

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received FEB 2 1987

date entered MAR 9 1987

1. Name

historic Aetna Springs Resort

and/or common (same)

2. Location

street & number 1600 Aetna Springs Road N/A not for publication

city, town Pope Valley N/A vicinity of congressional district 2

state California code 06 county Napa code 055

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: VACANT

4. Owner of Property

name New Educational Development Systems, Inc.

street & number 2929 Avalon Avenue

city, town Berkeley N/A vicinity of state California 94705

5. Location of Legal Description

courthouse, registry of deeds, etc. Napa County Court House

street & number 825 Brown Street

city, town Napa state California

6. Representation in Existing Surveys

title Napa County Historic Resources Inventory has this property been determined eligible? ☐ yes ☒ nodate 1979 ☐ federal ☒ state ☒ county ☐ local

depository for survey records State Office of Historic Preservation, P.O. Box 2390,

city, town Sacramento state California 95811

7. Description

Condition	<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	Check one	<input checked="" type="checkbox"/> unaltered	Check one	<input checked="" type="checkbox"/> original site	
	<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins		<input checked="" type="checkbox"/> altered		<input type="checkbox"/> moved	date N/A
	<input type="checkbox"/> fair	<input type="checkbox"/> unexposed					

Describe the present and original (if known) physical appearance

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, maintaining the earlier rustic character. Integrity remains generally high from this later period: 34 of the 40 property 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 toilets (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. 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, Windship (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 (5) and (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 bottling works. The southern group spans a considerable period of time but is compatible through its rustic character which was achieved through consistent use of the same materials including heavy timbers, exposed framework, latticed porches, and shingled walls. This character was strengthened in the 1930s remodeling carried out in the office of Albert Farr and J. Frances Ward. The complex is harmoniously sited, particularly in relation to the creek banks.

Following is a detailed description of the major buildings and general descriptions of groups of minor buildings and landscape features. The buildings are keyed by numbers to the attached site plan.



AETNA SPRINGS

8. Significance

Period	Areas of Significance—Check and justify below							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	<input type="checkbox"/> science	<input type="checkbox"/> sculpture	<input type="checkbox"/> social/	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> literature	<input type="checkbox"/> military	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	<input type="checkbox"/> transportation	<input type="checkbox"/> other (specify)	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> politics/government	<input type="checkbox"/> tourism	<input type="checkbox"/> invention	<input type="checkbox"/> invention	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	<input type="checkbox"/> transportation	<input type="checkbox"/> other (specify)	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> politics/government	<input type="checkbox"/> tourism	<input type="checkbox"/> invention	<input type="checkbox"/> invention	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> tourism	<input type="checkbox"/> invention	<input type="checkbox"/> invention	<input type="checkbox"/> invention	

Specific dates 1877-1935 Builder/Architect 1877-c1925, unknown; c1925-c1935, Farr and Ward

Statement of Significance (In one paragraph)

Aetna Springs was one of California's famous mineral springs resorts of the late 19th and early 20th centuries. The complex is largely intact, with few alterations subsequent to the last major renovation in the early 1930s, and is one of the finest remaining examples of its type and period in the state. A number of the buildings are architecturally distinguished, and 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.

Under Criterion A, Aetna Springs is linked to the nationwide popularity of mineral hot springs as places for recreation and restoration of health in the 19th century. The advent of the field of germ pathology eroded the general belief in the cure-all properties of "taking the waters", but spas continued as popular recreation centers well after the turn of the century. Though not the first of the resorts in the Napa Valley associated with hot springs -- Napa Soda Springs, Calistoga Hot Springs, and White Sulphur Springs were developed in the 1850s and 1860s -- Aetna Springs has the distinction of continuous operation in the Napa Valley over the longest period of time, from 1877 to 1972. The popularity throughout the western states of the Aetna Mineral Water, first bottled in 1886, equaled and perhaps exceeded that of the waters of other spas in the state.

Under Criterion C, the complex of resort buildings represents an architecturally distinguished entity. Not only is the complex as a whole sympathetically integrated with its site, but several of the buildings are architecturally outstanding. Although the design of the Dining Hall and Social Halls has been attributed to Bernard Maybeck, there is no evidence to support this allegation beyond his friendship with the second proprietor, Len D. Owens. Still, the buildings are stylistically kin to Maybeck's work and are fine designs in their own right. Two other architects, Albert Farr and J. Frances Ward, prominent San Francisco practitioners, carried out the design of at least three of the cottages and the extensive remodeling of the other buildings around 1930.

In addition to the buildings, the development of the site as an oasis with bath houses, swimming pool, generous landscaping, extensive stone walls, gates, bridges, and a golf course is a significant man-made contribution to the natural environment. The golf course, originally a nine-hole course with sand greens, may have been laid out in the early 1890s under Len Owens' direction. If so, it might compete with the one at Monterey's Hotel Del Monte of 1895 for designation as the state's oldest.

9. Major Bibliographical References

Slocum, Bowen & Co., History of Napa and Lake Counties, S. F. 1881, p. 168.
Napa Register, numerous articles in the 1880s
St. Helena Star, articles in the 1870s and 1880s
Promotional pamphlet for Aetna Springs dated 1879, Bancroft Library, U. C. Berkeley
Promotional literature and photographs, California Historical Society

10. Geographical Data

Acres of nominated property 672
Quadrangle name Aetna Springs, CA
UTM References

A	1,0	5,4,5,3,5,0	4,2,7,9,7,8,0	B	1,0	5,4,5,7,4,0	4,2,7,8,1,9,0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1,0	5,4,4,9,8,0	4,2,7,5,9,6,0	D	1,0	5,4,4,2,8,0	4,2,7,5,9,6,0
E	1,0	5,4,4,0,7,0	4,2,7,9,7,8,0	F			
G				H			

Verbal boundary description and justification All that portion of Sections 35 and 36 of Township 10 North, Range 6 West and Sections 1, 2, 11, 12, and 14 Township North, Range 6 West Mount Diablo Base and Meridian, Napa County, Ca., described as follows: Parcel 1. The west half of Section 12 and the Southeast quarter of the Southwest quarter of Section 1, all in

state	N/A	code	county	N/A	code
state		code	county		code

11. Form Prepared By

name/title Sally B. Woodbridge, Architectural Historian
organization (none) date December 2, 1983
street & number 2273 Vine Street telephone (415) 848-4356
city or town Berkeley state California, 94709

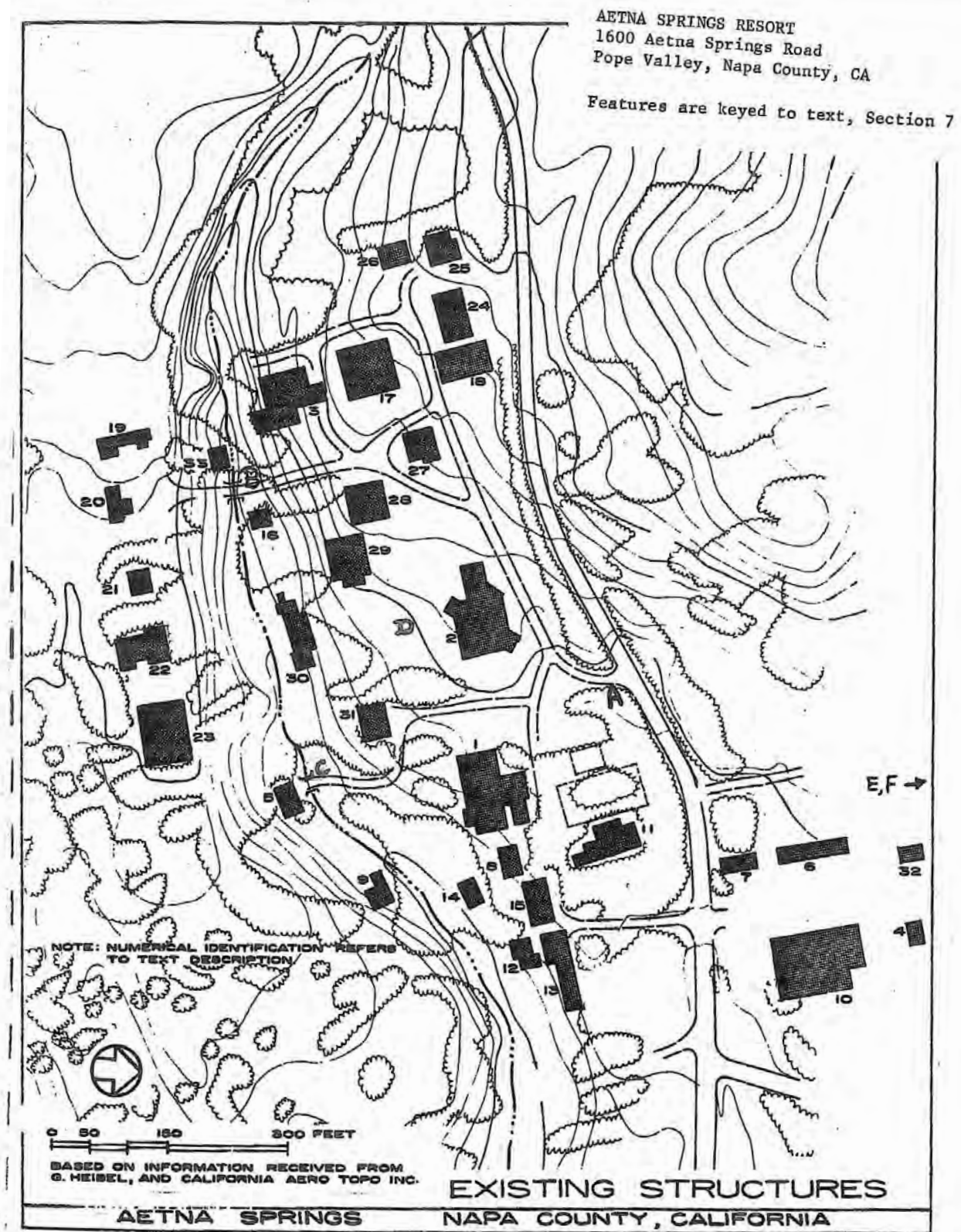
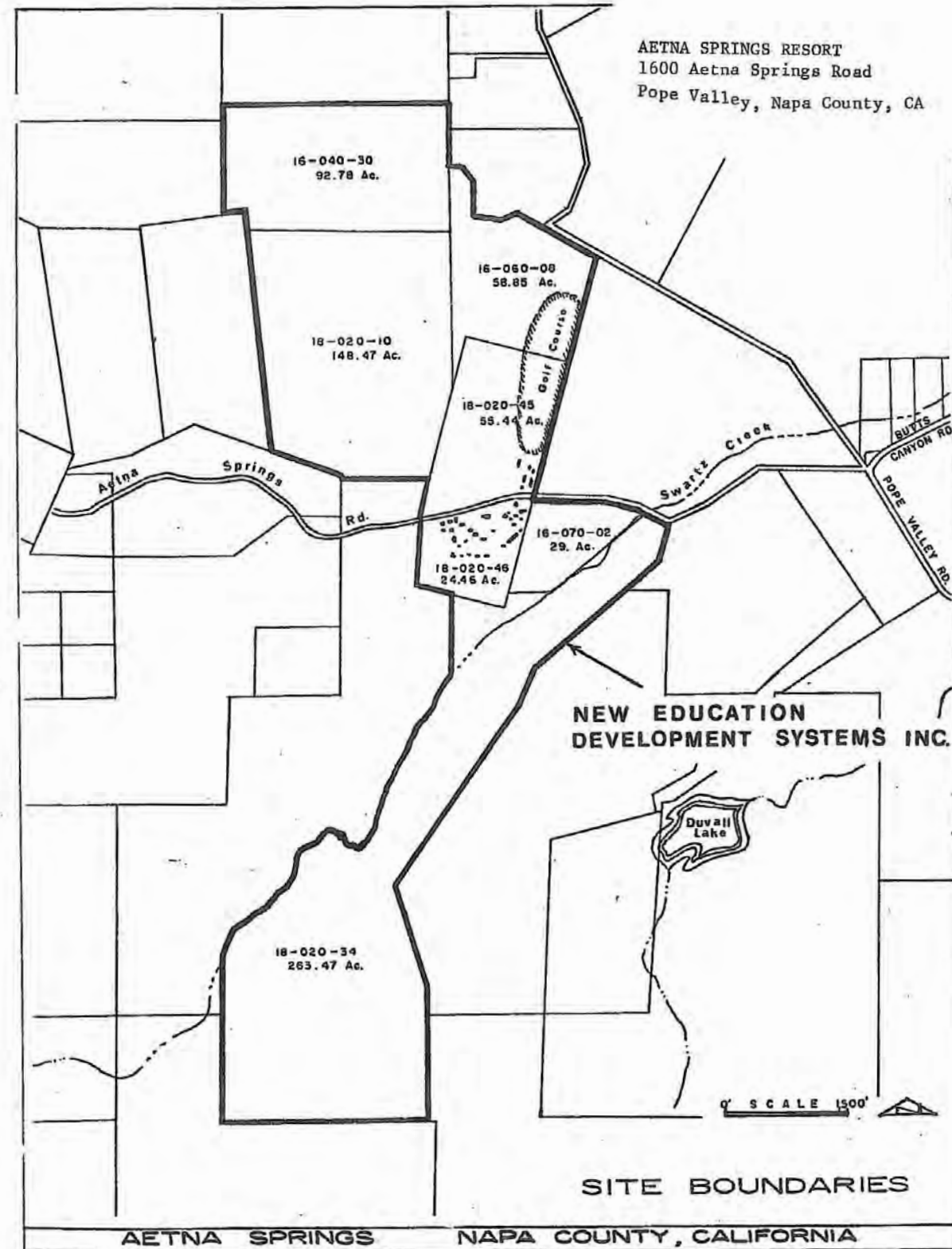
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Kathryn Mattie*
title State Historic Preservation Officer date 1/13/87

