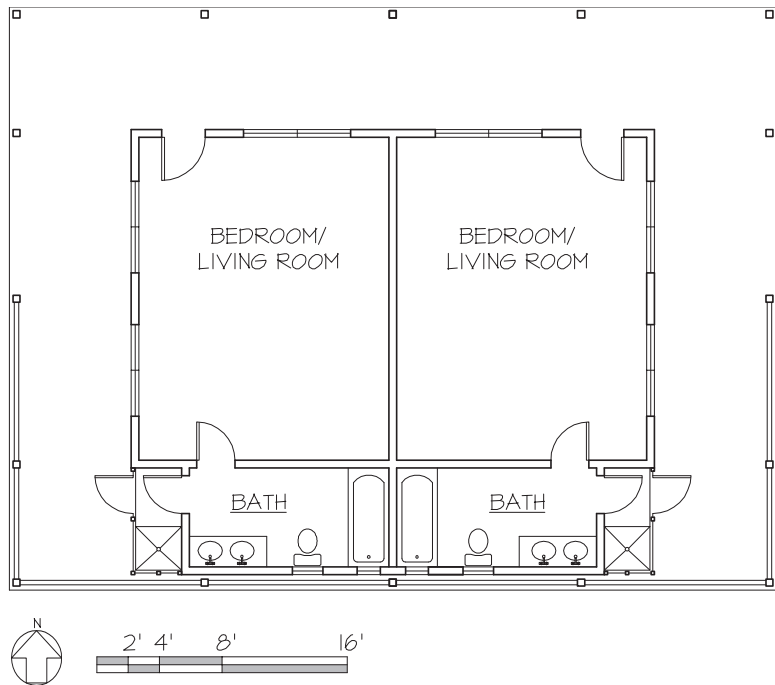
The building will be constructed to meet current seismic requirements. New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



L top - View looking southwest; R top - Pool detail; Bottom - View looking north



Current floor plan



Proposed floor plan

INDIVIDUAL BUILDING DESCRIPTIONS

BARN (10)

1984 National Register Description

The barn in the 1880s photograph referred to in the National Register Nomination is the livery barn that was located to the west of the Soda Fountain. It is not known when the livery barn was removed. The current Barn appears on the Heibel period map as the “new” barn suggesting it was built post 1944.

The barn is a conglomeration of several structures. The center gable consists of two structures (northern 6 bays and the 4 southern bays). On the east and west of the central southern 4 bay structure are integral side isles. On the east and west side of the central 6 bay structure are two shed additions. The eastern addition is a non-historic metal addition. The western addition houses a series of stalls. With the exception of the metal addition, the building is clad in board and batten siding.

A large pair of sliding barn doors are located on the central axis on south facade. Above these doors is a large multi-light opening into the attic.

The Barn is in poor condition and its integrity is fair.

Character-defining Features

- Irregular rectangular plan with gable and shed roofs
- Exposed timber framing
- Board and batten siding

Treatment

The Barn is currently used as a support space for the golf course and will continue in this function for the near term. Its treatment will be determined at a later date.



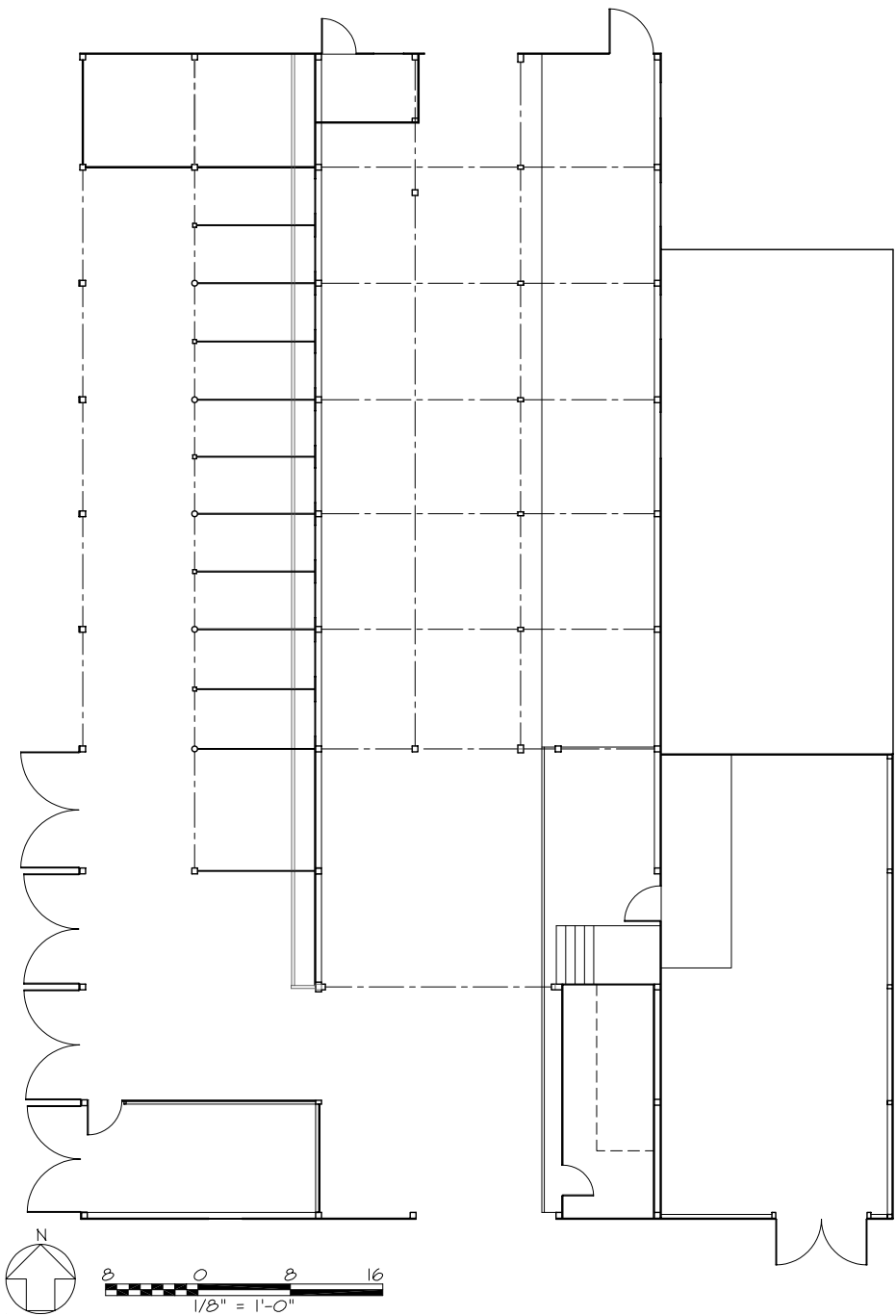
L top - Interior looking north; M top - Detail of western shed addition; R top - Meeting of northern 6 bays & southern 4 bays;
L bottom - South facade; R bottom - Western side aisle



Detail of openings on the north facade



Detail of a barn door on the south faade



L - Current floor plan

INDIVIDUAL BUILDING DESCRIPTIONS

MAIN HOUSE (11)

1984 National Register Description

#11 Main House: date unknown, c1890s, designer unknown

This building, which was apparently intended as the manager's house and so used for many years, has had several additions. According to Mr. Heibel, the previous owner, rooms were added around the outside at various times without any formal plan. The result is a rambling building with several separately roofed wings clad with shingles. There are several porches as well. The architectural character is that of a rustic cottage or bungalow. Window and doors vary. In plan the building is an irregular rectangle.

Significance

Main House contributes to the architectural significance of the district as a mineral springs resort. As the Main House, it is considered a secondary contributor to the historic district.

2011 Description and Condition Analysis

The Main House is an assemblage of the original house with several additions resulting in an irregular footprint. The roof of each of these additions is typically gabled. The collision of these various roof forms creates several odd roof configurations. The roofs are covered with composition shingles. The exterior walls are clad in natural finish shingle siding with the exception of the playroom which is clad in vertical board siding.

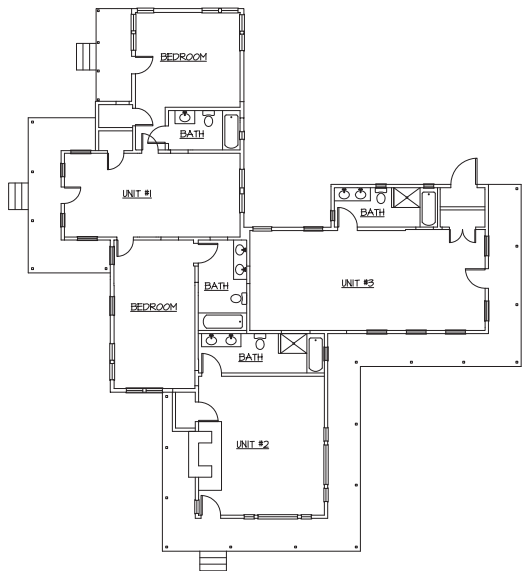
There are several porches, enclosed and unenclosed, and decks surrounding the building. The front porch of the original structure has been enclosed and no longer functions as an entrance.

Concrete masonry foundation units with river-stone clad the exterior of the southern addition. In this same addition, a river stone chimney is present.

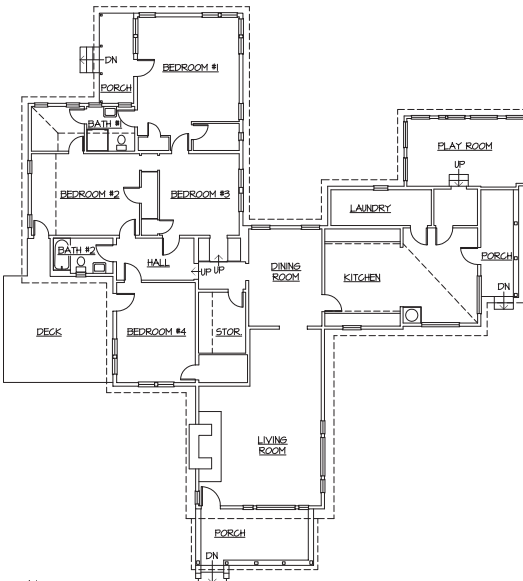
The series of additions result in a building with no clear organization and no clear understanding of the original house. The interiors of original



L top - Playroom addition; R top - CMU porch;
L bottom - Historic photo of west facade; R bottom - Northwest corner of now enclosed front porch



Proposed floor plan



Current floor plan

house have been significantly remodeled. The original porch has been enclosed and the original entry/living area has been made into a bedroom, so there is no clear main entrance or spatial hierarchy throughout. The interior wall finishes are a mixture of plaster, gypsum board, and wood paneling while the floors are a mixture of wood, tile & vinyl. The building has been fairly well maintained and is therefore in fair condition. However, its integrity is poor due to the significant remodels to the interior and exterior.

Character-defining Features

Exterior

- Cross-wing form
- Front facing gabled-roof with shed roof over former porch at west elevation (obscured by alterations)
- Wood shingles
- Double-hung wood windows

Interior

- Paneled doors
- Wood flooring

Treatment

Treatment Level 2B

Main House will be rehabilitated as guest units. The building will generally retain its existing plan, but modifications will be made to provide more clarity of entrances and of spaces. The original entrance that has been obscured by alterations will be reestablished as the entry to one unit. A second unit will be entered from the existing non-historic south facing porch. Materials

and window configurations at this porch and portion of the building will be modified to be more consistent with the character of the district. For example, the existing concrete masonry may be clad with river rock similar to that on other buildings. The additions at the east side of the building will be removed and replaced by compatible construction generally within the same footprint. The additions are of poor quality and are not suitable for lodging use as currently constructed. All three entrances will be defined by wraparound porch roofs similar to the original entrance.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

COTTAGE (12)

1984 National Register Description

8 Tool Shed, #12 Cottage, #13 Living Quarters, #14 Creekside, #15 Linen Room and Living Quarters

This group of service buildings and living quarters is a miscellaneous collection of buildings of no particular architectural distinction which may have been moved here at an early date or built here in a general service yard associated with the dining hall. ... It is probably that the buildings could have been moved together; it seems unlikely that they were built this way. They are simple buildings with no particular architectural distinction.

Cottage (12) is a gable-roofed building with lean-tos which may have been sleeping porches. The exterior has been re-sided with horizontal boards. The structure is architecturally undistinguished.

Significance

As a part of a cluster of service building which, as stated in the National Register Nomination, is architecturally undistinguished, the Cottage is considered a tertiary contributor to the historic district.

2011 Description and Condition Analysis

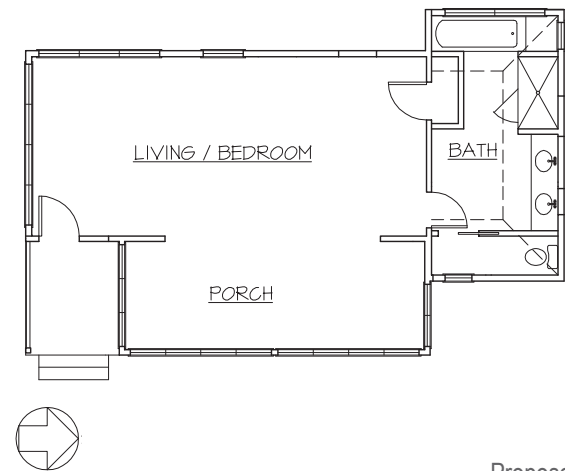
The cottage is part of a loose cluster of service buildings located on the eastern end of the site.

The main building has rectangular footprint with several porches and additions. The roof is clad in non-historic standing seam metal. The building is clad in a mixture of vertical and horizontal siding types. The north and east facades of the main building are clad in board and batten while the south and west façade are clad in horizontal siding. The foundation is concealed by plywood and battens.

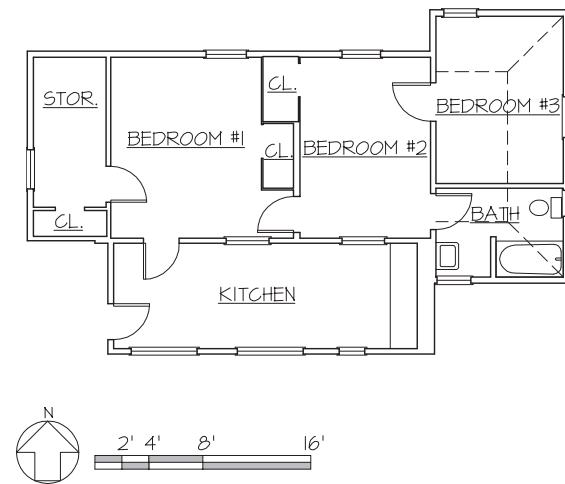
A porch is present on the south and west façade. Portions have been enclosed on both facades. An addition is present on the east along with a lean-to shed. The porches and additions roofs are clad in asphalt shingles. The windows are a mix of sizes and styles, double hung (1/1,



L top - Main room; R top - North facade; Bottom - Southwest corner



Proposed floor plan



Current floor plan

6/6) and sliders.

The rectangular form is the main room of the structure. The enclosed porches house a non-historic kitchen (south porch) and bathroom (west porch). The eastern addition houses an additional non-historic bathroom and a bedroom. The interior finishes included pine wood paneling, plaster, sheet flooring, all of which appear to be non-historic.

Due to multiple additions and remodels, the building has poor integrity. The building is also in poor condition.

Character-defining Features

- Rectangular building form
- One-story form
- Gable roof
- Board-and-batten and clapboard siding

Interior

- No character-defining features are extant

Treatment

Treatment Level 3A

The Cottage will be reconstructed in a new location outside of the stream setback. It is located within the stream setback area, is in very poor condition, and retains little integrity. The Cottage will be reconstructed northeast of Living Quarters and at an angle to it. The intent is to more fully enclose the open space that is partially circled by Main House, the stone walls, and original support buildings. This approach will provide a bit more of a central focus to the oak-studded open space.

The south and west porch infill will be modified to integrate into the main living space. As the horizontal siding appears to have been installed over the board-and-batten siding after the period of significance, it will be removed from the original rectangular plan perimeter walls. The board-and-batten siding will be reinstated. It will be repaired and/or replaced as required due to deterioration. As there are multiple window types that do not appear historic, a single window design will be established for Cottage that is consistent with the character of the district. All other character-defining features will be reconstructed.

The building will be constructed to meet current seismic requirements. New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

LIVING QUARTERS (13)

1984 National Register Description

8 Tool Shed, #12 Cottage, #13 Living Quarters, #14 Creekside, #15 Linen Room and Living Quarters

This group of service buildings and living quarters is a miscellaneous collection of buildings of no particular architectural distinction which may have been moved here at an early date or built here in a general service yard associated with the dining hall. ...It is probably that the buildings could have been moved together; it seems unlikely that they were built this way. They are simple buildings with no particular architectural distinction.

Living quarters (13) is composed of three gable-roofed wood buildings joined together and sited on a slope. The building at the SW end has board-and batten siding; the others are shingled. Windows and doors vary.

Significance

As a part of a cluster of service building which, as stated in the National Register Nomination, is architecturally undistinguished, the Living Quarters is considered a tertiary contributor to the historic district.

2011 Description and Condition Analysis

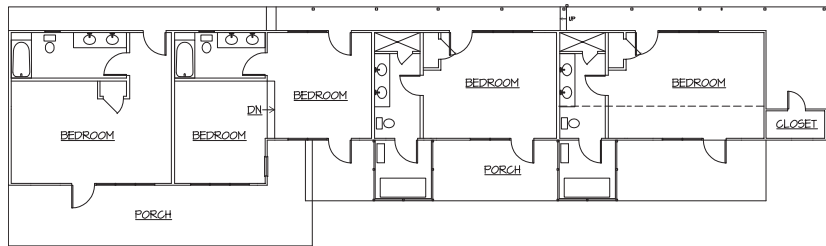
The Living Quarters is part of a loose cluster of service buildings located on the eastern end of the site.

The building consists of three rectangular structures running east-west. Each of these structures has a gable roof clad in non-historic corrugated metal. On the eastern end of the building is a small addition of a shed that houses a bathroom. All of the exterior walls are shingle clad with the exception of the western most building which has board and batten siding on the eastern façade. Board-and-batten siding is also visible on some gable ends and underneath the shingles in some places. The foundation consists of posts on grade.

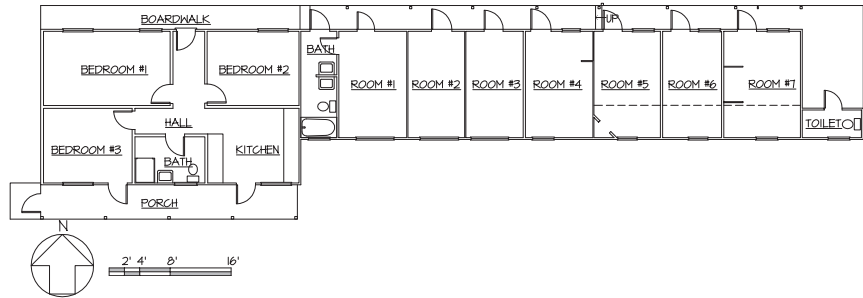
The westernmost building has an enclosed sleeping porch on the



L top - South facade; M top - Gypsum board remodeled room; R top - Masonite board and batten finish; Bottom - North facade



Proposed floor plan



Current floor plan

southern façade while the middle and eastern building have walking porch along the northern façade. The porch posts are milled square and round shapes.

There are a variety of window sizes and types throughout the building including: aluminum sliders, double hung, fixed, and wood sliders. Most do not appear to be historic. The wood sliders appear in the eastern building.

The western building is comprised of three bedrooms along with a bathroom and kitchen. The interior finishes of this building have been stripped and replaced with modern finishes and all the original windows replaced.

The middle structure is comprised of 4 bedrooms and a bathroom. The exterior walls are flat-framed (2x4 turned flat) and interior walls consist of a single thickness panel. The interior floor finish are wood throughout. Two bedrooms have wood battens and masonite panels on the walls and ceilings. The other two bedrooms have tongue and groove “v” boards on the walls and ceiling.

The eastern structure is comprised of three bedrooms with a shed at the eastern end housing a bathroom. The interior floors are wood. The west bedroom has wood tongue and grove “v” board ceiling, and gypsum board walls. The middle bedroom six wood tongue and grove “v” board ceiling and faux wood paneling over existing finish on the walls. The east bedroom has wood tongue and grove “v” board ceiling and wood batten and masonite paneled walls.

The building is in poor condition and has poor integrity.

Character-defining Features

Exterior

- Rectangular, three-part form
- One-story
- Side-facing gabled roof

- Full-width, shed-roofed porch at north elevation
- Shingle and board-and-batten wall cladding

Interior

- No character-defining features are extant

Treatment

Treatment Level 2B

Living Quarters will be rehabilitated as guest accommodations. Non-historic windows and doors will be removed and replaced with elements that are compatible with the character of the district. A combination of shingle and board-and-batten wall cladding is proposed to express the original board-and-batten and the later shingle siding. Though the shingles are compatible with the Farr and Ward era work, they appear to be a later modification. A wood deck will extend from the rear of the building to provide guests private outdoor space similar to the historic units. Lattice enclosures will be constructed on the decks to provide privacy for outdoor bathing.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

CREEKSIDE (14)

1984 National Register Description

8 Tool Shed, #12 Cottage, #13 Living Quarters, #14 Creekside, #15 Linen Room and Living Quarters

This group of service buildings and living quarters is a miscellaneous collection of buildings of no particular architectural distinction which may have been moved here at an early date or built here in a general service yard associated with the dining hall. ... It is probably that the buildings could have been moved together; it seems unlikely that they were built this way. They are simple buildings with no particular architectural distinction.

The Creekside quarters (14) is a simple rectangular, three-room shed with shingled, gable roof, board-and-batten walls, horizontal base boards and wood paneled doors. There is a flat-roofed, front porch with a wood floor. The building is sited on a slope with a base story in back. The date is indeterminate; the interior has been remodeled.

Significance

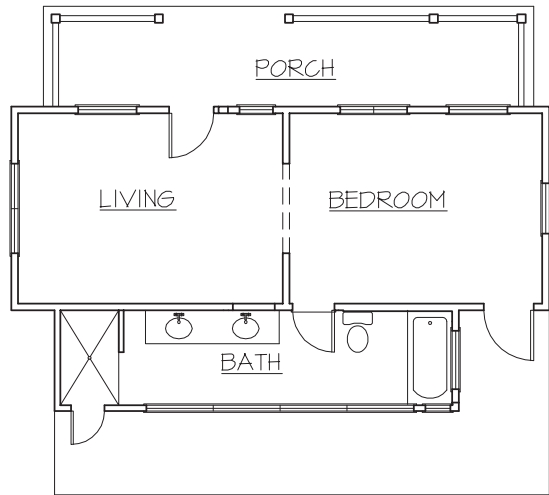
As a guest cottage which, as stated in the National Register Nomination, is architecturally undistinguished, the Creekside is considered a tertiary contributor to the historic district.

2011 Description and Condition Analysis

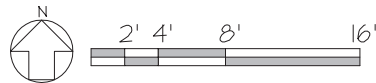
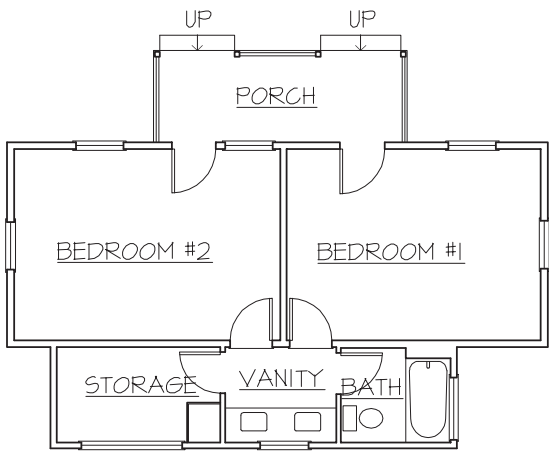
As stated in the nomination form, the Creekside is a simple rectangular building with an asphalt shingle gabled roof. The exterior is clad in vertical board-and batten-siding with flat trim around the windows and doors. Although the porch floor runs the length of the north façade only the portion over the front entry doors has the roof extended over it, which appears to be non-historic. The rear of the building (south façade) appears to have had a sleeping porch that has since been enclosed: non-matching siding suggests this is a later alteration. The doors, windows, siding, trim, porch, and roof shingles all appear to be modern: no historic



L top - Enclosed sleeping porch; M top - Typical interior remodel; R top - Interior of enclosed sleeping porch; Bottom - Northeast corner



Proposed floor plan



Current floor plan

material is visible.

The interior has been fully remodeled with modern finishes. The kitchen and bathroom are located in the rear porch/ addition with the living room and bedrooms in the main structure.

Due to interior remodels and flooding, the building has poor integrity and is in very poor condition.

Character-defining Features

- No character-defining materials are visible as all materials appear to be modern.
- Rectangular form
- Gabled roof

Treatment

Treatment Level 3A

As Creekside is located within the stream setback it will be reconstructed outside of the creek setback. The existing building form will be reestablished. New windows and siding material will be compatible with the character of the historic district. The interior layout and materials will be suited to contemporary standards. A new deck will be constructed along the rear of the building to provide private outdoor space similar to the historic units.

All character defining features will be reconstructed.

The building will be constructed to meet current seismic requirements. New lighting, mechanical, electrical, plumbing and fire protection systems will be provided

throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

LINEN ROOM/BUNK HOUSE (15)

1984 National Register Description

8 Tool Shed, #12 Cottage, #13 Living Quarters, #14 Creekside, #15 Linen Room and Living Quarters

This group of service buildings and living quarters is a miscellaneous collection of buildings of no particular architectural distinction which may have been moved here at an early date or built here in a general service yard associated with the dining hall. ... The so-called Linen room and Living quarters (15) may date from the same time as the original part of the Soda Fountain building (3) and the Bath House (5) because of the wall construction which is of board-and-battens made of split tree limbs or thin trunks of saplings. This building is rectangular in plan with a shingled gable roof and separately roofed front porch on log posts. Doors are of vertical boards and windows are 9-light casement. The back room flooring appears to be the former bowling alley-ways, but there is no knowledge of how it got there.

Significance

As a part of a cluster of service buildings which, as stated in the National Register Nomination, is architecturally undistinguished, the Linen Room is considered a tertiary contributor to the historic district.

