

# SONOMA DEVELOPMENTAL CENTER

## HISTORIC PRESERVATION PLAN





# HISTORIC PRESERVATION PLAN

## I. Introduction & Overview

The Historic Preservation Plan (the “HPP”) details the buildings that the project proposes for adaptive reuse pursuant to SDC Specific Plan Policy 4-21 and the Supplemental Standard Conditions of Approval listed in Appendix A to the SDC Specific Plan, in particular conditions LU-1 and LU-2 (each, a “Supplemental COA”).

This Section I identifies the factors, constraints, and opportunities that provide the framework of this HPP. Section II sets forth the buildings proposed for adaptive reuse, including details on location, architecture and overall condition. Section III discusses how the project will proceed with respect to how it will evaluate the ability to relocate, salvage, and/or remove the remaining buildings not immediately proposed for adaptive reuse. Finally, Section IV depicts how the project conserves key elements of the site’s landscape that preserves and maintains connections to SDC’s historic character while fostering a harmonious sense of place.

The buildings proposed for adaptive reuse reflect the diversity of building types and continuum of life at the former SDC. As detailed in Section II below, the buildings collectively provide for a diversity of architectural styles that exist on the property, as well as character-defining materials.

In determining the feasibility of adaptive reuse, this HPP took into account economic, environmental, legal, social, and technological factors, along with the Specific Plan policies and project objectives. In addition, Supplemental COA LU-2 provides guidance on feasibility of retention efforts in consideration of what “can be accomplished successfully within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.”

As noted in the Financial Feasibility Analysis, prepared by Keyser-Marston as part of the SDC Specific Plan Alternatives Report:

*The feasibility of the redevelopment of the SDC site faces several challenges. One key challenge is the cost to renovate and adapt the existing historic buildings. In many cases, renovation and adaptive reuse costs exceed the cost of new construction. Some of the renovation and adaptive reuse costs are formidable – for example, the cost to rehabilitate and reuse the Main Building alone is estimated to range from \$17 million to \$32 million. Other challenges are not unique to the SDC site, including the cost of delivering affordable housing, and that current market rents on new office space that do not cover the cost of construction, but office space may be considered desirable to promote jobs at the site.*

The Financial Feasibility Analysis prepared for the County assesses the costs of adaptive reuse of those buildings identified in the Specific Plan as historic, as well as their projected value upon redevelopment. In the three Alternatives assessed, the 2021 estimated costs of adaptive reuse of these identified structures ranges from \$105 million to \$184 million; and in all cases the value projected for the finished facilities, after their redevelopment, is materially less than the costs, resulting in valuations after development of negative \$11 million to negative \$15 million. Note that these figures relate to vertical development only, and do not take into account the pro rata costs of infrastructure redevelopment necessary to bring utility services and other site development to the buildings, so the actual exceedance of value by development cost is greater than the figures shown here. As the applicant has begun its study of the various buildings and infrastructure on the site, initial indications are that the costs in 2025 will be materially higher than those projected by Keyser-Marston in 2021, due to sustained

construction cost inflation and higher interest rates.

While all construction costs have inflated, the costs for adaptive reuse are well in excess of the costs of new construction, due to the requirements for hazardous materials abatement, seismic stabilization, California Energy Code replacements of heating, cooling, insulating, and glazing systems, replacement of electrical wiring to meet new safety and energy-efficiency standards, and replacement of plumbing systems and fixtures to address current waterwise standards, among other necessary changes to the buildings to enable their reuse. And while all forms of adaptive reuse on the site are expected to exceed costs of new construction, the number of systems which must be replaced, and the overall premium for doing so, are markedly higher for the residential reuse than for non-residential.

With these considerations in mind, the initial assessment of this Plan is that the most effective adaptive reuse program for the SDC property would be one concentrating on the excellent potential for reuse for non-residential occupancy: for the purposes of the proposed Center for Climate Action and Innovation and related uses, as well as other small business incubation, community gathering and events, food and beverage and retail, and other forms of maker spaces. Further, the clustering of a large number of historic resources in around the property’s National Register-listed building suggests a strategy concentrated around the Employment Center zone and adjacent areas of the Project. The density of these facilities, and their architectural and programmatic diversity, allows the opportunity to show vitality and variety in both design, original use, and in reuse, and to do so in a way which is immersive and cohesive rather than scattered, for visitors and residents.



