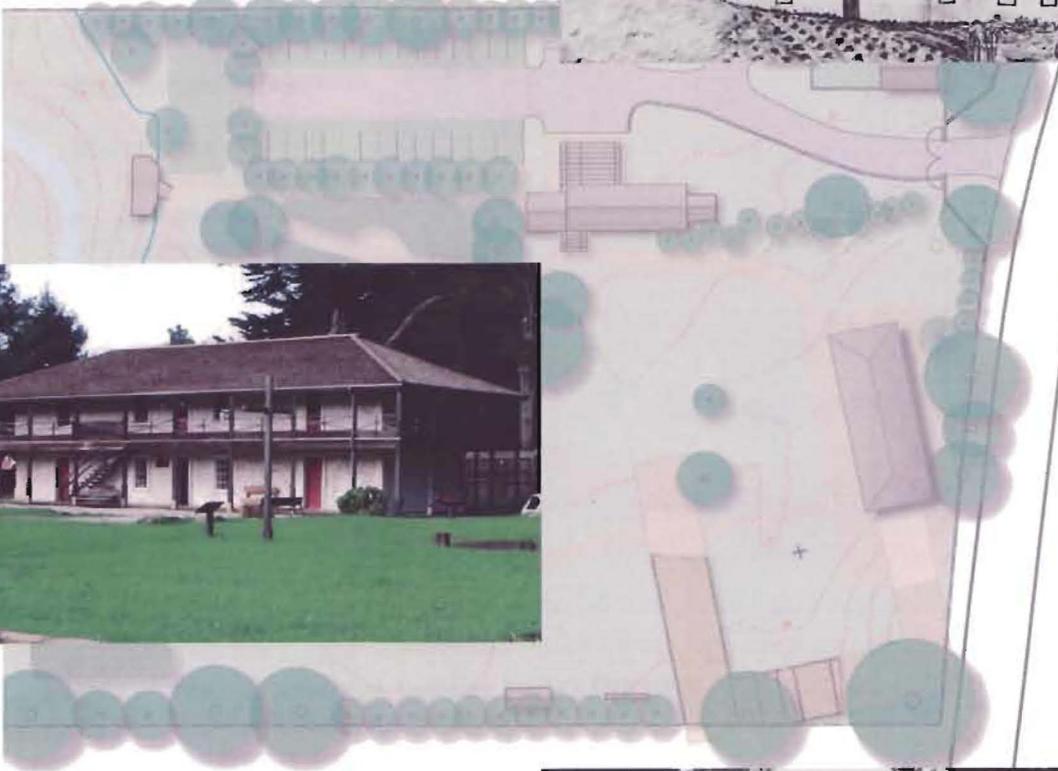


Sanchez Adobe Historical Site

Master Plan

Pacifica, California

January 2007



prepared for the
San Mateo Parks Department
Redwood City, California



prepared by
Architectural Resources Group
San Francisco, California

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I. Introduction

On September 1, 2004, the County of San Mateo contracted with Architectural Resources Group (ARG) to prepare a Master Plan for the Sanchez Adobe Historical Site on Linda Mar Boulevard in Pacifica, California. The Sanchez Adobe Historical Site is an important historic resource with exceptional significance to the state of California. It has tremendous potential as an educational and recreational site for the residents of San Mateo County and beyond. Currently although the site is well maintained and preserved, it is underutilized both in visitation and in conveying interpretive information to the visitors. The development of this master plan is an important step in the integrated preservation, interpretation, and improvement of the site to better promote its importance while assuring its appreciation by future generations.

Project Site

The Sanchez Adobe Historical Site is a County park that encompasses 5.46 acres. The site features the physical evidence of several significant periods in California history as well as a section of San Pedro Creek. Archaeological evidence of a Native American village and a mission *asistencia*, or outpost, is extant on the site. The Sanchez Adobe itself dates from the Mexican Rancho Period, when Francisco Sanchez received a land grant in 1839 and proceeded to complete his adobe house in 1846. The adobe was later purchased by General Edward Kirkpatrick, who altered the building in the 1880s. By 1946, the County of San Mateo had become interested in acquiring the site as a public historic park. The County has owned the property since 1947, with the San Mateo County Historical Association running the site as a historic museum. Soon after acquiring the site, the County undertook a restoration of the adobe, which was completed in 1953. Support buildings including restrooms and a ranger's residence were added to the site at this time, and other outbuildings were added later in its history.

Project Methodology

ARG's approach to the master planning of the Sanchez Adobe Historical Site began with developing an understanding of the history and significance of the site, while simultaneously working with staff and the public to identify and recognize the overarching purpose and mission of the park. This information is central to the development of the master plan. Once the basic mission was clearly established, the master planning process moved forward, developing information in four parallel, but interrelated tracks:

- Historical: Collecting and summarizing a base of historical information
- Interpretive: Identifying and conceptualizing interpretive themes and concepts
- Programmatic: Outlining and solving functional and programmatic needs
- Preservation: Establishing and detailing the preservation requirements of the site

The four tracks of the master planning process were carefully coordinated in order to achieve an integrated and appropriate master plan for the site. At three key points during the master planning process, the concepts of the master plan were presented to the public for input on the process. In addition, areas of further, more detailed, study that extend beyond the scope of the master plan were identified.

This document attempts to balance all of the preceding issues in order to develop a master plan which is based on a comprehensive and integrated base of information, and which will serve as a guide to direct all future preservation and site improvement projects for many years to come.

To the extent possible, the assumptions made about necessary work are outlined in the scopes of work and cost estimates that follow. The assumptions and recommendations contained in this report were informed by a review of the documents listed in the bibliography. Because the purpose of the contract was preparation of a Master Plan, no additional historic research was conducted. If new architectural or historical information comes to light as the result of future research, the recommendations contained in this report may need to be revisited.

Guiding Principles

The goal of the proposed work is to preserve the existing resources while improving and enhancing the educational and recreational uses of the Sanchez Adobe Historical Site. Any work undertaken at the Sanchez Adobe Historical Site should be informed by the relevant set of standards developed by the National Park Service, U.S. Department of the Interior and contained in *The Secretary of the Interior's Standards for the Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Standards)*. Ancillary structures dating from the latter half of the 20th century are not considered historically significant features of the site. As such, alterations to these buildings are not constrained by the recommendations of *The Standards*.

The Sanchez Adobe Historical Site is owned by the County of San Mateo, but the interpretation of the site is administered by the San Mateo County Historical Association (Historical Association). The following mission statement summarizes Historical Association's goals for the use of the Sanchez Adobe Historical Site.

The Sanchez Adobe Historical Site is one of the most significant historic resources in San Mateo County. Together, the building and site illustrate three major periods in the history of California, including Native American, Spanish, and Mexican settlements. As such, the mission of the Sanchez Adobe Historical Site is to become a public facility that:

- Identifies and interprets the multiple layers of habitation inherent in the site;
- Provides a place for education and recreation for the San Mateo community as well as the surrounding region;
- Provides stewardship of the historic property for future generations.

These goals serve as the guiding principles in the development of this Master Plan.

II. Historic Context of the Sanchez Adobe Historical Site

The Sanchez Adobe is located in an area with a long and rich history. As such, the Sanchez Adobe Historical Site has received a significant amount of study over the years. At least four archaeological investigations have been undertaken within the property's boundaries and there have been innumerable articles written about different aspects of the site. Archaeological and historical evidence point to four distinct periods of occupation of the site, followed by the purchase of the site by the County of San Mateo. This section summarizes the history of the site, based on existing documents on file at the San Mateo County Historical Association and those held by the County of San Mateo.

Native American Period, Pre-1769 to 1786

Prior to 1786, Native Americans were the sole human inhabitants of the site. There is limited historical evidence from this time period, but there are references to a Native American village known as *Pruristac* being located in this area. Archaeological evidence indicates the existence of a shell midden in the vicinity of the existing ranger's residence on the site. A study of the Native American history of the site can be found in Appendix 2 of the archaeological report of 1979.¹

Mission Period, 1786 to 1834

In 1769, missionaries from Spain arrived in what is now California and proceeded to develop a system of missions and associated outposts and presidios along the coast. In 1786, Mission San Francisco de Asis (Mission Dolores) established a mission outpost, or *asistencia*, in the San Pedro Valley (now the Sanchez Adobe Historical Site). Historical records at Mission Dolores contain regular reports about the development of the outpost, known as "San Pedro y San Pablo."² According to these reports, the achievements of the first year at the *asistencia* included the planting of wheat and beans and the construction of a granary, a chapel and four other rooms.³ As was true at other mission locations, the local Native Americans were put to work in building the missions, as well as in the agricultural industry supporting the missions.

¹ Stephen A. Dietz, "Report of Archaeological Investigations at Sanchez Adobe Park Historic District," August 1979, p. 175-189.

² *Ibid*, p.164-174.

³ *Ibid*, p.164-165.

At its greatest development, the *asistencia* was composed of a plaza lined on three sides with rooms built of adobe. The archaeological remains of these buildings have been identified at the northeastern part of the site. Cultivated plantings included wheat, corn, beans, peas, barley, asparagus, and rosemary, as well as grape vineyards and peach and quince trees. Reports from the *asistencia* continue until 1790, after which there was a significant decline in the Native American population that served the outpost. After this point, the land was used for raising cattle, a precursor to the primary use during the next historical period.

Rancho Period, 1839 to 1871

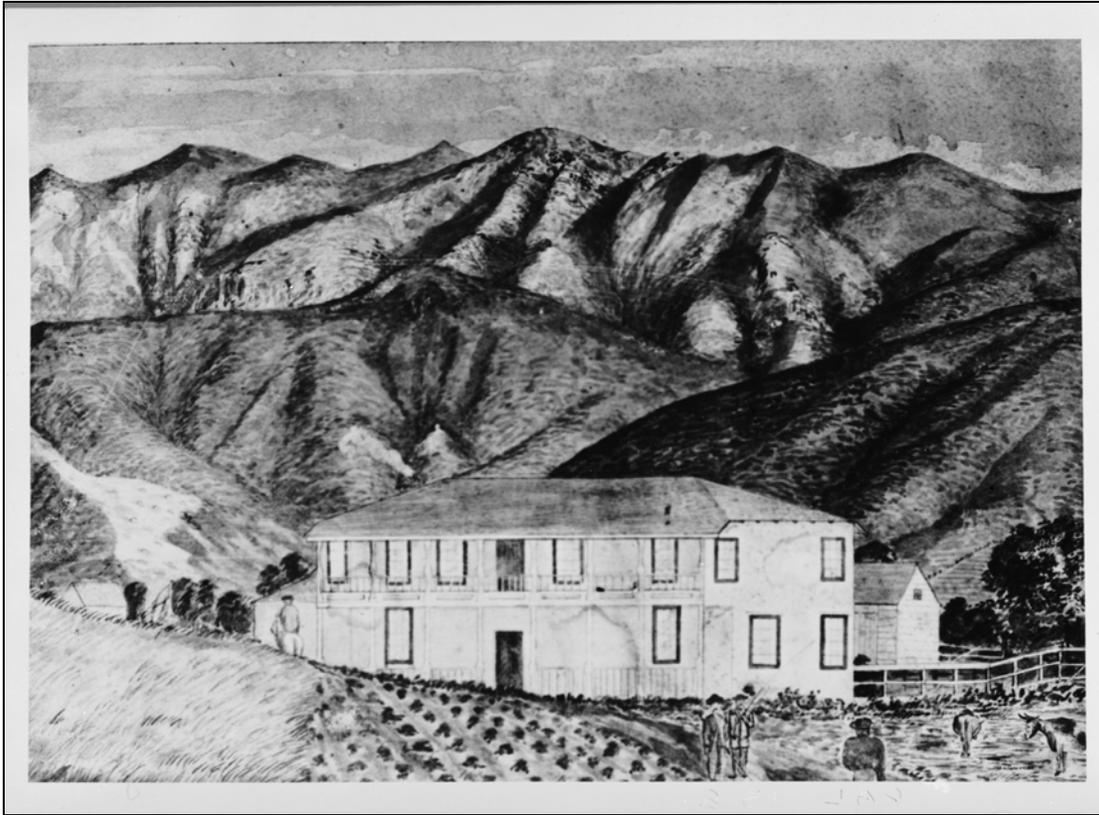
In 1834, the mission system was secularized by the Mexican government. All of the mission holdings were put under the control of government administrators. Much of the land was granted to Mexican settlers, known as Californios. Don Francisco Sanchez was granted 8,928 acres, known as Rancho San Pedro, in 1839. Sanchez began construction of his adobe house at Rancho San Pedro in 1842 and completed it in 1846.⁴ An accomplished man, Francisco Sanchez has been well researched over the years by the staff and docents of the Historical Association. More extensive information can be found in multiple volumes of *La Peninsula*, the journal of the Historical Association.