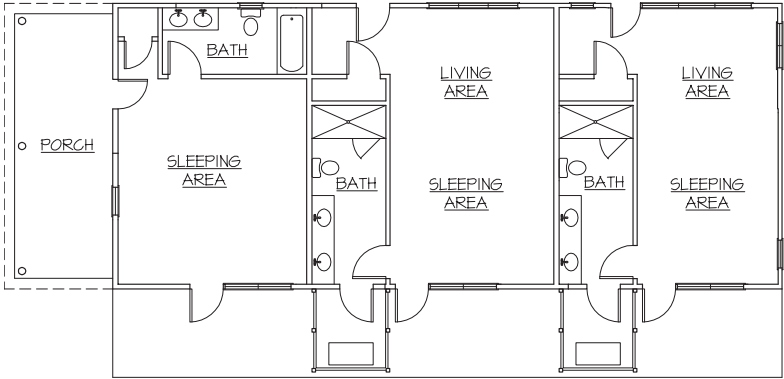
2011 Description and Condition Analysis

The Linen Room/Bunk House is part of a loose cluster of service buildings located on the eastern end of the site.

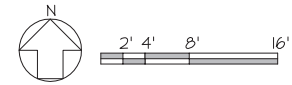
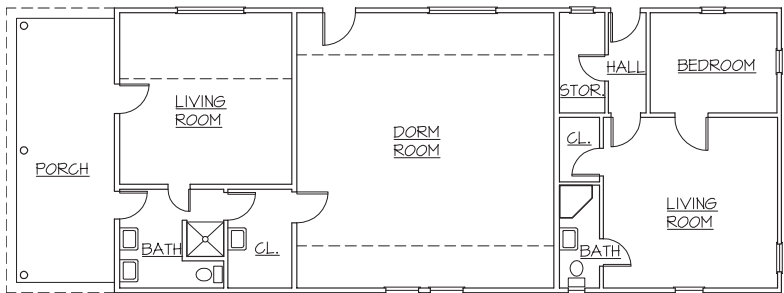
The building is made up of two structures. The larger of the two is located on the western end. It has a rectangular footprint with a gable roof running east-west and a porch on the full length of the western façade. The roof is clad in asphalt shingles and the walls are clad in board and batten siding. The battens are made from split (1/2) peeled logs. The doors have all been replaced. The windows have all been replaced with aluminum sliders. A large 24-light wood transom is located on the western façade. The nonmatching trim around this window



L top - South facade; R top - Northeast corner; Bottom - Northwest corner



Proposed floor plan



Current floor plan

suggests this is a new opening.

The smaller structure is located on the eastern end. It has a gable roof running north-south. It had a porch on the northern end but it has since been enclosed. The gable roof and hip roofed porch are both clad in asphalt shingles. The walls are clad in unpainted wood shingles.

The larger western structure has a large bunk room along with a kitchen, bathroom and living room while the smaller eastern building has a single bedroom with a living room, bathroom, and storage. The interiors have been remodeled with all modern finishes.

Due to interior remodeling and removal of historic windows and doors, the building has poor integrity. The building is also in poor condition.

Character-defining Features

- One-story rectangular footprint
- Gabled roof
- Hipped-roof porches
- Board-and-batten (board-on-board, standard, and split-log) and shingle siding

Treatment

Treatment Level 2B

Linen Room/Bunk House will be rehabilitated to become guest accommodations. Non-historic windows and doors will be removed and replaced with elements that are compatible with the character of the district. A wood deck will extend from the rear of the building to provide guests private outdoor space similar to the historic units. Lattice enclosures will be constructed on the decks to provide

privacy for outdoor bathing.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

CAROLINE (16)

1984 National Register Description

#16 Caroline: c1925, Farr and Ward

This cottage is so close in character and use of materials to #30 that it seems certain to have been by Farr and Ward, however no plans exist for it. Nearly square in plan, it contains two rooms with closets and bathrooms adjoining and a screened porch on the E and W sides. Wood-shingled, gabled roofs cover the main part of the building and the porches. The front has a shed-roofed, shallow porch with the eave lifted over the entrance doors. Windows and doors are the same as in Frances Marion. Porches are screened with wood lattice as are the foundations which extend a story down on the creek side. Interiors are very simple.

Significance

Caroline is typical in style and detail to other Farr & Ward buildings on the site and contributes to the architectural significance of the district. As a guest cottage, it is considered a secondary contributor to the district.

2011 Description and Condition Analysis

Caroline is a guest cottage located on the slope of the creek bank, part of a loose cluster of cottages located on the north bank of the creek between Frances Marion and the Soda Fountain.

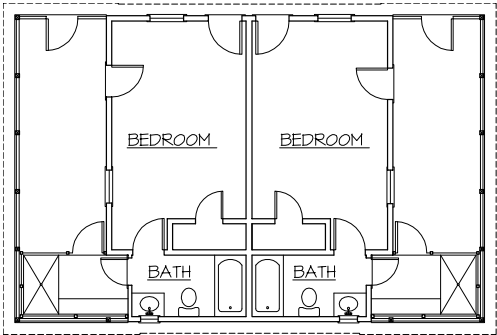
The building has a simple rectangular footprint with a gable roof oriented east west. The porches on the east and west have dropped gable roofs with a shed roof wrapping around the south connecting the east and west gables. Over the two entrances doors on the north façade there is a shallow shed roof which dips down at the edges towards the porch gables. Like the other Farr & Ward cottages (Locust, Munro, and Frances Marion), the exterior is clad in shingle siding and with lattice at the porches. The windows are double hung.

The plan consists of two bedrooms each with a closet and bathroom. The interior contains wood board-on-board wall and ceiling finishes.

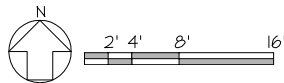
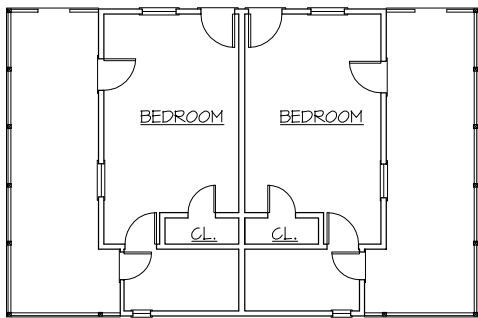
The building is very poor condition. It is heavily deteriorated and has



L top - Name placard; R top - Typical interior; Middle - North facade; L bottom - Southwest corner; R bottom - West facade



Proposed floor plan



Current floor plan

partially collapsed towards the creek. Although the building is in very poor condition, it retains much of its original fabric and therefore its integrity is fair.

Character-defining Features

Exterior

- Rectangular building footprint
- One-story form
- Gable roof over main structure and lower gables over east and west porches
- Shingle siding
- Porches with wood lattice enclosures and skirting, and tongue-and-groove wood decking
- Flat wood window and door surrounds
- Double-hung wood sash
- Fir floors
- Wood doors with 4 vertical panels

Interior

- Board-on-board wall and ceiling cladding (partially extant)

Treatment

Treatment Level 3A

As part of the rehabilitation of the district, Caroline will be rebuilt based on plan, massing, and elevations during the period of significance. It will be moved to the north to avoid repeated settling towards the creek. It will remain in the creek setback so it retains its relationship to the Frances Marion and the creek, both of which are essential to the understanding and integrity of this building.

Some modifications will be made to accommodate contemporary guest amenities while retaining an understanding of the original spatial configurations. The exterior materials will be similar to the original materials. The interior materials will be compatible with the historic materials.

All character defining features will be reconstructed.

The building will be constructed to meet current seismic requirements. New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

WINSHIP (17)

1984 National Register Description

#17 Winship: 1893, remodeled c1930 Farr and Ward

This surviving structure from the 19th century resort was moved in 1906 and considerably altered in 1930. Judging from old photographs, a two-story veranda replaced the original one-story one, and the structure was re-sided and set on a stone boulder foundation. A set of specifications from Farr and Ward indicate that the exterior and interior were re-done and the structure received new concrete foundations. It appears that the basic frame with roof and cupola were retained; the interior was modernized, and the exterior porches totally altered.

The building has a square plan, a stone boulder foundation for the two-story encircling veranda, a hip roof, and a central cupola with a high-peaked, “witch’s hat” roof. The porches have a simple stick railing with lattice-screens on some sections and square wood posts. Windows are both double-hung and casement with wood sash; doors have wood paneled lower sections, glazed upper sections and glazed transoms. There are four main-floor rooms, each with a bath. A central stair leads to seven rooms on the second floor with two baths. Ceilings are 9’6” on the first floor and 10’ on the second. Interior walls are stripped except for one suite on the ground floor. Exterior walls have horizontal drop siding of Oregon Pine; roofs have Red Cedar shingles. Winship’s architectural character is typical of simple 19th century resort buildings; its rustic character was heightened in its 1930 remodeling to conform to the other buildings designed and built by Farr and Ward at this time.

Significance

Winship was historically used as a reception, parlor, offices and guest lodging. Despite alterations completed in the Farr period, converting the first floor to guest lodging, this building is the one that best conveys the property’s Victorian resort period (c1890-c1905) based on its form and exterior materials. It is historically significant both architecturally and for its association with that early resort period. It is a primary contributor to the historic district.



L top - Name placard; M top - Detail of shingle pattern; R top - Second floor interior stripped of finishes; Bottom - Northwest corner



L top - Typical first floor interior; R top - First floor porch; Bottom - Historic photo of Winship in its original location and configuration (California Historical Society Photo GN-01951)

2011 Description and Condition Analysis

Winship, the original Victorian hotel, is located on the west side of the historic core area, just north of the Soda Fountain.

Winship has not been altered or experienced significant deterioration since 1984. The National Register description for the exterior of this building is fairly comprehensive in scope. Therefore, only corrections and changes to condition are noted here. Original scalloped and diamond-shaped shingle siding, typical of Victorian-era domestic architecture, remain intact on the second floor but are obscured from view by the second-story veranda. A simple wood balustrade composed of plain vertical balusters joined by top and bottom rails circles the decks at both levels. Latticework screens are located behind the railing at various points. Non-original privacy partitions have been installed on the second-floor veranda. A shallow shed-roof encircles the building at the base of the second-floor veranda. Original wood shingles are now covered with red composition shingle roofing.

The main entrance is located in the center of the eastern façade. The first floor is divided into four rooms on either side of a center stair. There is existing plaster on first floor walls. The rooms on the southern half of the first floor have a dropped “rustic” ceiling but it is an alteration and considered a non-contributing feature of the building. A balustrade with turned spindle rails and stout newel posts encloses the stairwell on the second floor. The original second floor plan had seven chambers and two toilets/baths. The original framing is intact but the interior is otherwise stripped.

Alterations have been made to the building’s roof after the period of significance. The cupola’s original semicircular openings were enclosed with rectangular vents, and the chimney cap was removed. Additionally, the original eyebrow vents on the roof slopes were removed.

The building is in poor condition. The wood porch steps and flooring are nearly completely deteriorated. Although the interior finishes of the second floor have been almost completely stripped, the buildings integrity is fair.

INDIVIDUAL BUILDING DESCRIPTIONS

*Character-defining features***Exterior**

- Square footprint
- Two-story massing
- Pyramidal hipped roof
- Central cupola with pyramidal roof
- Wood shingle roof
- Two-story veranda
- Decorative stacked stone veranda foundation
- Channeled horizontal siding on first floor
- Patterned bands of plain, scalloped, and diamond shingle siding above horizontal boards on the second floor
- Flat wood window and door surrounds
- Tall four-over-four, double-hung wood windows
- Two-light transoms over doors
- Partial glazed door

Interior

- Fluted wood door surrounds with corner blocks (first floor only)
- Fir floors
- Central stair with original wood balustrade
- Bull's-eye laylight above stairwell landing
- Original door frames with transoms (first floor only)
- Typical four-panel doors to exterior veranda in original four-over-four window openings
- Newel posts and balustrade at second floor
- Simple floor molding

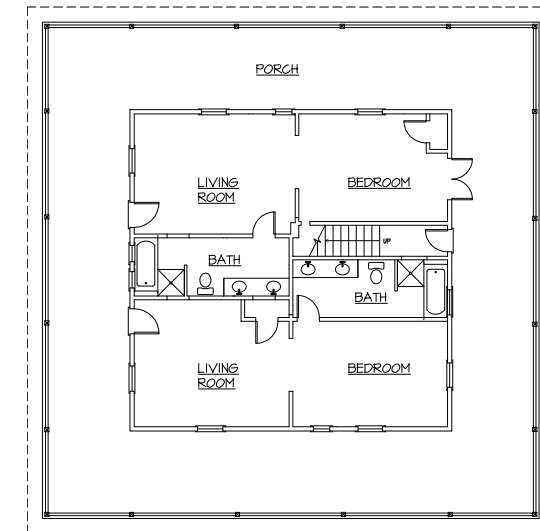
Treatment*Treatment Level 2A*

As part of the rehabilitation of the district, Winship will continue the existing lodging use. The exterior massing, materials, and features will be retained. Roof elements, including the cupola, chimney caps, and eyebrow vents that removed after the period of significance will be recreated. Exterior materials will be replaced in kind where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated, or non-historic. Modifications will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained, but windows will be replaced due to their poor condition. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Lattice screen locations will be altered to suit the updated floor plans.

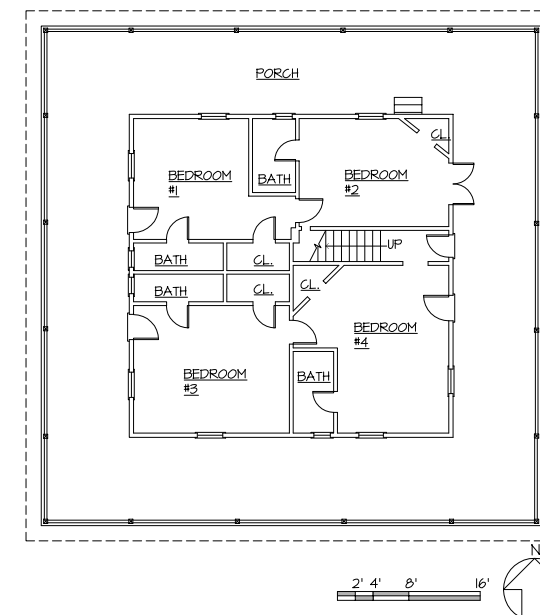
All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below

Exterior

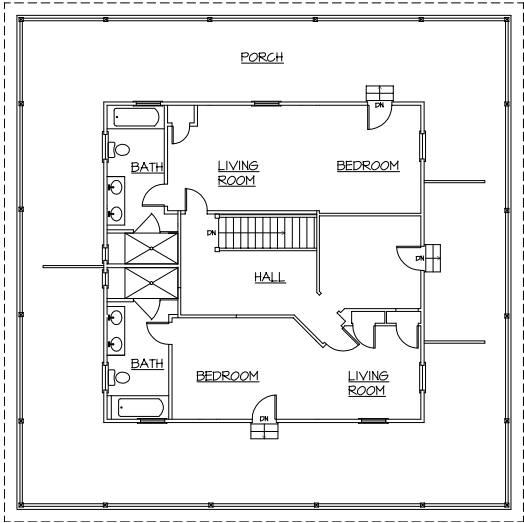
- Tall four-over-four double-hung wood windows will be replaced in kind or with new insulated units matching the configuration of the existing
- Typical four-panel doors to exterior veranda in original four-over-four window openings will be retained where door openings are retained.



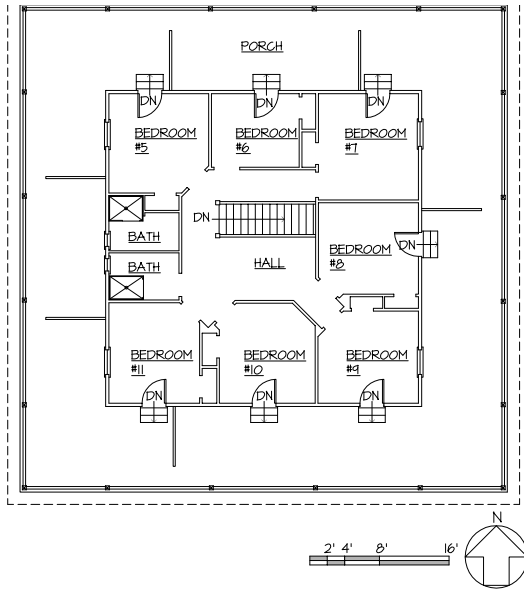
Proposed first floor plan



Current first floor plan



Proposed second floor plan



Existing second floor plan

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

GASSAWAY (18)

1984 National Register Description

#18 Gassaway: c1890, remodeled c1930 Farr and Ward

A one-story, rectangular cottage originally composed of three interior spaces with three bathrooms and lattice-screened porches, except where the bathrooms occur. The interior appears to have been remodeled as one space in a Maybeckian manner with paired box beams bracing the gabled roof which is set above a section of a lower ceiling resting on paired triangular braces. The effect is of a type of “cathedral” ceiling. Double-hung windows of sixteen lights each and wooden double doors with eighteen lights as well as other types of openings occur. An old photograph of an unknown date shows a board-and-batten room with a gable-roof ceiling of exposed rafters and purlins containing two billard tables, but it is not clear whether this is the same space shown in another undated photograph of the Maybeckian interior, also with billard tables. The cottage exterior has v-groove siding and lattices screening the foundation.

Significance

Gassaway has alternately functioned as guest housing and as a club house. It reflects both aspects of the property’s historic significance: its association with the popularity of mineral springs as resorts and the architectural significance of the property’s buildings. It is distinguished among the buildings in the high quality and character of the design. It is considered to be a secondary contributing structure to the district in lieu of primary as it has not been identified as individually eligible for the National Register by the State Historic Resources Inventory.

2011 Description and Condition Analysis

Gassaway is located on the western end of the property, part of a loose cluster of cottages located between the Acacia-Elm and Russ.

Although the National Register Nomination states the building was constructed c1890, with three interior spaces with three bathrooms and was remodeled in a Maybeckian manner, two site plans have been found that contradict this. The first plan c1900, which shows Winship in its



L top - Name placard; M top - bathroom additions on porch; R top - Enclosed porch; Bottom - East facade



South facade



East porch

original location along with Russ, Dewey and York, does not show Gassaway. The second site plan, c1906, shows the “club house” as Gassaway was originally known with a bowling alley. Copies of two photographs (received from Linda Struve) further substantiate that Gassaway was originally a single open room with a bar at one end. The first is an interior picture of the space with two billiard tables with the caption “Billiard Hall - Original Club House – Aetna Springs 1915”. The second photograph is of the bowling alley wing. The building was later remodeled into 3 guest rooms, as shown on the Heibel period map, which were removed to return it to its original configuration.

Stylistically, it appears to have been constructed during the rustic period around the same time as the Dining Hall and Social Hall. It is believed that the building was constructed c1905 and the current interior finishes and layout are original. The Farr and Ward remodel was most likely limited to lattices at the porches.

The photograph referred to in the National Register Nomination showing a board and batten room with billiard tables is the Soda Fountain.

Gassaway is sited among the cottages at the property’s western end. The building’s short end (and true main façade) is oriented to the open space to the south. The long eastern façade, that shelters the building’s secondary entrance, faces back toward the Social Hall and surrounding outdoor common spaces.

Gassaway has a simple but long rectangular plan, stands one story tall and is topped by a hipped roof. The building’s roof was most likely originally clad with wood shingles but subsequently covered with composition roofing. Currently, a tarp covers the entire roof and western façade, concealing its existing condition. Exterior walls are clad with horizontal drop siding.

A dropped hipped roof wraps all four exterior walls and shelters an open porch. Latticework partially encloses the porch on the northern and southern facades and also screens the foundation. Short wood steps, located along the building’s southern and eastern facades, provide access to the porch. The porch has fir floors and board ceilings. On the western side of the building, a bathroom addition fills a portion of the porch.

A single opening that contains a pair of doors with sidelights and transom sashes fills the building’s southern wall. The doors and sidelights are divided into 21 lights. There are four, nine light transom sash. While they are divided into an equal number of window panes, the two flanking panels are narrower than the two central windows. Windows on the eastern façade consist of three pairs of tall, twelve-over-twelve wood sash. Two paired, glazed entrance doors are also located on the eastern façade.

Atypically, Gassaway’s interior represents a more significant feature of the site than its exterior elements. The large open common room runs nearly the full-length of the building on its north-south axis. Paired box beams brace the gabled roof which is set above a section of a lower ceiling resting on paired triangular braces. The overall effect is that of “cathedral” ceiling. Three bathrooms are accessed off the western wall of the common room. The bathrooms do not directly relate, spatially or functionally, to the primary interior space.

Overall, the building is in fair condition with the exception of the roof. The integrity of the primary common interior spaces is good.

INDIVIDUAL BUILDING DESCRIPTIONS

Character-defining features

Exterior

- Rectangular footprint
- Dual orientation to east and south
- Hipped roof with extension over porches
- Horizontal drop siding
- Wrap-around porch with lattice porch enclosures and skirting
- Paired twelve-over-twelve, double-hung wood sash windows on eastern façade
- Multi-light, eight-part window and door assembly on southern façade
- Paired 18-light glazed entrance doors
- Four-light glazed doors with six-light transoms
- Four-light clerestory window

Interior

- Large common room with bracketed elements
- Natural finish wood in interior common room including: paneling, brackets, beams, posts, and trusses.

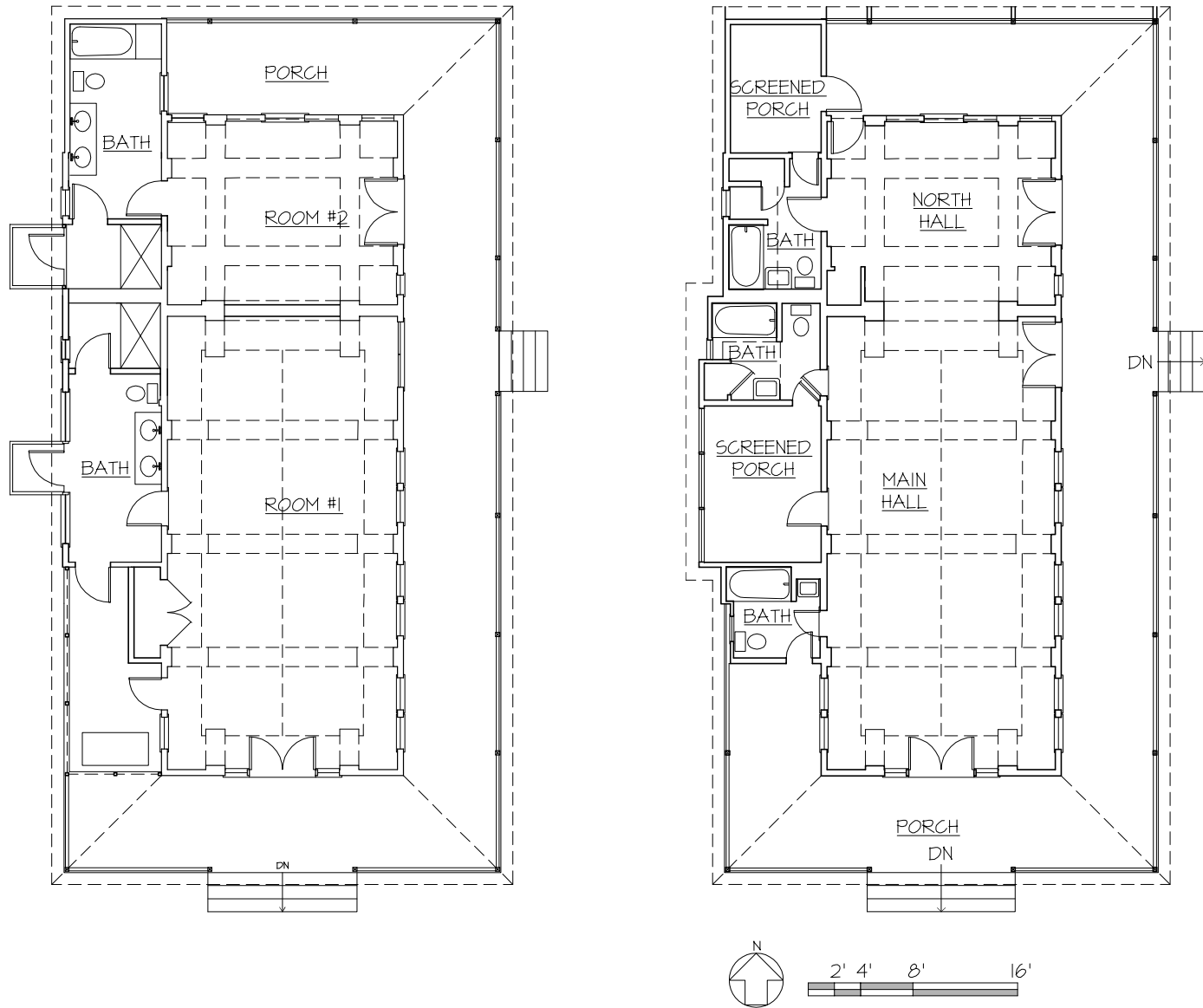
Treatment

Treatment Level 1

Gassaway will be rehabilitated as guest lodging. One new wall subdividing the interior into two main rooms will be added to create two guest units, while having minimal impact on the historic spaces and finishes. New restrooms will be constructed under the porch roof generally within the footprint of the existing restrooms. These were constructed after the period of significance and are of lesser quality material than typical at the retreat. The common room interiors will retain all of the finishes and features with minimal modifications as required for bathroom entrances. Lattice screen locations will be altered to suit



L top - Current interior with doors to bathrooms; R top - Current bar room; L bottom - Historic photo of interior; R bottom - Historic bar room



Left - Proposed floor plan; Right - Current floor plan;

the updated floor plans. Interior and exterior features and finishes will be retained; they will be repaired where deteriorated, and replaced only when they are deteriorated beyond repair.

All other character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below:

- Roof configurations with shingles will be retained. Wood shingles are severely deteriorated and will be replaced with an alternate shingle material.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

MUNRO (19)

1984 National Register Description

#19 Munro; c1925, Farr and Ward

An irregular U-plan composed of three rooms and adjoining closets, bathrooms, and screened porches. The building was stripped inside and out in the mid-1970s; shingled walls and hipped, gable roof -remain. Since the plan is intact and the interior/exterior finish could be restored, it appears to be contributing.

Significance

The building is typical in style and detail to other Farr & Ward building on the site and originally contributed to the architectural significance of the district. As a guest cottage, it is a secondary contributor to the district.

2011 Description and Condition Analysis

Munro is a guest cottage located on western end of a line of buildings along the south bank of the creek. It is referenced as both Monroe and Munro in historic documents. Munro is used throughout this report for consistency with Nation Register Nomination.