# HISTORIC PRESERVATION PLAN (continued)

## II. Buildings Proposed for Adaptive Reuse

The HPP was organized along three key principles. Firstly, that the largest share of investment in adaptive reuse should be directed to the most architecturally significant assets of the SDC campus. Secondly, that it should select for adaptive reuse those buildings which can both reflect a diversity of building types and continuum of life at the former SDC, and for which new uses can logically and organically emerge from the old forms. And thirdly, that their adaptive reuse has the potential to enhance social and economic vitality, diversity, and sustainability of the new community in some clearly identifiable way.

With these criteria in mind, the Main Building and the varied historic structures adjacent and nearby clearly rise to the top in suitability. The Main Building itself, as the only National Register-listed building on the campus, and in light of its maximally prominent and visible location, is indisputably the most architecturally significant structure at SDC. In fact, it is the only building on the campus deemed eligible under NRHP Criterion C or CRHR Criterion 3. As described in the SDC Historical Resources Inventory and Evaluation Report commissioned by the State of California in 2019 (the "HRIER"), the Main Building "embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values."

In contrast, the HRIER concluded that the other buildings lacked the same architectural significance due to their lack of distinctiveness: "The other historic-period architectural resources evaluated as part of this study include buildings constructed [in] a variety of styles that were popular during the late nineteenth and early twentieth century including Craftsman, Tudor Revival, French Eclectic, Spanish Eclectic, and

Modern. These are all reasonably common building styles for the region and the resources represent generally modest examples of their respective styles. Additionally, nearly all the buildings constructed after 1907 were designed by the State Architect's office and follow (or are variations of) standardized plans. The buildings, therefore, reflect aspects of design and construction, and incorporate materials and design features, similar to buildings built at other state institutions at the same time." {HRIER Sonoma Developmental Center October 2019}

As part of a distinctive building-and-landscape composition with the foreground lawn oval and its distinctive pollarded sycamores, and the forested mountainous background, the Main Building is a memorable regional landmark. It was the clear center of the Sonoma State Home campus, and it can readily become the vibrant symbol of and hub for a new community, provided the necessary substantial investment can be provided to bring it to life. Consistent with this approach, adaptive reuse of the other buildings listed below, can serve the community in a synergistic way, both by meeting preservation goals architecturally, and delivering the flexibility and special appeal needed to attract non-residential tenants to this location and in this era of work-from-home land use. The exhibits which follow this overview provide background on each of the structures identified as best suited for this reuse program.

## III. Conditions Assessment & Feasibility Study

As required, the applicant will undertake a conditions assessment and feasibility study analyzing and explicating any action to relocate, salvage, and/or

remove the buildings not immediately proposed for adaptive reuse.

Consistent with Supplemental Conditions LU-1 and LU-2, in evaluating the feasibility of avoidance or reduction of effects to a historic resource, the applicant will consult with the Planning Division whether said efforts can be accomplished successfully within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors, along with the Specific Plan policies and project objectives.

Finally, in the event that this process determines that avoidance or reduction of effects on historic architectural resources is infeasible, the applicant will comply with Supplemental Conditions LU-3, LU-4, LU-5, LU-6, and LU-7.

## IV. Preservation & Reuse of Historic Landscape

See Figure-HPP-1 on page HPP-4, documenting the "Preservation and Reuse of Historic Landscape." In addition to the buildings identified as candidates for preservation through adaptive reuse, the HPP also identified a large number of key elements of the site's historic landscape that can be maintained and enhanced. These elements of landscape preservation will further maintain connections to SDC's history, while fostering a harmonious sense of place.



# FIGURE HPP-1 SECTION IV

## PRESERVATION & REUSE OF HISTORIC LANDSCAPE

**REDWOODS**  
Redwoods and mature ash trees to be preserved

**BALL FIELD**  
Turf sports area

SUTTONFIELD LAKE

**OAKS**  
Here the oak woodland meanders along a small knoll of topography, preserve and restore for connection to oak woodlands off campus.

**HOLT RD.**  
Beautiful mature magnolias and sycamores; Holt Rd. parkway expanded to protect existing trees.

**MAIN AREA**  
Preserve and maintain mature trees that are healthy

**CENTRAL GREEN**  
Significant entry sequence into center of the site. Retain character of double allee of trees and open green.