In 1848, California was claimed by the United States, and many of the land grant recipients were disenfranchised. Sanchez, however, continued to hold on to his ranch in the San Pedro Valley. Sanchez lived until 1862, and his wife continued to own the adobe and the land immediately surrounding it until 1871.⁵ A painting that dates from the mid-to-late 19th century reveals how Sanchez Rancho appeared (Figure 1). According to documents of the time, Sanchez was a frequent host to prominent travelers through the area.⁶

⁴ Joan Levy and Shirley Drye, "The Legacy of Francisco Sanchez, Part I," *La Peninsula*, Vol. XXXII, No. 2, Fall/Winter 2000, p. 8.

⁵ Joan Levy "The Legacy of Francisco Sanchez, Part II," *La Peninsula*, Vol. XXXII, No. 2, Fall/Winter 2000, p. 15.

⁶ *Ibid.*



**Figure 1. Painting of Sanchez Adobe in 1865 or 1885
(Painting at Archives of the San Mateo County Historical Association)**



Figure 2. Photo of Sanchez Adobe, ca. 1891 (Photo of original image by HABS)

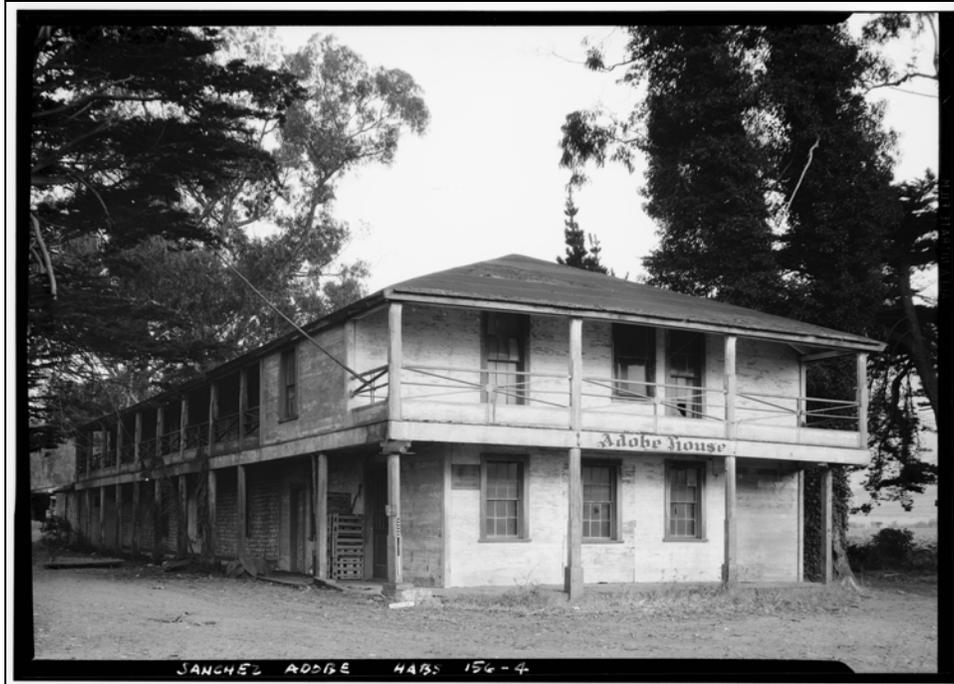


Figure 3. View southeast of the Sanchez Adobe, ca. 1936 (Photo by HABS)



Figure 4. View northwest of the Sanchez Adobe, ca. 1936 (Photo by HABS)

American Period, 1871 to 1946

The next major owner of the property was General Edward Kirkpatrick, who purchased it in 1879. The Kirkpatricks modified the building to a great extent in the late 1880s (Figure 2), enlarging it to 20 rooms.⁷ Later during the Kirkpatrick's ownership, the property was used as a hotel, a speakeasy, and an artichoke storage building.

In 1936, the house was photographed by staff of the Historic American Building Survey (HABS), which provides an important record of the building's history (Figures 3 and 4). In 1938-1940, the building was measured by the Works Progress Administration (WPA). Those drawings were later updated and incorporated into the HABS documentation in 1958 (Appendix A).

San Mateo County Period, 1947 to the present

In 1947, San Mateo County purchased the Sanchez Adobe and the surrounding 5.46 acres. The County then initiated an ambitious restoration of the property, including the construction of several new buildings on the site, as well as extensive work on the adobe itself (see construction chronology following). The property was designated as a National Register Historic District in 1976.

Construction Chronology

As discussed in the preceding sections, the site bears evidence of several periods of occupation, although the extant structures date from the later periods. The two-story adobe building was completed in 1846 by Francisco Sanchez on the site of the earlier *asistencia* building. It is likely that the original house featured balconies on at least the north and south elevations and an open kitchen area at the east elevation. The adobe building remains essentially in its original configuration, but alterations did occur over the years. During the late 1880s, General Kirkpatrick renovated the building. Work during this period included wood additions at the east and west ends of the building, a wood balcony around the perimeter of the second floor, and a brick fireplace and chimney at the east end of the adobe portion of the building.

After their purchase of the Sanchez property in 1947, the County embarked upon a restoration of the site, which was completed in 1953. The restoration of the adobe destroyed quite a bit of historic material; it included the removal of the wood additions, interior partitions, interior stairs,

⁷ *Ibid.*

interior finishes, and a brick chimney. The exterior doors and all of the single-hung sash were also replaced. The structural capacity of the building was reinforced with the reconstruction of the wood balconies and the application of several inches of gunnite to all of the interior wall surfaces. It appears that the only additional work done on the building since this 1953 period has been the structural upgrade and reroofing project that was completed in 2004.

According to drawings from the 1953 restoration, the site as a whole was considered during the County's project. Two new buildings, the caretaker's residence and the public restroom and garage building and parking lot, were constructed at this time. Not all of the work appears to have been executed, however; the parking lot and pathways were not developed as shown. In the years following the restoration, two storage sheds were constructed on the site. The larger of the two sheds contains office space for the docents in addition to storage space.

III. Existing Site Description

The Sanchez Adobe Historical Site is a complex landscape of features, ranging from the rich ecological area of the San Pedro Creek, to the archaeological features from several significant periods of California history, to the Sanchez Adobe building itself. Many of these components are in good condition, but the site needs to be considered as a comprehensive whole to address the objectives of the site. This section summarizes the existing conditions of the site, the adobe, and the related structures. A detailed analysis of the existing conditions on the site can be found in Appendix B of this document.

Overall Site

The existing site is a 5.46-acre park located in Pacifica in San Mateo County (Figures 5 and 6). On the site is an adobe structure, a parking lot, a restroom building, two service buildings, and a ranger residence. There is a native plant garden on the site as well as some archaeological plots, but the majority of the site consists of an open field that extends to a creek (and slightly beyond) on the south end of the property.



Figure 5. Site view looking North (Photo by RHAA 2004)



Figure 6. Site view looking South (Photo by RHAA 2004)

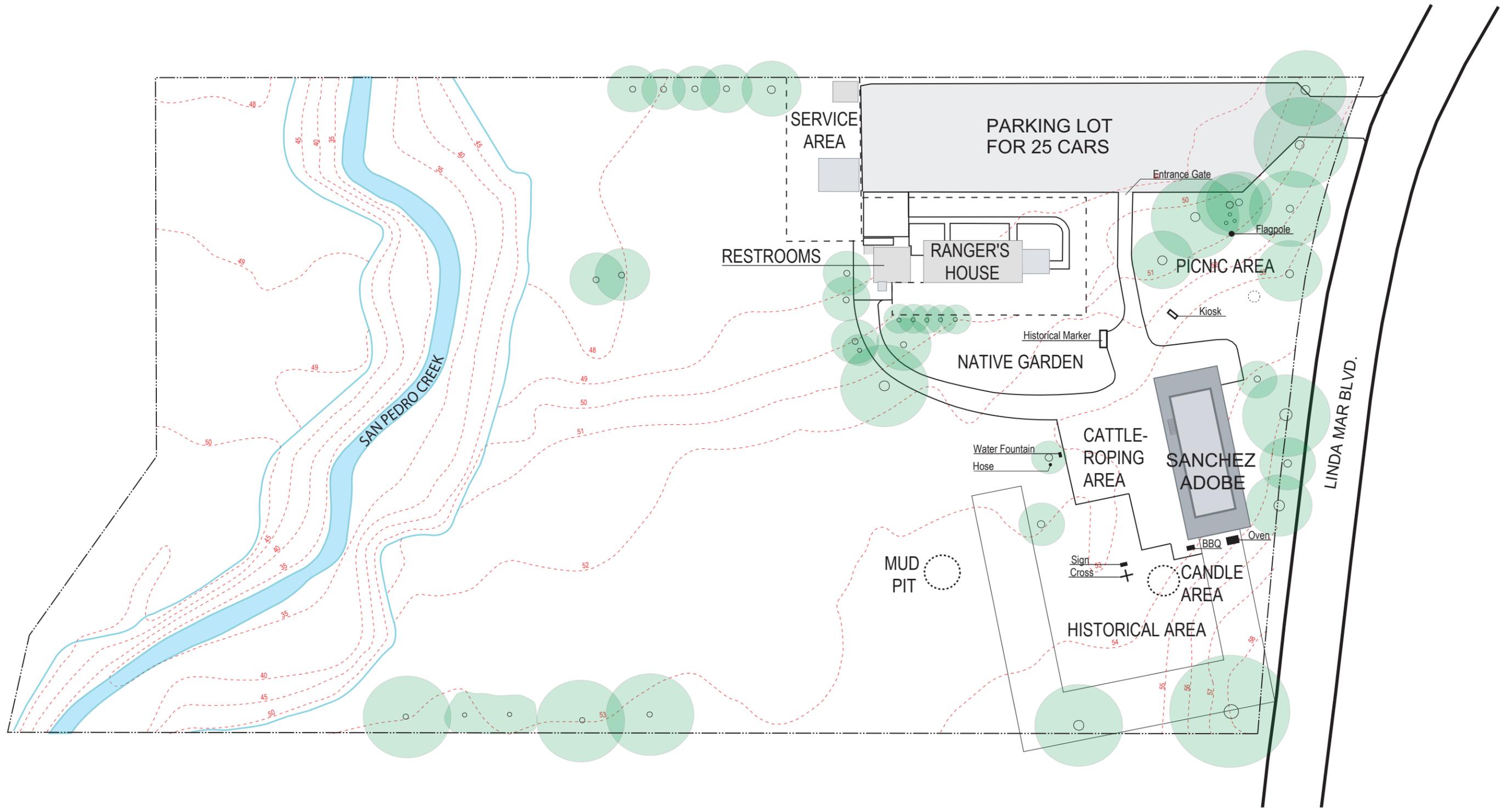


**Figure 7. Aerial photo of the site
(Image courtesy of the USGS)**

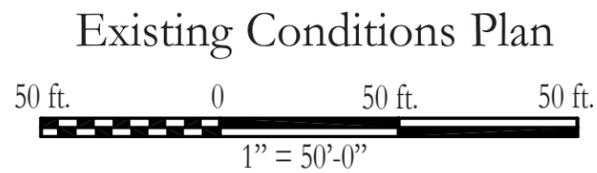
The site is bounded by a busy street (Linda Mar Boulevard) on one side (Figure 7).