The building is an irregular rectangle with two sleeping porches that project from the east façade of the building. It is capped with an asphalt shingle hipped roof. The exterior shingle siding has been removed with the exception of the north façade and the base of wall around the sleeping porches. All of the exterior doors and windows have been removed as well as the screen porch enclosures. It can be presumed that the finishes would match or be similar to those of Locust.

The building originally had three bedrooms each with a corresponding sleeping porch, bathroom and closet.

Many of the interior partitions have been removed as well as most finishes, doors and windows. The northern most bedroom still has a flat 5 panel door and rusticated overlapping board paneling.

Due to the removal of finishes and fabric which has accelerated its deterioration, the building is in very poor condition and has poor integrity.

Character-defining Features

Exterior

- “C”-shaped footprint
- One-story form
- Intersecting hipped roofs
- Wood shingle siding

Interior

- Board-on-board wall and ceiling finish (partially extant)
- Five-panel wood doors with flush surrounds

Treatment

Treatment Level 2B

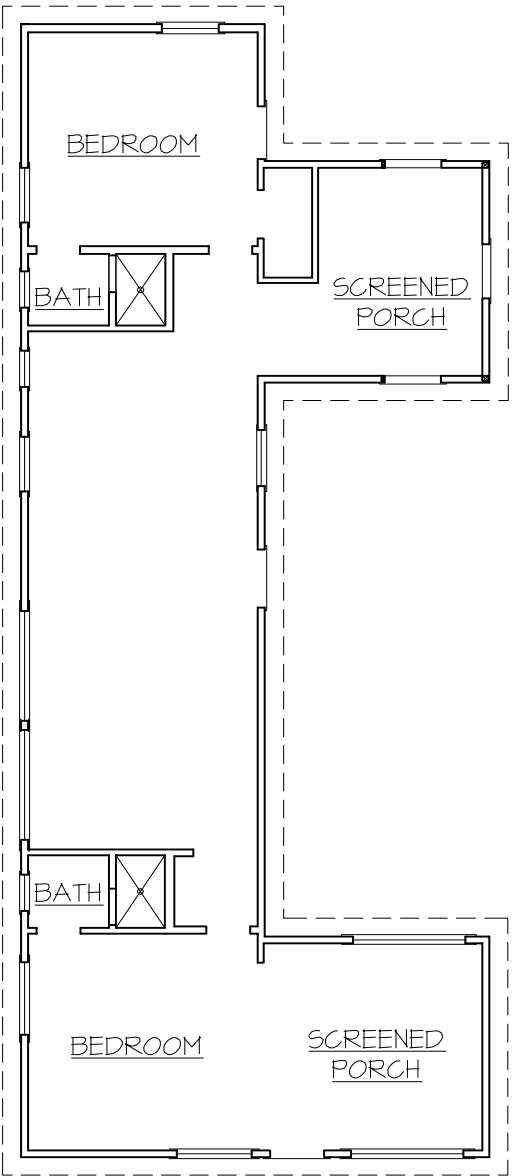
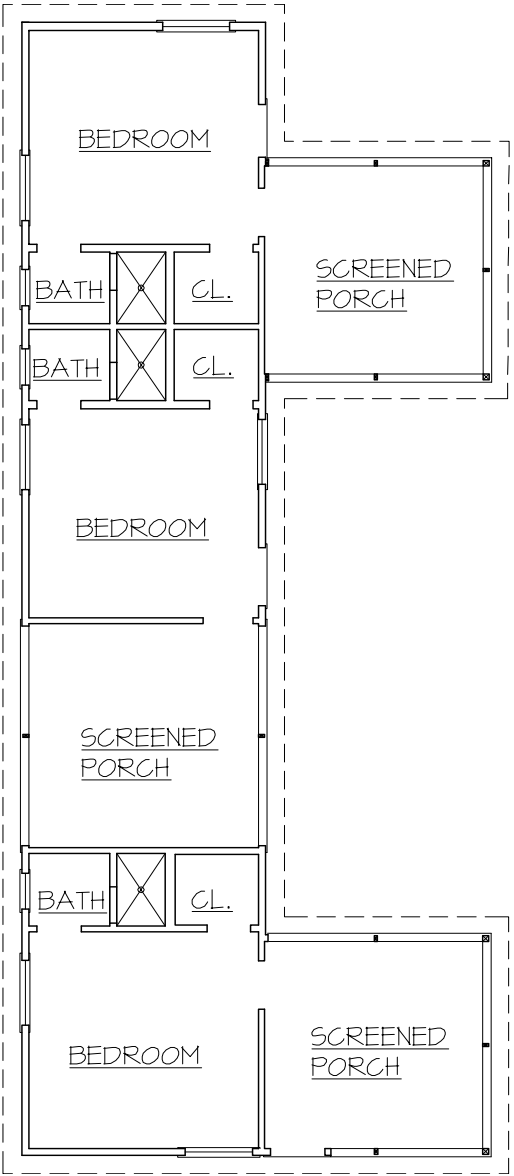
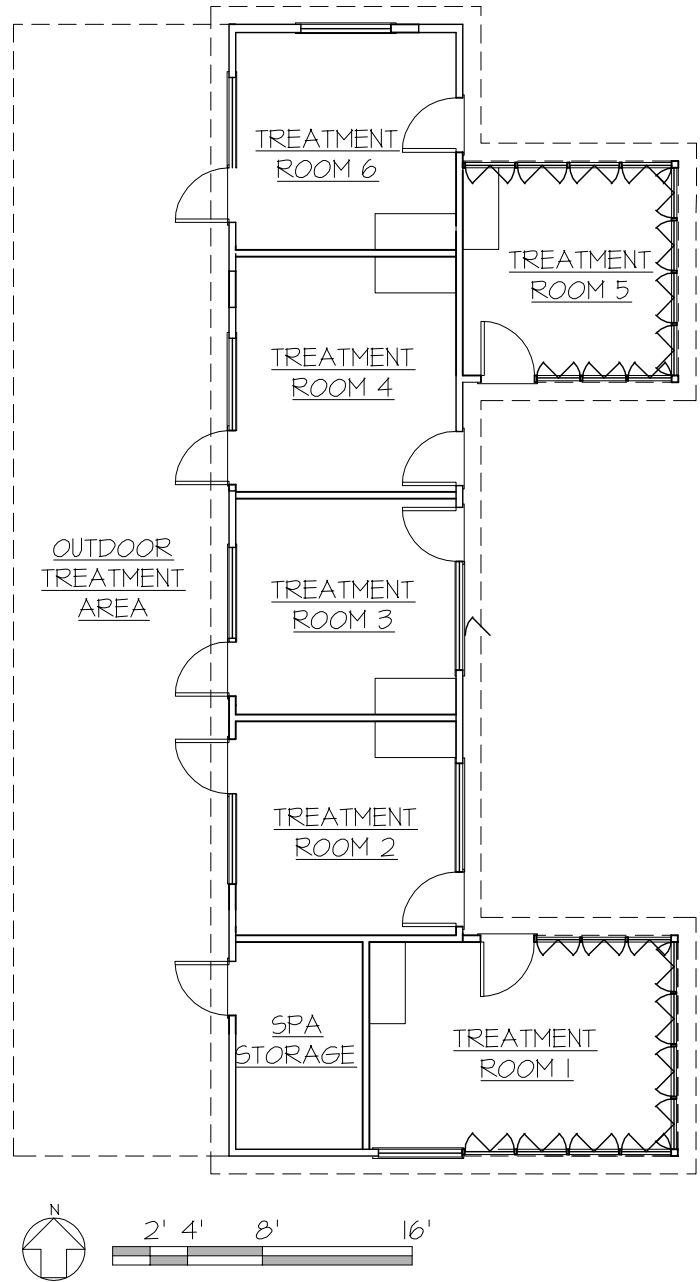
Munro will be rehabilitated to become spa treatment rooms. It will generally retain the original plan with some modifications that will be made in keeping with the historic character of the building. Several doors will be added to provide exterior entrance to each treatment room. Lattice screens will be reinstated in their original locations. Operable windows will be placed inside of the lattice screens so these spaces can be used yearound. An outdoor treatment area will be created to the west of the structure.



East facade



West facade



L - Proposed; C - Original; R - Current

INDIVIDUAL BUILDING DESCRIPTIONS

LOCUST (20)

1984 National Register Description

#20 Locust: c1925, Farr and Ward (?)

A small two-room cottage with the typical arrangement of spaces and a screened porch projecting on the west side. The vocabulary of materials: shingled walls, lattice screens for porches and foundation, and shingled gable roof, hipped at the ends, suggest the work of Farr and Ward, but there are no drawings. Doors are wooden with glazed upper sections, windows are wood sash, double-hung, and set in wide wood frames. The building is very similar to Munro in form and use of materials. Interiors are undistinguished.

Significance

The building is typical in style and detail to other Farr & Ward buildings on the site and originally contributed to the architectural significance of the district. As a guest cottage, it is a secondary contributor to the district.

2011 Description and Condition Analysis

Locust is a guest cottage located in a line of buildings along the south bank of the creek between Munro and Hartson.

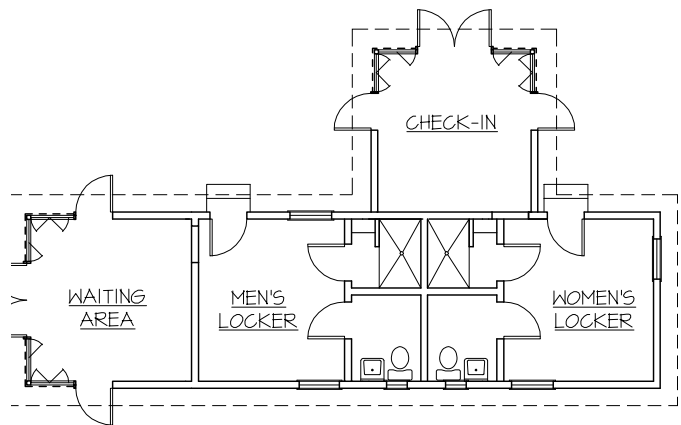
The building is an irregular rectangle with a sleeping porch wing projecting from the northern façade of the building. It is capped with an asphalt shingle hipped roof. Like the other Farr & Ward cottages (Caroline & Frances Marion), the exterior is clad in shingle siding and lattice screened enclose the sleeping porches. The windows are double hung.

The building retains its original configuration. There are two bedrooms each with a corresponding sleeping porch, bathroom and closet. The interior finishes consist of board-over-board ceilings and walls, although much of this has been removed. The sleeping porches have vertical and horizontal tongue and groove siding. The doors are flat 5 panel.

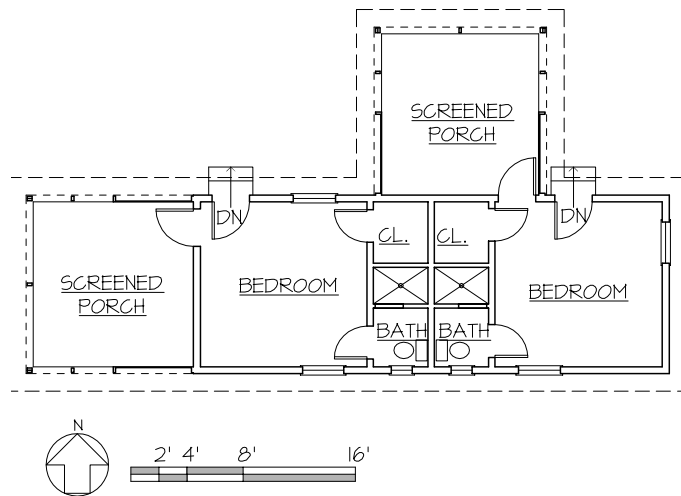
The south wall of the building has buckled and is near failure. The building is in poor condition. Due to the loss of fabric, the building has fair



L top - Name placard; R top - Interior ceiling; Bottom - Northeast facade



Proposed floor plan



Current floor plan

integrity.

Character-defining Features

Exterior

- “T”-shaped footprint
- One-story form
- Intersecting hipped roofs
- Exposed rafter ends
- Shingle siding
- Lattice screens at porches
- Double-hung wood windows

Interior

- Interior board-on-board wall and ceiling finish (partially extant)

Treatment

Treatment Level 2B

Locust will be rehabilitated as the spa reception facility. It will generally retain the original plan with minor modifications that will be made in keeping with the historic character of the building. Operable windows will be placed inside of the lattice screens so these spaces can be used yearound.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A

full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

HARTSON (21)

#21 Hartson: c1880, remodeled by Farr and Ward c1925

1984 National Register Description

A four-room square cottage with the typical arrangement of spaces, encircled by porches with three short flights of steps. The main structure is gable-roofed; porches are separately roofed and have lattice screens. Interiors are undistinguished.

Significance

Hartson contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is a secondary contributor to the historic district.

2011 Description and Condition Analysis

Hartson is a guest cottage located in a line of buildings along the south bank of the creek between the Locust and Owl's Nest.

The building has a square plan with a pyramid roof. There is an enclosed brick chimney between the two front (north) rooms. The front units have entrances on the north façade while the rear units have entrances on the east and west. The chimney has either been removed or has collapsed down to the roof line. The roof of the porches on the north, east and west elevations is continuous with the pyramid although a slightly different pitch. This appears to be a remodel. The original dropped porch roof is visible on the southern facade which is a screened in sleeping porch. The exterior walls are clad in horizontal drop siding. The window and door trim is flat but has a decorative edge. The doors are raised 4 panel (two over two)

Typical for Farr & Ward remodels, the porch has had lattice added along with river stones at the porch skirting. The main rooms have large four-over-four double hung windows while the bathrooms have four light



L top - Name placard; M top - Typical interior; R top - Bathroom window in enclosed sleeping porch; Bottom - North facade



Pair of doors north facade



South facade showing dropped porch roof and non-historic porch

casements.

The interior is divided into four large rooms each with a bathroom on the adjacent porch. The southwest corner of the porch has been enclosed as a sleeping porch. The sleeping porch enclosure has been added over the existing columns and screening is set in an unframed opening. This remodel is not of the quality of the Farr & Ward period and appears to have occurred after the period of significance. The interior finishes consist of plaster walls and ceilings, wood floors, tall decorative wood base, flat door and window trim. The bathroom finishes are varied. The interior doors are raised 4 panel (two over two) doors.

The building retains much of its historic fabric but due to a lack of maintenance, the building is in poor condition and has fair integrity. The front porch has some deterioration and portions of the interior ceiling have been removed. The rear (south) porch roof is severely deteriorated, compromising the condition of the bathrooms housed on the porch.

Character-defining Features

Exterior

- Square footprint
- One-story form
- Pyramid roof and hipped porch roof
- Horizontal drop siding
- Wrap-around porch with wood lattice enclosures and tongue-and-groove wood decking
- Low, decorative stacked stone porch skirting
- Flat trim with decorative profile exterior wood window and door surrounds

- Four-over-four, double-hung wood sash
- Four-light wood casement sash
- Four-panel doors – decorative raised panels

Interior

- Fir floors
- Decorative interior wood floor trim
- Four-panel wood doors

Treatment

Treatment Level 2A

Rehabilitation of Harston will continue the existing lodging use. The exterior massing, materials, and features will be retained. Exterior materials will be replaced in kind where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated, or non-historic. Modifications will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design. Lattice screen locations may be altered to suit the updated floor plans.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below

- Pyramid roof with shingles with dropped shingled hip porch roof will be reinstated at all sides of the structure.

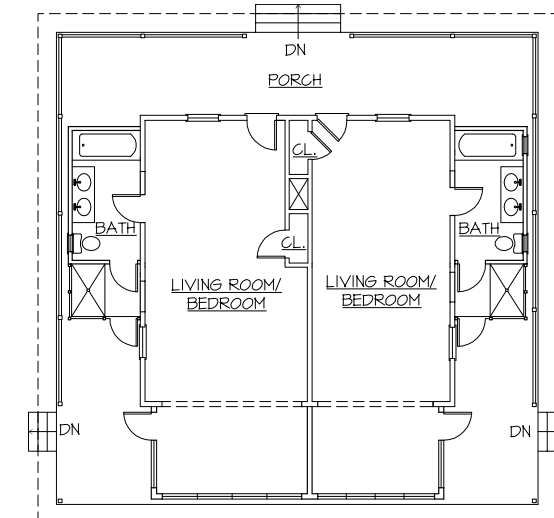
INDIVIDUAL BUILDING DESCRIPTIONS

Wood shingles are severely deteriorated and will be replaced with an alternate shingle material.

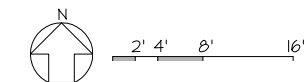
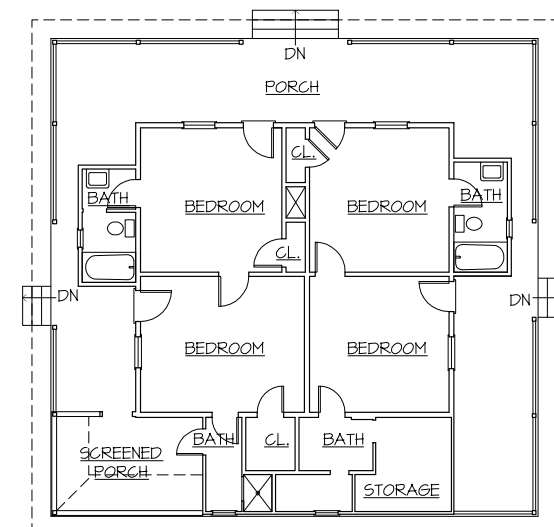
- Four-over-four double-hung wood sash are severely deteriorated or missing and will be replaced in kind, or with new insulated units matching the configuration of the existing.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



Proposed floor plan



Current floor plan

OWL'S NEST (22)

1984 National Register Description

#22 Owl's Nest: c1895, remodeled by Farr and Ward, c1925

A four-room cottage with the main section square in plan and the closets and bathrooms grouped across the center; porches are accessible off the rooms on each side of the building. The shingled, gable roof over the main section is clipped at the ridge to make an attic vent; porches have pent or shed roofs with lattice screens. The structure is raised above a lattice-covered air space with steps leading to the porches. The building conforms stylistically to numbers 19-21 as well as to those on the opposite side of the creek designed or remodeled by Farr and Ward. Numbers 19-22 are sited more or less in a line on the high ground above the south bank of the creek.

Significance

Owl's Nest contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is a secondary contributor to the historic district.

2011 Description and Condition Analysis

Owl's Nest is a guest cottage located on the eastern end of a line of buildings along the south bank of the creek between the Aetna and Hartson.

Although the National Register Nomination gives a date of c1895, the two site plans found from c1900 and c1906 do not show Owl's Nest. They do, however, show an octagonal structure labeled Owl and Owl's Nest located on the north side of the creek between the original location of the Winship and Woodward. Woodward was located between Lawton and York. This is further substantiated by several photographs dated around 1915 that show this octagonal structure. The current Owl's Nest bears no resemblance to the original Owl's Nest.

The building has square plan with porches on the north and south. Each of these porches partially wraps around to the east and west. The



L top - Enclosed south porch; M top - Typical interior; R top - Missing name placard

INDIVIDUAL BUILDING DESCRIPTIONS

main structure has a gable roof with attic vents in the gable ends on the north and south. The front rooms are accessed from the porch on the north while the rear rooms are accessed from the porch on the south. The roofing currently is rolled asphalt roofing. The porches have gable roofs which are dropped below the main structure. The exterior walls are clad in wood shingles.

Typical for Farr & Ward remodels, the porch has had lattice screening added. There is also lattice at the porch skirting. The rear (south) porch is enclosed as a sleeping porch. The main rooms have large four-over-four double hung windows while the bathrooms have eight light casements. The exterior doors are flat 5 panel with 15 panel screen doors.

The building has four bedrooms each with a bathroom and closet. The bathrooms and closets run back to back along the horizontal axis of the building. The bedrooms along the south each have a sleeping porch. The sleeping porch enclosure has been added over the existing columns and screening is set in an unframed opening. This remodel is not of the quality of the Farr & Ward period and appears to have occurred after the period of significance. The doors are typically 5 panel with the exception of the connecting doors between the two front (north) bedrooms and back two bedrooms.

The interior finishes consist of wood floors, flat wood base, flat wood window and door casings, vertical tongue and groove walls, and tongue & groove ceilings. There is currently acoustical tile glued to the ceiling.

The building is in poor condition. The porches and the roof are severely deteriorated. There is evidence of water damage all throughout the interior. Although the building is in poor condition, the building does retain much of its historic fabric and therefore has fair integrity.

Character-defining Features

Exterior

- Square building footprint
- One-story form
- Gabled roof with lower gables over porches
- Shingle siding
- Partial wrap-around porches with wood lattice enclosures and skirting, and tongue-and-groove wood decking
- Profiled exterior door and window trim
- Four-over-four double-hung wood sash and eight-light wood casement sash
- Five-panel wood doors

Interior

- Flat interior trim
- Interior wood tongue-and-groove board finishes
- Vertical board wall cladding
- Five-panel wood doors

Treatment

Treatment Level 2A

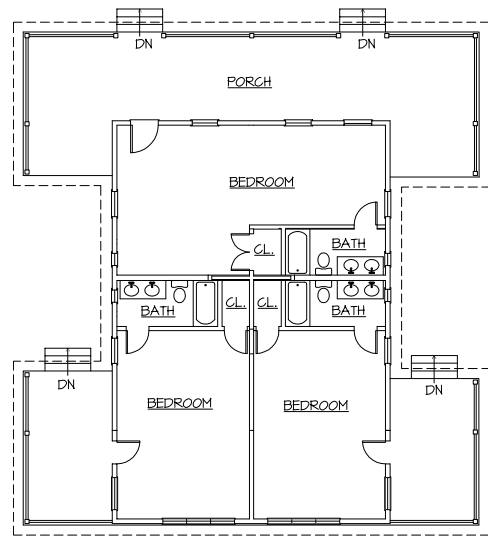
Rehabilitation of Owl's Nest will continue the existing lodging use. The exterior massing, materials, and features will be retained. Exterior materials will be replaced in kind where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated,



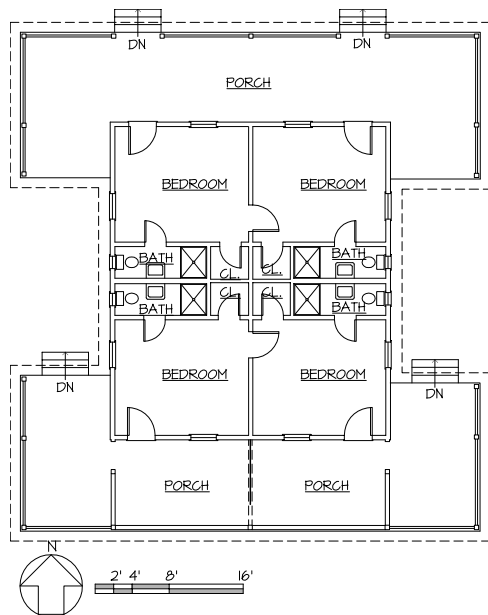
Porch collapsing around existing tree



East facade



Proposed floor plan



Current floor plan

or non-historic. Modifications will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design. Lattice screen locations may be altered to suit the updated floor plans.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below

- Gabled roofs will be retained. Wood shingles are severely deteriorated and will be replaced with an alternate shingle material.
- Four-over-four, double-hung wood sash and eight-light casements are severely deteriorated or missing and will be replaced in kind, or with new insulated units matching the configuration of the existing.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

AETNA (23)

1984 National Register Description

#23 Aetna: 1893, designer unknown, remodeled c1930 Farr and Ward

This is the largest of the guest buildings and except for Hartson, preceeded the others on this side of the creek although the use of wood shingles and lattices on the porches and to screen the foundation suggests that it was remodeled in the period of the 1930s with the others. A gable roof with hip-roof dormer vents at opposite ends of the ridge covers the main structure; porches are shed roofed. Tall, wood-paneled doors have glazed transoms; windows are tall, double-hung, and have 2/2 lights. The interior which is mostly wallpapered has wood trim around the doors and windows which is typical of the late 19th and turn-of-the-century. The molded trim is joined at the corners with square blocks with a raised "doughnut". Doors have two tall upper panels and two short lower panels beneath a two-part glazed transom. Closet doors have five panels.

Significance

Aetna contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is a secondary contributor to the historic district.

2011 Description and Condition Analysis

Aetna is a guest cottage located on the eastern end of a line of buildings along the south bank of the creek next to Owl's Nest

The building has a simple rectangular plan with a hip roof that flares to include the porches. Two small hip roofs with attic vents extend from the ridge line to the east and west. With the exception of the enclosed sleeping porches, the building is clad in horizontal drop siding. The sleeping porches are clad in vertical board siding. The sleeping porch enclosure has been added over the existing columns and screening is set in an unframed opening. This remodel is not of the quality of the Farr & Ward period and appears to have occurred after the period of significance.



L top - Name placard; R top - Historic photo of northeast corner of Aetna prior to Farr & Ward remodel; Bottom - Northeast corner



East facade



Non-hisotric porch enclosure at south facade

At one time the porch wrapped completely around the building as seen in several historic photographs. During subsequent remodels, a portion of east and west porches were incorporated into the main structure. The south porch is enclosed as sleeping porches and lattice has been added to the north porch.

The windows are typically four-over-four double hung with 4 light casements in the bathrooms. The exterior doors are four (two over two) panel doors with screen doors.

The current floor plan consists of eight bedrooms each with a closet and bathroom. The bathrooms appear to have been added since trim profiles at the interior cross walls enclosing the bathrooms are flat while the trims at the exterior windows and doors are molded. This remodel most likely occurred at the same time as the enclosing of the east and west porches. The four south bedrooms each have a sleeping porch. The eastern and western most bedroom ceiling is sloped to follow the porch roof. The doors are raised four (two over two) panel.

The interior wall finishes are typically plaster with wall paper although the center wall is clad in rustic horizontal wood boards. The floors are wood tongue and groove. The molded trims are Victorian in style: decorative wood base, decorative door blocked (plinth and corner) casings, and decorative window blocked casings. The top of the wall has thick flat stock trim. The sleeping porch finishes consist of wood floor, vertical and horizontal board siding, and board ceilings. Unlike most buildings on site, Aetna retains several historic plumbing fixtures.

The building is in very poor condition. The porches and roof are severely deteriorated. This deterioration has left the interior spaces open to the elements. Although the building is in very poor condition, it has not experienced compromising alterations and therefore retains fair

integrity.