**ELDRIGE CEMETERY**  
The cemetery will be preserved and will not be impacted by the development

**ARNOLD DR.**  
Beautiful mature trees help define the character of Arnold Dr. Parkway widened to preserve healthy trees and create lush canopy corridor.

**HARNEY**  
One of the primary organizing axes of the site, Harney character will be retained and enhanced per the Specific Plan

**AGRICULTURE**  
Agricultural landscape are proposed at the east parcel of the Core Campus as a view extension of the existing farms to the south of the SDC site.

**FIRE HOUSE AREA**  
Mature magnolias and other trees to be preserved.

**SONOMA CIR.**  
One of the primary organizing axes of the site, to be preserved and enhanced per Specific Plan

**OAKS**  
Mature valley oaks and other healthy native trees to be preserved.

**LEGEND**

- Historic Landscape Features
- Heritage Trees to Remain

PREPARED BY: OLIN, Landscape Architects

0' 200' 400'

SCALE: 1" = 200'





# FIGURE HPP-2 SECTION II

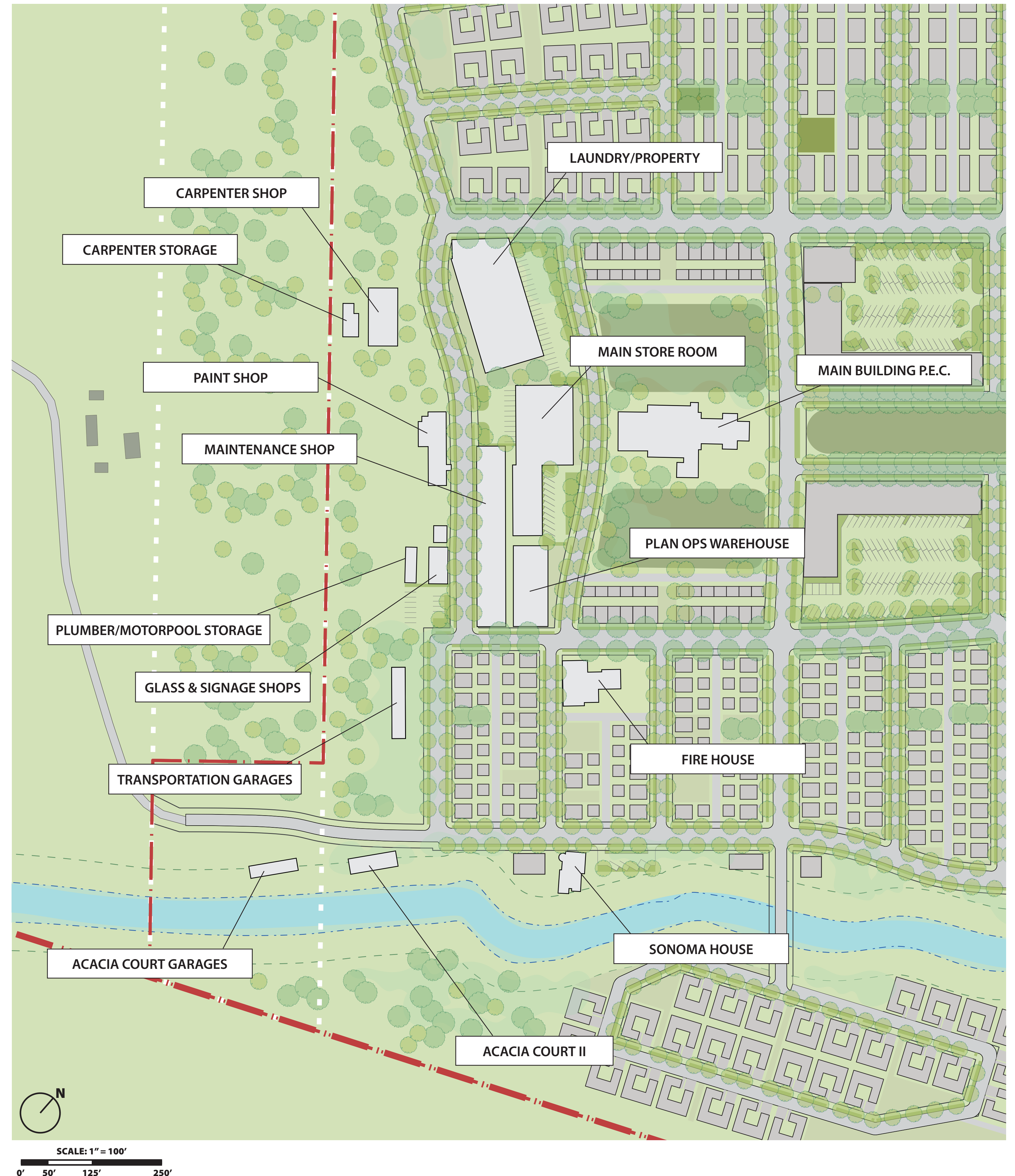
## BUILDINGS PROPOSED TO BE ADAPTIVELY REUSED