While there is a fence to screen the view to the street, the noise of the street still has an impact on the site. Adjacent land uses on the west and south sides of the property are residential. A creek that runs through the southern end of the property and its surrounding vegetation act as a buffer to the houses beyond. A newly expanded high school sits to the east side of the site. While the site is surrounded by all of these various land uses, it maintains beautiful views to the hills beyond, which could be highlighted by careful screening of the surrounding conditions (Figure 8).

The layout of the site currently has most of the activity centered on the adobe with little attention given to the rest of the property. Other than the path that surrounds the building and leads to the restrooms, there is no circulation throughout the rest of the property. The majority of the site consists of annual and perennial weeds and a few shrubs and trees. In addition, the site is primarily flat and suffers from an infestation of gophers. There is little or no interpretive signage on the site for visitors, and the potential of many of the features of the site, such as the creek and the archaeological walls of the mission outpost, has not been realized.



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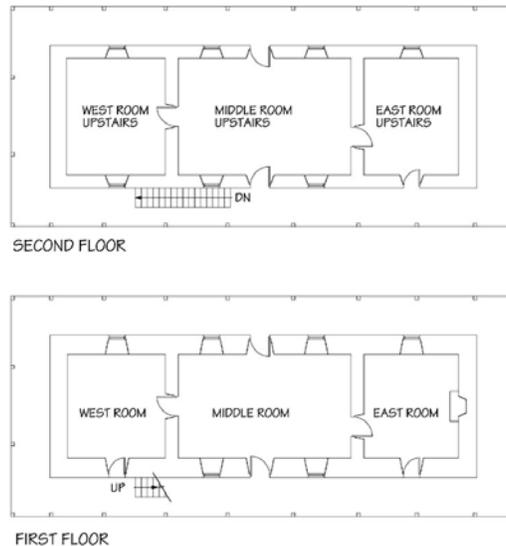
Sanchez Adobe Master Plan
 Pacifica, CA
 April 21, 2005



Sanchez Adobe

Currently, the Sanchez Adobe building (Figures 9 and 10) is composed of adobe walls that rise two stories to enclose three rooms on each floor. The exterior surfaces of the walls have been coated with layers of paint over the years. A wood porch and balcony above encircle the adobe building, which is surmounted by a hipped roof covered with cedar shingles. The exterior doors have all been replaced; they date from the San Mateo County period on the first floor and the Kirkpatrick period on the second floor. The doors on the first floor are wood board and batten with a chevron pattern on the exterior surface. The doors on the second floor are wood rail and stile with an upper glazed panel reminiscent of the Queen Anne style. The windows were also replaced during the 1953 restoration. All of the existing windows are fixed multi-light sash and are typically composed of nine lights.

The interior of the adobe is modest, with the same linear plan on each floor. For master planning purposes, the rooms of the adobe are labeled as follows:



Each room has at least one door to the exterior with the exception of the western room on the second floor, which opens only to the center room of the second floor. The wood-paneled interior doors appear to date to the 19th century. All of the interior wall surfaces are coated with gunnite and paint.



Figure 9. South elevation of the Sanchez Adobe (Photo by ARG 2004)



Figure 10. North elevation of the Sanchez Adobe (Photo by ARG 2004)



**Figure 11. Furnace at the Sanchez Adobe
(Photo by ARG 2005)**

There are limited heating and electrical services supplied to the adobe itself. Heating is provided in the building by a gas-fired furnace located in the center doorway of the north façade (Figure 11). Air circulation is achieved through grilles in the walls and ceiling of the first floor. Electrical wiring in conduit was installed in the gunnite layer during the 1953 restoration. Both of these systems appear to function adequately. There is no plumbing in the building.

Overall, the Sanchez Adobe building is in good condition. The preservation recommendations for each material and system in the building are included in the restoration plan in Chapter 5.

Ancillary Structures

There are several additional structures located within the park's boundaries (Figures 12-15), including a caretaker's residence, a garage/public restroom building, and two sheds that provide office and storage space for the docents. Although they date from different periods, all four of these buildings are modest wood frame structures clad in board and batten siding. The buildings sit on concrete slabs and are protected by shingled gable roofs. The buildings appear to be in good condition.



Figure 12. Caretaker's Residence (Photo by ARG 2005)



Figure 13. Restroom and Garage Building (Photo by ARG 2005)



Figure 14. Office and Storage Shed (Photo by ARG 2004)



Figure 15. Storage Shed (Photo by ARG 2004)

IV. Programmatic Objectives

Sensitive development of the interpretive plan and operational facilities would greatly enhance the visitor's experience at the Sanchez Adobe Historical Site. Currently, the site has a well-established program for fourth-grade school children but only minimal outside visitation. A major limitation is a lack of programmed space for support of the historic features on the site. As part of the Master Plan, programmatic objectives for the site were developed through conversations with staff and volunteers of the Historical Association. A table of the specific elements considered can be found in Appendix C, which addresses programmatic concepts, buildings, and landscape features. The following is a summary of those programmatic issues:

- Types of visitation
- Education and interpretive exhibits
- Interpretive activities
- Lecture and meeting space
- Public facilities such as the picnic area and restrooms
- Supporting facilities such as the gift shop, office, and storage space
- Parking and site access
- Ranger housing
- Site issues such as signage, security, screening, and the San Pedro Creek

Interpretation is a significant component of the plan for the site. Interpretation aims to deepen the public's knowledge and appreciation of the Sanchez Adobe and its natural resources. The interpretive plan for Sanchez Adobe is structured by the objectives, themes and sub-themes developed in coordination with the San Mateo County Historical Association, San Mateo County Parks and Recreation, Sanchez Adobe docents, county park representatives and the design team. These objectives and themes guide the planning for the exhibits and programs that reach out to the public.

The overall objectives of the interpretive plan are:

- To create a broader interpretation of the Sanchez Adobe;
- To provide an interpretive framework to guide in organizing and creating indoor and outdoor spaces;
- To maximize the interpretive potential of the natural and historic site features;
- To enhance interpretive opportunities for school programs;
- To develop interpretive opportunities for new visitor populations;
- To contribute to the creation of a memorable interpretive experience.

Currently, the interpretation of the adobe is hampered by the need to house all of the exhibits on the site. The adobe also serves in an operational capacity, with the limited gift shop and docent's desk located in the adobe. The remainder of the space provided to the docent program is located in the sheds on the other side of the parking lot. An ideal solution to these issues is the development of a separate interpretive center to contain exhibits pertaining to the site as a whole, a meeting space for lectures and special events, a gift shop, as well as storage and office space for the docent program. This frees the adobe to relate the story of the Rancho Period in California history with period interpretation of the rooms.

In addition, the landscape tells an important part of the story of the site and deserves to be enhanced and interpreted for the casual visitor as well as the school groups. The site has further programmatic requirements, including improved access to and from Linda Mar Boulevard, parking, a turn-around for school buses and fire trucks, and a picnic area for school groups and the greater public. Additionally, the site requires a full-time residence for a County ranger for security purposes. The ranger currently lives in a house that is awkwardly located between the parking lot and the adobe. A location removed from the center of the site and screened from the site's public space is desirable for the ranger's residence.

V. Master Plan

Master Planning Process

The master planning process began with a kick-off meeting with the County, followed by a visit to the site by the project team to assess existing conditions. ARG then proceeded to collect historical information about the site from the holdings of the County and the Historical Association. A mission statement was drafted to recognize the objectives of the site.

After digesting the results of the site visit and research materials, the project team developed concept plans according to three levels of intervention: minimally developed, moderately developed, and fully developed. The team brought these concepts to a Focus Group meeting on December 7, 2004, where stakeholders were encouraged to share their thoughts on the plans and to voice other comments related to the site. Through conversation with the staff and docents who are involved in the interpretation of the site, the project team was able to get a good sense of the strengths of the existing program and to identify the proper level of development for the site. Based on the perceived needs of the site and the response of the focus group, the project team developed the concept plan for the site.

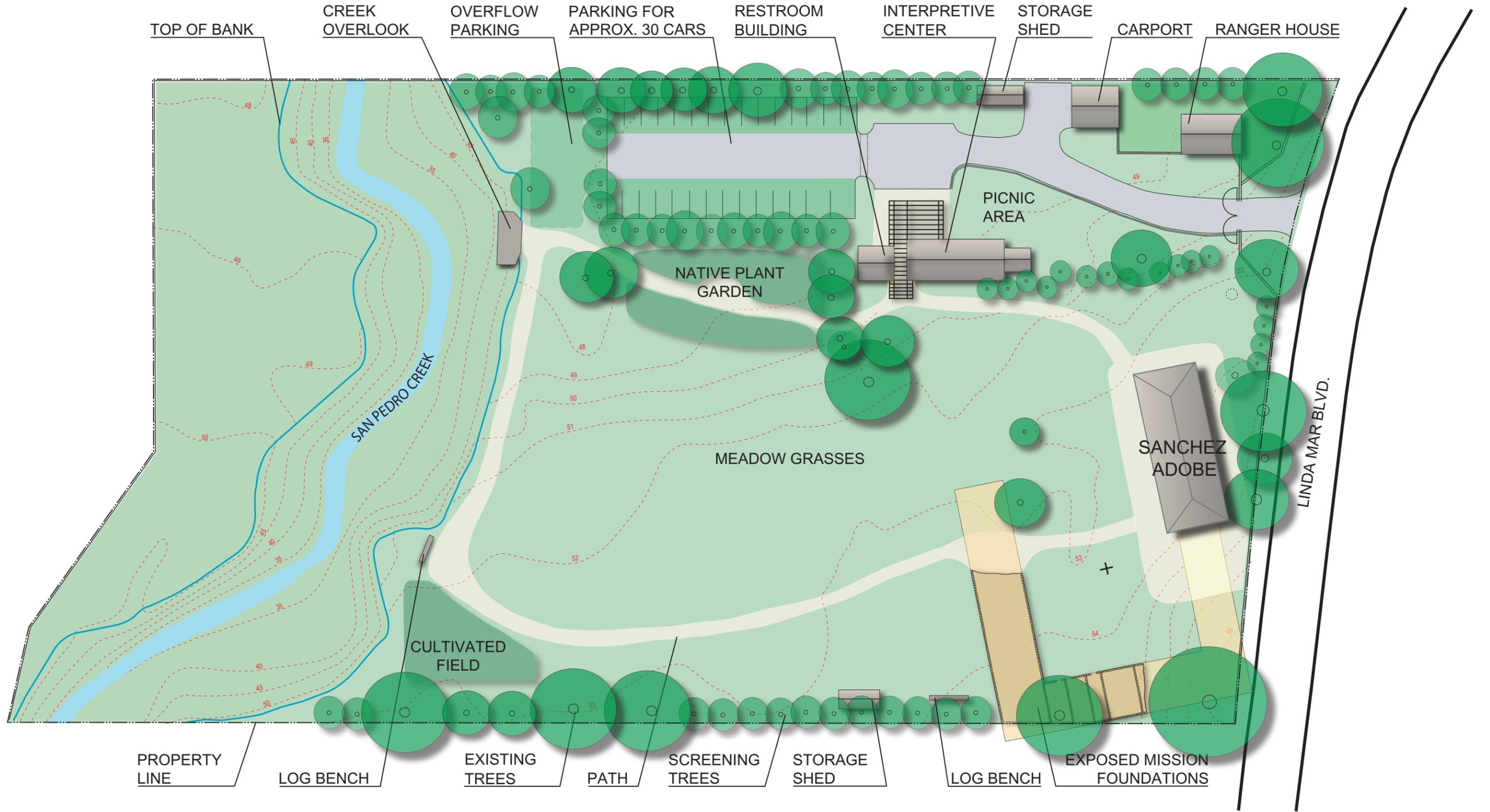
The conceptual master plan was presented at a public meeting on January 27, 2005. After the public meeting, comments were reviewed with staff in order to develop a fully responsive draft master plan. On April 7, 2005, the draft master plan was presented at a second public meeting. The master plan that follows is the result of the collaborative process of developing this plan into a sensitive strategy for development, integrating the interpretive, programmatic, and preservation requirements of the site.