Character-defining Features

Exterior

- Rectangular footprint
- One-story form
- Hipped roof flared over porch with hipped-roofed dormer vent at ridgeline
- Exposed rafter ends
- Horizontal drop siding
- Wrap-around porch with wood lattice enclosures and skirting, and tongue and groove wood decking
- Profiled exterior door and window trim
- Four-over-four double-hung wood sash
- Four-light casement
- Door openings with two-light transoms

Interior

- Corner block interior door and window trim
- Decorative interior wood base
- Four-panel doors

Treatment

Treatment Level 2A

Rehabilitation of Aetna will continue the existing lodging use. The exterior massing, materials, and features will be retained. Exterior materials will be replaced in kind where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated, or non-

INDIVIDUAL BUILDING DESCRIPTIONS

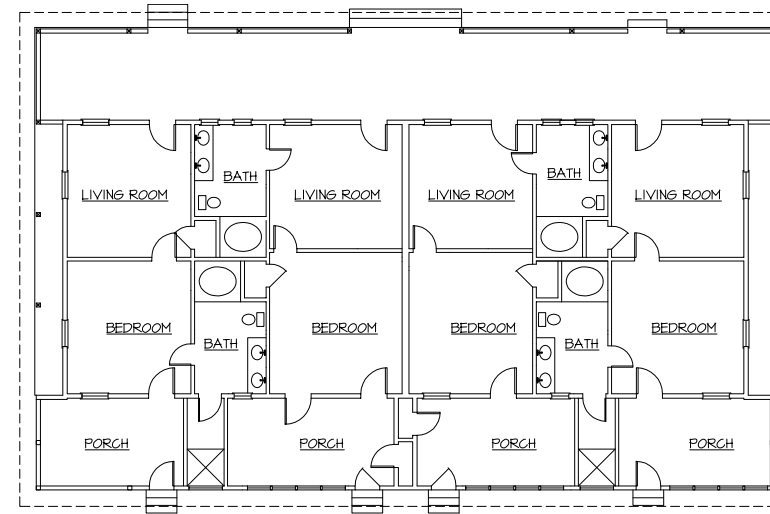
historic. Modifications will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design. Lattice screen locations may be altered to suit the updated floor plans.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below

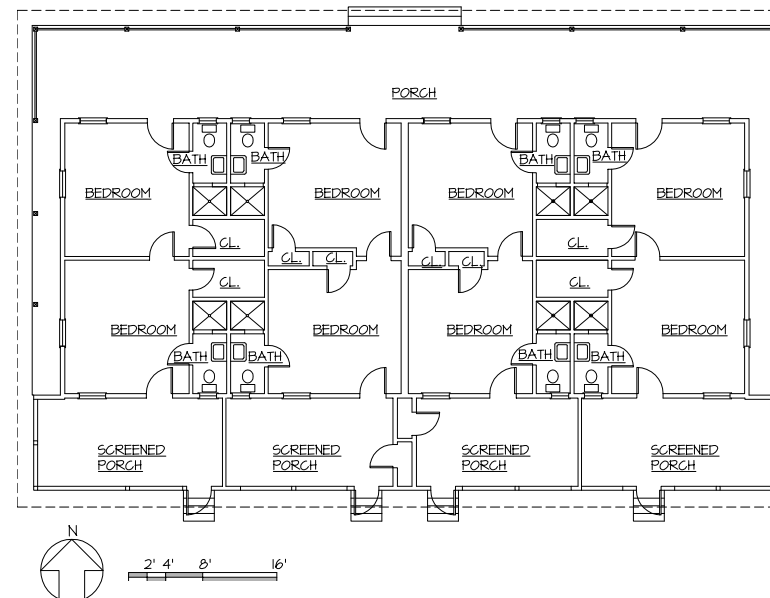
- Shingled hip roof flared over porches will be retained. Wood shingles are severely deteriorated and will be replaced with an alternate shingle material.
- Four-light casement are severely deteriorated or missing and will be replaced in kind, or with new insulated units matching the configuration of the existing.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



Proposed floor plan



Current floor plan



L top - Ceiling of porch enclosure remodel; R top - Non-historic sleeping porch;
L bottom - detail of typical door; M bottom - Deteriorated envelope; R bottom - South porch

INDIVIDUAL BUILDING DESCRIPTIONS

ACACIA-ELM (24)

1984 National Register Description

#24 Acacia-Elm: c1885. designer unknown

This is a double cottage with a party wall containing two rooms each with closets, and bathrooms, and a porch on the South side. The structure has a wood- shingled gable roof clipped at the ridge to make an attic vent; the porches have shed or pent roofs and lattice screens. The building is raised above an air space screened with lattices. Doors are wood; windows vary, but generally have double-hung, wood sash.

Significance

Acacia-Elm contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is a secondary contributor to the historic district.

2011 Description and Condition Analysis

Acacia-Elm is a guest cottage located on the northwestern corner of the site between Alger and Gassaway. Although the National Register Nomination gives a date for the buildings of 1885, two site plans have been found which appear to contradict this date. The first plan c1895, which shows Winship in its original location along with Russ, Dewey and York, does not show Acacia-Elm. The second site plan, c1906, also does not show Acacia-Elm. It does, however, show Gassaway ("club house") with a bowling alley wing in the location of Acacia-Elm. It would appear that Acacia-Elm was constructed after 1906.

Acacia-Elm has a rectilinear plan, stands one story tall, and is composed of two discrete, adjoining buildings of nearly identical design. Sharing a north-south demising wall, both structures are oriented to the south toward the interior of the property. Both structures are covered by a side-gable roof with a projecting shed roof on the main façade. Elm has a shed roof sleeping porch to the north while Acacia has a hipped roof sleeping porch. The sleeping porch enclosure has been added over the existing columns and screening is set in an unframed opening. This



L top - Name placard; M top- Typical interior - Elm; R top - Name Placard; Bottom - South facade



Typical interior - Acacia



North facade sleeping porches

remodel is not of the quality of the Farr & Ward period and appears to have occurred after the period of significance. Exposed rafter tails are evident beneath the shed roofs. The shingle roof of the western structure is covered with composition roofing. Exterior walls were originally clad with channeled board siding. Wood shingles cover the southern facades while the original siding is still intact and visible on the secondary facades.

The south porch roofs are supported by square wood posts with a flat wood balustrade spanning between. The composition of the main façade is identical on both buildings and each reflects the internal mirrored plan of the building. A pair of small single-light windows are located at the center of the main façade on each building. They are flanked by a one-over-one wood sash window and single entrance door located at each end of both buildings. Windows and doors all have flat wood board surrounds.

The interior of Acacia-Elm still reflects the original floor plan of each cottage consisting of 2 units with a bathroom and closet back to back between the units. Remnants of the interior finishes are also intact. Original doors and windows are intact throughout.

Acacia-Elm is in poor condition. The shingle roof of Elm is in an advanced state of deterioration exposing the interior to the weather, and the front porch roof is almost completely gone. The building's integrity is fair.

Character-defining Features

Exterior

- Rectangular footprints with adjoining gable-end wall
- One-story form
- Side-gabled roofs

- Front porches with shed roofs and tongue-and-groove wood decking
- Wood shingles on primary façade (over original wood paneling) and channeled horizontal siding visible on secondary facades
- Wood windows: one-over-one (main façade); four-over-four, double-hung; and eight-light awning.
- Doors are a combination of four (vertical) and five (horizontal) panel doors

Interior

- Doors are a combination of four (vertical) and five (horizontal) panel doors

Treatment

Treatment Level 2A

Rehabilitation of Acacia-Elm will continue the existing lodging use. The exterior massing, materials, and features will be retained. Exterior materials will be replaced in kind where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated, or non-historic. Modifications will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design. Lattice screen locations will be altered to suit the updated floor plans.

INDIVIDUAL BUILDING DESCRIPTIONS

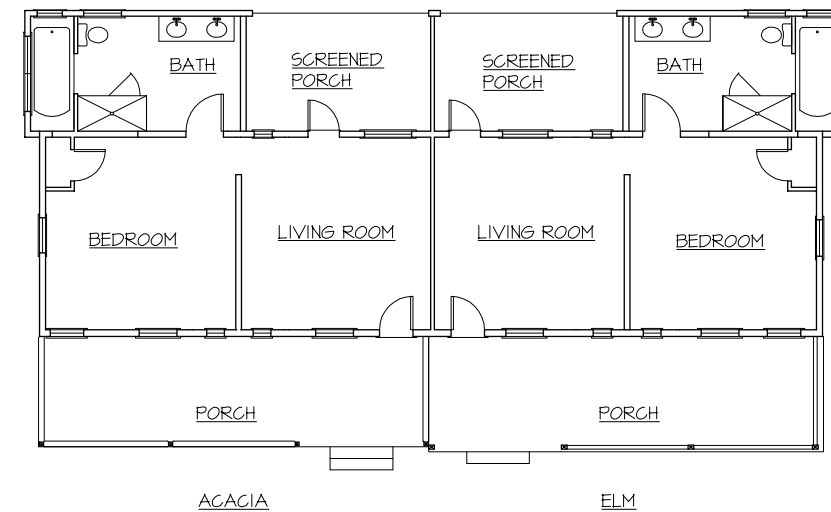
All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below

- Side-gable shingled roof will be retained. Wood shingles are severely deteriorated and will be replaced with an alternate shingle material.
- Windows combination of one-over-one (main façade) and four-over-four double-hung wood sash are severely deteriorated or missing and will be replaced in kind, or with new insulated units matching the configuration of the existing.

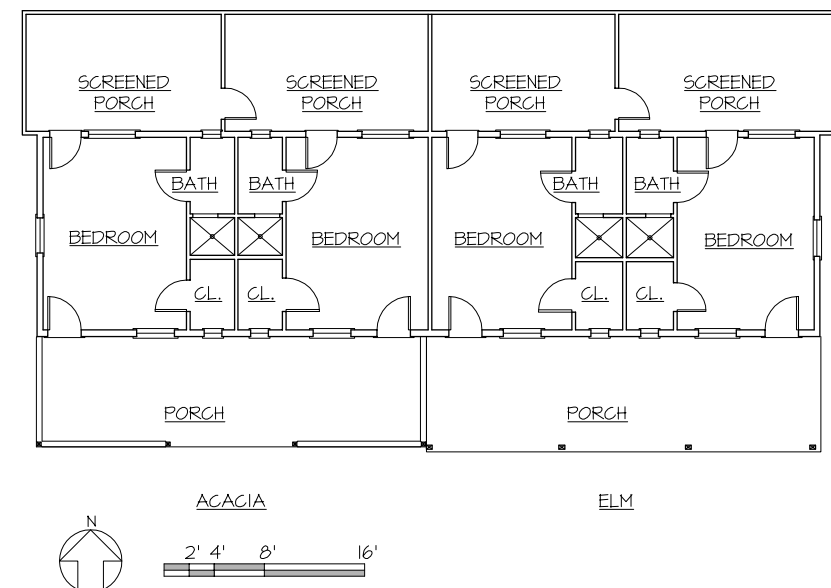
A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

Proposed floor plan



Current floor plan



ALGER (25)

1984 National Register Description

#25 Alger: c1885, #26 Robin: c1885. #27 Russ c1895, designer unknown, remodeled c1930, Farr and Ward

#25 and #26 have three rooms; #27 has four. The arrangement is typical with closets, bathrooms, and access to porches as in the other buildings described above. Although there is some use of shingles on the walls, channeled siding is more typical of this set, perhaps indicating an earlier date for their construction. The cottages have gabled roofs and shed or pent roofs over the porches. Doors are generally of wood; some have glazed upper sections. Windows are double-hung, generally with 6/6 lights. The buildings are raised above air spaces with some use of lattices.

Significance

As a guest cottage, Alger is considered to be a secondary contributing structure to the district.

2011 Description and Condition Analysis

Alger is a guest cottage located on the northwestern corner of the site between Acacia-Elm and Robin. Although the National Register Nomination gives a date for the buildings of 1885, two site plans have been found which appear to contradict this date. The first plan, c 1895, which shows Winship in its original location along with Russ, Dewey and York, does not show Alger. The second site plan, c 1906, also does not show Alger. It does, however, show Gassaway (“club house”) with a bowling alley wing in the location of Alger. It would appear that Alger was constructed after 1906.

Alger has a simple rectangular plan and stands one story tall and is oriented to the east. The building was topped by a side gabled roof. The primary facade is covered with channeled horizontal board siding, which is installed over board-and-batten siding. The horizontal siding is not consistent with materials installed during the period of significance. Secondary facades are clad with board-and-batten siding. The roof was



L top - North facade; R top - East and north facades; Bottom - South facade

INDIVIDUAL BUILDING DESCRIPTIONS

covered with composition roofing.

The main façade had two single entrance doors located at its center. A single square window flanks either side of this pair. These windows appear to be alterations, as they are not of the rectangular proportion that is typical of the Victorian era buildings. An additional door and window opening are located at the southern end of the main façade which do not appear to be original. Windows consist primarily of one-over-one double-hung wood sash. Windows and doors openings are adorned with flat wood surrounds. Two adjoining shed-roof additions are located on the rear (west) façade.

This building is in very poor condition and has poor integrity. The composition roofing is substantially deteriorated which has resulted in the collapse of the roof. Walls beneath the open portions of the roof have also collapsed. The remnants of the front of the main façade lay on the ground in front of the building. The interior of Alger has been completely stripped and the few remaining features are significantly deteriorated as a result of the roof and wall collapse. The interior is not safely accessible for inspection.

Character-defining Features

Exterior

- Rectangular plan
- One-story form
- Side-facing gabled roof (collapsed)
- Board-and-batten siding

Interior

- No interior character-defining features are extant.

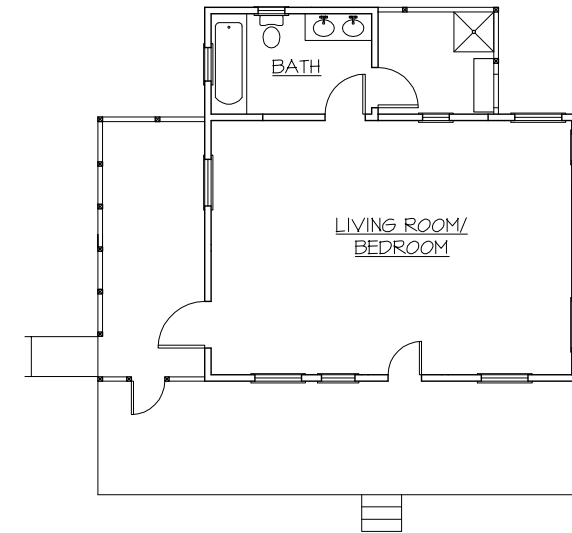
Treatment

Treatment Level 3A

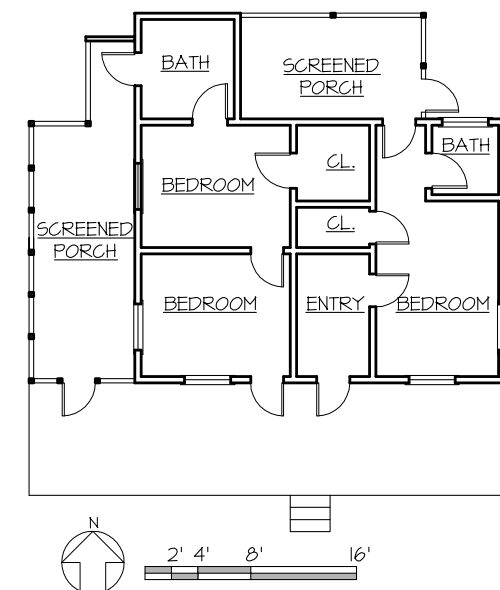
Alger will be reconstructed on its original site. It will contain one guest unit. It will reestablish the original board and batten siding, front porch, and Victorian era window proportions. Windows and doors will be located to suit the new plan. Side and rear porches will be compatible of the historic district rather than matching the non-historic additions that were extant before the building's collapse.

All character defining features will be reconstructed.

The building will be constructed to meet current seismic requirements. New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



Proposed floor plan



Current floor plan

ROBIN (26)

1984 National Register Description

#25 Alger: c1885, #26 Robin: c1885. #27 Russ c1895, designer unknown, remodeled c1930, Farr and Ward

#25 and #26 have three rooms; #27 has four. The arrangement is typical with closets, bathrooms, and access to porches as in the other buildings described above. Although there is some use of shingles on the walls, channeled siding is more typical of this set, perhaps indicating an earlier date for their construction. The cottages have gabled roofs and shed or pent roofs over the porches. Doors are generally of wood; some have glazed upper sections. Windows are double-hung, generally with 6/6 lights. The buildings are raised above air spaces with some use of lattices.

Significance

Robin contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is a secondary contributor to the historic district.

2011 Description and Condition Analysis

Robin is a guest cottage located on the northwestern corner of the site between Acacia-Elm and Robin. Although the National Register Nomination gives a date for the buildings of 1885, two site plans have been found which appear to contradict this date. The first plan, c1895, which shows Winship in its original location along with Russ, Dewey and York, does not show Robin. The second site plan, c1906, does show Robin but it is penciled in. It would appear that Robin was constructed after 1906.

Robin has a rectangular plan and stands one story tall and is oriented to the east. The main structure is three bays wide (north-south) and is capped by a gable roof that flares out over the north and south bays. When the shed roof elements meet the porch roof on the front & rear façade, they form the overall appearance of a gable-on-hip roof structure.



L top - East facade; R top - Typical interior; Bottom - West and south facades

INDIVIDUAL BUILDING DESCRIPTIONS

The sleeping porch enclosure has been added over the existing columns and screening is set in an unframed opening. This remodel is not of the quality of the Farr & Ward period and appears to have occurred after the period of significance. Exterior walls are covered with horizontal drop siding. The roof is covered with composition roofing.

An open porch, with tongue and groove floors and square posts, extends the full width of the main façade. There is no balustrade along the length of the porch but horizontal boards enclose its two ends. The main façade has single entrance doors located in each of its three bays. A single window is on the main façade in the center bay. Windows consist of double-hung wood sash at the bedrooms and four-light casements at the bathrooms. Most original doors are missing. Windows and doors openings are adorned with flat wood surrounds.

The current floor plan has three bedrooms each with a bathroom. The two end bedrooms each have a sleeping porch. The interior finishes consist of wood floors, vertical boards on the primary walls and closets, and board ceilings.

The building is in poor condition but its integrity is fair. The structure's supports appear to be collapsing and there is evidence of water damage.

Character-defining Features

Exterior

- Rectangular plan
- One-story form
- Gable-on-hip roof with exposed rafter tails
- Porches with shed roofs and tongue-and-groove wood decking
- Horizontal drop siding

- Flat wood window and door surrounds
- Six-over-six double-hung wood sash
- Four-light wood casements

Interior

- Wood paneling at walls and ceiling
- Four-panel (vertical) wood doors

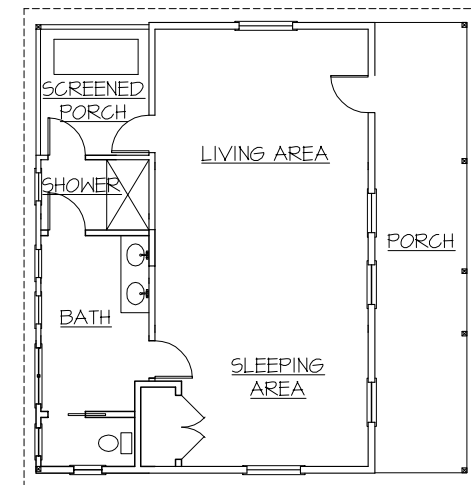
Treatment

Treatment Level 2A

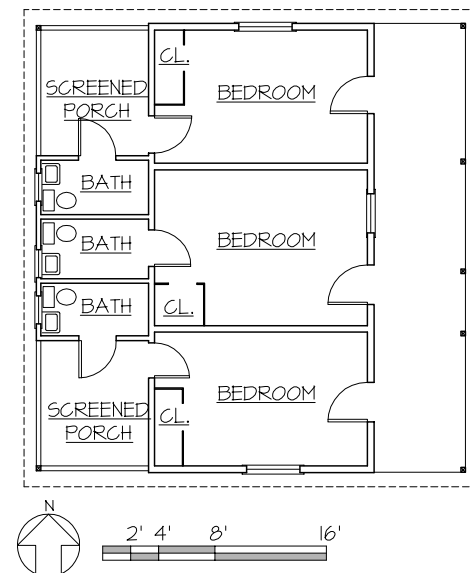
Rehabilitation of Robin will continue the existing lodging use. The exterior massing, materials, and features will be retained. Exterior materials will be replaced in kind where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated, or non-historic. Some modification will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design. Lattice screen locations will be altered to suit the updated floor plans.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below:

- Double-hung wood sash are severely deteriorated or missing and will be replaced in kind, or with new



Proposed floor plan



Current floor plan

insulated units matching the configuration of the existing.

- Four-light wood casements sash are severely deteriorated or missing and will be replaced in kind, or with new insulated units matching the configuration of the existing.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

RUSS (27)

1984 National Register Description

#25 Alger: c1885, #26 Robin: c1885. #27 Russ c1895, designer unknown, remodeled c1930, Farr and Ward

#25 and #26 have three rooms; #27 has four. The arrangement is typical with closets, bathrooms, and access to porches as in the other buildings described above. Although there is some use of shingles on the walls, channeled siding is more typical of this set, perhaps indicating an earlier date for their construction. The cottages have gabled roofs and shed or pent roofs over the porches. Doors are generally of wood; some have glazed upper sections. Windows are double-hung, generally with 6/6 lights. The buildings are raised above air spaces with some use of lattices.

Significance

Russ contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is a secondary contributor to the historic district.

2011 Description and Condition Analysis

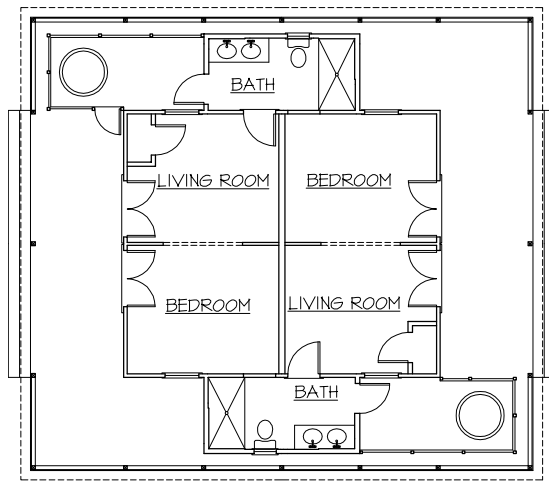
Russ is a guest cottage that is part of a loose cluster of cottages located between Winship and the Social Hall adjacent to Dewey.

Russ has a rectangular plan, stands one story tall, and is topped by a gable-on-hip roof with exposed rafter tails. The main block of the building is under the gabled portion of the roof, its gable ends situated on an east-west axis. Exterior walls are covered with wood shingles with a natural finish. Square louvered vents are located at the center of each gable peak. The roof is partially covered with composition roofing that covers original wood shingles.

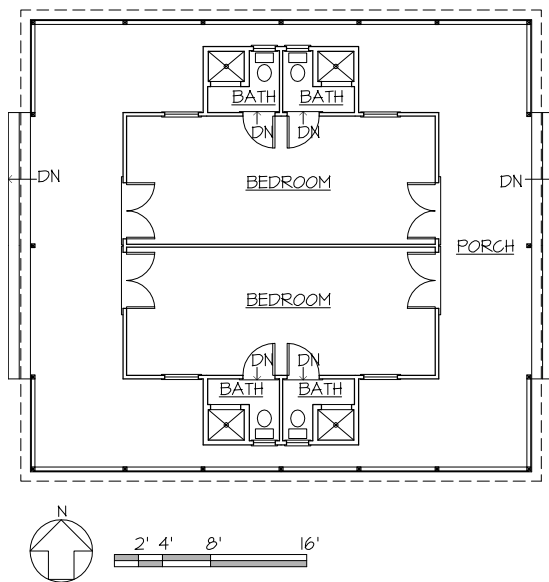
A porch wraps all four exterior walls beneath the hipped portion of the roof. A short decorative stacked stone foundation forms the base of the porch. The porch has no formal balustrade; remnants of latticework partially encloses its open walls. The porch has tongue and groove wood decking. Wood steps located at each of the building's gable ends



L top - Name placard; M top - East facade in 1997; R top - Interior; Bottom - Southwest corner



Proposed floor plan



Current floor plan

provide access to the porch. On the north and south of the building, bathroom additions fill the center portion of the porch.

Windows consist primarily of 2-over-2 double-hung wood sash, covered by 6-over-6 wood screens. Pairs of six-pane wood casements located in the addition provide light to the bathroom interiors. Doors are glazed and located in each gable end. Windows are adorned with flat wood surrounds.

The interior of Russ has been completely stripped and any remaining features are significantly deteriorated.

The building is considered to be in very poor condition while its integrity is fair because it has not experienced much alteration. The majority of the roof is uncovered and it has collapsed due to the removal of the perpendicular (north-south) demising wall. As a result of the roof collapse, the building structure has severely deteriorated and the building is not safely accessible for inspection.

Character-defining Features

Exterior

- Rectangular footprint
- One-story form
- Gabled roof with hipped porch roof
- Shingle siding
- Wrap-around porch with wood lattice enclosures and tongue-and-groove wood decking
- Low, decorative stacked stone porch skirting
- Two pairs of ten-light glazed doors at each gable end
- Two-over-two, double-hung wood windows

Interior

- Wood flooring

Treatment

Treatment Level 3A

As part of the rehabilitation of the district, Russ will be rebuilt based on plan, massing, and elevations during the period of significance. Modifications will be made to accommodate contemporary guest amenities while retaining an understanding of the original spatial configurations. The exterior materials will be similar to the original materials. Interior materials will be compatible with the character of the historic district. Lattice enclosures will be reinstated in a configuration suited to the new plans.

All character defining features will be reconstructed.

The building will be constructed to meet current seismic requirements. New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

DEWEY (28)

1984 National Register Description

#28 Dewey and York: c1895, designer unknown, remodeled c1930, Farr and Ward

Both of these cottages have the same vocabulary of materials and similar forms. Drawings for details of porches and roof brackets exist for Dewey from Farr and Ward's office; no drawings exist for York. Plans are the typical arrangement of rooms with closets adjoined to bathrooms and with access to the encircling porch. Wood shingled, gabled roofs cover the main building block which is raised above a crawl or air space. Porches are reached by a short flight of steps, roofed with pent or shed roofs, and screened with wood lattices. Interiors have been stripped.

Significance

Dewey contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is a secondary contributor to the historic district.