For NPS use only
I hereby certify that this property is included in the National Register
Keeper of the National Register date 3-9-87



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Property features (keyed to site plan)

Contributing

- 1 Dining Hall
- 2 Social Hall
- 3 Soda Fountain Building
- 5 Bathhouse
- 6 Garage
- 7 Plumbing Shop
- 8 Tool Shed
- 10 Barn
- 11 Main House
- 12 Cottage
- 13 Living Quarters
- 14 Creekside Living Quarters
- 15 Linen Room and Living Quarters
- 16 Caroline (cottage)
- 17 Winship (original lodge)
- 18 Gassaway (cottage)
- 19 Munro
- 20 Locust
- 21 Hartson
- 22 Owl's Nest
- 23 Aetna
- 24 Acacia-Elm
- 25 Alger
- 26 Robin
- 27 Russ
- 28 Dewey
- 29 York
- 30 Frances Marion
- 31 Lawton
- 33 Mineral Bath
- A Entrance Gate and Stone Walls
- B Stone and Timber Bridge
- C Stone and Timber Bridge
- D Pergola at Social Hall

Non-contributing

- 4 Golf Club House
- 5A Pool
- 9 Showers and Pool Filter Building
- 32 Toilets
- E Golf Course
- F Spring House (Site of Bottling Works)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET ITEM NUMBER 7 PAGE 2

#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 as an addition to a dining hall that formerly stood on the site 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 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 gable on square posts runs across the front. The main hall is one 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 with 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 accomodate a large group of musicians. 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 braces 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.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

#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 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 gable-roofed structure is clad in board-and-batten. Double-hung, wood sash windows with 6/6 lights are grouped in twos 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 which 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 wooden 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 (D), approximately contemporary with the social hall, is located immediately to the south.

#3 Soda Fountain: orig. 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 separately 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.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

#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.

#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.

APPENDIX B

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CONTINUATION SHEET ITEM NUMBER 7 PAGE 5

#28 Dewey and #29 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.

#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 S 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.

#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.

#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.

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET ITEM NUMBER 7 PAGE 6

#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 Munroe in form and use of materials. Interiors are undistinguished.

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

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.

#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.

#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.

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DATE ENTERED

CONTINUATION SHEET ITEM NUMBER 7 PAGE 7

#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 dammed 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 Windship. The addit was abandoned because of continuous flooding with the hot mineral spring water which later fed the pool.

#5 Bath Houses: 1877, remodeled in the 1920s; pool enlarged in 1894 and the 1950s

A rectangular, gable-roofed structure with board-and-batten walls which use thin tree limbs 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 the pool filter.

Two stone and timber bridges (B,C) cross the creek east of the Mineral Bath House (33) and near the Bath House and Pool (5). Their dates are unknown, they may be contemporary with the mid-1880s stone walls.

#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.

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CONTINUATION SHEET ITEM NUMBER 7 PAGE 8

#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.

#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.

In the middle of a central open space of the resort compound bounded by the Social Hall (2), Lawton (31), and Frances Marion (30), stands a pergola made of square wood timbers with lattice in-fill (C). Originally there were two pergolas, both designed by Albert Farr and J. Frances Ward. Drawings for them exist but are undated. Presumably they were built in the 1930s when the firm was commissioned to provide additional buildings and remodel old ones.

#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. Windows and doors vary. In plan the building is an irregular rectangle.

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CONTINUATION SHEET ITEM NUMBER 7 PAGE 9

A. Stone Entrance Gates and Walls, 1880s-1890s

A tri-partite entrance gate composed of two high massive stone boulder piers (possibly with a steel or concrete core) bridged by a wooden arch with a wood shingle coping and shingled pyramidal caps over the piers has two flanking pedestrian-scale gates. The outer piers are also of stone boulders and are capped with shingled gable roofs. Heavy square timbers project from the high piers just under the caps. "AETNA" in large wooden letters runs across the arch. Stone boulder walls, which date back to 1886, punctuated with square piers at intervals connect to the gate and run along the road on both sides bordering the main resort compound. The original main gate was composed of wood piers and was less obviously rustic. The present gate may well have been built at the time of the new dining and social halls. The Len D. Owens House, a large shingled bungalow, completed in 1905, formerly stood on the hill opposite the main gate; it burned in 1908.

#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 with the battens made of split tree limbs or thin trunks of saplings. The building is rectangular in plan with a shingled gable roof and a separately roofed front porch on log posts. Doors are of vertical boards and windows are 9-light casements. The back room flooring appears to be the former bowling alley-ways, but there is no knowledge of how they got there. The nearby 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. 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. 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. It is probable 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.

NPS Form 10-500-a
(3-02)

OWS No. 1023-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory--Nomination Form**



Continuation sheet Item number 7 Page 10

The 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.

#7 Plumbing Shop, #6 Garage, #10 Barn, #4 Golf Clubhouse, #32 Toilets and Showers

Across the road from the main entrance is a group of five buildings which occupy the site before the golf course. The most significant building is the barn (10), a two-story-plus gable-roofed main structure running north-south, with lean-tos on the east and west sides. The building, which appears in 1880s photographs, is clad with wide boards and battens; openings have been cut directly into the walls and consist of doors, 12-light casement windows, double doors for cattle and vehicles, and hay mow doors. The lower floor is divided into a broad aisle with stalls on either side in the lean-tos. At one end is a staircase leading to the upper floor which is a clear-spanned single space braced with cross beams set between the exposed rafters. The space was used for large dances and parties reported in the 1890s and years after; it has a strong wood floor. An undated photo shows the cross beams tied with garlands and a group of women in costumes.

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. The golf clubhouse (4) and nearby toilets and showers (32) are non-contributing because of their recent major remodeling -- in the case of the clubhouse -- and the nearly contemporary date of (32). Both are undistinguished, functional buildings. The date of the golf course (E) is also difficult to ascertain; the best evidence suggests it was laid out in the 1890s, one of the earliest in the state. Originally a nine-hole course, it has been enlarged considerably and modernized; it no longer retains its historic appearance and does not contribute to the district. The original bottling works was on the course and housed in a rectangular wooden shed, one-story high, attached to a high tower, open at the bottom, with battered walls tapering toward the top and terminating in a box-like observatory room with a hipped roof. The shed part of the structure still exists at another site in Pope Valley; the tower is gone. A small, modern spring house is located on the site along with a part of the concrete foundation (F); it is not a contributing feature. A contemporary open shed and a barbecue pit are the only other structures on the golf course.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Resource Count:

- 29 contributing buildings
- 5 contributing structures (A, B, C, D, 33: entrance gate and walls, two bridges, pergola, mineral bath pavillion)
- 4 non-contributing buildings (4, 9, 32, F: golf clubhouse, showers, toilets, modern spring house)
- 1 non-contributing structure (5A: enlarged swimming pool)
- 1 non-contributing site (E: golf course)

TOTAL: 34 contributing features (6 non-contributors)

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HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET ITEM NUMBER 8 PAGE 2

The resort's major period of activity and development occurred between the 1870s and the 1930s; its history is chronicled below.

Before the resort era, for which the property is most famous, mercury mining drew settlers to upper Pope Valley. Prospecting for gold and silver in the late 1850s revealed inadequate quantities of these metals. Yet, rich deposits of mercury, a valuable resource in the quartz mining period, were discovered, and in 1867 a claim was filed by the Valley Mining Co. for 82.62 acres which encompassed the springs area and the golf course. The initial mine shaft was sunk in the bed of Aetna Springs Creek, but was almost constantly flooded with hot water from the springs. A drastic drop in mercury prices combined with the difficulties of operating the mine caused its closure in 1877 and sale to Chancellor Hartson of Napa. Hartson capitalized on the well known curative properties of the springs which contributed to the failure of the mining enterprise. The main spring was called the American Ems; its water was advertised as having the same composition as the EMS water from a spring in Germany that was world famous. Other springs on the property acquired the names of Potassium, Mirror Iron, Bath House and Summer House. (The latter two were named for their location.) These had a temperature of about 98 degrees F. The springs had been known to early settlers in the valley as well as to the local Indians who had been accustomed to camping near them for generations.