Proposed uses outlined in the “Center for Climate Action + Innovation Business Plan” (02/01/2024)

- Agriculture Resiliency Research Center
- Biodiversity-focused Biotechnology Research Center
- Farm Incubator Education & Events Center
- Biodiversity Research & Education Center
- Wildfire Education & Research Center
- Local Food Hub & Farmers Market
- Farm-to-table Restaurant

## Additional Possible Uses

- Maker Space
- Art Studios
- Music Studios
- Co Working
- Classroom/Seminar Spaces
- Professional Offices
- Boutique Retail





# BUILDINGS FOR ADAPTIVE REUSE

## MAIN BUILDING

### Location

The Main Building (Professional Education Center, PEC) is an element of the Sonoma State Home Historic District located on the Sonoma Developmental Center (SDC) campus in rural Sonoma County, California. The building occupies a central location on the campus, sitting at the head (west end) of the entrance loop drive formed by Harney and Grove streets.

### Historical Context

On June 11, 1908, the cornerstone for the Main Building, first laid in 1890, was taken up and placed for a second time in a public ceremony, initiating construction. The cornerstone was labeled with the two different dates of its being placed: "Nov. 19, 1890 / June 11, 1908." State Engineer Nathaniel Ellery supervised the construction, aided by building inspector Benjamin Thomas, and employed client and hired day labor. Although the building is generally identified as having a 1908 built date, based presumably on the cornerstone date, it was not fully completed until early 1910. The Board of Trustees formally accepted the finished building on January 13, 1910. From its completion through World War II, the building served consistently as an administrative center and as residential wards.

The building was determined eligible at a state level of significance under NRHP Criteria A and C, with a period of significance of 1908 to 1950. The nomination identified the building as the "centerpiece" and "focal point" of the SDC campus, and regarded it as significant under NRHP Criterion A for embodying the history of the institution as a whole. Under Criterion C, the building was recognized as "a very good example of Victorian Gothic architecture," and as "one of state government's most distinguished institutional buildings."

### Architectural character

The extant portions of the Main Building, including the full 1908-10 administrative wing, form the architectural center piece of the SDC campus. Positioned at the head of the Harney Road loop, the three-story building stands above all the surrounding campus buildings. The carefully proportioned red brick and terracotta building is in the Victorian Gothic style, and it is distinguished by slender window groupings, brick buttresses, a front entry porch, and a façade that includes a clock-patterned ocular window. The building's ornamentation is varied but symmetrical and orderly. The cream-

colored, glazed terracotta is used for highlighting or fully surrounding windows, and for belt courses of flat diamonds or leaves in relief. The brick is also used for decorative effect with bands of common, English, and soldier bonds, in addition to variously formed panels. The building interior has been badly damaged through decades of neglect, but it retains much of its original layout and finishes.

### Condition

The building is in very poor condition as it has been abandoned for several decades owing to its seismic instability. The building interior has suffered severe water damage resulting in the collapse or major warping of large sections of flooring. Wall and ceiling plaster have fallen from areas throughout the building. The building exterior shows less obvious damage, but there is some deterioration of masonry and mortar.

**Square Footage: 30,000 SF**  
**Levels: 3**





# BUILDINGS FOR ADAPTIVE REUSE

## FIRE HOUSE

### Location

The building sits south of the intersection of Wilson and Palm Streets

### Historical Context

California Division of Architecture staff under Deputy Chief Wesley K. Daniels designed the Fire House to resemble a Tudor Revival cottage. Designing fire stations to mimic domestic architecture was a common trend in the period between 1910 and 1940, resulting in many “bungalow-type” fire stations (as stations designed to resemble houses were called). Because firefighting equipment had become almost exclusively vehicular by this point, architects no longer had to accommodate horses in their fire house designs. This allowed them to avoid tall, multi-story buildings, which were necessary to separate crews’ living quarters from the horse stables. Instead, their designs mimicked the popular styles of dwellings in suburban neighborhoods, which appeased adjacent property owners who did not want the residential character of their communities compromised. As evident at Sonoma State Home, the Fire House blended in with the Cottage-type buildings distributed throughout the institution’s grounds.