2011 Description and Condition Analysis

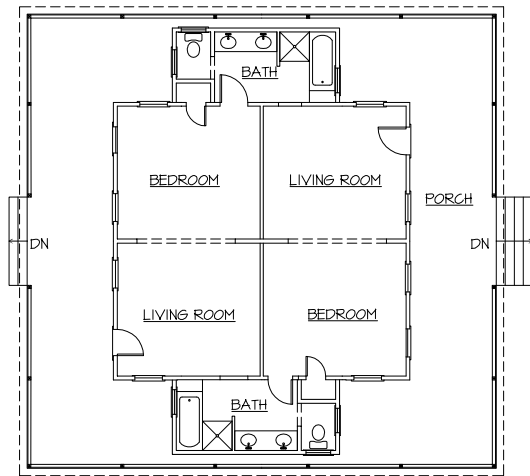
Dewey is a guest cottage located north of the creek between Russ and York.

Dewey has a rectangular plan, stands one story tall, and is topped by a gable-on-hip roof with exposed rafter tails. The main block of the building is under the gabled portion of the roof, its gable ends situated on a north-south axis. Exterior walls are covered with horizontal drop siding. Wood shingles with a natural finish fill the gable peaks; arctop louvered vents are located at the center of each gable peak. The roof is covered with composition roofing that covers original wood shingles.

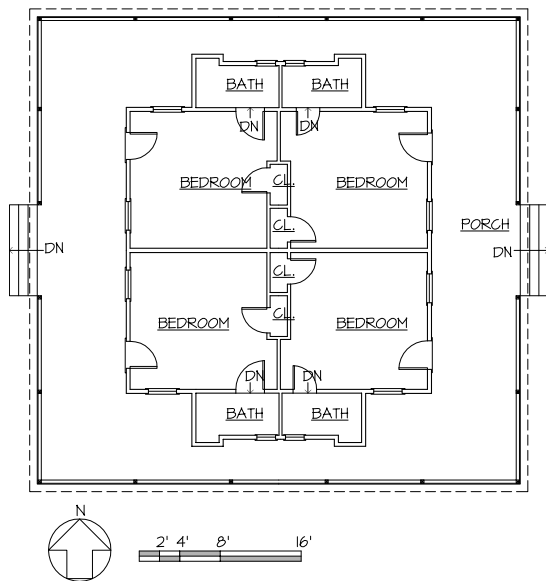
A porch wraps all four exterior walls beneath the hipped portion of the roof. A decorative stacked stone foundation forms the base of the porch. A open-rail balustrade rings the porch and latticework partially encloses its open walls. The porch has tongue and groove wood decking. Wood steps located at each of the building's gable ends provide access to the



Top - Southwest corner; L bottom - Missing name placard; M bottom - Porch detail; R bottom - typical stripped interior



Proposed floor plan



Current floor plan

porch and lead to the entrances of the units. On the north and south sides of the building, bathroom additions fill the center portion of the porch.

Windows consist primarily of 6-over-6 double-hung wood sash, covered by 6-over-6 wood screens. Most doors are ornamented with four vertical panels. Windows and doors are adorned with flat wood surrounds.

The interior of Dewey has been completely stripped, leaving only the framing intact. The original framing is extant. Fir floors have been removed throughout the interior. Some closets and toilet rooms are intact. Some original interior window trim is intact.

The building's integrity is fair but due to a lack of maintenance, the building is generally in poor condition. The porch floor is severely deteriorated and portions of the roof are deteriorated.

Character-defining Features

Exterior

- Rectangular footprint
- One-story form
- Gable-on-hip roof with exposed rafter tails
- Horizontal drop siding
- Shingled gable ends with original wood vents
- Wrap-around porch with lattice enclosure and tongue-and-groove wood decking
- Low, decorative stacked stone porch foundation
- Open-rail wood balustrade
- Flat wood window and door surrounds
- Six-over-six, double-hung wood sash
- Wood doors with four vertical panels

Interior

- Wood flooring

Treatment

Treatment Level 2A

Rehabilitation of Dewey will continue the existing lodging use. The exterior massing, materials, and features will be retained. Exterior materials will be replaced in kind where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated, or non-historic. Modifications will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design. Lattice screen locations will be altered to suit the updated floor plans.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below:

- Shingled gable-on-hip roof with exposed rafter tails will be retained. Wood shingles are severely deteriorated and will be replaced with an alternate shingle material.
- Four-over-four double-hung wood sash are severely deteriorated or missing and will be replaced in kind, or with new insulated units matching the configuration of the existing.

INDIVIDUAL BUILDING DESCRIPTIONS

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



Detail of door and window



South facade

YORK (29)

1984 National Register Description

#28 Dewey and York: c1895, designer unknown, remodeled c1930, Farr and Ward

Both of these cottages have the same vocabulary of materials and similar forms. Drawings for details of porches and roof brackets exist for Dewey from Farr and Ward's office; no drawings exist for York. Plans are the typical arrangement of rooms with closets adjoined to bathrooms and with access to the encircling porch. Wood shingled, gabled roofs cover the main building block which is raised above a crawl or air space. Porches are reached by a short flight of steps, roofed with pent or shed roofs, and screened with wood lattices. Interiors have been stripped.

Significance

York contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is a secondary contributor to the historic district.

2011 Description and Condition Analysis

York is a guest cottage located north of the creek between the Frances Marion and Dewey.

York has a rectangular plan, stands one story tall, and is topped by a gable-on-hip roof with exposed rafter tails. The main block of the building is under the gabled portion of the roof, its gable ends situated on an east-west axis. Exterior walls are covered with horizontal drop siding. Wood shingles with a natural finish fill the gable peaks; arctop louvered vents are located at the center of each gable peak. The roof is covered with composition roofing that covers original wood shingles.

A porch wraps all four exterior walls beneath the hipped portion of the roof. A decorative stacked stone foundation forms the base of the porch. A open-rail balustrade rings the porch and latticework partially encloses its open walls. The porch has tongue and groove wood decking. Wood steps located at each of the building's gable ends provide access to



L top - Historic photo of north facade with original Owl's Nest and Woodward beyond; R top - Interior stripped; Bottom - North facade

INDIVIDUAL BUILDING DESCRIPTIONS

the porch. On the north and south sides of the building, bathroom additions fill the center portion of the porch.

Windows consist primarily of 4-over-4 double-hung wood sash, covered by 6-over-6 wood screens. Most doors are glazed; porch screens have an 8-pane upper opening above three vertical panels. Windows and doors are adorned with flat wood surrounds.

The interior of York has been stripped of partitions, finishes and most trim. The original six-unit floor plan is visible as a recess where finished wood floors were not installed. Wood floors are intact throughout the interior though in poor condition. Some closets and toilet rooms are intact. Some original interior window trim is intact.

The building's integrity is fair but due to a lack of maintenance, the building is generally in poor condition. The porch floor is severely deteriorated and portions of the roof are deteriorated leaving the interior of the building exposed to the elements.

Character-defining Features

Exterior

- Rectangular footprint
- One-story form
- Gable-on-hip roof form with exposed rafter tails
- Horizontal drop siding
- Shingled gable peaks with rectangular louvered vents
- Wrap-around porch with wood lattice enclosures and tongue-and-groove wood decking
- Low, decorative stacked stone porch foundation
- Open-rail wood balustrade
- Flat exterior wood window and door surrounds

- Six-over-six double-hung wood sash
- Fifteen-light glazed doors

Interior

- Fir floors
- Four-panel wood doors (partially extant)
- Window sills with profile molding (partially extant)

Treatment

Treatment Level 2A

Rehabilitation of York will continue the existing lodging use. The exterior massing, materials, and features will be retained. Exterior materials will be replaced in kind where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated, or non-historic. Some modification will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Haphazard porch modifications made after the period of significance will be upgraded to be more consistent with the district's original level of design. Lattice screen locations will be altered to suit the updated floor plans.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind. Exceptions are noted below:

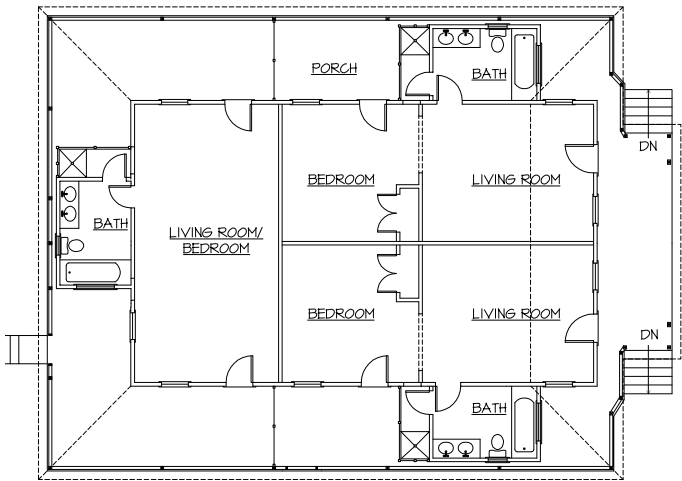
- Shingled gable-on-hip roof form with exposed rafter tails will be retained. Wood shingles are severely



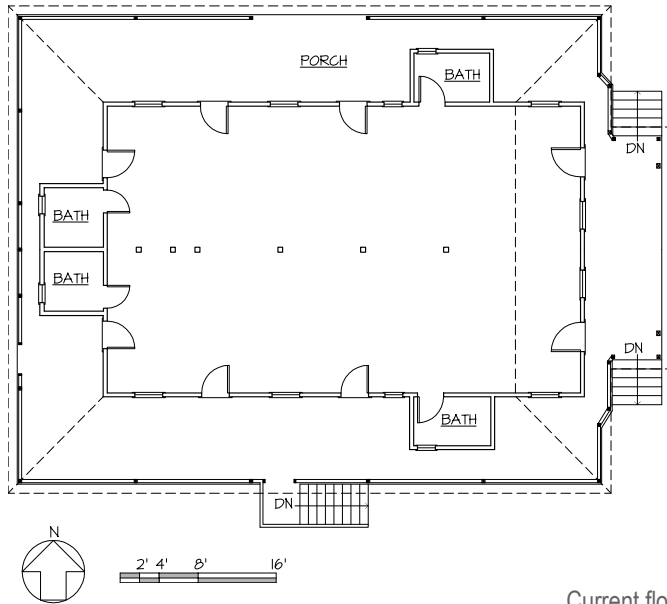
Detail of stripped interior



Interior wall layout evident in finish floor



Proposed floor plan



Current floor plan

deteriorated and will be replaced with an alternate shingle material.

- Four-over-four double-hung wood sash are severely deteriorated or missing and will be replaced in kind, or with new insulated units matching the configuration of the existing.
- Fir floors - verify condition of existing floor and retain if possible.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

FRANCES MARION (30)

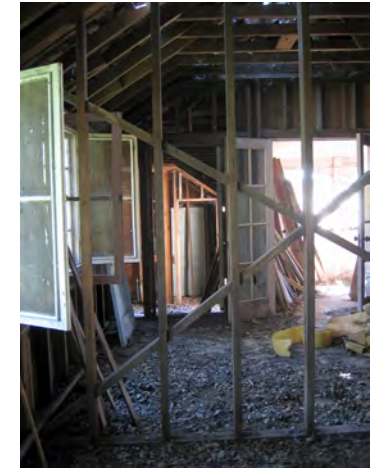
1984 National Register Description

#30 Frances Marion: 1925 Farr and Ward

This is the only building for which a full set of plans exist from the office of Albert Farr and J. Frances Ward, dated 1925. The cottage is well sited along the top of the creek bank and designed to harmonize with its topography. In plan it is an irregular rectangle about 60' long running NE-SW with nine rooms which correspond to eight sleeping porches and adjoining closets and bathrooms. The materials used here: shingled walls and roofs, latticed porch screens and foundation screens, wooden doors and shutters, and stone chimney, are generally used for all the guest cottages with variations in use depending on whether they were designed by this firm or remodeled by them. (There are no exact dates for most of the cottages.) Frances Marion is the most architecturally distinguished of the cottages. The low, rambling structure has a broadly pitched, shingled roof over each section of the plan, clipped at the ridge to create an attic vent. Beam ends are exposed at the eaves and the eave is arched over the round-arched main door in the NW elevation. Casement windows have board shutters. Shed-roofed porches have their eaves cut back creating an irregular line reminiscent of the English cottage prototypes which Farr used in other residential work. Lattice screens shield the creekside foundations. Screened porches at the ends are separately roofed.

Significance

The Frances Marion was built in 1925 and designed by Farr & Ward. It was named after Frances Marion, Len Owens' daughter, who was a screenwriter and author. The cottage reflects the character and quality of the Farr and Ward period designs. It reflects both aspects of the property's historic significance: its association with the popularity of mineral springs as resorts and the architectural significance of the property's buildings. It is distinguished among the guest cottages in the high quality and character of the design and is a primary contributor to the historic district.



L top - Name placard; M top - Entrance on east facade; L top - Typical interior stripped of finish; Bottom - South facade



Typical interior of a sleeping porch



Typical exterior of sleeping porch

2011 Description and Condition Analysis

The Frances Marion is a guest cottage located in the center of the historic core area, overlooking the creek.

The Frances Marion is a series of four rectangular building forms which step with the land. Currently the building has eleven bedrooms and six sleeping porches. Two of the bedrooms have been converted from sleeping porches with the addition of bathrooms and closets. Additionally, two sleeping porches have been remodeled to include bathrooms. The structure has wood shingled roof and walls. The windows are 8 light casements, single and paired. There is no evidence of board shutters at this time nor is there any evidence of a chimney per the National Register Nomination. The screened sleeping porches are enclosed with arched shaped lattice openings. The exterior entry doorways are recessed and the doors are two-panel with a screen door with lattice. The sleeping porch doors are two flat panels below with a screen and lattice above. The roof eave is rounded above the arched center entry.

The eastern rectangle is capped with a jerkinhead style roof running north south. The center two rectangles are capped with gable-on-hip style roofs running east west. The eastern "L" shaped portion of the structure is capped with a cross hip roof. Typical of the English cottage style the eaves are shallow.

There are three distinct steps in the building. From the large main rectangle the building steps down twice to the west. Corresponding floor level changes occur on the interior.

The interior spaces have a gambrel shaped ceiling at the perimeter. Most of the interior finishes have been removed. It appears that the bedrooms and bathrooms had lath and plaster finish while the sleeping porches had

tongue and groove board ceiling finish with vertical wood siding. The interior doors are a mixture of two panel, 8 light French doors, and three panel with light above.

The building is in poor condition. It is severely deteriorated in part due to the loss of the roof. All of the interior plaster has been removed. However, as alterations have been limited, the building retains a fair level of integrity.

Character-defining Features

Exterior

- Rambling building form
- Gable-on-hip roof and jerkinhead roof forms with exposed rafter ends
- Shingle siding
- Eyebrow eave over semicircular-arched opening
- Eight-light casement windows (single and paired)
- Sleeping porches with arched openings with lattice
- Screen doors with lattice

Interior

- Gambrel ceiling shape
- Fir floors
- Doors: five-panel, French, and three-panel with glazing

Treatment

Treatment Level 2A

As part of the rehabilitation of the district, the Frances Marion will continue the existing lodging use. The exterior massing, materials, and features will be retained. Exterior materials will be replaced in kind

INDIVIDUAL BUILDING DESCRIPTIONS

where deteriorated. Interior finishes and features will generally be replaced in kind or with compatible materials as they are typically missing, severely deteriorated, or non-historic. Modifications will be made to interior spaces to accommodate contemporary lodging functions while retaining an understanding of the original spatial configurations. Door and window openings will generally be retained, but windows will be replaced due to their poor condition. Exterior door openings may be infilled with windows to accommodate modifications to the floor plan. Operable windows will be placed inside of existing lattice openings to allow porch spaces to be used yearound.

All other character-defining features will be retained or, if deteriorated, repaired or replaced in kind. The exception is noted below:

- Eight-light Casement windows (single and paired) are deteriorated and will be replaced in kind, or with new insulated units matching the configuration of the existing.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

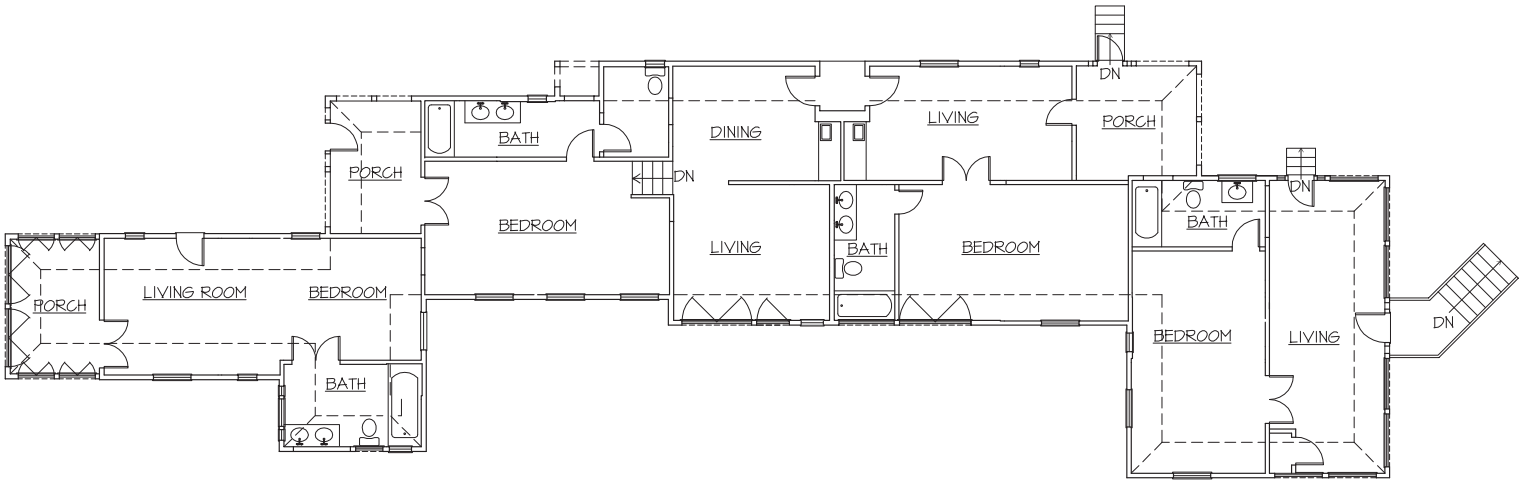
New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.



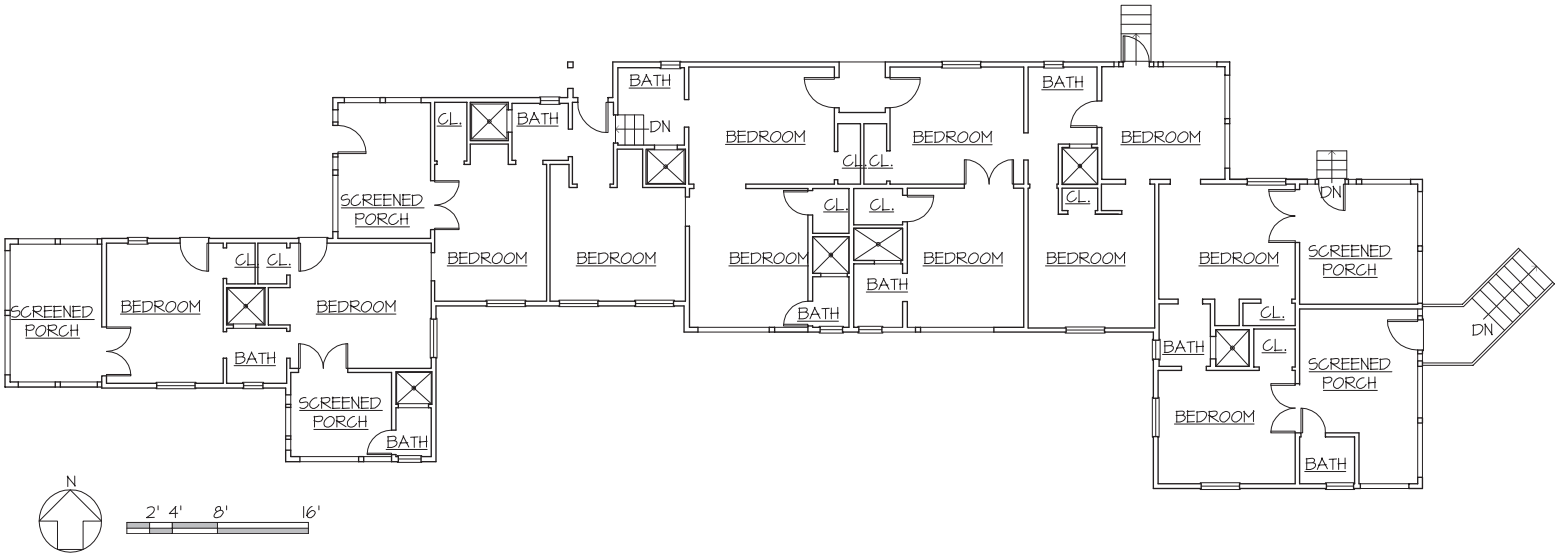
North facade showing the building stepping with grade



Arched roof and entrance opening



Proposed floor plan



Current floor plan

INDIVIDUAL BUILDING DESCRIPTIONS

LAWTON (31)

1984 National Register Description

#31 Lawton: date unknown, c1900

A one-and-one-half story six-unit building with a gable roof and encircling shed-roofed porches on a raised foundation. The roof and column brackets are composed of several cross and bracing members. There is a round window or vent in the gable end of the west side. There are glazed, 10-light doors and multiple-light, double-hung windows both set in heavy wood frames. The building is clad in channeled siding and relates stylistically more to the dining hall than to the style of the shingled cottages or the soda fountain building. It appears to date from the turn-of-the-century rather than the building campaign of the 1920s.

Significance

Lawton contributes to the architectural significance of the district as a mineral springs resort. As a guest cottage, it is considered a secondary contributor to the district.

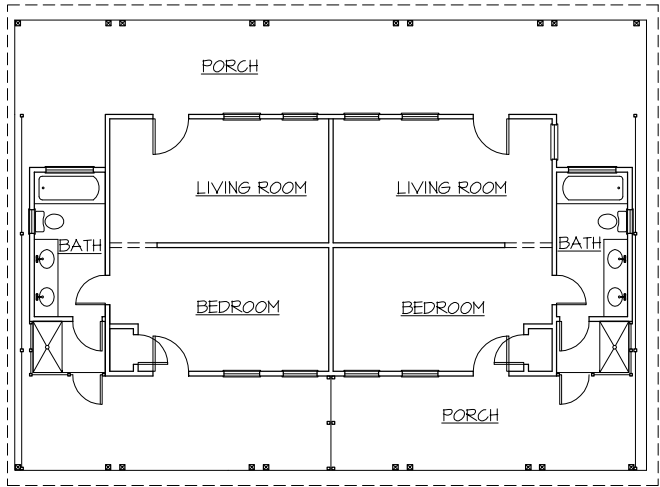
2011 Description and Condition Analysis

Lawton is a guest cottage located on the north bank of the creek just east of Frances Marion. Although the National Register Nomination gives a date for the buildings of c1900, a site plan has been found which contradicts this date. The plan, c1895, shows Winship in its original location along with Russ, Dewey, York and Lawton. It would appear that Lawton was constructed before 1900.

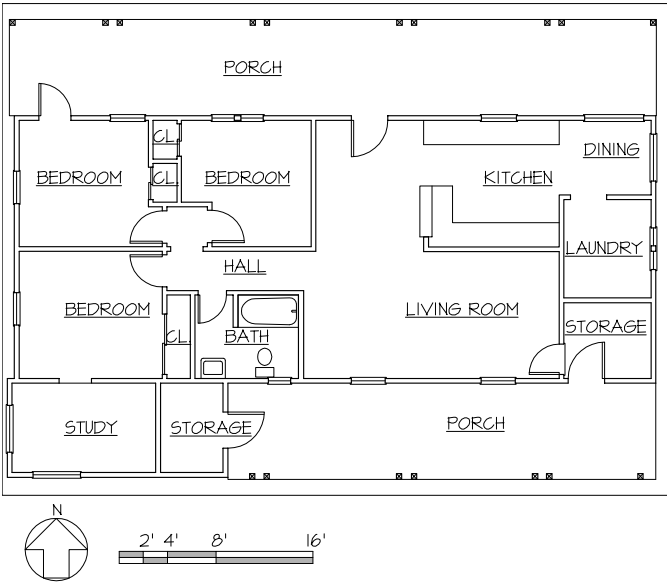
The building has a rectangular footprint with a gable roof running east-west. The walls are clad with horizontal drop siding. The porch skirting is comprised of stone along the north façade and open lattice and board siding on the remaining elevations. A shed roofed porch appears to have once encircled the building; the porch has been enclosed on the east and west ends of the building as well as the south-west end of the rear porch. The eastern porch and the south-west corner of the rear porch were enclosed in 1994. It is unknown when the western porch was enclosed. The windows are a mixture of historic double hung, and non-historic



L top - Kitchen remodeled; M top - Original casement window; R top - Historic photo of North facade (image courtesy of Linda Struve)
Bottom - Northeast corner



Proposed floor plan



Current floor plan

casements and sliders. A non-historic circular gable vent is present on the east and west gable ends.

The interiors were completely remodeled in 1994. The partitions were reconfigured and the finishes replaced. The ceilings throughout were lowered approximately 6 inches.

Lawton is one of the few buildings that has been well maintained. As such it is in good condition but due to the remodeling done in 1994, the building has poor integrity.

Character-defining Features

Exterior

- Rectangular footprint
- One-story form
- Gable-on-hip roof form with exposed rafter tails
- Horizontal drop siding
- Wrap-around porch supported by paired posts with knee braces, porch partially wrapped with wood lattice enclosures, wood flooring
- Simple window and door surrounds

Interior

- Wood flooring

Treatment

Treatment Level 2B

As part of the rehabilitation of the district, Lawton will continue the existing lodging use. The interior will require substantial alterations to remove modern finishes and reestablish finishes that are in the character of the historic district. Similarly, the exterior will be modified to remove

modern, non-compatible window, doors, and additions. These will be replaced with elements that are compatible with the historic district. Exterior materials will be replaced in kind where deteriorated. Lattice screening similar to that found throughout the district will be constructed where appropriate to the new plan.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will be required. Typical of most buildings on the site, the foundation will need to be upgraded and many of the structural members will need to be repaired or replaced due to deterioration. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible.

New lighting, mechanical, electrical, plumbing and fire protection systems will be provided throughout.

INDIVIDUAL BUILDING DESCRIPTIONS

MINERAL BATH (33)

1984 National Register description

#33 Mineral Bath Pavilion: c1900

This is a rustic peeled-log pavilion with a metal roof and stone boulder base set on the lower bank of the creek near a small pool damned with boulders. A concrete pool inside was filled with water until 1970. The pavilion is sited near the mine addit, now closed, which runs under Winship. The addit was abandoned because of continuous flooding with the hot mineral spring water which later fed the pool.