With the help of his nephew, W.H. Lidell, who became the manager, Hartson remodeled some of the miner's cabins and the boarding house on the property and opened a health resort. A regular stage run began in 1878. A dozen or so buildings were reported in the St. Helena Star, including a 12-room, 75' x 25' bath house which was pre-fabricated in Napa and hauled over to Aetna Springs. Others were a kitchen and dining hall, a reading room and library, a boarding house, and camp sites. A barn, which appears in 1880s photographs, still stands; its upper level was well floored for dancing. According to various reports in the St. Helena Star in the 1880s, the resort continued to grow. A "swimming bath" which preceeded the present pool, was announced in 1880, and in 1881, a billiard and bowling room. By 1885, the Napa Register reported that there were 20, neat white cottages and new landscaping with a stone wall about one mile long constructed by Chinese coolies. Unfortunately, none of these buildings is described so that their survival or location cannot be ascertained.

In December, 1891, the Star announced the purchase of the Aetna Springs property by L.D. Owens from the estate of Chancellor Hartson for \$35,000. The article also reported Owens' plans for the construction of a fine new hotel for the coming season. Lidell

APPENDIX B

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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DATE ENTERED

CONTINUATION SHEET ITEM NUMBER 8 PAGE 3

continued as manager; however, in 1893 William Mitchell assumed the management and supervision of extensive improvements including the removal of the old hall (perhaps to become the clubroom nucleus of the present Soda Fountain) and the construction of a two-story building on its site. The remodeling of the cottages is reported as well as the building of Aetna. The grounds were to be lit with electric lights.

The grand opening in 1893 was reported in the Star, with dancing at the bottling works and livery stables. The new hotel building's spacious parlor and reception rooms are mentioned as well as the fine chambers on the second floor. By 1895 the building had a post office on the ground floor. The main guest accommodations were in Lawton, Hartson, and the newly constructed Aetna. Mitchell's cottage (Main House) was reportedly moved and altered. Improvements continued over the years: in 1902 the bottling works were completed; in 1904 Len Owens' bungalow was completed; it burned in 1908. In 1905, the completion of the new dining hall with smaller hall attached was announced, and in 1906 the Star carried a report of the removal of the hotel to a new location and beginning construction of a new structure, presumably the present Social Hall (also called the Amusement Hall). The last building in this major program appears to have been the new clubhouse, presumably the present Soda Fountain, which may incorporate the old clubhouse room.

Although social occasions continue to be enthusiastically reported in the local newspapers, no further building activity is noted until the mid-1920s and 1930s. At this time Owens commissioned the San Francisco firm of Albert Farr and J. Frances Ward to design new cottages and remodel the older ones. (Farr had been a student of Maybeck's at U.C. Berkeley.) They also presented plans for major remodeling of the first hotel structure (Winship). Preliminary plans and sketches for "new cottages" are dated as early as 1923, but these do not exactly correspond to any one of the present cottages that date from this period. The plans were probably modified. Of the four cottages that date from this campaign: Francis Marion, Caroline, Munro, and Locust, a full set of plans exists only for Francis Marion. However, Caroline is closely tied to the prototype design of 1923. A contract with specifications exists for the alteration of the "Hotel" (Winship) and is dated January 1930. This suggests that the design phase for this building program took several years. It is not possible to determine the exact dates for any of the construction.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET ITEM NUMBER 8 PAGE 4

Len Owens died in 1945 having sold the property in 1944 to George Heibel. The resort continued to be popular through the 1950s and 1960s with an average weekend use of 250-270 residents. The swimming pool and golf course were remodeled in the mid-1950s, but no major changes occurred in the buildings. In 1972 the Heibels sold the property and the resort ceased operation.

Of the people associated with the Aetna Springs Resort, Chancellor Hartson, Len D. Owens and his daughter Frances Marion are known beyond their association with the resort. Hartson was a prominent citizen of Napa, engaged in many enterprises. Len D. Owens formed the outdoor advertising company, Owens, Varney and Green, which, in 1901 became Foster and Kleiser. Frances Marion, for whom one of the cottages is named, was a successful screen writer and author of a number of books including The Valley People, which is a fictional account of her life in the Pope Valley.

The acreage is potentially rich in prehistoric information. The property was surveyed by archaeologists from California State University, Sonoma. A total of twelve sites were discovered, of which nine were aboriginal and three were from the historic period. Aboriginal artifacts were found scattered over the entire site. The level of specific site investigation, however, is insufficient to justify the inclusion of archaeology as an area of significance in the nomination at this time. However, the potential for significance exists and may be eventually justified when additional information is known. The Aetna Springs Resort site number is CA-NAP-463H.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET ITEM NUMBER 10 PAGE 2

Township 9 North, Range 6 West, Mount Diablo Base and Meridian. Excepting therefrom all that portion of the SE quarter of the SW quarter to said Section 1 lying within Lot 86 and lying N of the County Road as shown upon Map 246. Also excepting therefrom all that portion of said Section 12 and Section 1 lying SE of the following described deed line:

Beginning at a point on the W line of said Section 12 from which the W quarter corner of said Section 12 bears N 38.37 feet; thence on a true Meridian N 34°02' 10" East 1535.66 feet to a 3/4" iron pipe; thence N 21°47' 50" E 439.30 feet to a 3/4" I.P.; thence N 46°31' 20" E 1226.16 feet to a 3/4" I.P.; thence N 52°05' 10" E 749.60 feet to a 3/4" I.P.; thence N 17°17' 40" E to the County Road as shown on said Map 246.

Parcel 2

The N half of the NE quarter of Section 14, and the E half of Section 11, all within Township 9 N, Range 6 W, Mount Diablo Base and Meridian. Excepting therefrom all that portion of the E half of the Section 11 lying NW of the following described line:

Beginning at the intersection of the E line of said Section 11 with an existing fence line from which the East quarter corner of said Section 11 bears S 1580.19 feet; thence along said fence line the following courses and distances: S 33°58' W 292.0 feet, S 22°44' W 153.0 feet, S 35°12' W 68.0 feet, S 47°22' W 189.0 feet, S 27°29' West 334.0 feet, S 29°54' West 101.0 feet, S 17°22' West 659.8 feet, S 16°23' West 325.0 feet, S 25°54' West 249.0 feet, S 69°54' West 63.1 feet, N 52°33' West 293.4 feet, N 60°00' West 60.8 feet, N 49°49' West 121.0 feet, S 33°05' West 180.9 feet, S 61°50' West 238.17 feet, S 44°20' West 113.75 feet, S 13°25' West 410.95 feet, S 69°10' West 151.43 feet, S 16°00' West 90.90 feet, S 32°20' West 212.37 feet and S 21°35' West 209.48 feet to the W line of the E half of said Section 11.

Also excepting therefrom all that portion of the East half of the SE quarter of said Section 11 and the N half of the NE quarter of said Section 14 lying E of the following line: Beginning at a point on the E line of said Section 11 from the the east quarter corner of said section 11 bears N 38.37 feet; thence S 34°02' 10" West 1116.82 feet to a 3/4" I.P.; thence S 16°03' 25" E 1426.03 feet to a 3/4" I.P.; thence S 1°17' 49" E to the S line of the N half of the NE quarter of said Section 14.

Parcel 4

The Aetna Mineral Springs property, consisting of about 82.62 acres in the Fope Valley, recorded 4/20/1887 in Book C of Patents at page 476 to which is made for a full description Excepting therefrom this parcel:

Commencing at the most W corner of Lot 42 of Township 9 N, Range 6 West, Mount Diablo Meridian, running thence from said point of commencement along the W line of said mine N 14°15' East 725.75 feet; thence S 75°45' East 7.87 feet; thence S 2°15' West 457.92 feet; thence S 4°50' East 294.0 feet to the S line of said mine, the Valley Mine; thence along the last mentioned line N 75°45' West 199.19 feet to the point of commencement.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET ITEM NUMBER 10 PAGE 3

Parcel 5

Lots 1, 2, 5, 7, and 8 and the SE quarter of the NE quarter of Section 2, in Township 9 North, Range 6 West, Mount Diablo Meridian.

Parcel 6

Lots 53, 81, 83, 84, and 85 as shown on Map 246 referred to above, in Book 2, at p. 26, of Maps in the office of the Napa County Recorder. Excepting from said Lot 53 that parcel of land quitclaimed to Albert E. Sayers etux, filed in Book 193, p. 292. Also excepting from said Lot 53 that poirtion filed in Book 685, p. 920 in the office of the said Recorder.

Excepting from said Lots 81 and 82 the N 1,100 feet as described in Book 811, p. 261 of official records filed in the office of that said Recorder.

Justification: Boundaries are drawn on current lot lines within single ownership and encompass all of the components of the historic Aetna Springs Resort.

APPENDIX B



Top - Bldg. #20 - Locust, view from NW, Photo #54 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #17 - Winship, view from E, Photo #44 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #17 - Winship, detail of elevation, porch and doors, Photo #46 of 84 (J. Brundrett photo, October 1983)

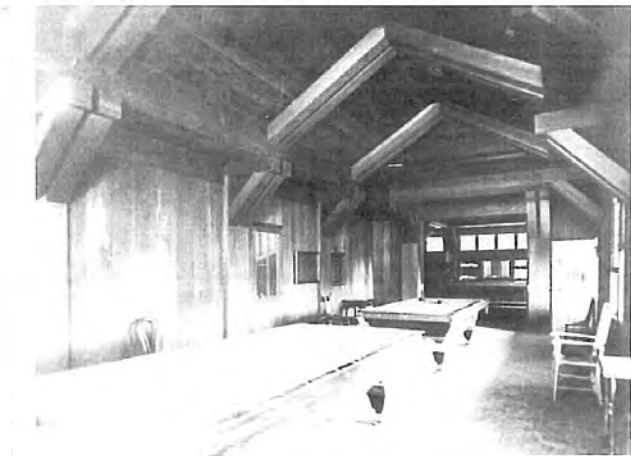
Bottom - Bldg. 7 - Winship, view from N, Photo #45 of 84 (Johnathan Brundrett photo, October 1983)



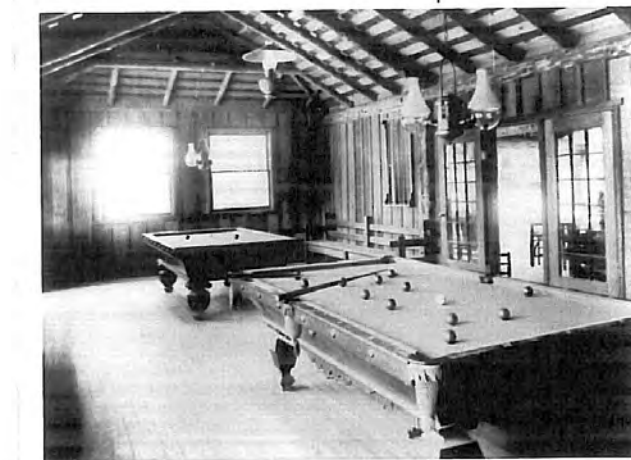
Top - #18 - Gassaway, view from S, Photo #47 of 84 (Johnathan Brundrett photo, October 1983)



Bottom - #18 - Gassaway, view from E, Photo #48 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #18 - Gassaway, interior after remodeling, Photo #50 of 84 (unknown photographer, c. 1930)



Middle - Bldg. #18 - Gassaway - interior before remodeling, Photo #49 of 84 (unknown photographer and date)



Bottom - Bldg. #18 - Gassaway, Interior, Photo #51 of 84 (Johnathan Brundrett photo, October 1983)