### Architectural Character

The Fire House was built in 1932 to establish professional firefighting operations at the Sonoma State Home. As with other fire stations constructed during this period, the Fire House was designed according to popular residential design principles, and it featured seven bedrooms, a long central corridor, and a large “Apparatus Room” (garage). In keeping with the Period Revival architectural styles favored by the California Division of Architecture at the time, the Fire House includes numerous Tudor Revival design elements, including steep gable roof pitches, decorative half-timbering, and brick and stucco wall cladding.

### Condition

The Fire House is generally good condition.

**Square Footage: 4,000 SF**

**Levels: 1**





# BUILDINGS FOR ADAPTIVE REUSE

## SONOMA HOUSE

### Location

The residence and three extant historic-aged auxiliary buildings (servant's quarters, woodshed, and garage) sit on the north bank of Hill Creek, at the west end of a long unnamed driveway off Sonoma Street.

### Historical Context

Sonoma House was constructed in 1897 and served as the superintendent's residence through the historic period. The trustees justified constructing the residence by claiming that by freeing up rooms within the main Kirkbride building they "increased accommodations for inmates." However, a major motivation behind creating a separate residence was to be able to better welcome important visitors.

The superintendent's residence has been modified a number of times over the decades of its use. In the 1906 earthquake, the building lost its chimneys and sustained generalized damaged that necessitated \$812 in repairs, most of it for plastering and papering interior walls. Sonoma House today is one of only three buildings, along with Residences 141 and 150, still extant on the Sonoma Developmental Center campus that survived the earthquake. By 1913, an addition had been added to the southeast rear corner of the building. In June 1920, the institution's carpenter converted the building's northeast porch into a sleeping porch, enclosing it behind a low wall and seven screen windows.

The flat-roof addition at the building's southwest corner was constructed circa 1955. In August 1972, the residence was repurposed as the Sonoma State Hospital Historical Museum. Former superintendent Fred Butler provided the keynote speech, detailing the hospital's early history and the planning of the hospital museum. In 1981, Sonoma County designated the Sonoma State Hospital Superintendent's House a county historic landmark (Historic Landmark 83). During the 1990s, the building was renamed the "Sonoma House" and was occupied by the Regional Resource Development Project, which assisted patients in the transition from developmental centers to community living.

### Architectural character

The Sonoma House is a three-story, Queen Anne residence that has been repeatedly added to and altered over the decades. The building embodies many of the classic characteristics of the Queen Anne style, including the irregular roof form with a corner tower, the expansive front porch, varied wall surfaces, and a cantilevered bay window. The building's additions are predominately on the rear south side. The auxiliary buildings of servant's quarters, garage, and shed generally match the architectural character of the residence. The servant's quarters in particular has ornate siding and multi-light windows that lend a whimsical air to the complex of buildings.

### Condition

The main residence is in fair to good condition. While the building has been vacant for some time, it continues to receive maintenance. The auxiliary buildings are in worse condition and are not receiving more than minimal care. The servant's quarters and shed were inaccessible at the time of survey as the doors have become inoperable. A former garden shed located west of the garage collapsed at some point in the recent past.

**Square Footage: 3,500 SF**

**Levels: 2**





# BUILDINGS FOR ADAPTIVE REUSE

## PAINT SHOP

### Location

The building sits between Eucalyptus and Manzanita Streets.

### Historical Context

The California Department of Engineering, under the direction of State Architect George B. McDougall, originally designed the extant Paint Shop as a bakery in 1918 and it served as Sonoma State Home's original bakery until the mid-1950s when it was converted for use as the paint shop, with all bakery operations having moved to the new food services building. This report addresses only the historic context specific to the Paint Shop.

### Architectural character

The Paint Shop was constructed in 1918 as a bakery distinguished by its early twentieth-century utilitarian industrial details, most notably its multi-component, parapet roofs and unreinforced brick walls. The interior is chiefly defined by its open shop and storage areas, concrete flooring, and open ceilings with exposed rafters.