Significance

The Mineral Bath contributes to the architectural significance of the district as a mineral springs resort. It is considered a secondary contributing structure to the district.

2011 Description and Condition Analysis

The Mineral Bath is located on the south side of the creek just across from the Soda Fountain.

The structure is comprised of the original stonewall, a concrete lining with a parge coat and gabled canopy above. The east-west oriented gable roof is constructed from peeled-log rafters supported by peeled-log beams and columns. The roof is metal supported by skip sheathing. The pool has plank benches along the western end and steps along the eastern end.

The structure has good integrity and is in good condition.

Character-defining Features

- Rectangular form
- Gable roof
- Peeled log structure
- Skip sheathing
- Stone wall



L top - Roof canopy and bath; M top - East facade; R top - Non-historic concrete lining of bath; Bottom - Northeast corner

Treatment

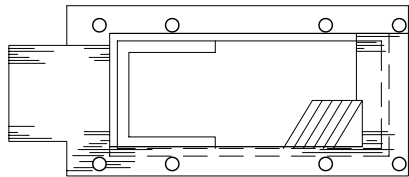
Treatment Level 1

The Mineral Bath (aka Summer House) will continue its use a public bathhouse or other spa related function. Interior and exterior features and finishes will be retained; they will be repaired where deteriorated, and replaced only when they are deteriorated beyond repair.

All character-defining features will be retained or, if deteriorated, repaired or replaced in kind.

A seismic upgrade of the building will be required. A full structural evaluation will be completed at a later date. Modifications will be integrated into the historic fabric to the greatest extent possible

New lighting, electrical, and plumbing systems will be provided throughout.



Current and proposed plan



LANDSCAPE FEATURES AND TREATMENTS

INTRODUCTION

This Section is organized to describe existing conditions and treatments for individual features in the Designed Landscape in the core area of the historic Aetna Springs Resort centered around the creek. In this area of the retreat, four landscape characteristics continue to be essential components in understanding the historic / cultural landscape today.

The four landscape characteristics are:

- Natural systems elements
- Circulation
- Built landscape features
- Designed planting

Existing Conditions

The descriptions and drawings of existing conditions for each of the four characteristics is based on field work conducted during summer 2011, as well as general observations since the inception of earlier phases of the project in February 2006. Photo images were taken from project inception to the present.

Treatments

A description of proposed treatments is provided for each of the four landscape characteristics. These are measures for contributing landscape elements or features.

LANDSCAPE FEATURES AND TREATMENTS

NATURAL SYSTEMS

Existing Conditions

Refer to the drawing “Existing Conditions – Natural Systems Elements” at the end of the “Natural Systems” section. Image numbers correspond to views shown on the drawings.

Naturally occurring elements that constitute the historic character in the core area at Aetna Springs Retreat include:

- Topography
- Aetna Springs Creek
- Mineral Springs
- Oaks

These Features are integral to the site and are not identified as contributors, however, their treatment is typically to retain or minimize alteration to them, to avoid impact to the site’s Integrity.

Topography

The location of buildings and circulation at Aetna in the core retreat area is a response to natural features including topography. The land generally slopes from north to south to the edge of Aetna Springs Creek. A local high point exists at the Winship Building; the land slopes slightly from west to east on the east side of Winship and from east to west on the west side of Winship. Land has been modified in some locations, for example, areas have been graded flat to accommodate roadways and building site locations of existing and of now demolished buildings. It is observed that some areas have a layer of soil / gravel accumulation (6” or more in some places) which seems to have been built up over the years. (Image 1)



1 Topography



2 Aetna Springs Creek



3 Mineral Spring



4 Oaks

Aetna Springs Creek

Aetna Springs Creek defines the core retreat area. The location of buildings and circulation at Aetna in the core retreat area is a response to natural features including this stream. Generally, Aetna Springs Creek runs from west to east in a broad arc that is widest to the south of the Winship Building. In the core retreat area the creek banks have been modified on both sides to create terracing for pedestrian paths, abutments and piers for bridges, in-stream bank retaining walls, and decorative rockwork to modify water flow for aesthetic reasons and to create plunge pools as part of the historic development. (Image 2)

Mineral and Hot Springs

The presence of the hot and mineral springs, and their purported health benefits and associated socializing function, was the primary reason for the establishment of the retreat. Of five springs recorded in historic documents only two are positively known today. These include “Potassium Springs” in what is today the golf course; this is the spring whose water was originally bottled and sold as “Aetna Springs Water.” The spring now arises in a river-rock rectangular basin and flows off through the golf course. The second spring arises near the Mineral Bath on the stream bank opposite the Soda Fountain building. Hot mineral water from this spring was historically tapped and used to feed the Mineral Bath pool. (Image 3)

Oaks

Oaks provided a cooling canopy and shelter from the hot sun, as well as provided a sense of space. The location of buildings and circulation at Aetna in the core retreat area is a response to natural features including the canopy of Oaks. Upland Oaks have an estimated overall height of 60'. Some existing stumps are believed to be of Oaks. Oaks were maintained to provide shade for the core resort area. Many still exist, and are very mature. Because of the importance of the Oaks Aetna may have been known at one point as “Aetna-under-the-Oaks”. It is clear that the Oaks were modified to suit the resort function as they have been pruned for shade and major branches have been propped to maintain their character and shade. All the Oaks in the core retreat area are mature – some are estimated to be over 300 years – so it is assumed that they were naturally occurring and were not planted. (Image 4)

LANDSCAPE FEATURES AND TREATMENTS

Although Oaks are the dominant naturally occurring shade tree, Willows and Poplars also are naturally-occurring and provide shade in the Aetna Springs Creek area. Other trees that are naturally occurring include Pine, Douglas-fir, and Arbutus (or Madrone).

Treatments

Topography

New grading will be consistent with general fall of the site.

Aetna Springs Creek

See Aetna Springs Creek Restoration Plan

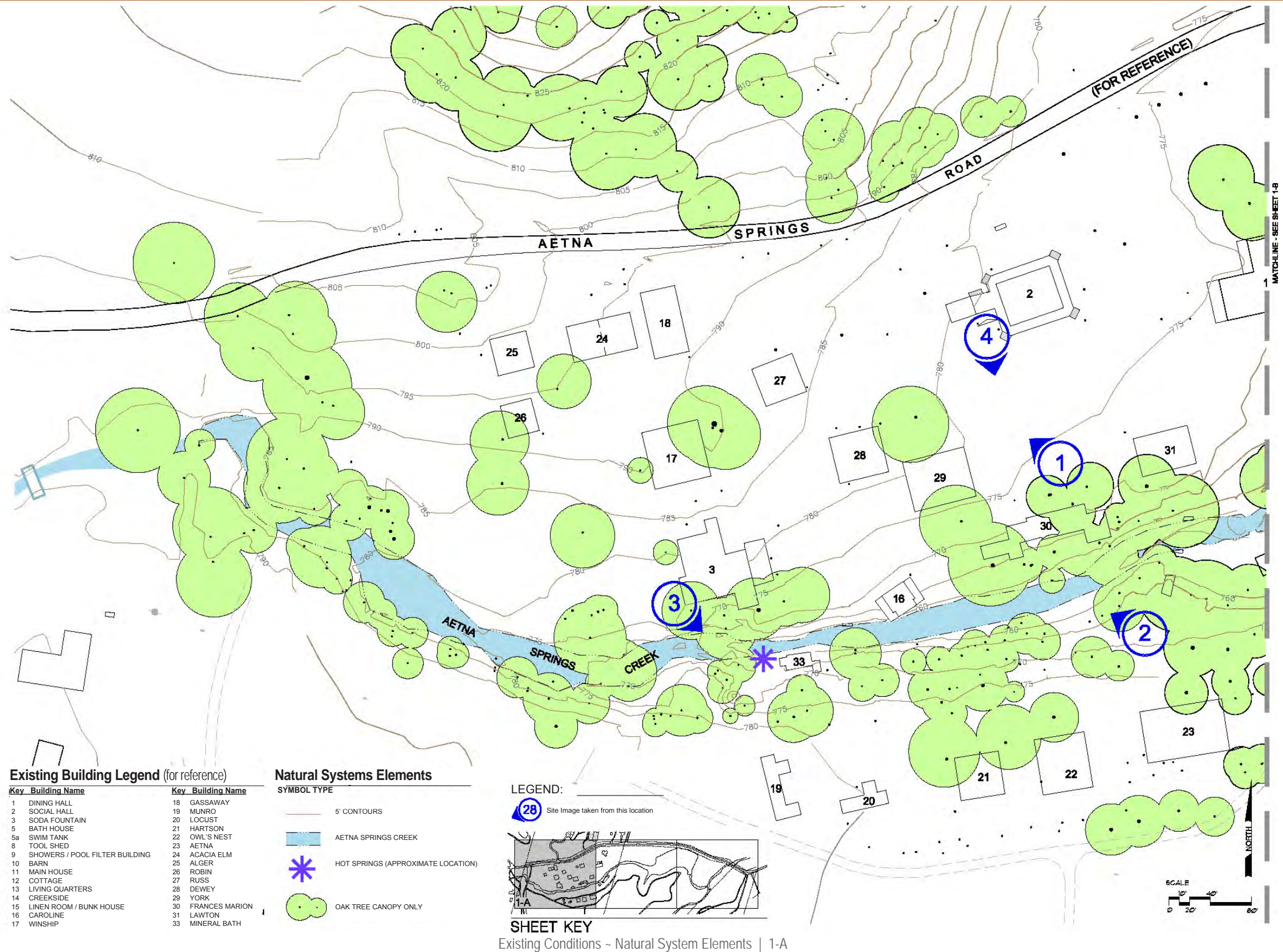
Mineral and hot springs

At Aetna Springs Creek: See Aetna Springs Creek Restoration Plan.

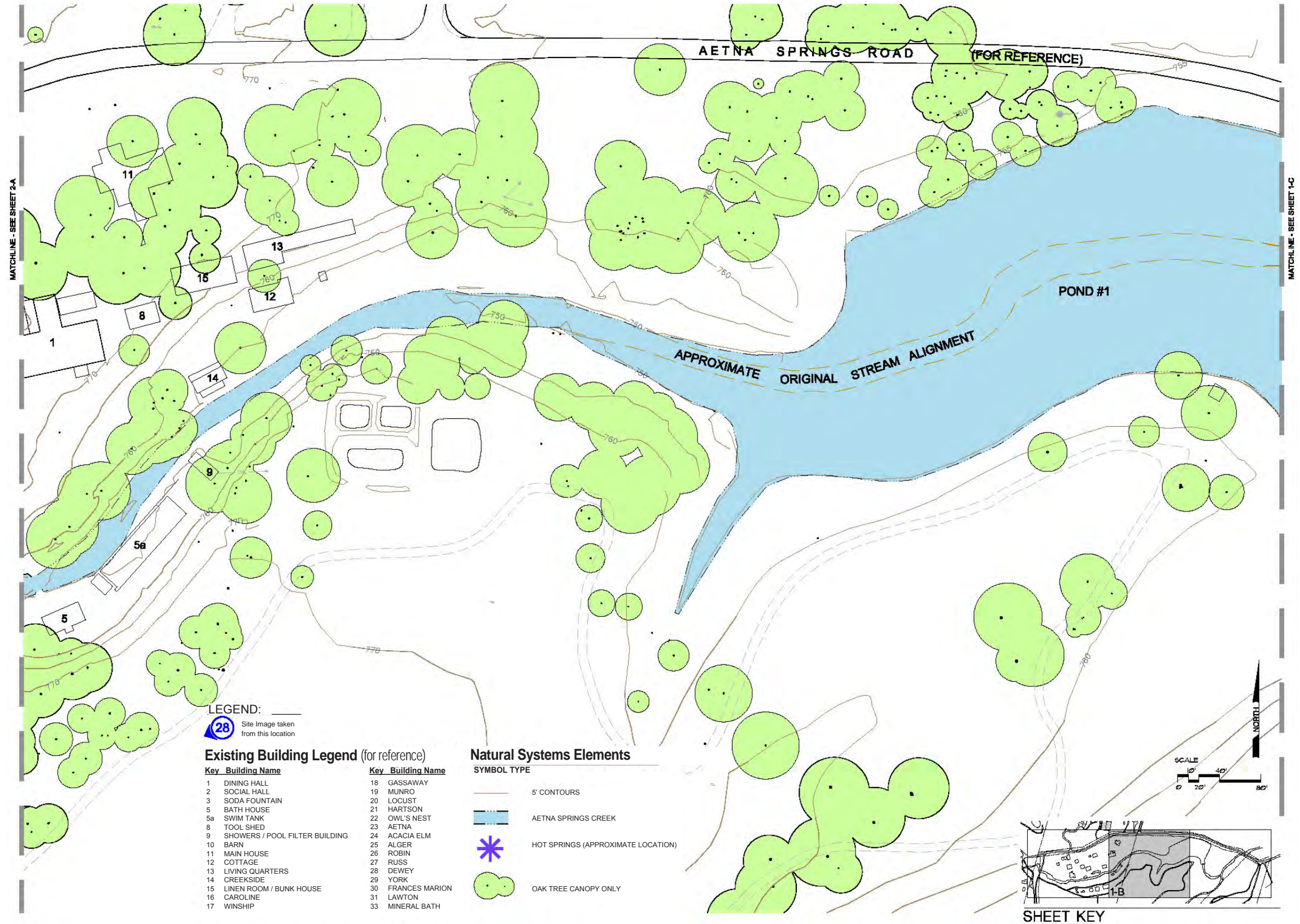
No change is proposed to the “Potassium Spring” located on the golf course.

Oaks

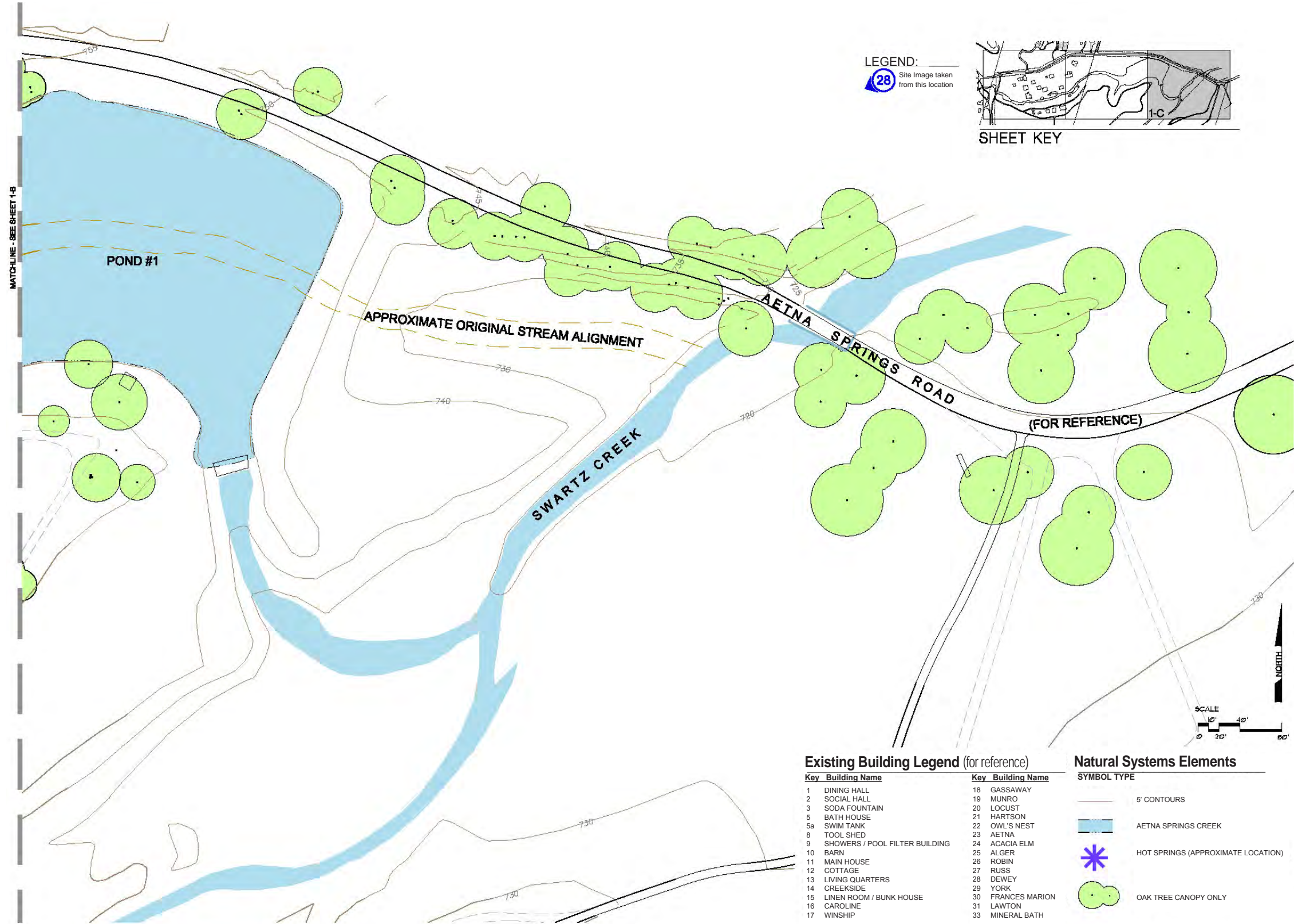
Preserve and rehabilitate naturally occurring oak trees within the core area of the retreat by following Arborist recommendations for maintaining tree health and structure.



LANDSCAPE FEATURES AND TREATMENTS



Existing Conditions - Natural System Elements | 1-B



Existing Conditions - Natural System Elements | 1-C



LANDSCAPE FEATURES AND TREATMENTS

CIRCULATION

Existing Conditions

Refer to the drawing “Existing Conditions – Circulation” at the end of the “Circulation” section. Image numbers correspond to views shown on the drawings.

Circulation paths:

Circulation systems at Aetna Springs consist of vehicular and pedestrian paths, trails, bridges, and gates. For circulation paths, it is the historic alignments that help define the site’s organization. The materials, current dimensions, or specific layout of the paths may have shifted or degraded during the past 50 years. The paths were used by guests to arrive by foot or vehicle at their guest cottage and for servicing. In addition, paths were used by guests for pedestrian circulation throughout the core area of the retreat. Current path surfaces are asphalt, gravel, “dirt”, or grass-covered.



2 Aetna Springs Road (Public Right-of-Way)



3 Vineyard Road



4 Asphalt Pavement (Internal Spine East)



5 Gravel Paving (Connector road at intersection with the Internal Spine)



6 Grass Route (Historical alignment of "The Promenade" between the Dining Hall and Winship)



7 Dirt Route (Extension of Internal Spine West)

Major circulation paths

Major circulation paths include:

- **Connector:** The main path that enters the core area of the retreat at the Main Gate (Gate P6 / V6 / P6) from Aetna Springs Road heads south (towards the stream) and continues a short distance to the front of the Dining Hall. It is lined with river rock, then bends toward Winship but redirects and arrives at Lawton Cottage. It has a grass and gravel surface.
- **Internal Spine west:** The Connector intersects with the Internal Spine as soon as it enters the core area of the retreat. To the west the Internal Spine passes in front of the Social Hall and reception area. It has a gravel surface. The Internal Spine, having a dirt surface and reduced in size, continues beside Winship, swings by Robin, and swings back up to the western gate.
- **Internal Spine east:** To the east the Internal Spine passes on the north side of the Dining Hall, passes to the south of the Main House, then turns back toward Aetna Springs Road. It has an asphalt surface. An extension of this path, with a gravel surface continues toward the east passing in front of the Linen Room and Living Quarters then turns to descend toward Aetna Springs Creek. It returns to a dirt surface toward the Dining Hall below Linen Room and Living Quarters.
- **West Boundary Connector:** From the western gate a vehicular road used frequently by vineyard workers descends toward Aetna Springs Creek, crosses on a bridge, and continues south. A vineyard road branches off toward the east from the bridge crossing and passes to the south of the south bank cottages. Both have a gravel surfaces.

- **Internal Spine South Bank:** From the south vineyard road, two interim access paths extend parallel to and along the south bank of cottages and the creek. Both spines are bisected by paths that access the creek, recreational amenities, and bridge crossings that unite with the north bank.

Minor circulation paths

Typically grass-covered, these are located:

- In front of Frances Marion
- In front of Winship and between Winship and the Dining Hall
- Between Frances Marion and York
- Between York and Dewey
- Between York and Caroline
- A porte-cochere on the north side of the Soda Fountain and a road curving around to descend toward the stream on the west side of the Soda Fountain. (Image 6)
- Multiple bisecting paths running perpendicular to the main paths on the northern and southern banks.

LANDSCAPE FEATURES AND TREATMENTS

Pedestrian paths, trails, and walks

In contrast to the general current condition some of the routes, the pedestrian paths, trails, promenades, and walks maintain more integrity of design, workmanship, and feeling. The pedestrian routes are found at building entries, the creek edge, terraces, decks, stairs, retaining walls, river-rock borders, and edges of slopes and planting.

Pedestrian paths, trails, and walks include:

- On the north side of Aetna Springs Creek a pedestrian path descends from Frances Marion to the Poolside Crossover Bridge (CC5) behind (south of) Lawton, and passes under the elevated Creek View Log Bridge (CC4).
- On the south side of Aetna Springs Creek a pedestrian promenade follows the line of the stream between the Creek View Log Bridge (CC4) and the Mineral Bath. The promenade is lined by a low river rock retaining wall and passes in front of all the south bank cottages.
- Pedestrian building entries show how people may have entered the guest cottages and recreational buildings and circulated around the buildings.
- Creek side terraces, patios, walls, paths, trails and walks along Aetna Springs Creek in the historic core area between the original bridge west of the Soda Fountain and to the east of the swimming pool.

Pedestrian paths are currently typically grass-covered.



1

Pedestrian Path (South bank creek view pedestrian promenade)



13 West Perimeter Vineyard Bridge CC1



14 Location of Falls Crossover Bridge CC2



15 Locations of Vehicular Bridge CC3A and Rustic Pedestrian Bridge CC3B



16 Creek View Log Bridge CC4



17 Poolside Crossover Bridge CC5



18 Swartz Creek Bridge CC6

Bridges and gates

The entrance gate and stone walks have been defined as a contributor to the district by the NRN, as were bridges CC3B (though no longer extant) and CC5. Gates and bridges are points of arrival, destination, and crossing/cross-over in and into the core retreat area. As such they help define the organization of the layout of the core retreat area.

Bridges / Creek Crossovers (CC)

Existing

CC1 – Western Perimeter Vineyard Bridge: Non-historic single lane metal vehicular bridge on west side of the core retreat area mostly used by vineyard workers (Image 13)

CC5 – Poolside Crossover: Historic river rock pedestrian bridge at the level of the stream at the swimming pool, unsympathetically altered with concrete paving and pipe-metal handrails (Image 17)

CC6 – Swartz Creek Bridge: Historic concrete and stone bridge in the public Right-Of-Way east of the core retreat area. (Image 18)

Abutments / piers remaining

CC2 – Falls Crossover Bridge: Abutments of historic crossing remain on either side of stream west of Soda Fountain. (Image 14)

CC3A – Vehicular bridge: Concrete footings of historic crossing remain on either side of the stream to east of Soda Fountain and Mineral Bath. (Image 15)

CC3B – Rustic pedestrian bridge: Only a stone footing remnant of the historic crossing remains on the east side of the Mineral Bath. (Image 15)

CC4 – Creek View Log Bridge: River rock abutments and piers and some cross log beams remain at historic crossing; behind Lawton cottage. (Image 16 and 16a))

LANDSCAPE FEATURES AND TREATMENTS

Gates

Gates were built as part of the river rock perimeter walls on both sides (north and south) of Aetna Springs Road. The Main Gate is a covered river rock and wood passage for both vehicles and pedestrians. Other vehicular gates were river rock only. Other pedestrian gates are river rock and wood, or just river rock openings in the perimeter wall.

Vehicular

V1 – Western entry – to vineyard – stone gate, stand-alone non-historic (Image 8)

V2 – opening in river rock wall

V3 – opening in river rock wall / entry to new Golf Clubhouse

V6 – Main gate – river rock and wood, roofed

V9 – river rock gate, stand-alone (Image 13)

V10 – gate in river rock wall - river rock (Image 12)

Pedestrian

P2 – gate in river rock wall – river rock

P3 – gate in river rock wall – river rock and wood, roofed

P4 – gate in river rock wall – river rock and wood, roofed

P5 – gate in river rock wall – river rock and wood, roofed (Image 9)

P6 – pedestrian side entrances of Main Gate in river rock wall – river rock and wood, roofed (Image 10)

P7 – opening in river rock wall – river rock (Image 11)

P10 – opening in river rock wall – river rock (Image 12)

P12 – opening in river rock wall



8 V1 - Western vehicular gate



9 P5 - Roof gate in north wall



10 P6 / V6 / P6 - Main Gate



11 P7 - Gate in north wall



12 V10 / P10 - Vehicular gate with pedestrian opening (left of road in this view)



13 V9 - Stand alone river rock gate



16a Creek View Log Bridge (looking south with Lawton Cottage on the right) circa 1908. Note the river rock retaining walls and borders, and the pergola on the bridge.

Treatments

Circulation routes

New routes in the core area of the retreat will generally correspond to existing circulation routes. Emergency vehicle access (EVA) and service routes will conform to agency standards. The center of the retreat area will continue to be reserved for pedestrian use.

Check-in and valet services will be created at the Social Hall along a historic route alignment.

Pedestrian paths

Selectively rehabilitate pedestrian paths for continued use as pedestrian-oriented paths.