Site Development Plan

The proposed site development plan for the Sanchez Adobe Historical Site balances the archaeological and preservation stewardship needs of the adobe structure and its landscape with the functional, programmatic, and interpretive needs of a public historical site. The plan provides for enhanced visitor facilities including improved arrival, an interpretive/orientation center and restrooms structure, relocated parking, storage, and ranger residence. These facilities will be accommodated in the already disturbed western side of the site. The plan preserves the north, east, and south areas of the site, which contain the archaeological remains, adobe structure, open space, and watershed for interpretation and restoration.

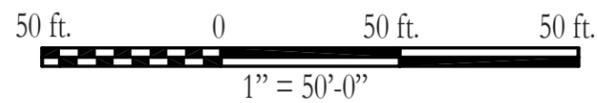
The proposed plan (Figure 16) shifts the arrival of the visitor to the south to provide an improved approach to the adobe and the site. The vehicular entrance to the site will be made safer by moving it further away from the intersection of Linda Mar Boulevard and Adobe Drive. A turnaround will be provided for large vehicles such as school buses, fire trucks, and garbage trucks. The parking area will be enlarged slightly, with an additional overflow area available when necessary. A drop-off area is also designated for school groups and other visitors near the entrance to the interpretive center. This entry will be enhanced by the design of a new gateway between the new interpretive center (currently the ranger's residence) and expanded restroom facilities (currently garage space and restrooms). Existing features at the current entrance to the park, such as the flagpole and the historical marker, will be relocated to the new entrance to the park and interpretive center.

The existing ranger's residence will be rehabilitated for use as an interpretive center that can present an orientation to the comprehensive history of the site, as well as provide space for exhibits and gatherings (see Appendix D). By relocating the ranger from the existing central location to a new house at the northwest corner of the site, the visitor experience of the site will be greatly enhanced. In addition, the reuse of the existing building for the interpretive center, rather than building a completely new structure, will limit the impact on the archaeological resources in the area. As part of this rehabilitation, the post-1953 addition to the existing ranger's house will be removed to provide an inviting new entry to the site. The interior of the building will be reprogrammed to accommodate its new use as interpretive center. With this development, the interpretation and public use of the site can be maximized.



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Site Development Plan



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After orientation to the site at the new interpretive center, the circulation through the site will be defined by the evolution of the site's history; an accessible path with interpretive panels and activity areas will be provided to augment these features. The native plant garden will be enhanced, a cultivated field will be established, and portions of the *asistencia* foundations will be exposed for interpretation (see interpretive, landscape, and restoration plans following this section).

The support facilities on the site will also be greatly improved. The majority of the support space will be consolidated within the interpretive center. An office for the site managers and docents is situated in the building with sightlines of the pedestrian entrance to the site, as well as the interpreted landscape and the adobe itself. The office is designed to accommodate two desks and a sink/coffee preparation area. The new picnic area will be established near the entrance for easy access, but it will be screened from view by the interpretive center and additional screening trees. A low fence along the driveway will prevent children from straying into the roadway.

The adjacent building that currently houses restrooms and garage space will be converted into restroom facilities that are accessible to the disabled. The revised layout will increase the number of fixtures available for use by the visitors and staff. In addition, a water fountain will be provided at the building, enabling the existing water fountain that sits in the middle of the site to be removed. The existing porch at the house will be enclosed to provide general site storage. Storage for specific activities will be provided at small storage sheds located near the activity areas on the site. The site utilities will also be relocated so as to be more suitably sited with regard to the activity areas, as well as the historic viewsheds of the site.

The relocation of the ranger's residence is an improvement not only to the interpretation of the site, but also to the effectiveness and quality of the ranger's life on the site. The proposed location of the residence is in the northwestern corner of the property, near the entrance to the site. As the conceptual design indicates, it will be a modest structure with two bedrooms and a separate garage (see Appendix D). Privacy for the ranger is achieved through landscape features and fencing, while sightlines of the entire site become available from the upper story.

The security of the site as a whole will also be improved by modifying the fencing around the property. The site gate will be moved to the driveway, before the vehicle enters the parking lot. During the hours when the site is open, the gate can be opened completely, but none of the site can

be accessed by non-staff when the site is closed. The driveway is also shifted further from the corner of Linda Mar Boulevard and Adobe Drive in order to provide a safer access to and from the parking lot. The parking lot is located deeper in the site, further away from the most significant historic features.

Interpretive Plan

Periods of Significance

The story of the Sanchez Adobe site spans from its early Native American inhabitants through to present day use by the County of San Mateo. The primary interpretive periods of the Sanchez Adobe site are characterized by three main periods: the Native American period (500AD, possibly as early as 6000BC, to 1769), the Spanish Mission period (1786-1834), and the Mexican Rancho period (1839-1871). Due to lack of unmodified physical evidence on the site from the Early Anglo/American Period (1871-1947), this period is interpreted as a secondary period of significance.

Themes

The unifying theme is the overarching interpretive concept that ties all of the primary themes together and provides a single, strong take-home message to visitors about the contextual importance of the Sanchez Adobe to California history. The primary themes provide major interpretive messages that speak to the significance of the site through its major uses, inhabitants and historical events. Topics presented within each primary theme form the basis for the exhibits and programs at the site. Topics like land and water use can be interwoven throughout all primary themes.

Sanchez Adobe Unifying Theme

The story of the Sanchez Adobe site and the people who occupied it spans three major chapters in California history and reflects the diverse early history of the state.

Sanchez Adobe Primary Themes

- 1) *The natural resources of the Sanchez Adobe site provided ideal conditions for prehistoric and historic Native American settlement.*

For many centuries the Ohlone used this area as a seasonal village, which they called *Pruristac*. They developed a way of life to match the rhythms of nature and took advantage of proximity to the ocean and fresh water, the fertile soil and abundant flora and fauna of the area.

Topics:

- a) **Food:** The Ohlone were skilled at using the natural resources for food and medicine.
- b) **Technology and Craft:** The Ohlone devised techniques of using the natural resources to create shelter, watercraft, tools, weapons and jewelry.
- c) **People and culture:** The Ohlone organized themselves in small bands, called tribelets, that were governed by a headman and had a culture of hunting and gathering.
- d) **Rhythm of life:** The Ohlone's way of life was driven by the seasons and the cycles of nature.

2) *As part of the Spanish mission system, the rancho provided most of the food for the nearby Mission Dolores.*

The mission support farm, or *asistencia*, played a vital part in the mission organization and its goals of colonization. At its peak, the mission outpost at San Pedro and San Pablo was known to have herds of sheep and cattle and over 80 acres of cultivated land.

Topics:

- a) **Spanish Missions and their support system:** Spain established a series of missions to secure a foothold in California and spread Christianity to the indigenous population. The mission system relied on a support network of presidios, towns and outposts like the San Pedro Valley *asistencia*.
- b) **Crops:** The rich soil and plentiful water at San Pedro produced an abundance of crops like wheat, corn, peas, beans, and fruit. The food helped sustain Mission Dolores and played a key role in the economy and growth of the mission system.

- c) **Native American labor and conversion:** The missions dramatically changed the way of life for the Native American population. Their indigenous culture was supplanted with Christian teachings and they were put to work tending crops and livestock.
 - d) **Architecture of the outpost:** The adobe complex was constructed using materials at hand, including stone, wood and adobe. The structure housed the needs of the farm and the outpost inhabitants and the church.
 - e) **Secularization and decline:** With the waning support of Spain and the spread of disease decimating the Native American population, the mission outpost fell to disuse.
- 3) *During the Mexican period, the Sanchez Adobe site was a 9,000-acre cattle ranch owned by the prominent Sanchez family. Don Francisco Sanchez was a leader in the region and did business in cattle, trading hide and tallow.*

Topics:

- a) **Sanchez family:** The Sanchez family had a role in California history starting from Francisco Sanchez's grandfather, a soldier and early settler of San Francisco, to his father who owned neighboring Rancho Buri Buri, to Don Francisco Sanchez who served as mayor of San Francisco.
- b) **Life on the rancho:** The family resided in the adobe and established a daily and seasonal routine of living.
- c) **Hide and tallow trade:** The business of the rancho was selling and trading hide and tallow and cattle.

Sanchez Adobe Secondary Theme

- 1) *During the Early Anglo Period, the adobe was used for a variety of purposes, reflecting the changes in the needs and socio-economic patterns of the area.*

Topics:

- a) **Early California statehood:** In 1850, California became the thirty-first state in the union. During the early years of California statehood, some rancho lands saw a new wave of ownership. Beginning in 1871, General

Kirkpatrick bought the Sanchez Adobe and added modifications to the building and landscape.

- b) **Railroads and real estate:** In the first decades of the 1900s, innovations in transportation fueled real estate development and a growing population. The Ocean Shore Railroad brought vacationers and new homeowners to the area. The adobe became the San Pedro Hotel, a popular stop on the railroad.
- c) **Prohibition:** In 1919 liquor was outlawed and many coastal towns were used to transfer contraband liquor. The adobe became a speakeasy during this time, and later a restaurant.
- d) **Farming:** The region's cool and foggy climate was ideal for crops like artichokes. At one point the adobe was used as a storage facility for an artichoke farm.
- e) **County of San Mateo restoration:** The historical significance of the Sanchez Adobe was recognized by the County of San Mateo, who purchased the property in 1947.

Visitor Flow and Interpretive Organization

The three primary themes are represented in three zones on the site (Figure 17). Each zone has an area for school activities that relate to that interpretive period. Interpretive panels placed along the path will inform the visitors of the significance of various areas and landscape features. The path of travel around the park therefore illustrates the successive periods of occupation and becomes a walk through time.