### Condition

The Paint Shop is in fair to good condition. Weather damage and mild cracking of the mortar are apparent along the wall at various locations, along with paint peeling along several of the building's wood elements.

**Square Footage: 4,600 SF**

**Levels: 1**





# BUILDINGS FOR ADAPTIVE REUSE

## MAINTENANCE SHOP

### Location

The building sits on southeast Manzanita Street.

### Historical Context

The Maintenance Shop was constructed about 1918, and it served as Sonoma State Home's original laundry until about 1949 when the modern, extant Laundry building was constructed. The building functioned as a paint shop until around 1954 when the original bakery was repurposed as the present-day Paint Shop. At this point, the original laundry building was converted to a multi-functional Maintenance Shop.

### Architectural character

The Maintenance Shop was constructed in 1918 as a laundry distinguished by its early twentieth-century utilitarian industrial details, most notably its multi-sectional, flat roof with parapets and unreinforced brick wall cladding. The interior is chiefly defined by open shop and storage areas, concrete flooring, and open ceilings with exposed rafters.

### Condition of fabric

The Maintenance Shop is in fair to good condition. Weather damage and mild cracking are apparent along the walls at various locations of the brick wall cladding, along with paint peeling along several of the building's exterior wood elements.

**Square Footage: 7,500 SF**

**Levels: 1**





# BUILDINGS FOR ADAPTIVE REUSE

## MAIN STOREROOM

### Location

The building sits northwest of the intersection of Palm and Wilson Streets.

### Historical Context

The Main Storeroom was constructed about 1931, and it served as Sonoma State Home's commissary. By 1960, the same year that the building was significantly expanded with a large concrete warehouse addition, it had been converted to a general warehouse, a function it has served up to the present.

### Architectural character

The oldest building section of the Main Storeroom was constructed about 1931, with a large rear (northwest) addition constructed circa 1960. This building is distinguished by its combination of early-twentieth-century and mid-twentieth-century utilitarian industrial architectural details, most notable its unreinforced brick and exposed concrete wall cladding and parapet gable with ridge monitor and flat roofing. The interior is chiefly defined by open storage areas and open ceilings with exposed metal trusses.

### Condition of fabric

The Main Storeroom is in fair to good condition. Weather damage and mild cracking are apparent along the brick walls of the original building and the scored concrete of the 1960s addition.

**Square Footage: 16,500 SF**

**Levels: 1**





# BUILDINGS FOR ADAPTIVE REUSE

## PLUMBER MOTORPOOL STORAGE

### Location

The building sits southwest of Eucalyptus Street.

### Historical Context

The Plumbers / Motorpool Storage building was constructed sometime between 1926 and 1939 at Sonoma State Home as an addition to the institution's agricultural operations. The building originally served as one of two fruit-drying sheds but had been converted for use as a general warehouse storage space by the 1970s.

### Architectural character

The Plumbers / Motorpool Storage building was constructed sometime between 1926 and 1939 as a utilitarian dried fruit storage building. The California Division of Architecture likely designed the two-story building, and it featured open storage spaces in both floors. Aside from the stone-and-mortar first-story, which was constructed against the slope of an adjacent hillside, the building features typical utilitarian elements, including corrugated-metal cladding, industrial-sash windows, and a gable roof with exposed rafters.

### Condition

The Plumbers / Motorpool Storage building is in generally good condition. Some mild water damage, peeled paint, and a broken window sash are evident.

**Square Footage: 2,000 SF**

**Levels: 2**





# BUILDINGS FOR ADAPTIVE REUSE

## GLASS & SIGNAGE SHOP

### Location

The building sits between Eucalyptus and Manzanita Streets.

### Historical Context

The Glass & Sign Shop was constructed in 1916 at Sonoma State Home as an addition to the institution's agricultural operations. The building originally served as a cannery but had been converted for use as the "Sheet Metal Shop" by the mid-1950s.

### Architectural character

The Glass & Sign Shop was constructed in 1916 as a light-industrial facility distinguished by its vernacular Craftsman-style architectural details. The California Department of Engineering under the supervision of State Architect George B. McDougall designed the two-story building as a cannery, and it featured open spaces in both floors. The building conveys Craftsman details principally in the timber-frame second story, which features horizontal V-groove siding and a low-pitched gable-on-hip roof, with the first story constructed out of concrete.