Bridges

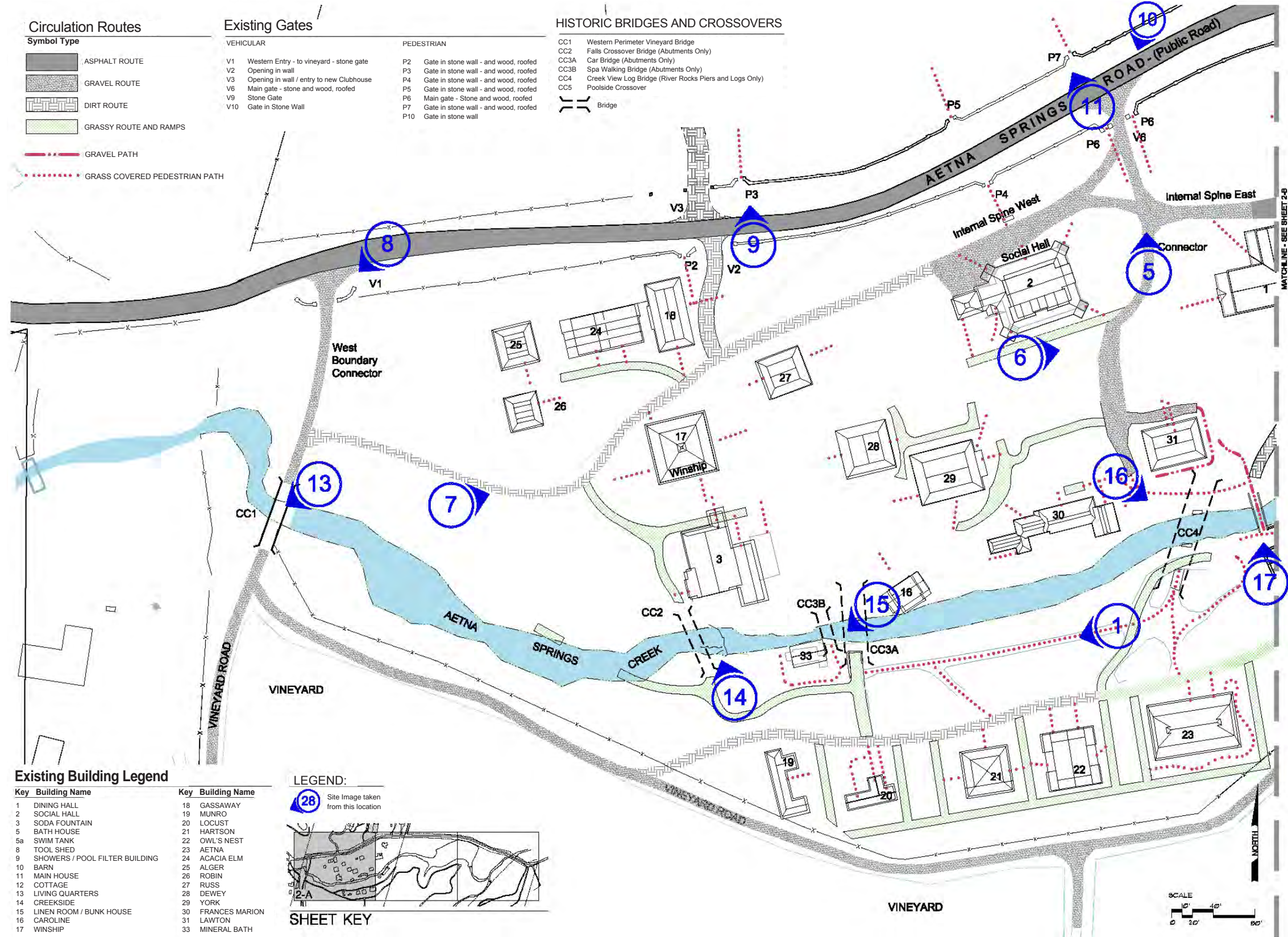
Bridge CC3A will be rebuilt for pedestrian and service cart use. The Creek View Log Bridge CC4 will be rehabilitated for pedestrians and service carts use, integrating the stone abutments into a new structure. The Poolside Crossover pedestrian bridge CC5 will be rehabilitated to replace non-historic handrails and paving with new compatible rails and paving. It will continue as a pedestrian/service cart bridge.

No changes are proposed to the two vehicular bridges, CC1 - Vineyard Bridge or CC6 - Swartz Creek Bridge.

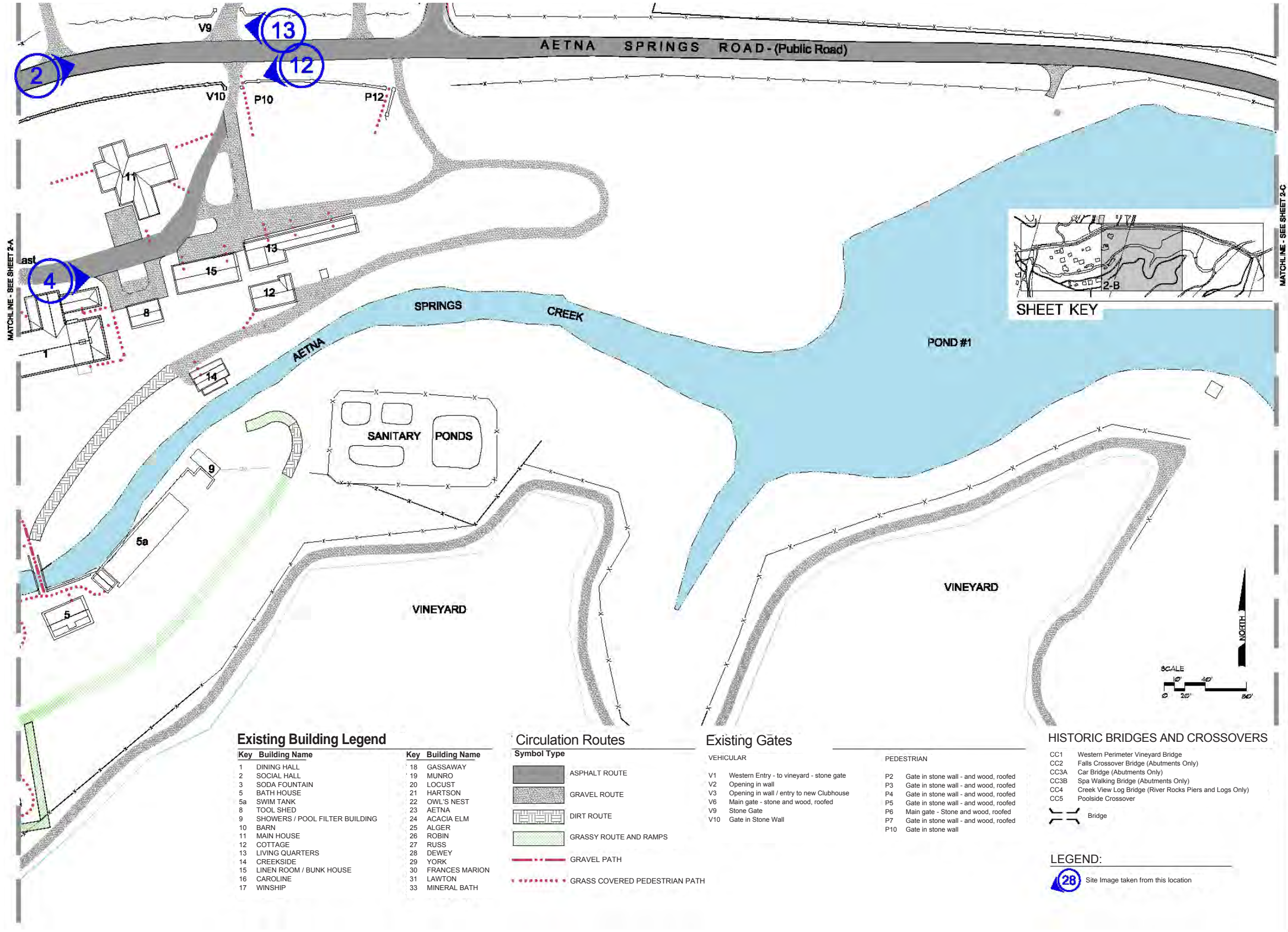
Gates

Rehabilitate all gates in the perimeter river rock wall using similar materials and workmanship. The Main Gate will continue as the main guest entry into the retreat. Vehicle entries at the west end (V1) and adjacent Gassaway (V2) will continue as vehicle entries. Pedestrian-only gates will be rehabilitated for active pedestrian use.

LANDSCAPE FEATURES AND TREATMENTS



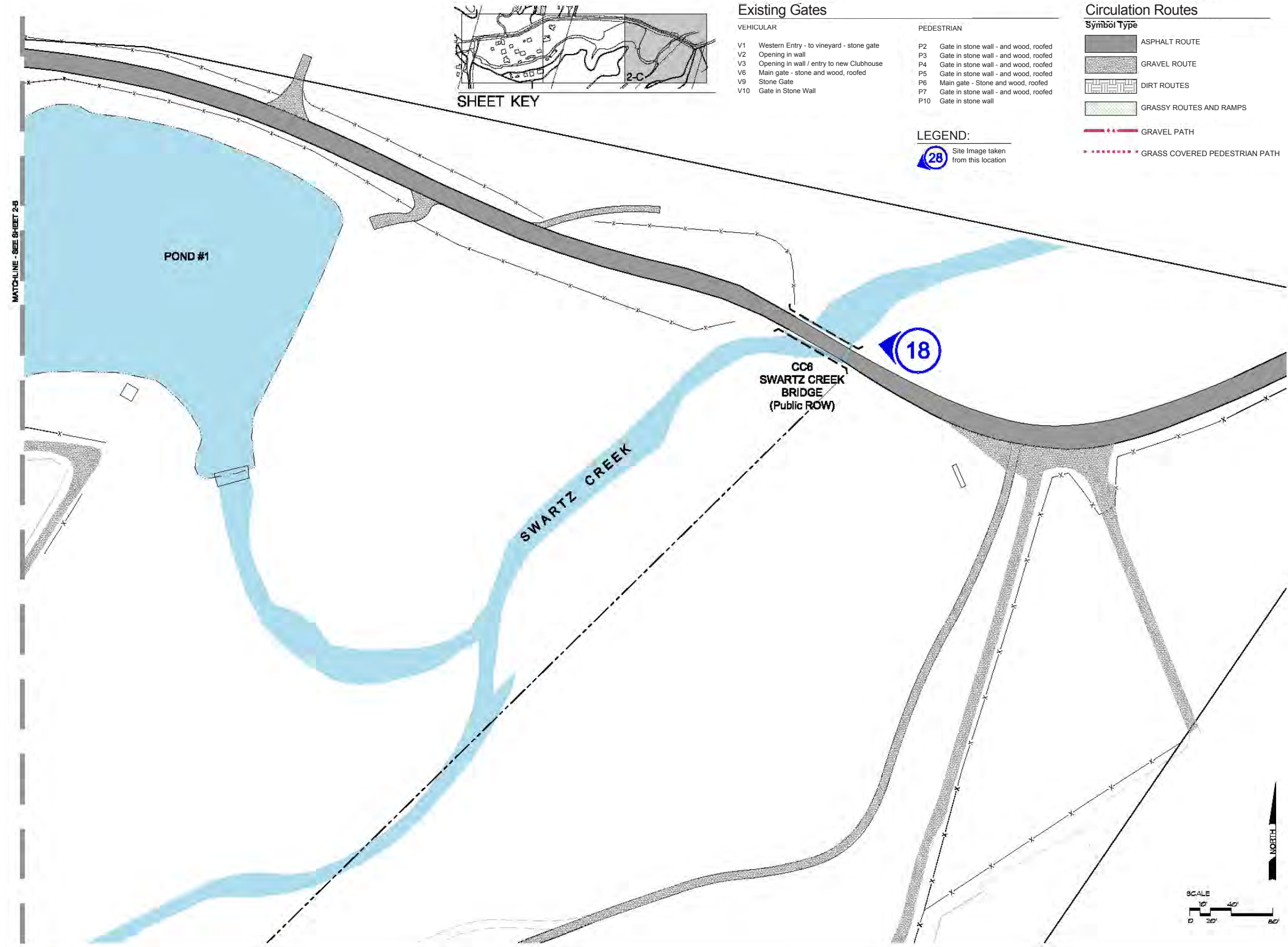
Existing Conditions ~ Circulation | 2-A



Existing Conditions ~ Circulation | 2-B



LANDSCAPE FEATURES AND TREATMENTS



Existing Conditions ~ Circulation | 2-C



1 River Rock Freestanding Wall



2 Wood Retaining Wall



3 Stone Retaining Wall



4 Stone Retaining Wall



5 Split Rail Fence



5a Wire Fence

BUILT LANDSCAPE FEATURES

Existing Conditions

Refer to the drawing “Existing Conditions – Built Landscape Features” at the end of the “Built Landscape Features” section. Image numbers correspond to views shown on the drawings.

Built landscape features in the core area of the retreat serve both a functional as well as an aesthetic purpose. From an aesthetic point of view they provide a “fashion-forward” statement in tune with the prevailing trends of the day in each period of significance (Victorian through to Heibel).

Existing built landscape features in the core area of the retreat date predominantly from the Rustic period of Significance, although there are remnants from the Victorian period and some improvements from the Heibel period. Built landscape features include walls and fences, ground plane features, landscape furnishings, and outdoor recreation facilities.

Walls and Fences

The river rock freestanding and retaining perimeter landscape walls likely date from the Rustic period. They help define spatial organization and strongly contribute to the aesthetic character of Aetna retreat.

The stone retaining walls at both the Aetna Springs Creek bank and upland likely date from the Rustic period.

The split rail (zigzag) fences on the north side of Aetna Springs Road help define spatial organization and contribute to the aesthetic character. However, the date of their construction is not known.

Walls and Fences include:

- River rock freestanding perimeter landscape wall (Image 1)
- River rock retaining perimeter landscape wall (Image 1)
- Wood retaining wall - non-historic (Image 2)
- Stone retaining wall at earth bank (upland) (Image 3)
- Stone retaining wall at Aetna Springs Creek (Image 4)
- Split rail (zigzag) fence (Image 5)
- Wire fence - non-historic (Image 5a)

LANDSCAPE FEATURES AND TREATMENTS

Ground plane features

The existing concrete curbs may date from the Farr and Ward period. They indicate alignments of vehicular roads. The locations where they exist today are scattered and integrity of workmanship, design, and feeling are lost.

The river rock borders define

- Planting areas (border / perimeter) attached to many buildings and cottages
- Roads and pedestrian paths.

The river rock borders are built with either large or smaller river rocks, and likely date from the Rustic period. The borders help define spatial organization and add to the character of Aetna retreat. River rock borders were a popular Arts & Crafts treatment to mark pathways to buildings, vehicular circulation, planting areas; photos and drawings including river rock borders appear often in popular style magazines and images of that period. At Aetna the borders appear as a rural vernacular pattern. The planting areas they defined typically were planted with ground-oriented shrubs, perennials, etc. (see more under Existing Conditions – Designed Planting).

The concrete patio at the location of the Social Hall arbor dates from 1938; the date is inscribed in the concrete near the building, and the locations of the footings of the former arbor are still defined in the concrete. The surface is scored with a wavy pattern.

The concrete patio in the Central Commons area south of the Social Hall maintains the location, outline, and surface treatment, and indicates the location of the former arbor known to have existed in this area; the west edge of this patio is a broken edge and a central circular area has been infilled with newer concrete.

The swimming pool tile terrace (and pool facilities though perhaps not the pool itself) was enlarged several times during the history of the resort, based on the historic photo record. The existing tile terrace appears to date from the Heibel period, after the period of significance. The earth retaining wall has collapsed onto the terrace.

Feature boulders likely date from the Heibel period.



6 Large River Rock Border defining a planting area (Social Hall)



7 Small River Rock Border defining a planting area (York)



8 River Rock Border defining a road (opposite Dining Hall)



10 Wood Border ~ Playground



11 Concrete Patio in Central Commons

Ground plane features include:

- River rock borders large define Planting Area (Image 6)
- River rock borders small define Planting Area (Image 7)
- River rock borders define edges of vehicular circulation roads (Image 8)
- Concrete curbs (Image 9)
- Wood borders (Image 10)
- Concrete pads, patios, terraces, tile decks, or arbor floors (Image 11)
- Feature boulders (Image 12)

LANDSCAPE FEATURES AND TREATMENTS

Landscape furnishings

Arbors and Pergolas have been a recurring theme during the resort's history.

AP1 – The existing Arbor at the Dining Hall is wood construction and has a natural earth “floor”. It was constructed within the last 15 years. (Image 15)

AP2 – The existing Arbor at Social Hall is wood construction. It was constructed within the last 15 years. The poured concrete floor terrace, however, is inscribed “1938” and contains the footings of a previous arbor that can be seen in historic photos. (Image 14)

AP3 – There was an Arbor in the Central Commons area of wood construction known from historic photos. An existing concrete terrace remaining indicates the location and overall shape and dimensions of the former arbor. (Image 11)

AP4 – There was a Pergola on the Creek View Log Bridge CC4 of wood construction and wood decking. From the historic photos it appears to have been enlarged at least once. (Image 16a - circulation section)

AP5 – There was a Pergola over the pedestrian promenade on the south bank of Aetna Springs Creek, in line with Aetna Cottage. It was of wood construction and is known from historic photos.

The landscape benches on site date from the Farr & Ward period, evidenced in their style.

The delivery wagon “parked” today as an aesthetic feature in front of the Social Hall may date from early in the resort's history.

Landscape furnishings include:

- Arbors and Pergolas (Images 14, 15 and 16a - circulation section)
- Benches (Image 13)
- Delivery Wagon (Image 13A)



12 Feature Boulder



13 Bench with Arm Rest



13A Delivery Wagon



14 Arbor at Social Hall AP2



15 Arbor at Dining Hall AP1



16 Old Croquet Court, Volleyball Poles



18 Mineral Bath - Note the instream rock work



19 Swimming Pool

Outdoor Recreation Facilities in Core Retreat Area

The old Croquet Court area currently has volleyball net poles. A recreation court has existed in this location since early in the resort's history. The current character may date from the Heibel period.

A tennis court existing near the Main House early in the resort's history. It is no longer extant. This amenity has been relocated north of Aetna Springs Road.

"Taking the waters" was central to the original establishment of the resort. In addition to the Mineral Bath itself, the Mineral Bath area contains associated in-stream decorative rock improvements, bank-retaining stone walls, and extensive water display; these features extend on both sides of Aetna Springs Creek. There are possible remnants of terraces, patios, pools, rockery seating, and stairs on the north and south sides of the stream located generally between Soda Fountain and Mineral Bath. The existing features appear to date from the Rustic period.

A swimming pool has existed in this location since early in the history of the retreat. The existing pool, coping, handrails, tiling, shade structure, and equipment building appear to date from the Heibel period.

Outdoor Recreation Facilities in Core Retreat Area include:

- CT – Croquet Court area with volleyball net poles - historic location (Image 16)
- TC – Tennis Court - non-extant (Image 16)
- MB – Mineral Bath area - historic (Image 18)
- ST – Swimming pool - non-contributing/altered (Image 19)
- PL – Playground area - non-historic (Image 10)
- GC – Golf Course

LANDSCAPE FEATURES AND TREATMENTS

Proposed Treatments

River rock freestanding and retaining perimeter landscape wall

Rehabilitate existing perimeter river rock wall. In areas of minor deterioration repair wall using similar materials and workmanship. In areas of major deterioration or where new penetrations through the wall are desired create a new wall using similar materials and workmanship.

New sections of wall may be added to continue the existing boundary walls. They will be constructed to be compatible with the existing walls, yet clearly distinguished as new.

Stone retaining walls

Rehabilitate wall using similar materials and workmanship where possible.

Split rail (zigzag) fence

Retain fence where possible.

River rock borders large and small - defining Planting Areas and Circulation

Salvage all rock borders from historic buildings and paths and stockpile rocks. After construction, replace rocks at perimeters of buildings and paths following typical installation patterns, creating borders at historic and new structures and landscape features.

Concrete pads/patios/terraces/tile decks/arbor floors

Remove all and provide new terraces and patios in locations suited to current site and landscape plans, at both lodging units and common amenity buildings. Construct in materials compatible with the historic district.

Benches

Retain benches and place on site as appropriate to contemporary landscape design.

Delivery Wagon

Remove the Wagon from its current location during construction and possibly relocate to a new location post construction.

Croquet Court area with volleyball net poles

Remove poles. Establish as new recreational open space area for multi-use recreational area, including croquet, to west of Dining Hall.

Mineral Bath

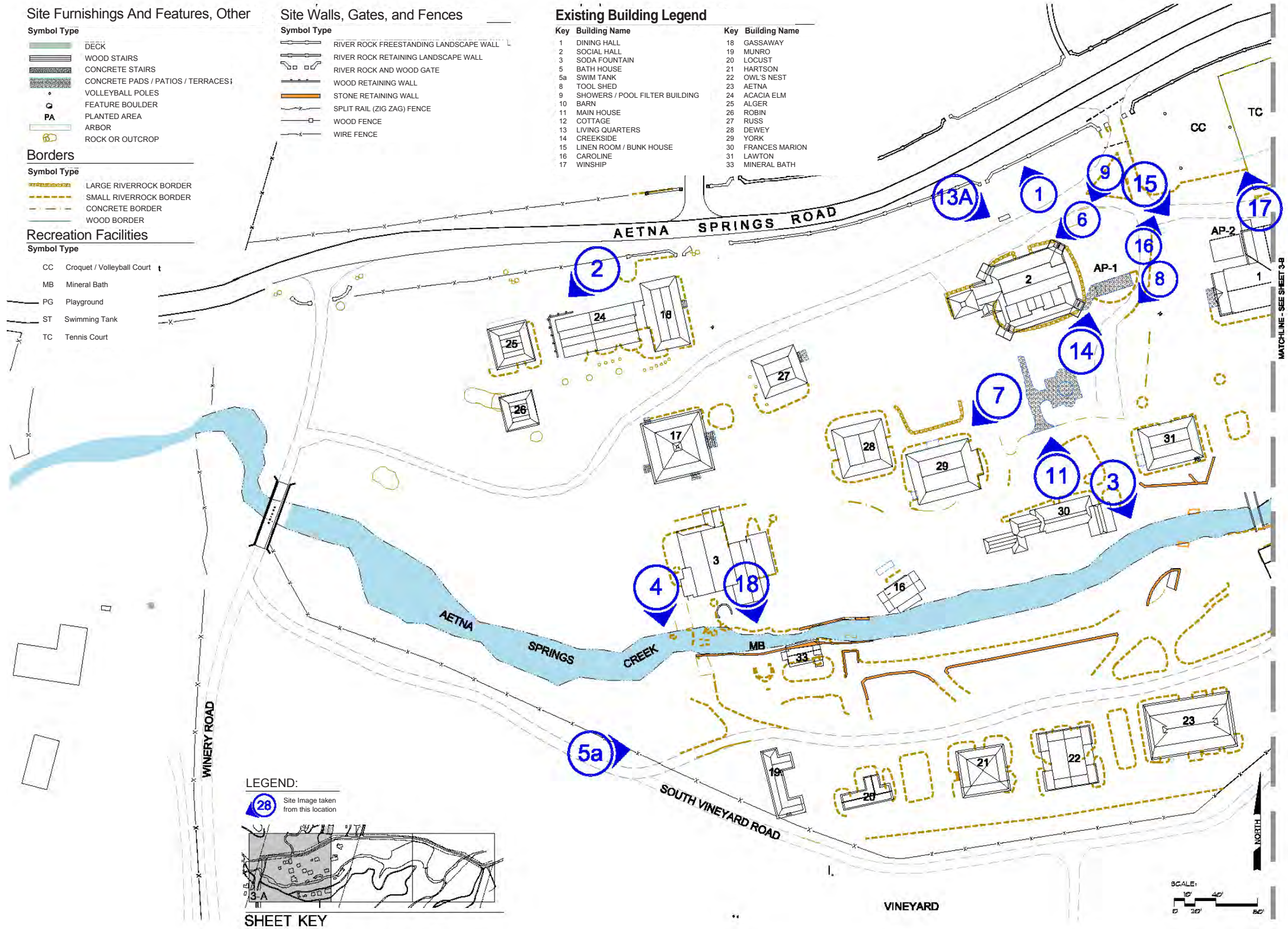
Retain in-stream improvements and remnants. Reestablish water display features, terraces, patios, pools, rockery seating, and stairs between Soda Fountain and Mineral Bath for contemporary retreat use.

Swimming pool

Retain pool as contemplation area for retreat use.

Tennis Court

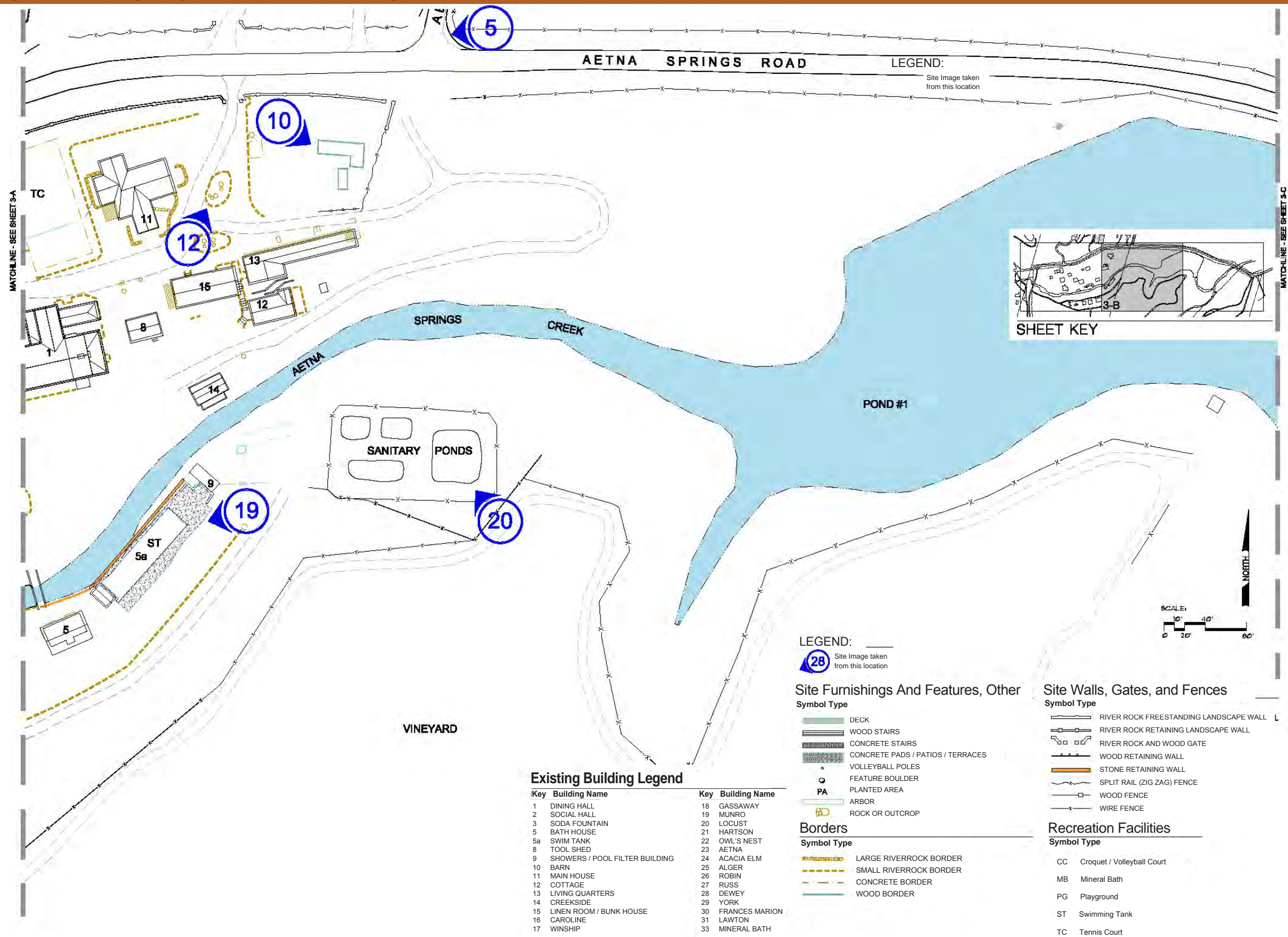
Remove concrete court, curbs, and poles. Establish as new recreational open space area.