APPENDIX B



Top - Bldg. #19 - Munro, view from E, Photo #52 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #20 - Locust, view from NE, Photo #53 of 84 (Johnathan Brundrett photo, October 1983)



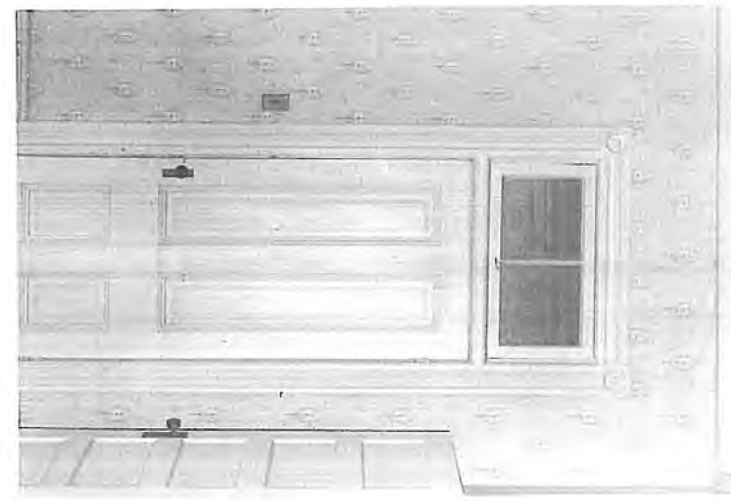
Top - Bldg #21 - Hartson, view from NW, Photo #55 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #21 - Hartson, view from NW, Photo #57 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #21 - Hartson, detail of N elev. porch and door, Photo #56 of 84 (J. Brundrett photo, October 1983)

Bottom - Bldg. #22 - Owl's Nest, view from SW, Photo #59 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #23 - Aetna, view from NE, Photo #60 of 84 (Johnathan Brundrett photo, October 1983)

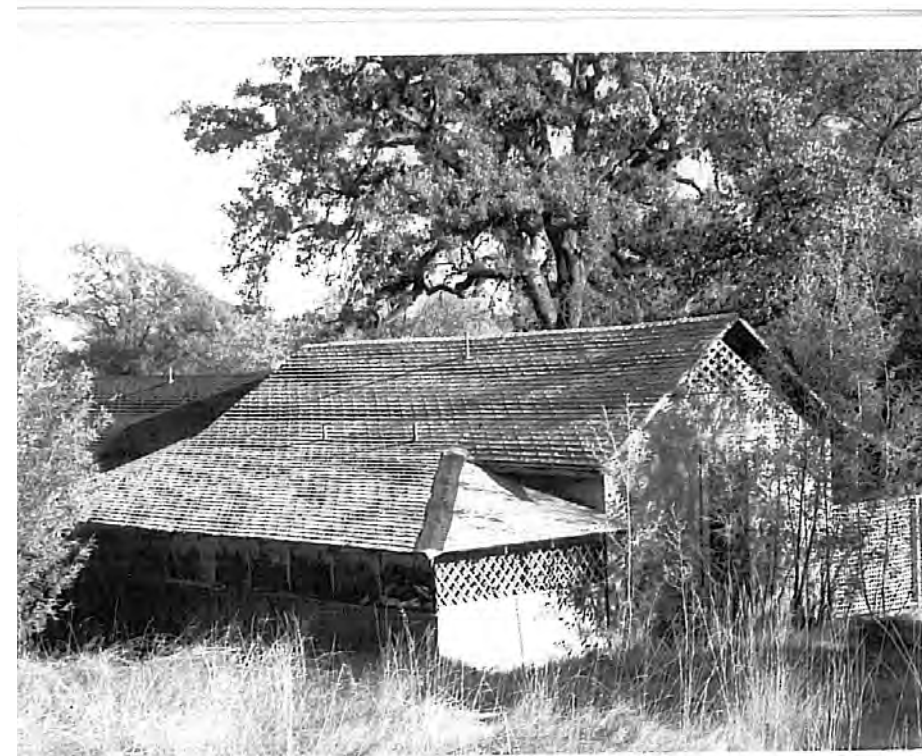
Bottom - Bldg. #23 - Aetna, interior detail, Photo #62 of 84 (Johnathan Brundrett photo, October 1983)

APPENDIX B



Top - Bldg. #23 - Aetna, view from SW, Photo #61 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #24 - Acacia-Elm, view from S, Photo #63 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #24 - Acacia-Elm, view from SW, Photo #64 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #24 - Acacia-Elm, view from NW, Photo #65 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #24 - Alger, view from NE, Photo #66 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #26 - Robin, view from SW, Photo #67 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #27 - Russ, view from SE, Photo #69 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #27 - Russ, view from SW, Photo #68 of 84 (Johnathan Brundrett photo, October 1983)

APPENDIX B



Top - Bldg. #28 - Dewey, view from NE, Photo #70 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #28 - Dewey, view from SW, Photo #71 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #29 - York, view from N, Photo #72 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #29 - York, view from SW, Photo #73 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #30 - Frances Marion, view from N of E end, Photo #74 of 84 (J. Brundrett photo, October 1983)

Bottom - Bldg. #30 - Frances Marion, view from N of W end, Photo #75 of 84 (J. Brundrett photo, Oct. 1983)



Top - Bldg. #30 - Frances Marion view from NE of E end, Photo #76 of 84 (J. Brundrett photo, October 1983)

Bottom - Bldg. #31 - Lawton, view from NE, Photo #77 of 84 (Johnathan Brundrett photo, October 1983)

APPENDIX B

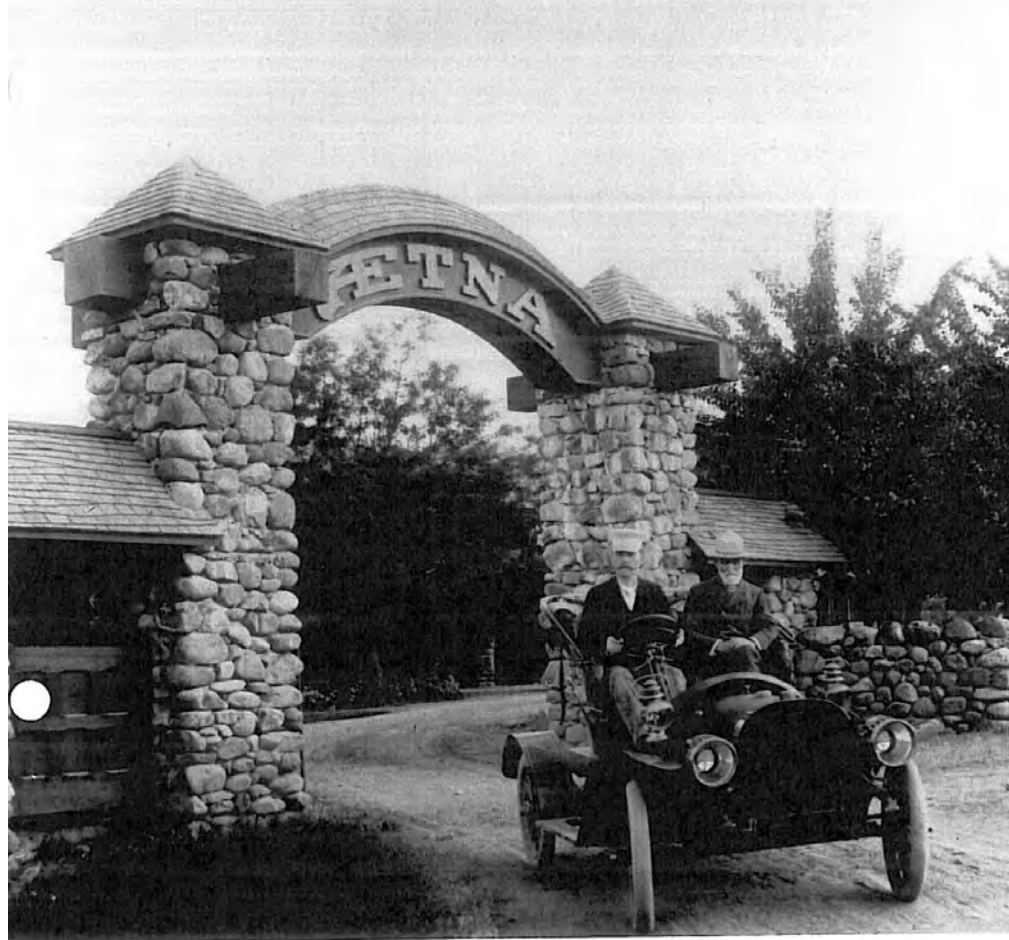


Top - Bldg. #31 - Lawton, view from SW, Photo #78 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #33 - Summerhouse, view from NE Photo #80 of 84 (Johnathan Brundrett photo, October 1983)



Bldg. #33 - Summerhouse, view from SE, Photo #79 of 84 (Johnathan Brundrett photo, October 1983)

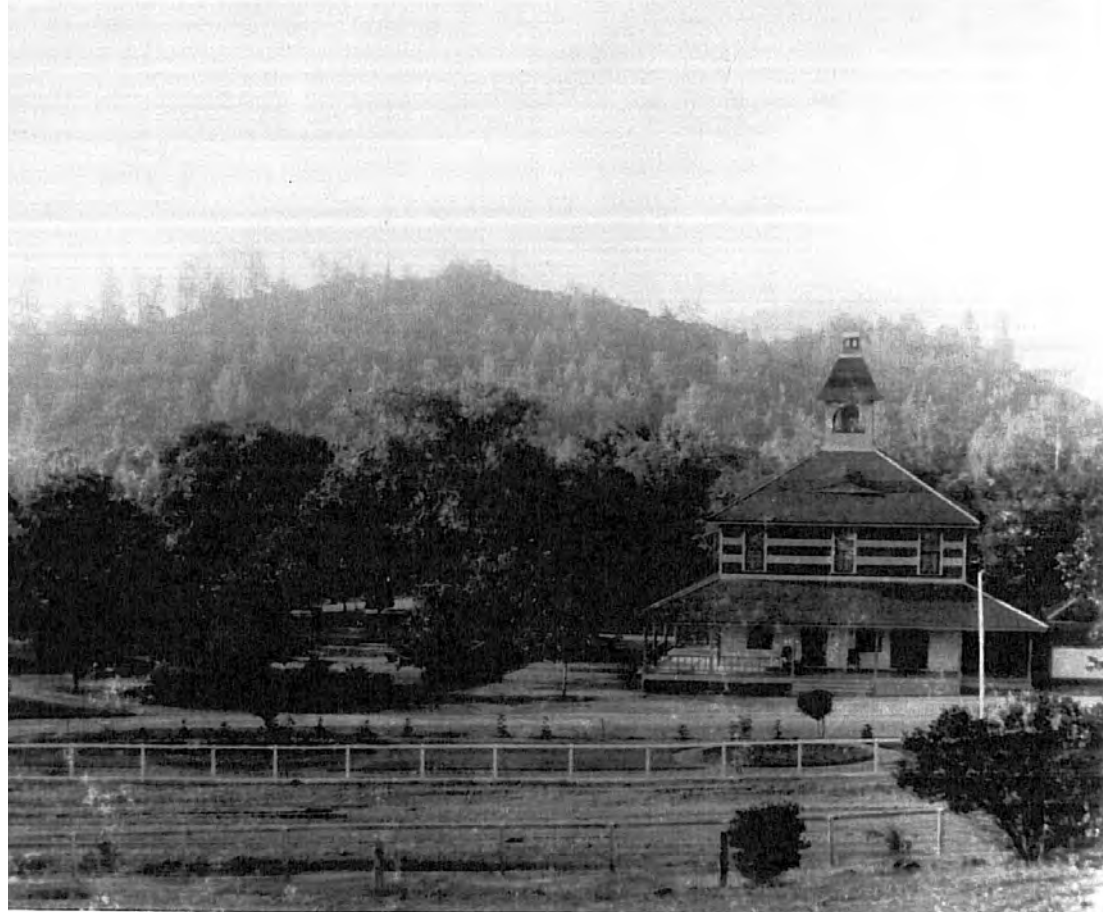


A - Entrance Gate, view from NE, Photo #82 of 84 (unknown photographer, c1910)