The earliest period of significance and the theme of Native American life correspond with the native plant garden, midden area, and the creek outlook. This is the first area visitors experience on a path around the site. From there the path leads to the southeastern corner of the site and north to the foundations of the *asistencia*. This area relates to the theme of Mission outpost life. The next period of significance and the theme of Mexican rancho life centers on the adobe. The later period of significance and the secondary theme of Early Anglo/American inhabitation are represented only in an interpretive panel near the northwest corner of the adobe and in exhibits at the interpretive center. The interpretive center will also contain exhibits of the other periods as well as housing administrative facilities, orientation and sales needs, and lecture space.

Strategies and Recommendations for the Site (Figure 18)

Outdoor Facilities

Linda Mar Entrance

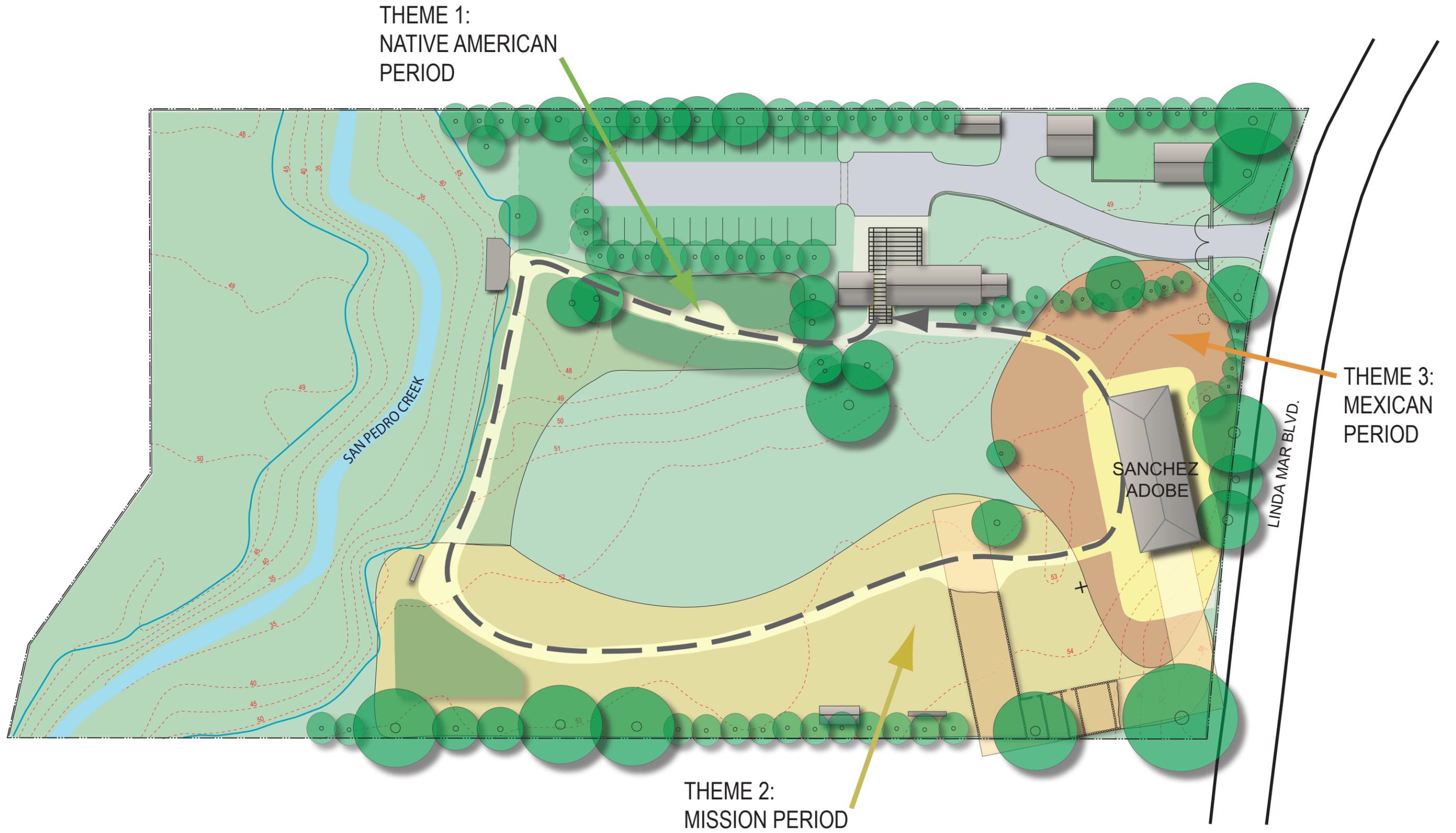
- Provide two large park identification signs on either side of the driveway. Angle the signs towards directions of oncoming traffic to increase visibility.
- List hours of operation at the road entrance.
- Place signage along Linda Mar Boulevard at intervals leading up to park (Ex. "Sanchez Adobe: 1 mile ahead")
- Coordinate with the city to provide better access to and from the park onto Linda Mar Boulevard.

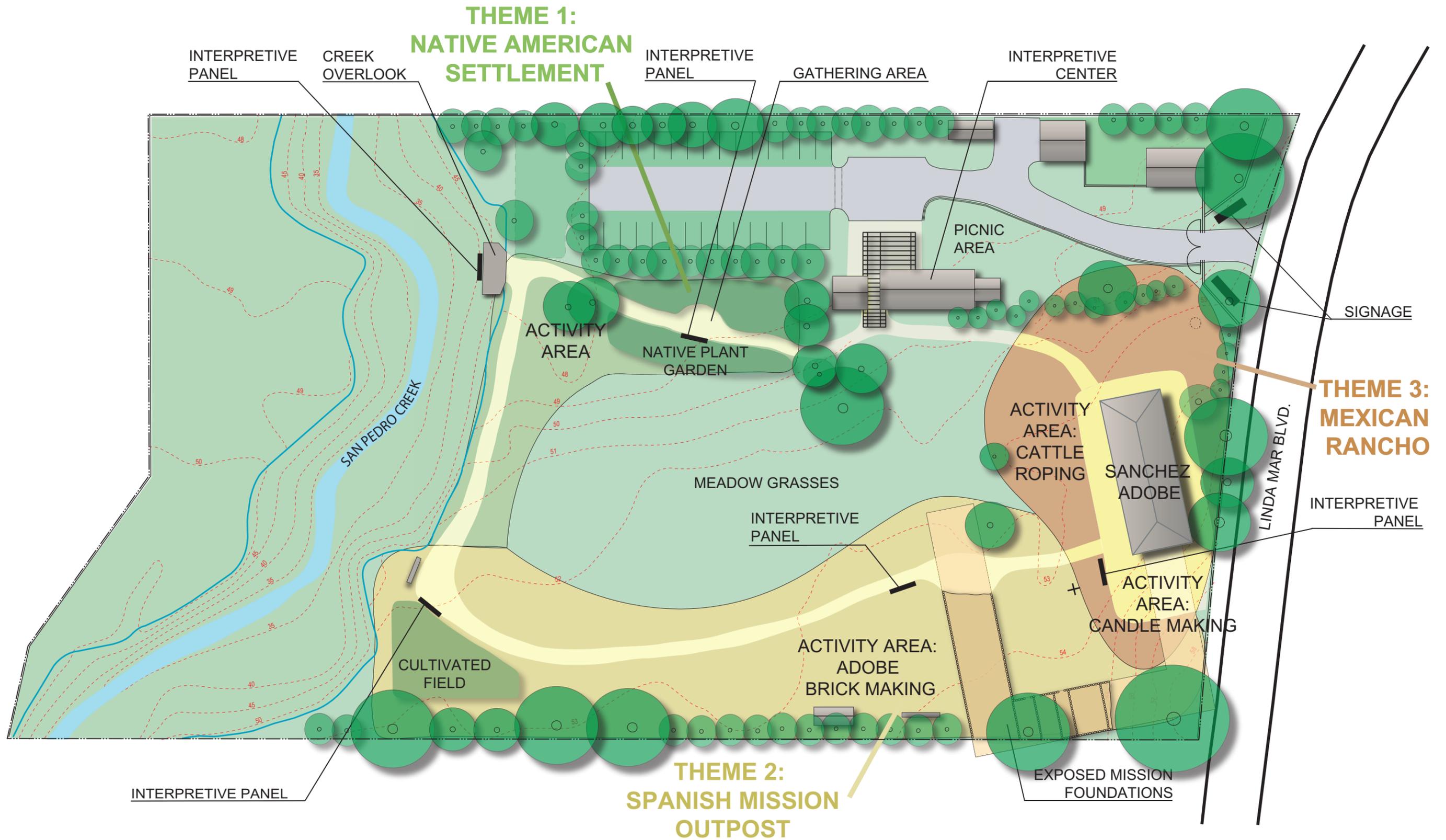
Interpretive Panels

- Provide interpretive panel at the entrance of the park that provides a historic overview of the park. Improve legibility and visual interest of signage. Provide brochures for self-guided visitors that are accessible at the entrance of the park.

Native Plant Garden and Creek

- Enlarge the native plant garden and spread out plantings. See landscape section for a list of plants and recommended planting area.
- Provide a gathering and activity space for interpreting the Native American period and/or special event activities.
- Provide interpretive panel identifying native plants and plant use in the Native American period.
- Build a viewing platform near the creek with interpretive panels illustrating the importance of water and related natural resources in the site's development.
- Provide interpretive panel to discuss animal and plant life near the creek.





Cultivated Field

- Plant field with typical crops of the Spanish Mission era (corn, beans, wheat, barley, peas) in the southeast section of site.
- Provide interpretive panel describing the crops and showing what the farm may have looked like.
- Identify and partner with local horticulture or gardening groups who may be interested in providing ongoing maintenance of crops.

Asistencia building

- Expose the southeast corner of the *asistencia* foundation, allowing visitors to experience the original spaces of the *asistencia*. The area surrounding the stone foundation should be regraded to reveal the top surface of the stones, but earth should remain on both sides of the stones for support. The condition and consolidation needs of the archaeological features should be carefully evaluated once the features are exposed. Remove log outline and identify the extent of the still-buried foundation with decomposed granite material or similar non-destructive fill material.
- Provide interpretive panel explaining the various rooms and their usage.
- Provide interpretation about the construction of the building.
- Move candle-making activity away from the center of the *asistencia* interpretive area.

Buildings

Interpretive Center (previous ranger's residence, see plan in Appendix D)

- Create an exhibit/administrative/sales area separate from the adobe building, thus freeing up the adobe for interpretation only.
- In the exhibit area, create freestanding moveable exhibit cases and locate fixed exhibits close to walls to provide flexible open space for lectures and gatherings.
- Assess current exhibits for reuse opportunities.
- To the extent possible, incorporate durable, low maintenance, self-guided interactive displays into the interpretive center. Consider both cultural and natural history-related exhibits that will reinforce the interpretive themes

of the site and that will appeal to a diverse audience. Interactive displays can range from simple, tactile displays to electronically-enhanced exhibits. The measure of interactivity is the degree that it can engage the visitor, not the amount of technology involved in the delivery method.