Existing Conditions ~ Built Landscape Features | 3-A

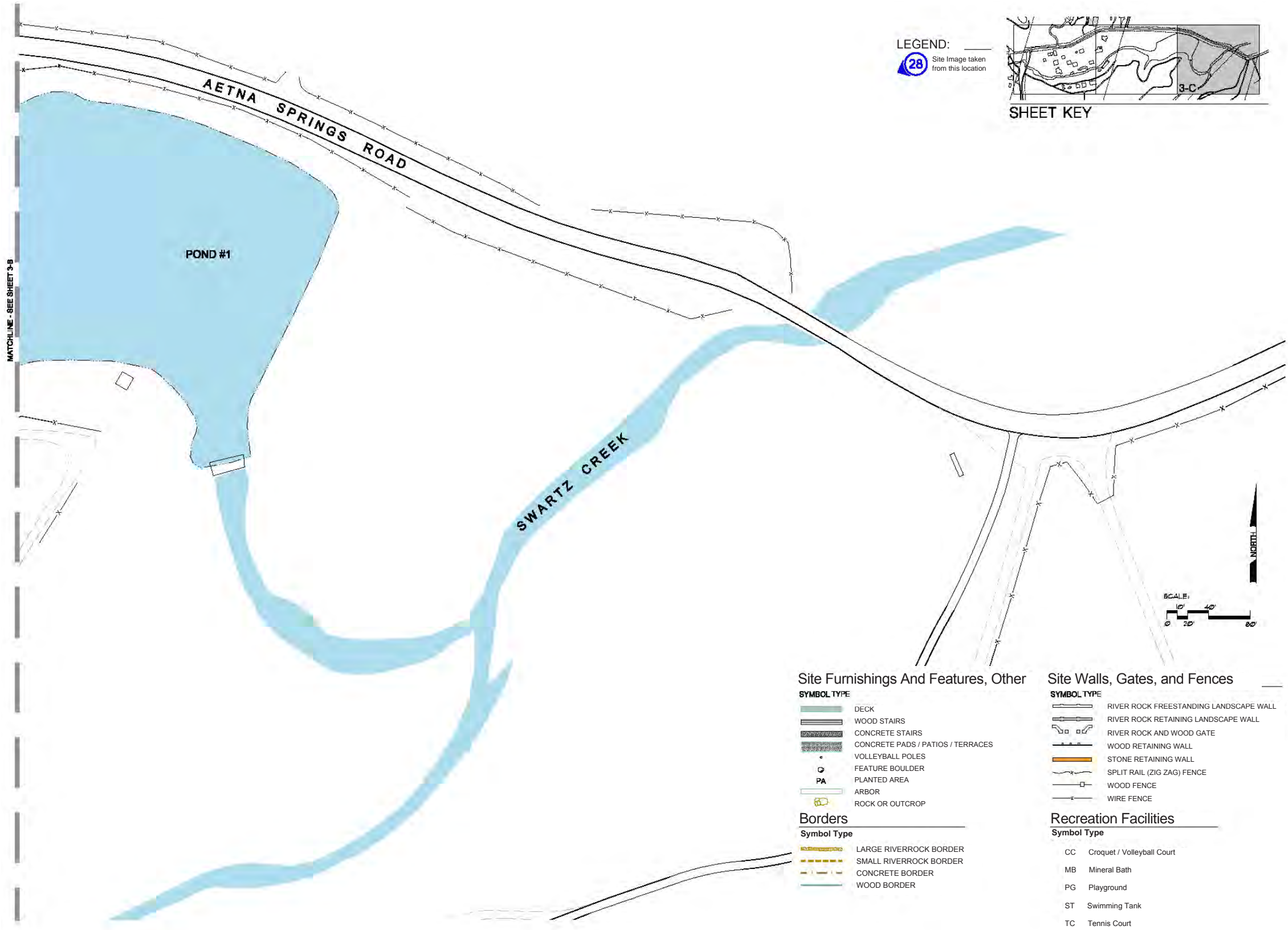


LANDSCAPE FEATURES AND TREATMENTS



Existing Conditions - Built Landscape Features | 3-B





Existing Conditions ~ Built Landscape Features | 3-C





1 Elm allée behind perimeter river rock wall - Gateway Lawn with Plane trees - Locust and Elm ornamental and shade trees providing setting for Social Hall



1A Elm allée behind perimeter river rock wall

DESIGNED PLANTING

Existing Conditions

Refer to the drawings “Existing Conditions – Designed Planting” at the end of the “Designed Planting” section. Image numbers correspond to views shown on the drawing.

Designed Planting refers to all trees, shrubs, groundcovers, vines, ferns, and perennials that were planted or installed for any reason at Aetna Resort. It does not refer to plants which occurred naturally, such as the native Oaks, Madrone, or Willows (for these please see “Natural Systems”).

Trees

The ornamental broad-leaf, deciduous trees planted in the core area of Aetna Retreat are all relatively fast growing and relatively short-lived. They provided “immediate” shade to supplement the shade of the canopy naturally occurring oaks.

Ornamental trees added to the shade provided by the naturally-occurring oaks, helped to define spatial organization, and provided aesthetic quality.

The allée of Elms behind the perimeter river rock wall along Aetna Springs Road helps define spatial organization, as well as provide shade. In front of the Social Hall the Elm allée was matched by a row of Plane trees. Some Elms and Plane trees were planted as individuals near buildings to provide broad canopy. Ornamental trees such as Black Locust and Honey Locust, more upright in form than the Elms, were planted in small groups at building perimeters to anchor and shade the buildings, as accent trees, and for color and fragrance.

LANDSCAPE FEATURES AND TREATMENTS

- Trees planted to provide spatial organization and character include Elms, Plane trees.
- Trees planted to provide secondary and under story shade include Black Locust, Honey Locust.
- Trees planted to provide wind break include Eucalyptus, Cedar.
- Naturally occurring trees include Pine, Douglas-fir, Arbutus, or Madrone.
- Naturally occurring trees providing overall canopy include Oaks, Willows, (See more about Oaks under the section “Natural Systems.”)

Shrubs, perennials, vines, ferns

Planting areas bordered by stone work used as building perimeters was a typical Rustic and Arts-and-Crafts era planting style (See more about river rock borders under “Built Landscape Features – Existing Conditions”, above). Typically they were planted with ground-oriented shrubs, perennials, ferns, and ground covers, as well as vines intended to grow on building trellises. Border planting areas are found today attached to many of the cottages as well as the Social Hall. Some of these shrubs are also found as accent specimens at building entries.

Existing ground-oriented plant materials that may have been planted as border garden planting include:

- Shrubs, Vines, Perennials, Ferns – Arbor-vitae, Privet, Boxwood, Cotoneaster, Rose, Toyon, Oleander, Firethorn, Russian Sage, Lavender, Grapevine, Woodbine, Oregon Grape, Daylily, Agave (Century Plant), Sensitive Fern, Variegated Periwinkle.



2 Elm, Black Locust as building perimeter shade trees
South Elevation of Social Hall



3 Plane Tree as building perimeter shade tree
Overgrown Arborvitae shrubs in border gardens



4 Arbutus and Boxwood as foundation planting in riverrock border planting area at Main House



5 Russian Sage and Lavender in Border Garden at Social Hall riverrock border planting area



6 Rose at Russ Cottage

Ground covers

Broad areas were planted with ground covers notably Periwinkle as a complement to the naturally-occurring ground-oriented grasses and stream-side rushes. These help to express under-story bank spaces along Aetna Springs Creek.

Mowed grass including Lawn

Native grass is found as a common naturally-occurring plant under Oaks in California. In the core retreat area, different approaches were used to manage grasses in different areas. These include:

- Infrequently-mown for unprogrammed outdoor activities
- Frequently-mown open space for pleasure-ground programmed or organized activities
- Heavily maintained lawn.

Some areas may have been heavily irrigated and other less or not.

Lawn areas framed by paths or carriage roads (bordered by perennials or tightly clipped boxwood and dotted by flower beds called "incidents") was a typical Victorian era planting style. Several lawn areas were created early in the resort's history and continued in that use through the resort's history, though their precise limits may have moved around during the years. The lawn area in front of the Social Hall is one such Victorian-era lawn that remains.

LANDSCAPE FEATURES AND TREATMENTS

Treatments

Treatments for planting will consider water conservation, deer/rodent management, disease resistance, creek riparian restoration, as well as review of existing species.

Trees

Reestablish the perimeter Elm tree allée. Reestablish other tree elements that were planted to define spatial organization. Reestablish historic building perimeter shade trees and trees in special localized areas using historic species as appropriate. Remove Eucalyptus and replant with native Oaks. (Refer to “Natural Systems Elements – Treatments” for treatments of native Oak trees.)

Shrubs, perennials, vines, ferns

The species and varieties of shrubs, perennials, vines, and ferns which may have been planted to provide aesthetic quality typically at the border gardens at buildings may be used in future planting areas and gardens. The actual specimens existing may be assessed for health and location on a case-by-case basis for rehabilitation and continued use.

Ground covers

Areas of ground cover may be rehabilitated for continuing use.

Grasses and Turf

Reestablish turf areas in public use open space areas, including

- Between the Social Hall and the perimeter river rock wall
- In the Central Commons area generally between the Social Hall and Frances Marion, Winship, and the Dining Hall
- In the area of the former Croquet Court and Tennis Court



8 Periwinkle - South Elevation of Frances Marion



7 Vine on Locust Cottage building trellis

Existing Conditions Planting Legend

TREES			
Symbol Type	Botanical Name	Common Name	N/P
A	Acacia sp.	Acacia	N
AS	Acer Saccharinum	Silver Maple	P
AM	Acer macrophyllum	Big Leaf Maple	N
AR	Arbutus menziesii	Madrone	N
CD	Cedrus deodora	Deodor Cedar	P
CR	Crataegus sp.	Hawthorne	P
EV	Eucalyptus sp.	Eucalyptus	P
GT	Gleditsia triacanthos	Honey Locust	P
M	Malus	Apple	P
PI	Pinus sp.	Pine	N
PC	Pistacia chinensis	Pistache	P
PA	Platanus acerifolia	London Plane	P
P	Prunus sp.	Plum/Flowering Cherry	P
PP	Prunus persica	Peach	P
PM	Pseudotsuga menziesii	Douglas-fir	N
Q	Quercus sp.	Oak	N
QL	Quercus lobata	Valley Oak	N
QD	Quercus douglasii	Blue Oak	N
QK	Quercus kelloggii	Black Oak	N
RP	Robinia pseudoacacia	Black Locust	P
SS	Sequoia sempervirens	Redwood	P
SL	Salix laevigata	Red Willow	N
T	Thuja sp.	Arborvitae	N
UA	Ulmus americana	American Elm	P
UP	Ulmus pumila	Siberian Elm	P
UC	Umbellularia californica	Bay Laurel	P
X	Stump		
UT	Unidentified tree		
	N = Naturally Occurs		
	P - Design Planting		

SHRUBS		
Symbol Type	Botanical Name	Common Name
AA	Agave americana	Century Plant
B	Bambusa sp.	Bamboo
BX	Buxus sp.	Box Wood
CT	Cotoneaster	Cotoneaster
CU	Cupressus sp.	Cypress
E	Euryops	Euryops
HA	Heteromeles arbutifolia	Toyon
LI	Ligustrum	Privet
NA	Nandiana sp.	Heavenly Bamboo
NO-W	Nerium oleander	Oleander White
NO-P	Nerium oleander	Oleander Pink
P	Prunus sp.	Flowering Cherry
PY	Pyracantha	Firethorn
R	Ribes	Current
ROS	Rosa sp.	Rose
S	Sambucus	Elderberry
SY	Syringa	Lilac
TH	Thuja sp.	Arborvitae
US	Unidentified Shrub	

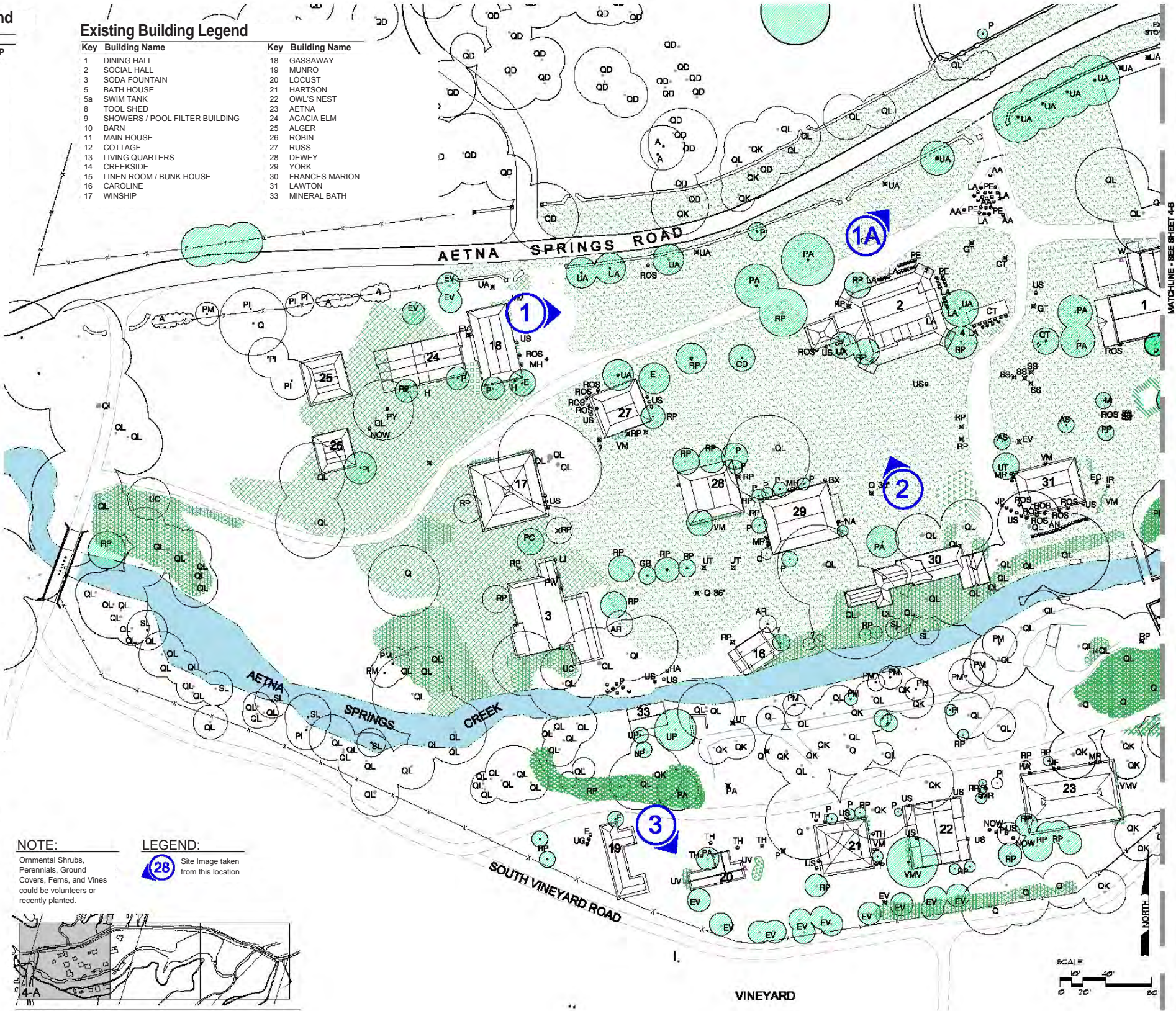
PERENNIALS		
Symbol Type	Botanical Name	Common Name
AC	Achillea	Yarrow
AL	Alcea rosea	Hollyhock
AY	Alyssum	Alyssum
AN	Antirrhinum majus	Snapdragon omia
EC	Escholia California	Poppy
IR	Iris sp.	Iris
LA	Lavandula spp.	Lavender
NF	Nepeta Faassenii	Catmint
PE	Perovskia	Russian Sage

GROUND COVER		
Symbol Type	Botanical Name	Common Name
		Turf-mowed grass
		Unmowed grass
	Juniperus spp	Juniper
JP	Juncus Patens	California Gray Rush
MR	Mahonia reptans	Oregon Grape
VMV	Vinca Minor Variegated	Dwarf Periwinkle
	Vinca Minor	Dwarf Periwinkle
	Lathyrus sp.	Sweet Pea
	Hemerocallis	Day Lily
	Bambusa sp.	Bamboo
UG	Unidentified Goundcover	

VINE		
Symbol Type	Botanical Name	Common Name
HH	Hedera helix	English Ivy
PW	Parthenocissus inserta	Woodbine
V	Vitis spp.	Grape Vine
W	Wisteria spp.	Wisteria
UV	Unidentified Vine	

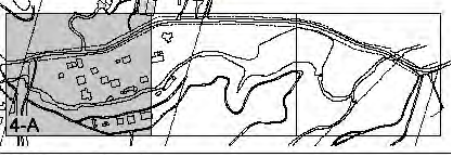
Existing Building Legend

Key	Building Name	Key	Building Name
1	DINING HALL	18	GASSAWAY
2	SOCIAL HALL	19	MUNRO
3	SODA FOUNTAIN	20	LOCUST
5	BATH HOUSE	21	HARTSON
5a	SWIM TANK	22	OWL'S NEST
8	TOOL SHED	23	AETNA
9	SHOWERS / POOL FILTER BUILDING	24	ACACIA ELM
10	BARN	25	ALGER
11	MAIN HOUSE	26	ROBIN
12	COTTAGE	27	RUSS
13	LIVING QUARTERS	28	DEWEY
14	CREEKSIDE	29	YORK
15	LINEEN ROOM / BUNK HOUSE	30	FRANCES MARION
16	CAROLINE	31	LAWTON
17	WINSHIP	33	MINERAL BATH



NOTE:
Ornamental Shrubs,
Perennials, Ground
Covers, Ferns, and Vines
could be volunteers or
recently planted.

LEGEND:
28 Site Image taken
from this location

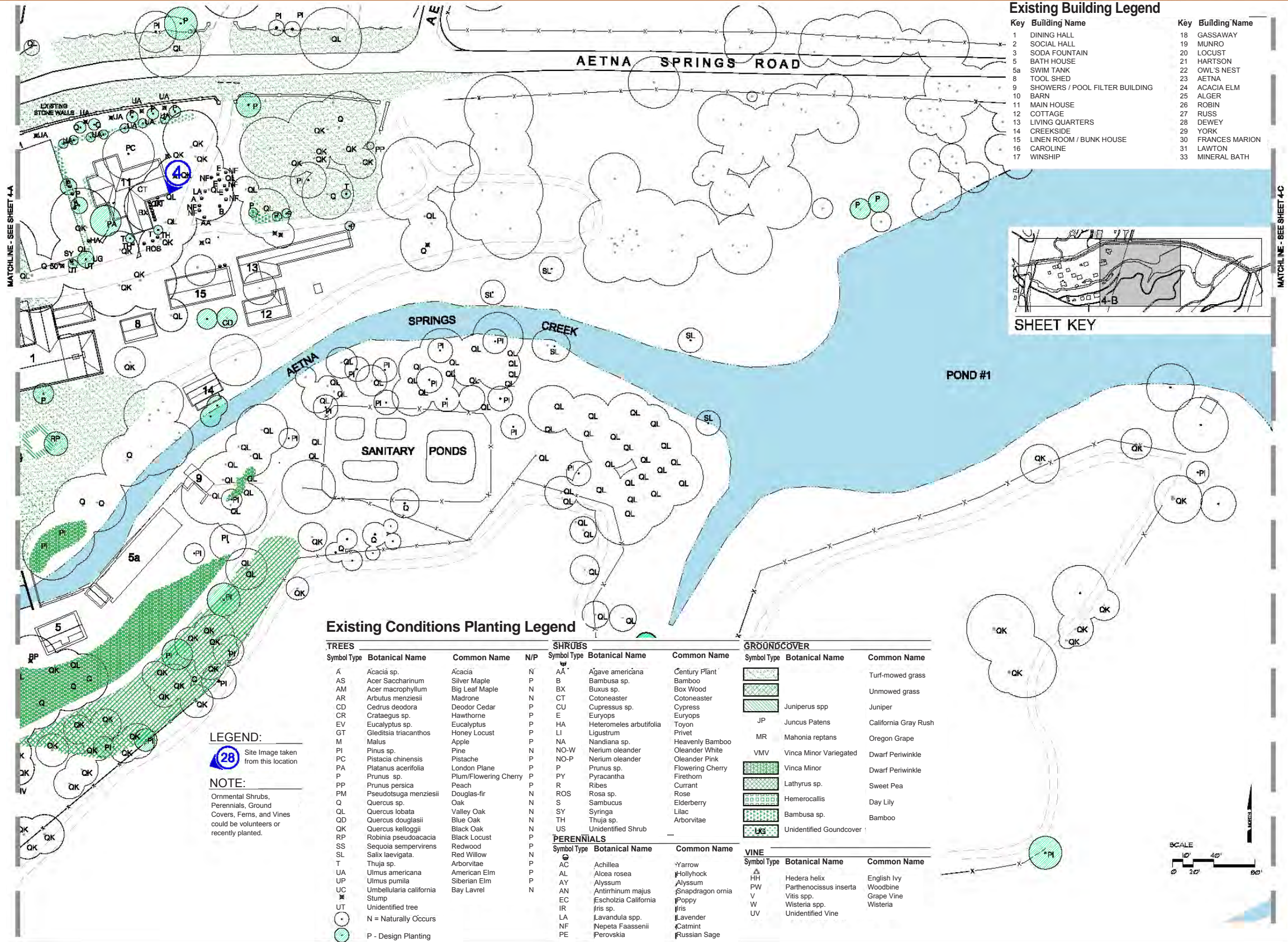


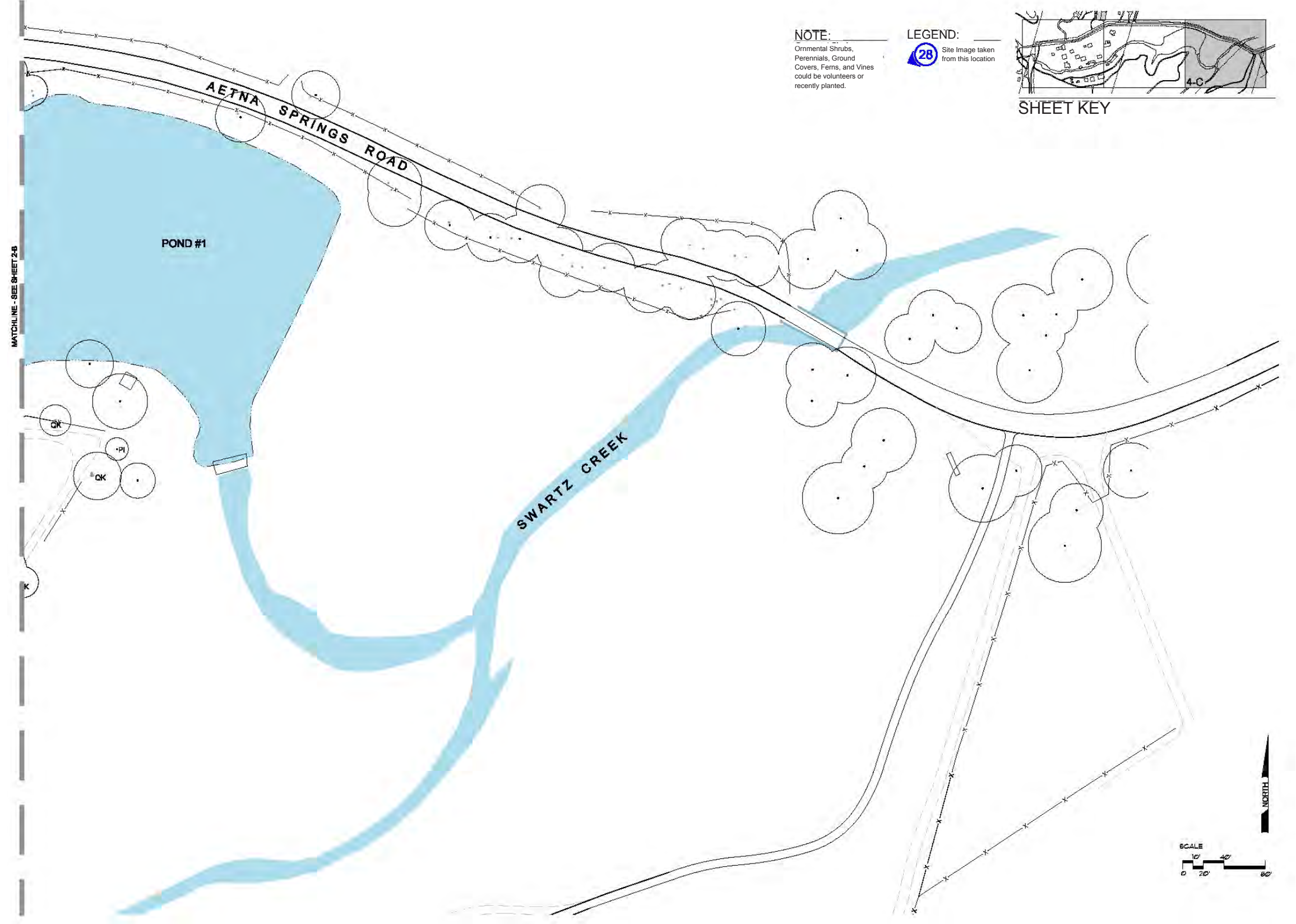
SHEET KEY

Existing Conditions - Designed Planting | 4-A



LANDSCAPE FEATURES AND TREATMENTS





Existing Conditions - Designed Planting | 4-C