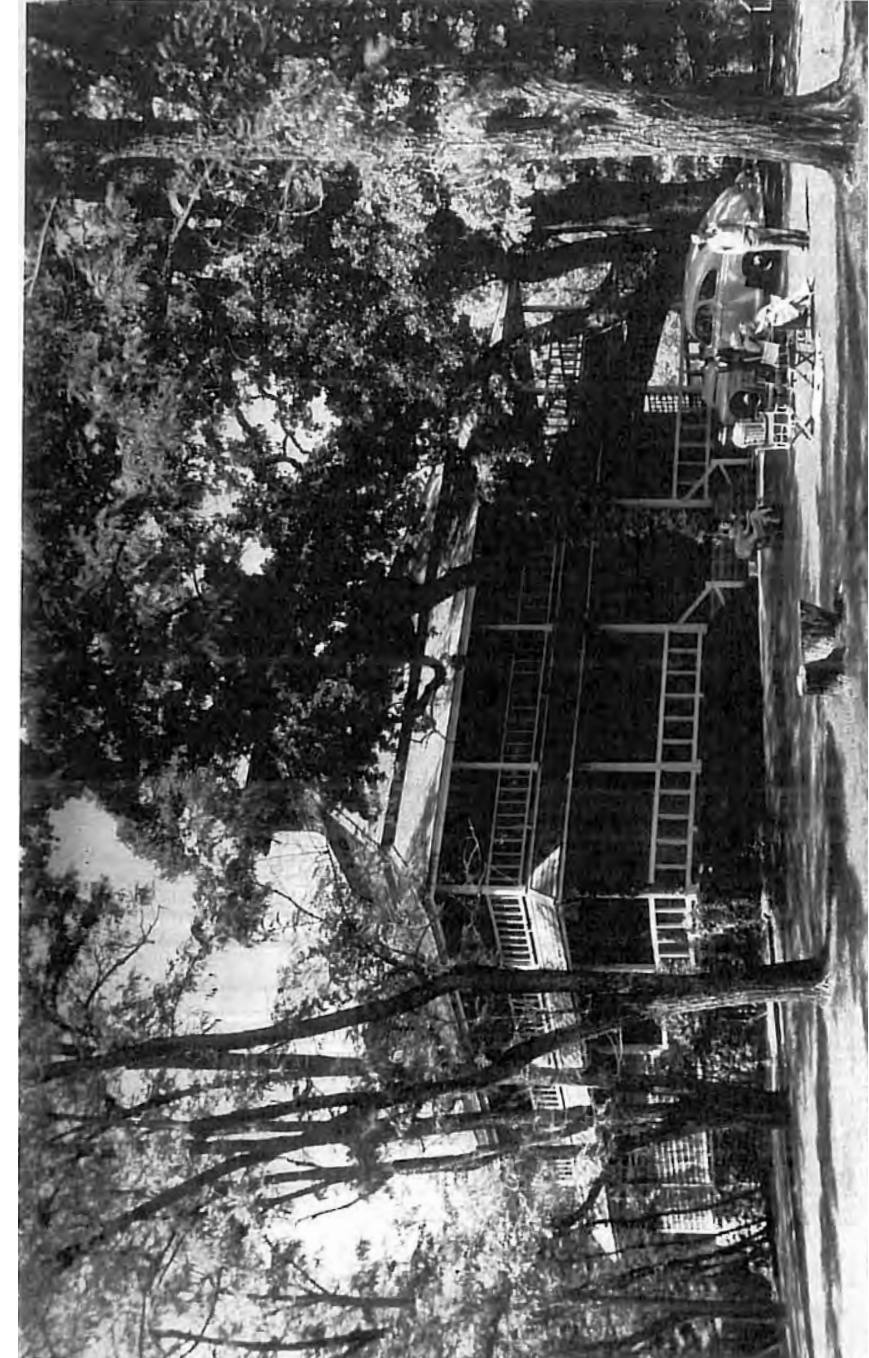


Top - Bldg. #1 - Dining Hall, view from SE, Photo #1 of 84 (historic photo, date unknown)
Bottom - Bldg. #1 - Dining Hall, view from NW, Photo #2 of 84 (historic photo, date unknown)

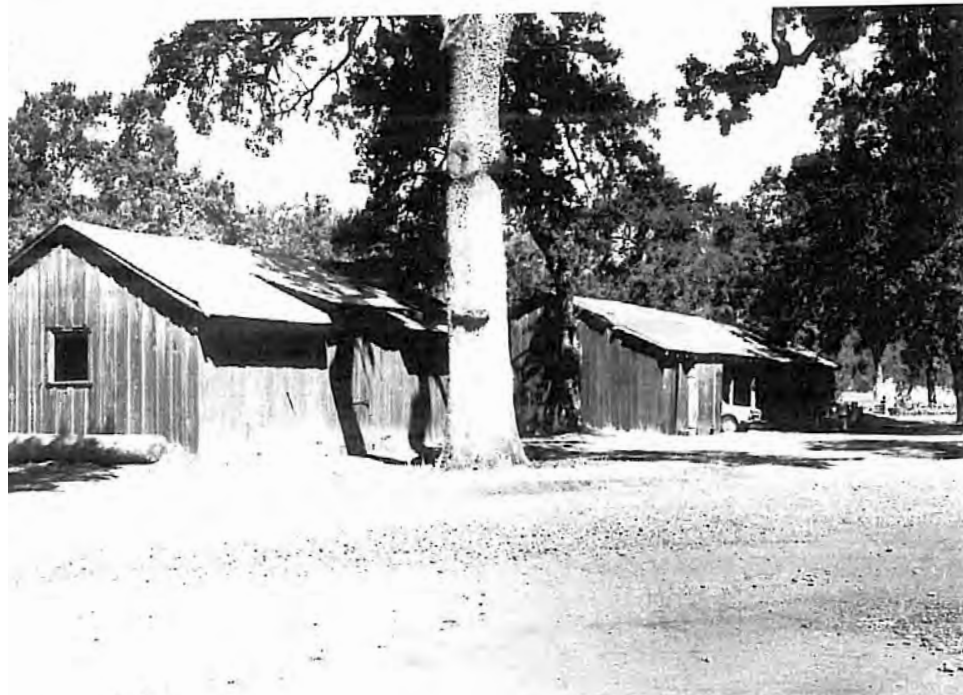
APPENDIX B



Bldg. #17 - Winship, view from N, Photo #42 of 84 (Unknown photographer, c1890)



Bldg. #17 - Winship, view from SE, Photo #43 of 84 (Unknown photographer, c1950)



Top - #9 - Pool and Showers, view from SW, Photo #26 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - #6 (on right) Garage and #7 (on left) Plumbing Shop, view from SE, Photo #25 of 84 (J. Brundrett photo, October 1983)



Top - #5 - Bath House, view from NE, Photo #23 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - #4 - Golf Club House, view from N, Photo #22 of 84 (Johnathan Brundrett photo, October 1983)

APPENDIX B



Top - #5 - Bath House, view from E-above, Photo #24 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - #9 Pool, Photo #27 of 84 (historic photo, date unknown)



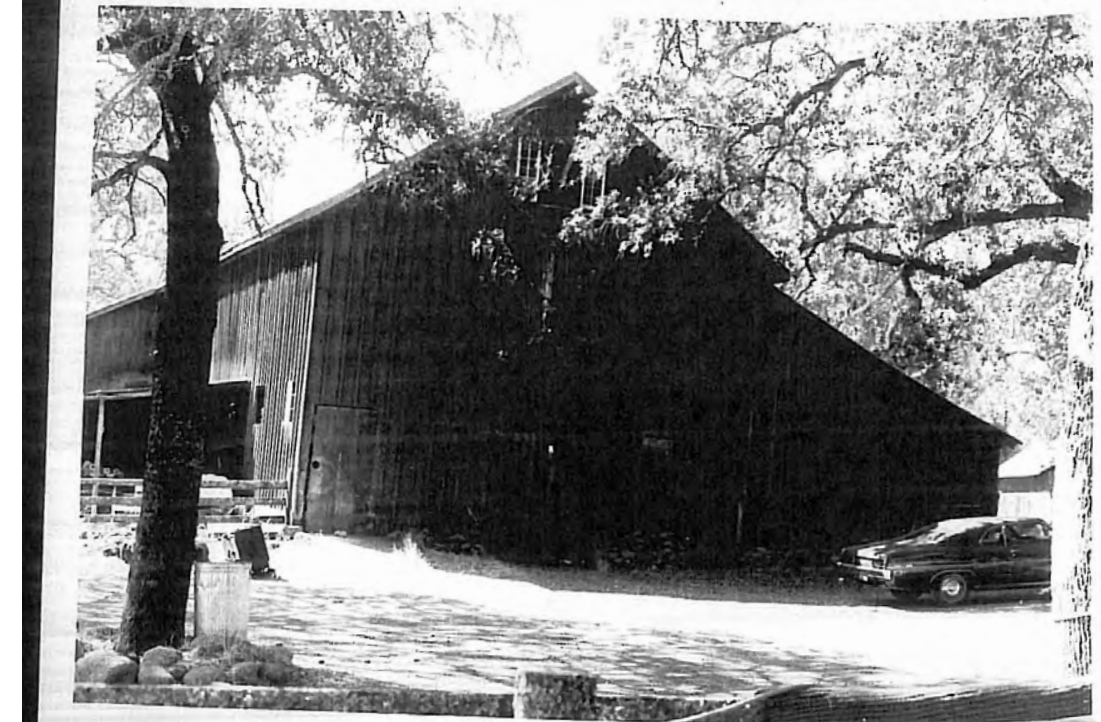
Top - Bldg. #1 - Dining Hall, view from S, Photo #4 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #14 - Creekside Living Quarters, view from NE, Photo #37 of 84 (J. Brundrett photo, October 1983)



Top - Bldg. #13 - Living Quarters, view from SE, Photo #36 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #13 - Living Quarters, view from NW, Photo #35 of 84 (J. Brundrett photo, October 1983)



Top - #10 - Barn, view from N, Photo #28 of 84 (Johnathan Brundrett photo, October 1983)