- Create a timeline of site occupation.
- Provide Native American exhibits with images of daily life, tools, artifacts, and tule village. Create a topographical map with information on tribelet locations.
- Provide Spanish Mission exhibits with map illustrating locations of missions and associated outposts. Provide illustrations of daily life, tools, equipment, and people.
- Provide Mexican Rancho exhibits with images of cattle ranching, branding cattle, illustration of open ranges and animals, maps showing the distribution of ranchos, family tree.
- Provide Early Anglo/American exhibits showing the various uses of the adobe. Display still and other artifacts of this time period.
- Provide exhibits showing information regarding the 1953 restoration of the adobe including information about various modifications to the building. Provide interpretive panel describing significance of the location of the original door lintels.
- Provide outdoor gathering space/picnic area.

Adobe Building (the following are concepts only, as extensive further research is necessary to draw informed conclusions, see Appendix E)

- Provide outdoor interpretive panel about the adobe, present photos of the adobe during the Sanchez period.
- Furnish building from one period only, the Mexican period. Remove existing furniture not of this period and extraneous material.
- Provide interpretive signage illustrating the typical activities and furnishings of each room. On the first floor, an interpretive panel should illustrate the second floor for people unable to access it.

- Interpret the first floor rooms from 1846, the first year of Sanchez's life at the adobe. Interpret the second floor rooms from years 1847-1871, showing a later period of the family's life when there was a strong Yankee influence on Californios. In addition, the second floor would be the "best floor" or "Piano Noble" of the home. It would contain the best or most expensive objects in the house.
- First floor middle room: This was likely the first room people entered in the adobe and could be where many larger social gatherings occurred. The interpretation of this room is suggested as a multipurpose gathering area. Recreated historic furniture that can be used by the public is recommended.
- First floor east room: This room requires more in-depth research. It contains a fireplace that post-dates the period of interpretation. It could be furnished as a dining room with space for cooking material. An interpretive panel discussing the room's relationship with outdoor cooking area is recommended.
- First floor west room: This room could be interpreted as the office, or "men's room." A room like this provided space for the men of the family to gather along with providing a space for the business of the ranch to be conducted. It would provide a place for a "strong box," or *Varqueño*, for storage of papers, etc. The display, storage and video equipment currently found in this room should be relocated to the interpretive center.
- Middle room upstairs: This room is interpreted as the sala or salon. It was the room for major entertainment, music, dance and important family functions. The furnishings would be moved around to accommodate these uses.
- East room upstairs: This room is interpreted as the best bedroom. It would contain the best bedroom furniture along with important bedroom textiles.
- West room upstairs: This room is interpreted as the second best bed room, containing the next level of bedroom furniture. It could also be designated as the women's/girl's bedroom as it does not have a door to the porch.
- Outside on the east side of the adobe, the contemporary barbeque should be removed. Ideally, the *horno* should be rebuilt using period construction methods. Signage describing the *horno* is needed.

Education programs

Orientation Video

- Examine appropriateness of furniture images and assess accuracy of the content of the video.
- Expand on the tallow and cattle connection and show the relationship to the hands-on activity.
- Illustrate and explain the interpretive themes.
- Gear movie towards children.
- Rearrange the sequence of the school program to present the video orientation in the interpretive center prior to beginning grounds tour and the hands-on activities.

Activity Area: Native Plant and Creek Discussion

- Hold plant discussion in enlarged path space in the center of the garden to give visitors a panoramic view of all the plants.
- Discuss creek flora and fauna near creek overlook.
- Provide area for Ohlone activities during public programs.

Activity Area: Adobe Brick Making

- Relocate the adobe brick making area closer to the eastern fence (exact location needs study to assure no archaeological resources are displaced). Provide an edge material to limit the spread of the pit opening. Provide a cover for the pit to limit rainwater collection. Establish a system of drainage for clean up water or recycle water for crop irrigation.
- Provide a log seating/clean off area for kids in between the adobe making area and the mission crops.
- Provide storage for activity material (shovel, buckets, brick frame) close to the activity area and discreetly near the eastern fence of the site.
- Provide water source closer to activity area.
- Provide interpretive panel discussing the adobe brick making process for self-guided tours.

Activity Area: Candle Making

- Provide storage for candle wax pot, coal, drying rack, wicks, etc closer to activity area (perhaps using the same storage area as the adobe brick making activity).
- Combine *horno* and candle making activity area. Children can circumambulate the *horno* in between wax dipping. Move activity area away from the center of the *asistencia* and provide appropriate ground material.
- Consistently meet safety standards while setting up activity. Heat coals in a low fire pit with a grill cover and place wax pot on top.
- Provide enclosed galvanized container for disposal of used coals.
- Provide interpretive panel describing the *horno* and outdoor cooking activities.
- Remove extra log stumps and unused fire pit.

Activity Area: Cattle Roping

- Provide storage for bull's head, 'horse', cowhide, and branding iron in the interpretive center.

Activity Area: Corn Grinding

- The storage for the supplies of this activity could be placed in the downstairs east room, as it relates to food preparation and the kitchen.

Self-guided programs

- Provide self-guided tour handout with historical information and park overview as well as a map with significant areas highlighted.
- Increase signage at each major element and activity area to inform self-guided visitors of resources.

Special event programs

As Rancho Day is a very popular program, it would be worth pursuing partnerships with other organizations to help run and extend this program. Additional special events offered throughout the year could draw from the interpretive themes (Native American Life, Mission Days, Mexican

Days) or celebrate certain events like Cinco de Mayo, California Admission Day , etc. An increase in these types of community outreach activities would raise the visibility and awareness of the park's valuable resources.

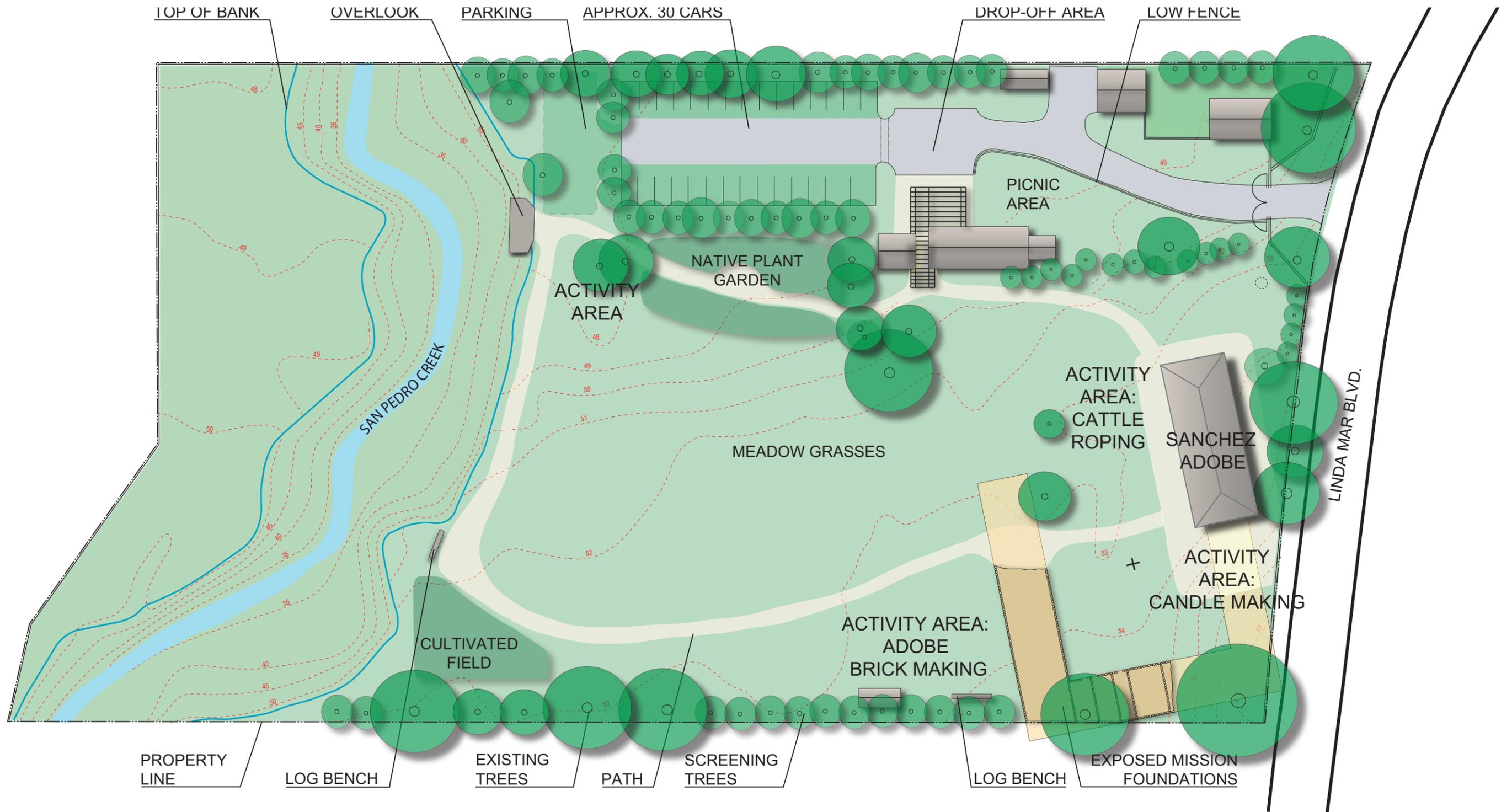
Future programs at the park could include partnerships with other local groups presenting California history, recreation of past programs like the summer archaeological program, and development of nature programs centered on the creek and water shed. Joint programs and tours with Mission Dolores could be explored.

Landscape Plan

The Sanchez Adobe site is historically significant due to the variety of activities and residents that occurred and lived here over time. The historic features of the landscape, however, have sustained an almost complete loss of integrity. There is little that remains from any of the historic periods. There is also no adequate record of the site to attempt any kind of recreation that would be consistent with the Secretary of the Interior's guidelines for the treatment of historic landscapes. The site does play an important functional role in the educational programs given on the property. For these reasons, this landscape master plan addresses site improvements as an interpretive plan rather than a historic restoration plan. The landscape master plan includes improvements to facilitate the interpretive programs, which include information about the cultural uses of the site, and how it changed through the different historic periods.

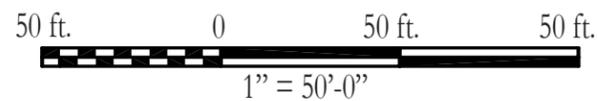
The landscape plan (Figure 19) is designed for low maintenance and improved functionality, taking into account the County's operations and the role of volunteers. The site should be functional and inviting for a range of visitors to the site, everyone from the docents themselves to walk-in visitors, self-guided tour groups, and school groups. In addition to its day-to-day use, the site also needs to be functional during special activity days and for special uses. In order to achieve these goals we need:

- Increased interpretation
- Clear circulation through the site
- Programmed spaces for activities
- Open areas for Rancho Day and other similar activities
- Overall better organization of the site



Architectural Resources Group
 Daniel Quan Design
 Royston Hanamoto Alley & Abey

Landscape Plan



Sanchez Adobe Master Plan
 Pacifica, CA
 April 21, 2005



Overall Design Considerations

Circulation: A major addition to the plan is a new circulation path that will facilitate a linear interpretive experience bringing visitors to a series of interpretive nodes and providing a sequential story. The path would be in the form of an 8' wide path, made of a soft, natural-looking material such as stabilized decomposed granite. Stabilizing the decomposed granite gives it a smooth surface compliant with ADA accessibility legislation. Along this access path are interpretive nodes as well as gathering areas for outdoor classrooms or other similar activities. Having the interpretive nodes and activities along the path will allow for a greater range of uses, from group tours to self-guided tours.