### Condition

The Glass & Sign Shop is in generally fair condition. Cracking is evident in the exterior first-story concrete walls, the paint is chipping along the second-story siding, and the roof shows heavy deterioration.

**Square Footage: 3,500 SF**

**Levels: 1**





# BUILDINGS FOR ADAPTIVE REUSE

## TRANSPORTATION GARAGES

### Location

The building sits west of the intersection of Eucalyptus Street and Orchard Road.

### Historical Context

The Transportation Garage was constructed about 1924 at Sonoma State Home as an eight-car garage for State-owned vehicles and expanded in 1927 to house twenty-six cars. By the mid-1950s, it also housed an auto repair shop and blacksmith shop. By the 1970s, it served as a storage facility for administrative services.

### Architectural character

The Transportation Garage was constructed about 1924 and expanded a few years later as a utilitarian garage building. The California Division of Architecture likely designed the two-story building, and it featured open second-floor storage spaces and single-unit, first-floor storage compartments. The thirteen-bay building features typical utilitarian elements, including a wood-truss, gable roof and stucco cladding.

### Condition

The Transportation Garage is in fair to good condition. The metal rain gutter on the southwest side has detached, paint is peeling in numerous areas, and some cracking is evident along the second-story, exterior stucco cladding.

**Square Footage: 2,600 SF**

**Levels: 1**





# BUILDINGS FOR ADAPTIVE REUSE

## ACACIA COURT 2

### Location

The building sits south of Shady Lane and north of Hill Creek, towards the southwest corner of the main campus.

### Historical Context

Acacia Court II was constructed in 1923 and served as employee housing through the historic period.

### Architectural character

Acacia Court II is a two-and-a-half story French Eclectic building that provided twenty-two apartment housing units for male employees. The building is distinguished by its complex roof form with steep gable roofs and multiple dormers. It has a prominent recessed front porch with half-timbering on the interior walls and on the second story above. The building retains nearly all its original casement windows and wood shutters. The building's Period Revival architectural styling is particularly notable in comparison to the adjacent Acacia Court I, which was completed nine years prior and for a fraction of the cost.

### Condition

The building is in fair condition. The ceiling plaster in the living room has begun to crack and is being temporarily held in place by wood braces. Paint is peeling from many interior wall surfaces, and there is evidence of water damage to the flooring in places.

**Square Footage: 3,800 SF**

**Levels: 2**





# BUILDINGS FOR ADAPTIVE REUSE

## ACACIA COURT GARAGES

### Location

The building is located west of Acacia Court I and II, for which it served as a garage. The Acacia Court complex is on Shady Lane, towards the southwest corner of the main campus.

### Historical Context

The Acacia Court Garage was constructed in 1925. The building served as an employee parking garage through the historic period.

The Acacia Court Garage was added in 1925 at a cost of \$1,955 and provided sheltered parking for eighteen employee vehicles. The building design followed that of the Transportation Garage, which was completed one year prior. Both buildings were constructed into steep hillslopes in order to allow the second-story garage bays to be accessed at ground-level at the top of the slope. The building functioned continually as an employee garage through the historic period.

### Architectural character

The Acacia Court Garage is a long, linear, two-story building that is built into a steep hill slope so that the second-story garage bays are accessible at ground level on the higher north building side. The building contains nine vehicle bays on each floor, accessed by double-hinged doors. The building is largely utilitarian in design with exposed-concrete and shiplap-sided walls and a simple side-gable roof. The building is most distinctive for its large size and two levels of access.

### Condition

The garage is in fair to good condition. The wood garage doors are worn and damaged in places, but no major structural problems are evident.

**Square Footage: 1,900 SF**  
**Levels: 1**





# BUILDINGS FOR ADAPTIVE REUSE

## ADDITIONAL (NOT IN HABS/HAER)

### CARPENTER SHOP + STORAGE

*Details on architectural character and condition are pending*

#### Location

These buildings are located to the west of Eucalyptus Rd

**Square Footage: 5,500 SF**  
**Levels: 1**



### PLAN OPS WAREHOUSE

*Details on architectural character and condition are pending*

#### Location

This building is located to the east of Manzanita and directly north of Wilson.

**Square Footage: 11,800 SF**  
**Levels: 1**



### LAUNDRY/PROPERTY

*Details on architectural character and condition are pending*

#### Location

This building is located to the east of Manzanita and directly south of Hold Rd.

**Square Footage: 18,000 SF**  
**Levels: 1**