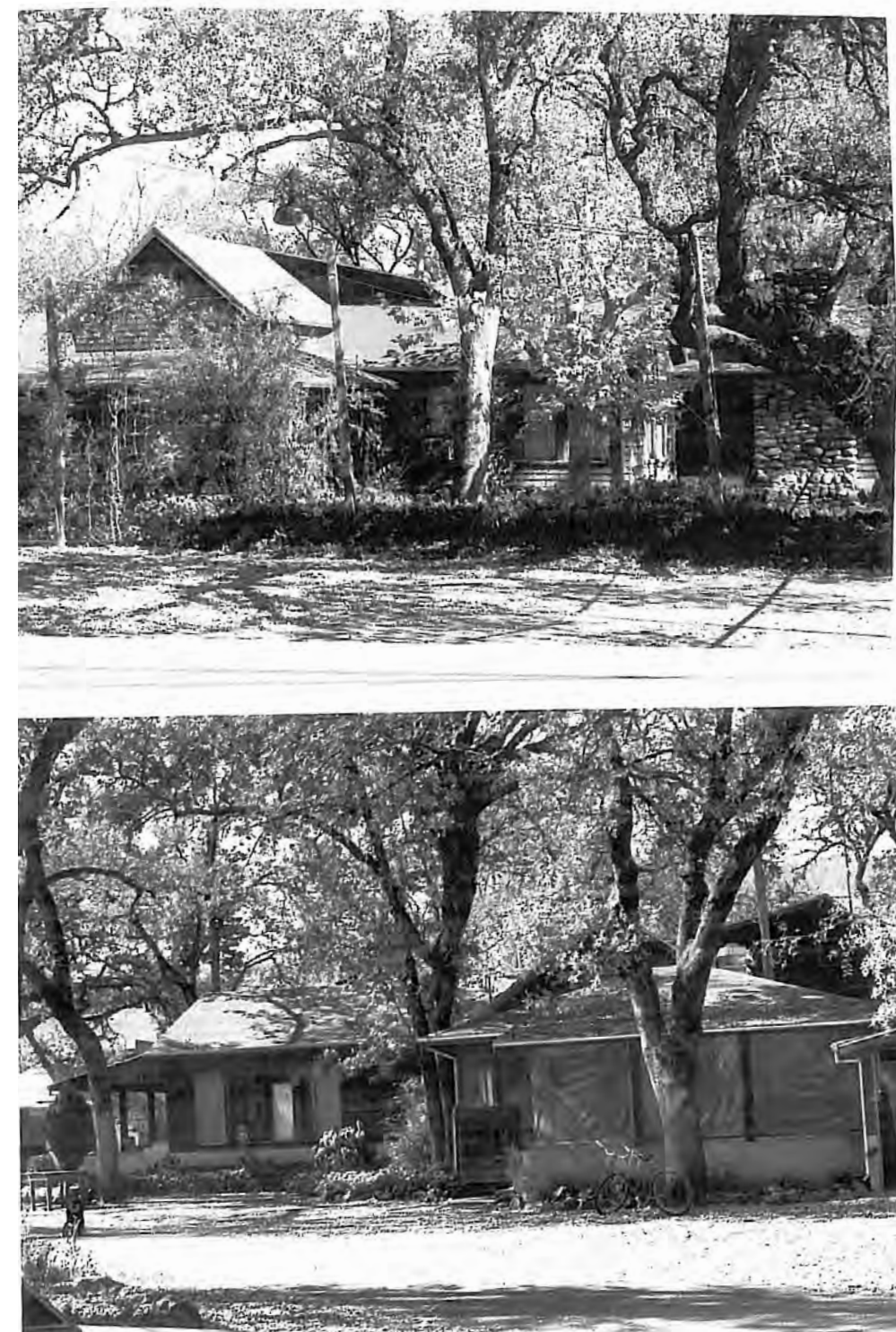
Bottom - #10 - Barn, interior, upper floor, Photo #29 of 84 (Johnathan Brundrett photo, October 1983)

APPENDIX B



Top - View #10- barn, interior, upper floor used as a dance hall, Photo #30 of 84 (historic photo, unknown date)

Bottom - Bldg. #11 - Main House, view from N, Photo #31 of 84 (Johnathan Brundrett photo, October 1983)

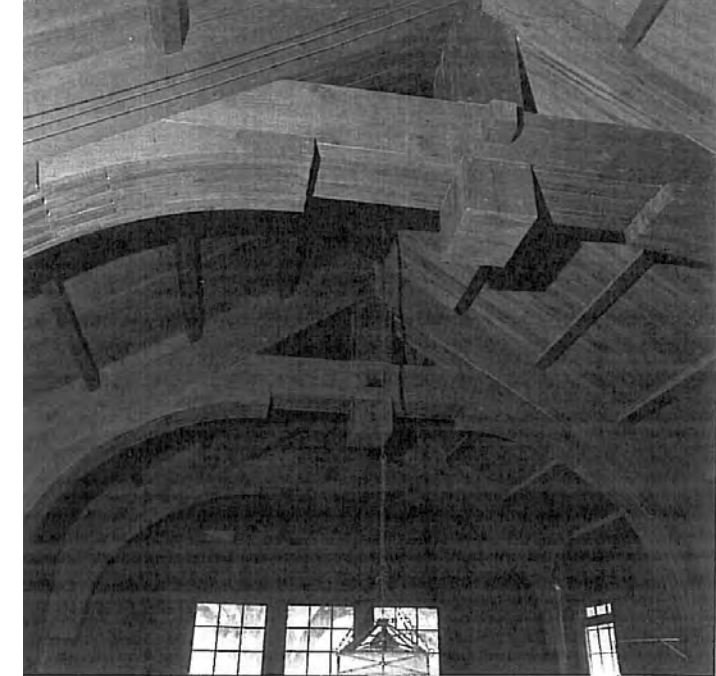


Top - Bldg. #11 - Main House, view from W, Photo #32 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #11 - Main House, view from E, Photo #33 of 84 (Johnathan Brundrett photo, October 1983)



Bldg. #12 - Cottage, view from E, Photo #34 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #1 - Dining Hall, Children's Hall, ceiling, Photo #8 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #1 - Dining Hall, Photo #7 of 84 (historic photo of interior, date unknown)

APPENDIX B



Top - A - Main Gate, view from N, Photo #81 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #15 - Linen Room and Living Quarters, view from NW, Photo #38 of 84 (J. Brundrett, Oct. 1983)



Top - Bldg. #16 - Caroline, view from N, Photo #39 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #16 - Caroline, view from SW, Photo #40 of 84 (Johnathan Brundrett photo, October 1983)

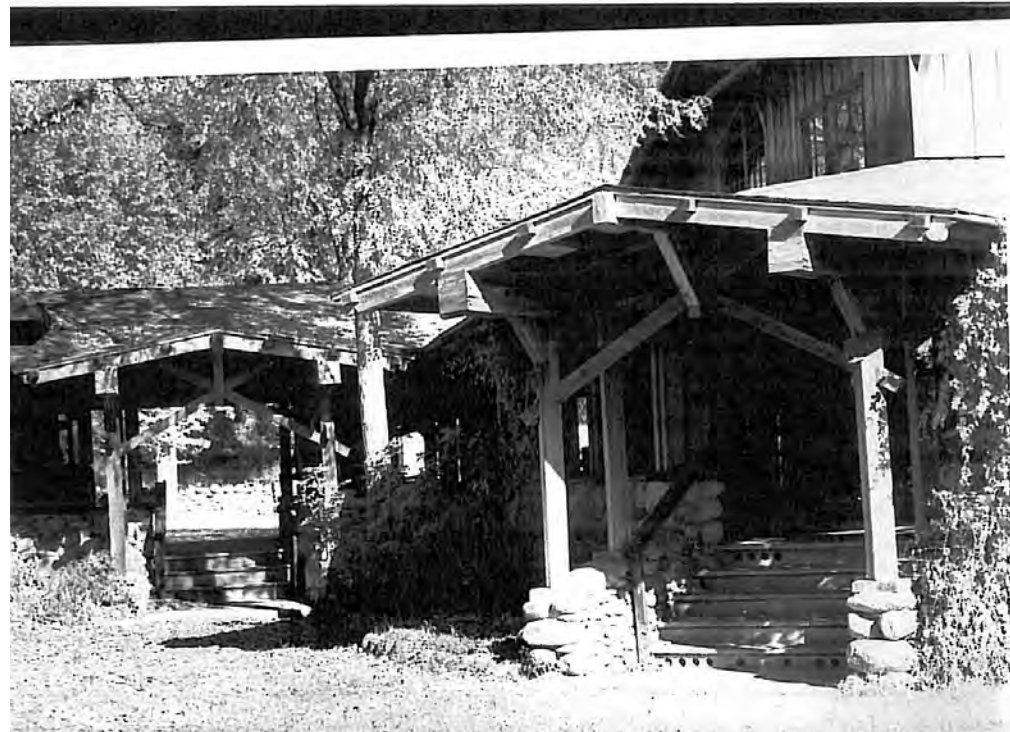


Top - Bldg. #16 - Caroline, view from E, Photo #41 of 84 (Johnathan Brundrett photo, October 1983)
 Bottom - Bldg. #1 - Dining Hall, view from N, Photo #3 of 84 (Johnathan Brundrett photo, October 1983)



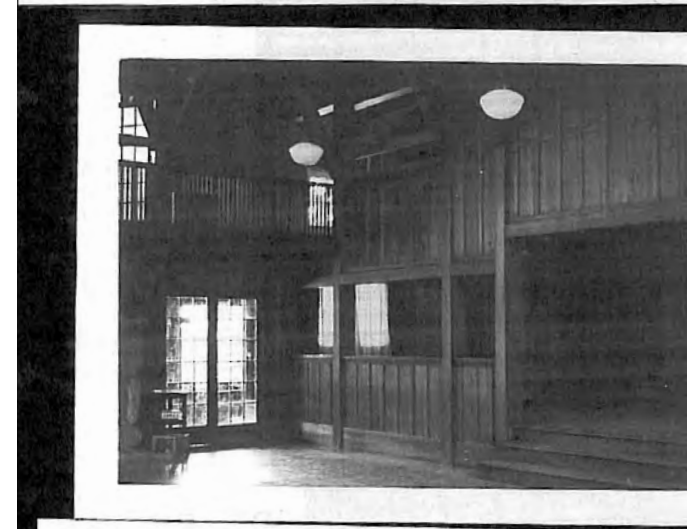
Top - Bldg. #2 - Social Hall, view from N, Photo #10 of 84 (Johnathan Brundrett photo, October 1983)
 Bottom - Bldg. #2 - Social Hall, view from E, Photo #9 of 84 (Johnathan Brundrett photo, October 1983)

APPENDIX B



Top - Bldg. #2 - Social Hall, view from a W, Photo #11 of 84 (Johnathan Brundrett photo, October 1983)