Site Furnishings: Site furnishings on the property should be improved and added to. Site furnishings should be appropriate to the rustic style park setting. For example, the log bench by the mud pit is a good example of a functional piece of site furniture that is appropriate to the site. Additional benches should be placed at gathering areas and along the path. The addition of fencing to separate areas of the site may be appropriate. Additional features to be added across the site include:

- Benches
- Work tables
- Picnic tables
- Trash/recycling bins
- Storage sheds

Maintenance: Maintenance is an important issue, especially when there is very limited staffing and a large reliance on volunteers. The landscape master plan is geared for low maintenance, but there will always be some level of maintenance needed. The annual grasses in the central meadow and open site areas will need occasional mowing (at least spring and fall), the creek side planting and native plant garden will require weeding and protection from invasive species. The agricultural area, interpreting an essential activity of the Mission period, can expand or contract with the level of interest and volunteer effort. Landscape maintenance is most important for newly planted areas. Native and naturalized plantings will see maintenance needs decline as they become established. As the landscape plan progresses in more detail, a maintenance plan for the site should be developed.

Use Areas

As envisioned, the two distinct areas, the special use areas and the interpretive areas, should work together harmoniously. The use areas should each have a gathering space and activity located within it.

Parking Lot and Entrance: There needs to be new signage on Linda Mar Boulevard to direct visitors to the site. As proposed, the parking lot shifts south towards the creek. This reconfiguration of the space would allow for a longer entrance road and more secure and formal entrance gate. The parking lot renovations should include expanded parking and ample space for a bus to turn around and park. The conceptual design includes a hammerhead at the end of the parking lot that allows enough room for buses and fire trucks to turn around. This expanded area at the end of the parking lot could also accommodate overflow parking on special event days. Storm water runoff from the parking area should be controlled to not run directly in the creek. This may be done with permeable paving or onsite collection and treatment (such as an oil separator).

Perimeter Landscape: The property would benefit greatly from the addition of plants to screen adjacent uses. Any screening should be kept to a height that would not block the views to the hills. A fence along the Linda Mar Boulevard side of the site would filter out both noise and bad views. The south end of the site is well-screened by the existing vegetation along the banks of the creek. The future development of a Creek Restoration Plan will impact this area, but screening of the housing at the south end of the site should always be maintained. The areas to be screened should also include spaces within the site. The areas to be screened are:

Off-site screening

- Residential neighborhood to the west
- School buildings and yard to the east
- Linda Mar Boulevard to the north
- Housing to the south

On-site Screening

- Ranger residence
- Picnic area
- Parking lot
- Interpretive center and Bathroom building

Planting: The following is a table of proposed plants for screening as well as ornamental and/or educational use on the site. The list consists primarily of native plants.

Botanical Name	Common Name
Trees	
Acer macrophyllum	Bigleaf maple
Aesculus californica	California Buckeye
Garrya elliptica	Coast Silk Tassel
Quercus kelloggii	Black oak
Salix laevigata	Polished willow
Sequoia sempervirens	Coast redwood
Shrubs	
Rubus spectabilis	Salmonberry
Sambucus mexicana	Elderberry
Fremontodendron californicum	Common Flannel Bush
Artemisia californica	Mugwort
Amelanchier utahensis	Service-berry
Rhamnus californica	California Coffeeberry
Arctostaphylos tomentosa	Brittleleaf manzanita
Dendromecon rigida	Bush poppy
Helianthemum scoparium	Sunrose
Rosa californica	California rose
Ceanothus cuneatus	Wild Lilac
Ribes sanguineum	Pink-flowering currant
Salix sitchensis	Sitka willow
Heteromeles arbutifolia	Toyon
Cultural plants	
	Grapes
	Olives
	Figs
	Pears
Agricultural crops	
	Maize
	Wheat
	Beans
	Barley

Picnic Area: Currently the use of this area by school children occasionally compromises the integrity of the adjacent adobe structure. We propose that this activity area shift south to be adjacent to and behind the proposed interpretive center. Additional features of this redesigned space should include:

- New picnic tables
- Plants to screen picnic area from adobe
- A low fence separating picnic area from the site driveway

Native American Area

This area should consist of two main areas, a creek overlook and an Ohlone activity space. The Ohlone activity area is envisioned as an activity area for special occasions and not part of the regular school group tour.

Features of the creek overlook would include:

- A wood deck (gathering area) cantilevered over the creek bank
- Interpretive panels and/or nodes
- A gathering area for future ecological activities

Features of the Ohlone activity area should include:

- Work space area with tables
- Clean up area

Native Plant Garden: The garden should be expanded, redesigned and relocated to a new area near the parking lot. The expanded garden will incorporate new plants with the relocated existing native garden plants. Although once established the garden will be low maintenance, it will still need to be on a regular maintenance schedule to keep it looking its best. Features of the expanded garden space should include:

- Bench/seating
- Signage of individual plants and an interpretive panel
- Gathering area/outdoor classroom space
- Space set aside for soap root harvest activity area

Mission Outpost Area

This area will consist of the cultivated field, the adobe brick making activity area, and the Mission outpost foundations area.

Cultivated Field: The cultivated field area will be incorporated into the Mission Outpost era and will contain crops representative of this period in time. While other areas of the proposed improvements would be fairly low maintenance once established, the maintenance of this area would require the efforts of a dedicated volunteer or paid maintenance person.

Features of this area should include:

- Water source for irrigation
- Gathering space with a work table
- Interpretive panel

Adobe Brick Making Activity Area: This area should be redesigned so that it does not extend beyond its intended boundaries. The need for a water source in this area as well as in the Cultivated Field suggests that locating them adjacent to one is another advisable.

Features of this area should include:

- Mud pit
- Water source
- Dry gathering space
- Clean up area
- Storage shed

Mission Outpost Foundations/Archaeological Zone: This area should be given special consideration in order to preserve the existing artifacts. Features of this area should include:

- Gathering space
- Interpretive panel
- Mission walls exposed in limited areas to show the archaeological remains of the walls
- Where not exposed, mission outpost footprint lined in stone or brick with the inner area filled with decomposed granite
- Existing logs should be removed

Rancho Area

This area will center around the adobe structure.

Adobe Area: Programmatic uses of this area include house tours, a cattle roping area, and a candle making area. On our conceptual plan, the cattle roping and candle making activity areas are on the east and west sides of the building.

Features of this area should include:

- Interpretive panels
- Reconfigured candle making area with improved (safer) storage area
- *Horno* to be reconstructed
- Addition of cultural planting: olives, grapes, figs, pears

Restoration Plan

The Sanchez Adobe was radically “restored” in the 1950s. The work of this period removed many elements which told the long, complex story of the building and its site, and returned the building to a previous state, approximately as it existed in the Sanchez, or Rancho, Period. At this time, there is no benefit in trying to recreate elements that were removed by 1953, therefore the general objective for the future planning of the building is to enhance both our understanding of the building in Rancho period (through further research) and to improve the authenticity of the preservation and interpretation of the building (through ongoing maintenance and restoration).

With this basic objective in mind, the project team used the Secretary of the Interior’s interpretation of restoration to define the work recommended for the adobe. According to the Secretary of the Interior,

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.⁸

⁸ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*
<http://www.cr.nps.gov/hps/tps/standguide/restore/restore_index.htm>.

This definition is particularly appropriate for the adobe, due to the fact that the majority of the physical evidence of periods other than the Rancho Period were already removed from the building during the 1953 restoration.

Interventions, structural improvements and ongoing maintenance should be undertaken as necessary while minimizing the loss of historic fabric and retaining the existing form and appearance of the historic features. Where possible, intrusive non-historical elements installed by 1953 should be removed and properly restored. Work should be reversible if possible, meaning that changes could be undone if historical information that prescribes a different solution comes to light in the future. Features should be thoroughly documented photographically before any work is undertaken as a means to chronicle changes and to aid in reversing any alterations that become undesirable in the future.

The Sanchez Adobe is fortunate to have had a good steward for a long period of its life. There are currently no major deficiencies in the building, but elements of general maintenance, repair, and limited restoration are recommended for the continued quality of the building (Figure 20).

Walls

The adobe walls appear to be in good condition, although none of the surface treatments are historically appropriate. Periodic moisture testing of the adobe walls to confirm an acceptable moisture content is recommended. The adobe walls were last tested for moisture in 1994, when a sample was taken from the interior of the north wall. At that time, the moisture level was found to be 1.5%, which indicates that moisture was not being retained in that area.

The exterior coatings on the adobe walls are visually intrusive, but they do not seem to be particularly harmful to the adobe substrate. Testing the feasibility of applying a more historically appropriate mud plaster to the existing wall is recommended.

While visually inappropriate, the interior coating of gunnite serves to strengthen the building seismically. It is desirable to test the adhesion of mud plaster on the interior wall surface as well; however, the relationship of the wood trim to the existing wall surface may prevent the application of any additional layers of material.

Roof

The roofing system was completely replaced in 2004. This project included new cedar shingles and trim, a new drainage system, and structural upgrades in the form of strengthened connections between the walls, floor, and roof. Although no additional roof work is required, proper maintenance is recommended for the roofing system.

Porch and Balcony

The existing wood porch and balcony are significant features of the adobe. There are limited locations where a dutchman repair might be necessary, but in general the porch and balcony are in good condition. Because the wood elements are not painted, the application of wood preservative is recommended as a protective coating.

The wood elements comprising the exterior stairs leading to the second floor balcony are in good condition. The existing handrail and guardrail do not meet code requirements. Alteration of the existing guardrail and handrail is recommended. This should be done using the State Historical Building Code (SHBC) for guidance in achieving an appropriate level of safety without compromising the historic character of the porch.

Doors and Windows

The windows and exterior doors are all in good condition. Limited carpentry repairs are necessary, including the replacement of broken mullions. Replacement of the glazing putty is recommended in all cases, as well as repainting and maintenance of all elements and associated trim.

The three interior doors appear to date from an earlier period. Some of the wood panels in these doors have split, and closer inspection may indicate that consolidation is recommended.

Floors

The first floor is composed of colored and scored concrete, which was installed during the 1953 restoration. According to archaeological and photographic evidence, the original floor was earthen, which was in turn replaced with a wood floor. Due to the visual intrusion and material inappropriateness of the concrete floor, a return to an earthen floor is recommended. The restoration of the earthen floor also works in tandem with the proposed installation of a new radiant floor heating system (see Mechanical System section below).