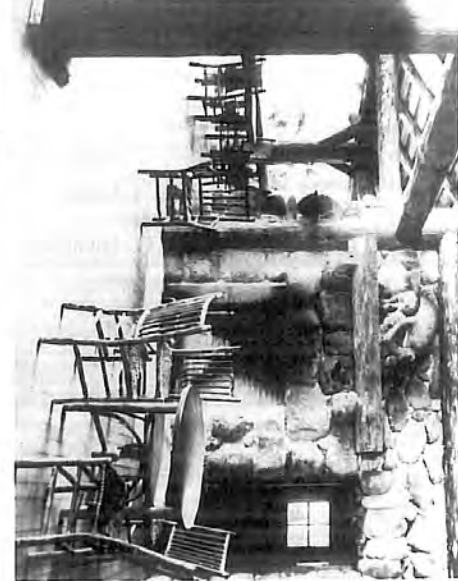
Bottom - Bldg. #2 - Social Hall, view from NW of porches, Photo #11a of 84 (J. Brundrett photo, October 1983)



Top - Bldg. #2 - Social Hall and pergola, view to N, Photo #12 of 84 (J. Brundrett photo, October 1983)

Middle - Bldg. #2 - Social Hall, main interior with stage, Photo #14 of 84 (J. Brundrett photo, October 1983)

Bottom - Bldg. #2 - Social Hall, main interior toward entrance, Photo #13 of 84 (J. Brundrett, Oct. 1983)



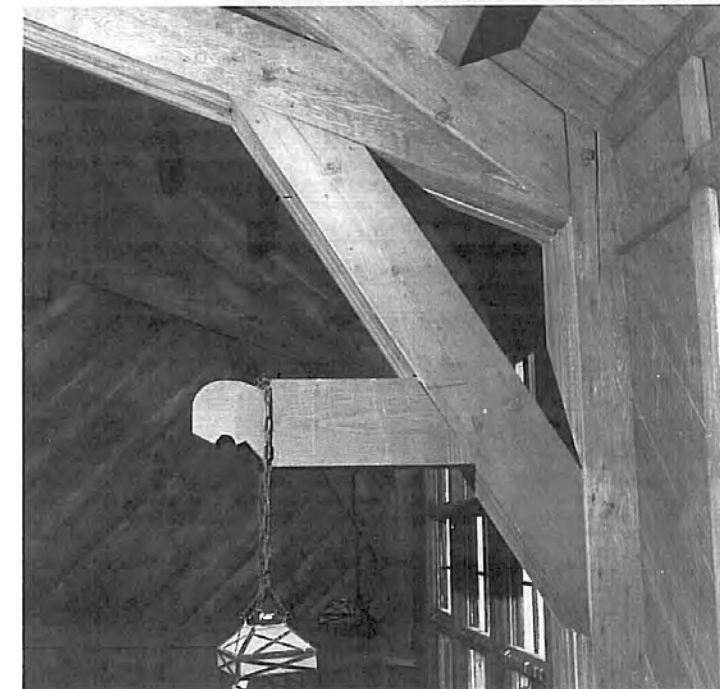
Top L - Bldg. #3 - Soda Fountain, Photo #21 of 84 (historic photo, date unknown)

Bottom L - #4 - Golf Clubhouse and #32 Washrooms (in foreground), Photo #23a of 84 (J. Brundrett, Oct. 1983)

Top R - Bldg. #2 - Social Hall, interior, Photo #15 of 84 (historic photo, date unknown)

Middle R - Bldg. #3 - Soda Fountain, Photo #20 of 84 (historic photo, date unknown)

Bottom R - C - Pergola, looking E, Photo #83 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #1 - Dining Hall, Interior toward entrance, Photo #5 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #1 - Dining Hall, detail - bracket and lamp, Photo #6 of 84 (J. Brundrett photo, October 1983)

APPENDIX B



Top - Bldg. #3 - Soda Fountain, view from W, Photo #18 of 84 (Johnathan Brundrett photo, October 1983)

Bottom - Bldg. #3 - Soda Fountain, view from S, Photo #19 of 84 (Johnathan Brundrett photo, October 1983)



Top - Bldg. #3 - Soda Fountain, vew of log pavilion from NE, Photo #17 of 84 (Jo. Brundrett photo, Oct. 1983)

Bottom - Bldg. #3 - Soda Fountain, view from E, Photo #16 of 84 (Johnathan Brundrett photo, October 1983)

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties allow for one of the four following treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. The Preservation Plan for Aetna Springs outlines a comprehensive *Rehabilitation* treatment for the district as a whole. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

As stated in the definition, the treatment “rehabilitation” assumes that at least some repair or alteration of the historic building will be needed in order to provide for an effective contemporary use; however, these repairs and alterations must not damage or destroy materials, features, finishes, or spatial qualities that are important in defining the building's historic character. For example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of the historic building. This can include using improper harsh cleaning treatments or introducing materials that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet *The Standards*. Similarly, exterior additions that duplicate the form, materials, and detailing of the structure, to the extent that they compromise its historic character, will fail to meet *The Standards*.

The Standards (Department of the Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and interior, related landscape features, and the building's site and environment as well as attached, adjacent, or related new construction. *The Standards* are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The Historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX C

EXISTING STRUCTURAL SYSTEM DESCRIPTIONS

Design Basis

- a. The original design basis of the buildings is unknown.
- b. We anticipate specifying certain structural upgrades to bring the structure into conformance with the following documents:
- c. ASCE/SEI 31-03 *Seismic Evaluation of Existing Buildings*. Note that this document is the Standard that has superseded the Pre-standard FEMA 178 document.
- d. ASCE/SEI 41-06 *Seismic Rehabilitation of Existing Buildings*. Note that this document is the Standard that has superseded the Pre-standard FEMA 356 document.
- e. We recommend that all buildings to be re-used should be evaluated for compliance to the Life Safety Performance Level. Per ASCE 31.03:

*The definition of **Life Safety Performance Level** contains two performance criteria that require judgment to be exercised by the owner or the owner's agent and the building official. The following guidance may be used to incorporate the two criteria in the design evaluation: (a) at least some margin against either partial or total structural collapse remains, and (b) injuries may occur, but the overall risk of life-threatening injury as a result of structural damage is expected to be low.*

- f. Any non-compliance to the above of any structural components shall be repaired, strengthened or replaced per the guidelines of ASCE/SEI 41-06.
- g. All proposed structural work will be reviewed and approved by the Architect and Architectural Preservation members of the team.

Building 1 – Dining Hall

Foundations and Vertical Load Structure

The Dining Hall is a single level wood framed structure supported on a system of posts and beams. The roof system is constructed of roof joists which are in turn supported by wood scissor trusses. These trusses are supported on wood posts. A unique feature is that the posts and roof trusses are constructed of multiple two x wood members and not solid timbers.

The building has a partial basement and a crawl space under the entire footprint. The partial basement is used for washing machines.

The interior posts, which are supporting the first floor, are supported on either stone or concrete pier blocks. Most of the pier blocks do not appear to be connected and thus have no lateral restraint.

Portions of the exterior wall foundations have been upgraded with continuous formed concrete. We noted that at the areas of support for the main roof trusses new concrete piers were constructed to the underside of the elevated first floor.

Lateral Load System

The first floor, elevated between 1 and 3 feet above grade, and the roof create lateral load resisting diaphragms.

These diaphragms are partially attached to the exterior wall framing, which act as wood shear walls.

The exterior shear walls are marginally attached to the foundations. Unique to this building is that the exterior foundations have been replaced with continuous stem wall foundations which should provide an adequate lateral load path.

Building 2 – Social Hall

Foundations and Vertical Load Structure

The Social Hall is a wood framed structure supported on a system of posts and beams. The roof system is constructed of roof joists which are in turn supported by wood trusses and beams. The trusses are supported on wood posts.

The building has a partial basement and a crawl space under the entire footprint. The partial basement is used for restrooms.

APPENDIX D

Within the crawl space area, the interior posts appear to be supported on concrete pier blocks. The pier blocks do not appear to be connected and thus have no lateral restraint. The basement area has concrete retaining walls that also provide foundation support for the wood structure above.

We also noted a stone fireplace. It was not possible to determine the specific details of construction.

Lateral Load System

The first floor, elevated between 2 and 3 feet above grade, and the roof create lateral load resisting diaphragms. These diaphragms are partially attached to the exterior wall framing, which act as wood shear walls.

The exterior shear walls are partially attached to the foundations and appear to be fully attached to the basement retaining walls.

Building 3 - Soda Fountain*Foundations and Vertical Load Structure*

The Soda Fountain Building is a wood framed structure supported on a system of posts and beams. The roof system is constructed of log framing which is supported by log posts.

The building is located on a sloping site and therefore the area below the first floor ranges from a crawl space to a full height basement. We understand that at one time a mine shaft existed below this building.

Within the crawl space area, the interior posts appear to be variously supported on concrete, wood and stone pier blocks. The pier blocks are not connected and thus have no lateral restraint. We noted numerous areas of ground faulting with extensive wood deterioration, making portions of the elevated structure unsafe.

We also noted a monumental stone fireplace, the construction details of which are not known.

Lateral Load System

The first floor and the roof create lateral load resisting diaphragms. These diaphragms are partially attached to the exterior wall framing and some interior plaster walls. The exterior is sheathed with vertical wood planking which provides limited capacity as wood shear walls.

The exterior shear walls are marginally attached to the foundations.

Building 8 - Tool Shed*Foundations and Vertical Load Structure*

The Tool Shed Building is a wood framed structure supported on a system of posts and beams and exterior bearing walls. The roof system is constructed of pitched framing which are supported by the exterior walls.

The building is located on a slightly sloping site and therefore the area below the first floor ranges from a crawl space to approximately at grade. Within the crawl space area, the interior posts appear to be variously supported on concrete, wood and stone pier blocks. The pier blocks are not connected and thus have no lateral restraint. We noted areas of ground faulting with observable wood deterioration.

Lateral Load System

The first floor and the roof create lateral load resisting diaphragms. These diaphragms are partially attached to the exterior wall framing. The exterior is sheathed with horizontal wood planking which provides limited capacity as wood shear walls. We noted several areas of cupping in the siding which would diminish the lateral load resistance capacity of these walls.

The exterior shear walls are marginally attached to the foundations.

Building 11 – Main House*Foundations and Vertical Load Structure*

The Main House is a wood framed structure supported on a system of posts and beams. The roof system appears to constructed of joist framing which are in turn supported by stud bearing walls.

The first floor is located varyingly from at grade to approximately 18 inches above grade creating a crawl space. It appears that the original structure has been added onto, most notably a CMU (Concrete Masonry Unit) enclosed porch area to the rear of the building. We also noted an unfinished wood deck (no handrails)

Within the crawl space area, the interior posts appear to be supported on concrete pier blocks. The pier blocks are not connected and thus have no lateral restraint.

Lateral Load System

The first floor and the roof create lateral load resisting diaphragms . These diaphragms are likely only partially attached to the exterior wall framing and some interior plaster walls. The exterior is sheathed with wood shingles which provides limited capacity as wood shear walls.

The exterior shear walls are marginally attached to the foundations.

Building 12 – Cottage*Foundations and Vertical Load Structure*

The Cottage is a one-level wood framed structure possibly supported on a system of posts and beams. The roof system appears to be constructed of joists which are in turn supported by stud bearing walls.

The first floor is located approximately at grade. It appears that the original structure may have been added unto. We noted areas of ground faulting with apparent wood deterioration.

Lateral Load System

The first floor and the roof create lateral load resisting diaphragms. These diaphragms are likely only partially attached to the exterior wall framing and some interior plaster walls. The exterior is sheathed with wood board and battens which provides limited capacity as wood shear walls.

The exterior shear walls are likely only marginally attached to the foundations.

Building 13 – Living Quarters*Foundations and Vertical Load Structure*

The Living Quarters appear to be three adjacent buildings which are one level wood framed structures. The structures are located on a sloping grade, from front to back, and therefore have a varying crawl space with the rear of the buildings approximately four feet above the lowest grade. The buildings appear to be supported on a system of posts and beams. The roof system appears to be constructed of joists which are in turn supported by stud bearing walls.

We noted areas of ground faulting with extensive wood deterioration. Portions of the buildings are not habitable

Lateral Load System

The first floor and the roof create lateral load resisting diaphragms. These diaphragms are likely only partially attached to the exterior wall framing and some interior walls. The exterior is sheathed with wood shingles which provides limited capacity as wood shear walls. We noted that in the rear of the property the cripple wall system is badly deteriorated and has partially failed resulting in no capacity to resist lateral loads. The remaining portions of the exterior walls are marginally attached to the foundations.

Building 14 – Creekside*Foundations and Vertical Load Structure*

The Creekside Building is a one level wood framed structure. The structure is located on a slightly sloping grade, from side to side, and therefore has a varying crawl space. The building appears to be supported on a system of posts and beams. The roof system appears to be constructed of joists which are in turn supported by stud bearing walls.

We noted areas of ground faulting with possible wood deterioration.

Lateral Load System

The first floor and the roof create lateral load resisting diaphragms . These diaphragms are likely only partially attached to the exterior wall framing and some interior walls. The exterior sheathing provides limited capacity as a shear wall. The exterior walls are likely only marginally attached to the foundations.

Building 15 – Linen / Bunkhouse*Foundations and Vertical Load Structure*

The Linen \ Bunkhouse Building is a one level wood framed structure. The structure is located on a sloping grade, from front to back, and therefore has a varying crawl space. The first floor is approximately six feet higher than the lowest grade. The building appears to be supported on a system of posts and beams. The posts appear to be supported on varying types of pier blocks. We noted that at some locations newer concrete footings have been poured. The roof system appears to be constructed of joists which are in turn supported by stud bearing walls.

We noted areas of ground faulting with some wood deterioration.

APPENDIX D

Lateral Load System

The first floor and the roof create lateral load resisting diaphragms . These diaphragms are likely only partially attached to the exterior wall framing and some interior walls. The exterior board and batten sheathing provides limited capacity as a shear wall. The exterior walls are only marginally attached to the foundations.

Building 16 – Caroline Building*Foundations and Vertical Load Structure*

The Caroline Building is a one level wood framed structure. The structure is badly sloping, from front to back, due to a loss of foundation support. The remaining portion of the building consists of a roof system constructed of joists which are in turn supported by stud bearing walls and a wood joist first floor that is not currently supported by structure. In order to be reused, the Caroline Building will need to be raised and new foundations constructed. The building will also need to be re-plumbed (vertical aligned) and damaged members and connections repaired.

Lateral Load System

If the building were to be raised and properly founded, the first floor and the roof would create lateral load resisting diaphragms. As is, these diaphragms are only partially attached to the exterior wall framing and some interior walls. The exterior shingle sheathing could provide limited capacity as a shear wall. The exterior walls are marginally attached to the foundations.

Building 17 – Winship Building*Foundations and Vertical Load Structure*

The Winship Building is a two level wood framed structure. The building has exterior decks at both floor levels. The first floor level is approximately one to four feet above grade. The perimeter of the building is enclosed with a stone wall between grade and the first floor. This stone is not a part of the structural system.

The roof system is constructed of joists which are supported by ridge beams and stud bearing walls. The first floor is constructed of wood joist that are supported by posts and beams. These posts are supported on pier blocks constructed of stone and concrete. We noted areas of extensive wood deterioration, most notable in the structure, handrails and stairs of the first floor

exterior deck.

Lateral Load System

The roof, second floor and first floor create lateral load resisting diaphragms. These diaphragms are partially attached to the exterior and interior wall framing. The exterior ship lap sheathing and the interior plaster walls provide capacity as shear walls. These walls are likely only marginally attached to the first floor system which in turn, due to the elevated first floor, lacks adequate capacity to transfer the loads to the foundation system.

Building 18 – Gassaway Building*Foundations and Vertical Load Structure*

The Gassaway Building is a one level wood framed structure. The building has exterior decks at the floor level. The first floor level is approximately one to three feet above grade. The perimeter of the building is enclosed with a wood lattice wall between grade and the first floor.

The roof system is mostly constructed of heavy timber trusses which are supported by timber posts and a wood joist first floor that is supported by a system of posts and beams. These posts are supported on pier blocks constructed of what appears to be badly deteriorated concrete. We noted areas of extensive wood deterioration, most notable in the structure, handrails and stairs of the first floor exterior deck.

Lateral Load System

The roof and first floor create lateral load resisting diaphragms. These diaphragms are only partially attached to the exterior wall framing and some interior walls. The exterior ship lap sheathing and the interior wood sheathed walls provide capacity as shear walls. These walls are marginally attached to the first floor system where, due to the elevated first floor, the noted post and beam system is required to transfer the loads to the foundation system. We noted the presence of some nominal 1x diagonal bracing between the posts but this appears to provide little capacity to resist lateral forces.

Building 24 - Acacia Elm Building*Foundations and Vertical Load Structure*

The Acacia Elm Building is a one level wood framed structure. The building has a small

exterior wood deck. The first floor level is approximately zero to one foot above grade. A portion of the perimeter of the building is enclosed with a wood lattice wall between grade and the first floor.

The roof system is mostly constructed of a wood joist truss system that is supported by the exterior wood stud bearing walls. We noted extensive deterioration in the roof system.

The first floor appears to be constructed of wood joists supported on post and beams. These posts are supported on pier blocks constructed of what mostly appears to be stone. We noted areas of grade fault and possible wood deterioration, most notable in the support structure of the first floor exterior deck but also at the locations of supporting posts and siding.

Lateral Load System

The roof and first floor create lateral load resisting diaphragms. These diaphragms are likely only partially attached to the exterior wall framing and some interior walls. The exterior wood shingle sheathing and the interior plaster walls provide limited capacity as shear walls. These walls are marginally attached to the first floor system which in turn, due to the elevated first floor, the have a nominal capacity to transfer the loads to the foundation system.

Building 25 - -Alger Building

Foundations and Vertical Load Structure

The Alger Building is a one level wood framed structure. The building has collapsed and is likely not salvageable.

Building 26 - Robin Building

Foundations and Vertical Load Structure

The Robin Building is a one level wood framed structure. The building has a small exterior wood deck. The first floor level is approximately zero to one foot above grade. A portion of the perimeter of the building was enclosed with a wood lattice wall between grade and the first floor but due to the deteriorated state the lattice work is mostly gone.

The roof system is mostly constructed of wood joist truss system that is supported by the exterior wood stud bearing walls. We noted extensive deterioration in the roof system.

The first floor appears to be constructed of wood joists supported on post and beams. These

posts are supported on pier blocks constructed of brick and what appears to be stone. We noted areas of grade fault and wood deterioration, most notable in the support structure of the first floor and the exterior deck.

At the rear of the property a portion of the buildings support system has collapsed and the structure is excessively out-of-plumb.

Lateral Load System

The roof and first floor create lateral load resisting diaphragms. These diaphragms are partially attached to the exterior wall framing and some interior walls. The exterior wood ship lap sheathing and the interior plaster walls provide capacity as shear walls. These walls are marginally attached to the first floor system which in turn, due to the elevated first floor, have a nominal capacity to transfer the loads to the foundation system.

Building 27 - Russ Building

Foundations and Vertical Load Structure

The Russ Building is a one level wood framed structure. The building has a small exterior wood deck. The first floor level is approximately zero to one foot above grade.

The roof system is mostly constructed of wood joist truss system that is supported by the exterior wood stud bearing walls. We noted extensive deterioration and partial collapse of the roof system

The first floor appears to be constructed of wood joists supported on post and beams. These posts are supported on pier blocks constructed of what appears to be stone. We noted areas of grade fault and extensive wood deterioration in the support structure of the first floor and the exterior deck.

Lateral Load System

The roof and first floor create lateral load resisting diaphragms. These diaphragms are only partially attached to the exterior wall framing and interior walls. The exterior wood shingle sheathing and the interior plaster walls provide limited capacity as shear walls. These walls are marginally attached to the first floor which in turn, due to the elevated first floor, has a nominal capacity to transfer the loads to the foundation system.

APPENDIX D

Building 28 - Dewey Building*Foundations and Vertical Load Structure*

The Dewey Building is a one level wood framed structure. The building has a small exterior wood deck. The first floor level is approximately zero to one foot above grade.

The roof system is mostly constructed of wood joist truss system that is supported by the exterior wood stud bearing walls. We noted extensive deterioration of the roof system

The first floor appears to be constructed of wood joists supported on post and beams. These posts are supported on pier blocks constructed of what mostly appears to be stone. We noted areas of grade fault and extensive wood deterioration in the support structure of the first floor and the exterior deck. We noted portions of the deck have collapsed.

Lateral Load System

The roof and first floor create lateral load resisting diaphragms. These diaphragms are only partially attached to the exterior wall framing and interior walls. The exterior wood shingle sheathing and the interior plaster walls provide limited capacity as shear walls. These walls are marginally attached to the first floor system which, due to the elevated first floor, has a nominal capacity to transfer the loads to the foundation system.

Building 30 - Frances Marion Building*Foundations and Vertical Load Structure*

The Frances Marion Building is a one level wood framed structure. The first floor level is approximately zero to four feet above grade.

The roof system is likely constructed of a wood joist truss system that is supported by the exterior wood stud bearing walls. The first floor appears to be constructed of wood joists supported on post and beams. These posts are supported on pier blocks constructed of what mostly appears to be stone. We noted areas of grade fault and extensive wood deterioration in the support structure of the first floor. We noted extensive deterioration and partial collapse of portions of the structure at the rear, where it also appears that some earth movement has occurred. This has resulted in portions of the structure to be excessively out-of-plumb.

Lateral Load System

The roof and first floor create lateral load resisting diaphragms. These diaphragms are only partially attached to the exterior wall framing and interior walls. The exterior wood shingle sheathing and the interior plaster walls provide limited capacity as shear walls. These walls are only marginally attached to the first floor system which, due to the elevated first floor, has a nominal capacity to transfer the loads to the foundation system.

Building 31 - Lawton Building*Foundations and Vertical Load Structure*

The Lawton Building is a one level wood framed structure. The first floor level is approximately zero to one foot above grade.

The roof system is likely constructed of a wood joist truss system that is supported by the exterior wood stud bearing walls. The first floor appears to be constructed of wood joists supported on post and beams. These posts are supported on pier blocks constructed of what mostly appears to be stone although there may be some concrete. We noted areas of grade fault and possible wood deterioration in the support structure of the first floor. In general the building appears to be in habitable condition.

Lateral Load System

The roof and first floor create lateral load resisting diaphragms. These diaphragms are partially attached to the exterior wall framing and interior walls. The exterior wood ship lap sheathing and the interior walls provide capacity as shear walls.