BUILDING SYSTEMS

STRUCTURAL:

LEAVE GUNNITE IN PLACE
(EXISTING GUNNITE +
ROOF/FLOOR CONNECTIONS
PROVIDE ADEQUATE LEVEL
OF SAFETY) UNDER CHBC

HEATING:

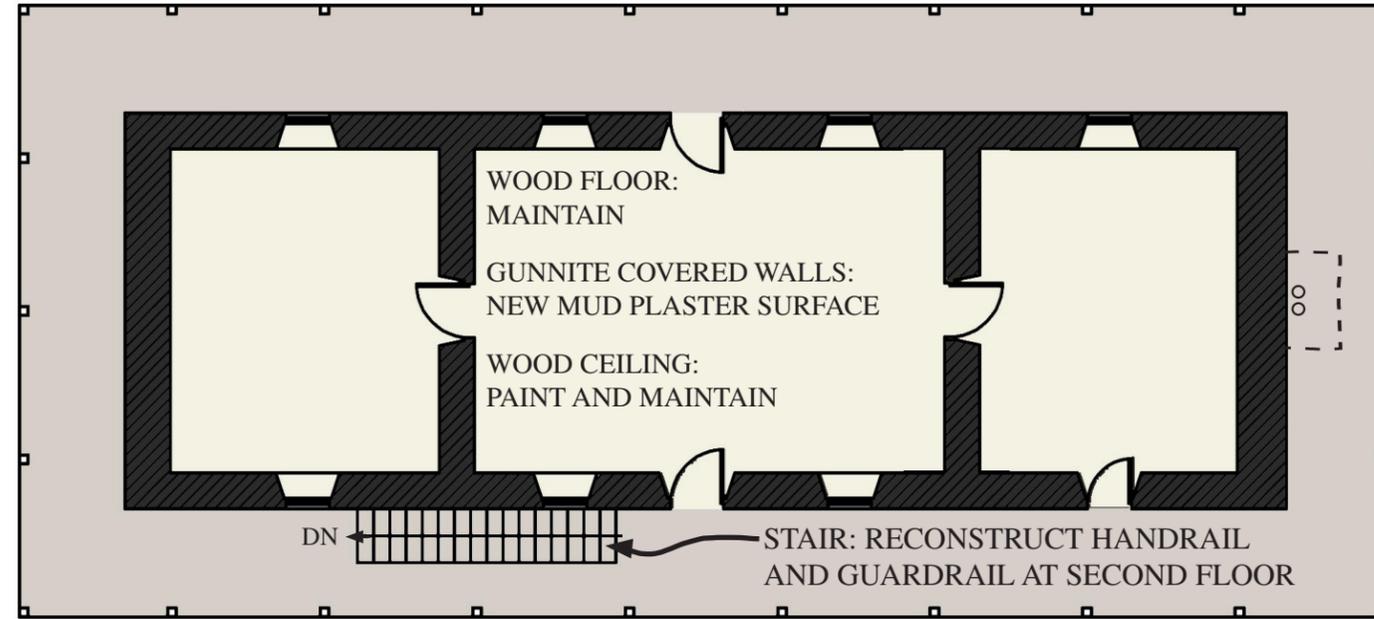
- REMOVE EXISTING FURNACE
- INSTALL NEW BOILER IN CLOSET WITH RADIANT FLOOR AT GROUND LEVEL
- AT SECOND FLOOR, HEAT PROVIDED THROUGH HOT AIR SYSTEM

ELECTRICAL:

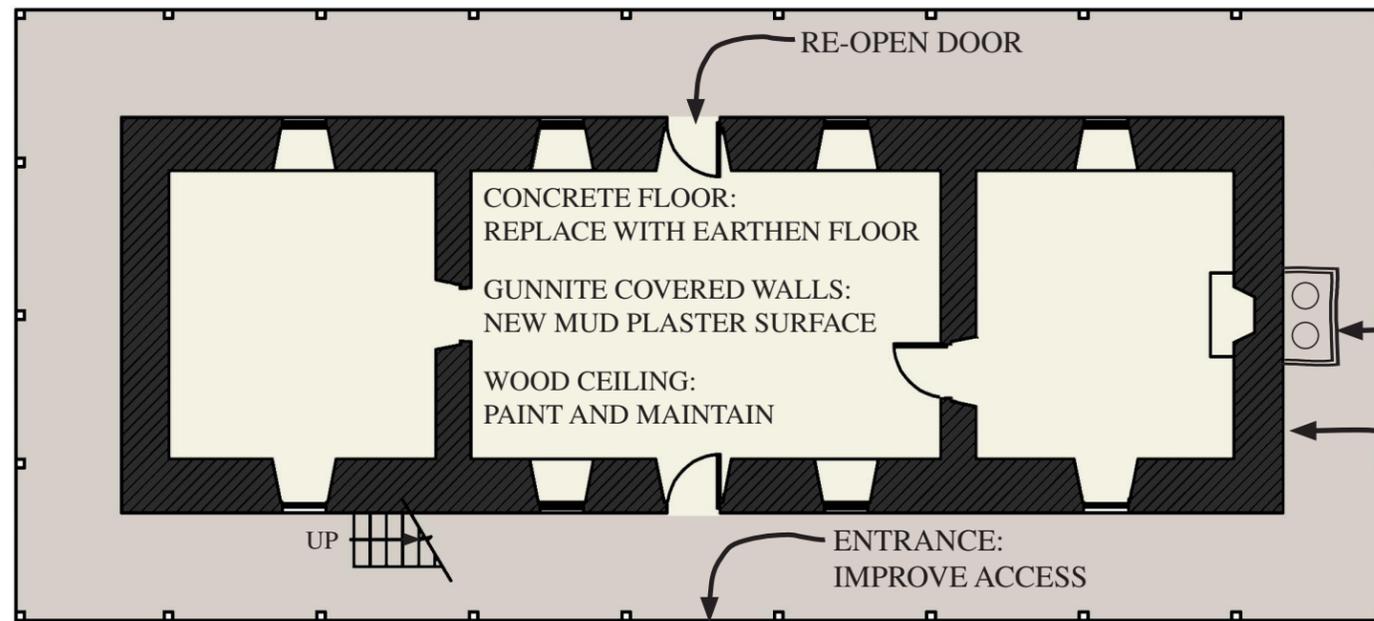
- NEW LIGHTING SYSTEM
- DISPLAY
- AMBIENT
- PORCH

FIRE PROTECTION:

- INSTALL FIRE SPRINKLERS



SECOND FLOOR PLAN



FIRST FLOOR PLAN

EXTERIOR MATERIALS

ADOBE WALLS:
NEW MUD PLASTER SURFACE

WOOD WINDOWS:
PAINT AND MAINTAIN

WOOD DOORS:
PAINT AND MAINTAIN

WOOD PORCHES:
APPLY WOOD PRESERVATIVE

ROOF:
RECENTLY REPLACED, MAINTAIN

NEW HEAT SOURCE

EXTERIOR WALLS:
NEW MUD PLASTER SURFACE AT ALL ELEVATIONS



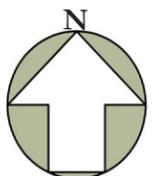
Architectural Resources Group
Daniel Quan Design
Royston Hanamoto Alley & Abey

Restoration Plan for Sanchez Adobe

Drawing Not to Scale

Sanchez Adobe Master Plan
Pacifica, CA

April 21, 2005



The flooring material at the second story is tongue and groove wood planks, which are supported directly on exposed beams in the rooms below. The wood floor does not exhibit any major deficiencies; only maintenance is recommended. If wear becomes a problem along the path through the second floor, protection of the floor may become desirable.

Ceilings

The ceiling at the first floor consists of exposed beams and the underside of the tongue and groove flooring from the rooms above. The majority of the beams feature a bead detail at their edges, a feature that should be preserved. All of the ceiling elements are in good condition and should continue to be maintained.

The ceiling of the second floor is painted wood with an access panel to the attic visible near the center of the room. The wood appears to be in good condition generally; repainting and maintenance are recommended.

Structural System

As mentioned above, the adobe bearing wall structural system has been modified and upgraded in 1953 and 2004. As such, it meets the life safety requirements of the State Historical Building Code (Appendix G). In addition, the layer of reinforced gunnite installed in 1953 strengthens the adobe walls beyond the basic requirements of the SHBC. Although it provides additional structural capacity and does not appear to be damaging the adobe, removal of the interior gunnite may be considered as future restoration action in order to present the interior more authentically. In that case, additional structural strengthening through center core wall reinforcements is recommended. For this plan, the project team has recommended leaving the gunnite in place.

Mechanical System

Installed in the original north door opening and shielded from view by an exhibition case on the interior and a wood paneled enclosure on the exterior, the current mechanical system consists of a gas-fired furnace that blows warm air into the central room of the first floor and relies on natural air circulation to move the air through the building. While the heating needs of the building are not great, the system could be improved with regard to visual impact and efficiency. The removal of the existing furnace would allow what is most likely the historic entrance to the building to be revealed and interpreted.

To replace the existing system, a new boiler and associated radiant floor system is recommended for the heating needs of the first floor and radiating through floor vents to also warm the upper floors. A ventilation system could be concealed in the attic to improve circulation through the second floor. It is important to note that, due to the construction methods found in the building, temperature and humidity can never be completely controlled in the adobe without extensive and destructive alterations. This needs to be taken into consideration when selecting the type of furnishings exhibits to be presented or stored within the adobe.

Electrical System

The current electrical service is a 40-amp service provided from the main breakers at the existing ranger's residence. It appears to be adequate for the current low level of lighting. Wiring is installed in conduit throughout. Additional service and wiring circuits will be necessary to supply enhanced display and exterior porch lighting.

Plumbing and Fire Protection Systems

Although no plumbing is existing or necessary for the interpretation of the adobe, installation of a fully automatic fire suppression system is recommended to safeguard lives and the integrity of the historic building.

Code Compliance

A building code review was conducted for the adobe building and the public restroom structure (Appendix F). The adobe building is a qualified building under the SHBC, which can allow for some leniency for historic buildings in meeting California building code requirements. The principal concern for the adobe includes the single means of egress from the second floor. This will require a limitation of the number of visitors to the second floor to less than 10 people. In addition, deficiencies in handrail and guardrail compliance and the requirement for a fire suppression system were noted. Both buildings are deficient in disabled access compliance.

VI. Recommended Further Studies

The scope of this master plan provides an essential organizing framework for the future of the site. It does not provide detailed research and analysis of specific elements or issues at the site. While there have been numerous archaeological studies conducted on the site, there are a number of areas in which additional research and detailed information needs to be developed. These are important efforts in order to properly interpret and maintain the building and site.

The following is a list of recommendations for further studies and associated work. An approximate estimate of the cost for each study (in May 2005 dollars) follows each line item.

- Comprehensive Historic Structures Report which would include three primary components:
 - Detailed research and documented history of the building and site: \$25,000.
 - Documentation of existing conditions and comprehensive conservation needs: \$15,000.
 - Cultural Landscape Report: \$30,000.
- Development of a detailed furnishing plan for the Rancho Period interpretation of the adobe: \$12,000.
- Implementation of the Rancho Period furnishing plan with historic reproductions: \$25,000 (to occur in Phase 2).
- An ecological study and creek restoration plan for San Pedro Creek: \$35,000.
- Implementation of the Creek Restoration Plan: \$75,000 (to occur in Phase 2).
- Phase 1 Archaeological Survey of the areas not previously investigated: \$5,000.

VII. Implementation

This document was developed to guide the continuation of the Sanchez Adobe Historical Site over the next twenty years. The primary assumption is that, because of cost considerations, the work in this master plan will not occur in one phase, but in multiple phases over several funding cycles.

The work proposed in the Master Plan would be executed most efficiently in two phases to address the sensitive development of the site. These phases can be defined as follows:

Phase 1

Access and Life Safety Issues

- a. Development of accessible path through site
- b. Modifications of existing restrooms (interim action until Phase 2 completed)
- c. Equivalent Facilitation for second floor of the adobe
- d. Improvements to stair and guardrail at the adobe
- e. Installation of fire sprinkler system in adobe

Ongoing Conservation and Maintenance of the Sanchez Adobe

- a. Repair and apply wood preservative to wood balcony elements
- b. Test mud plaster adhesion to interior and exterior surfaces of adobe walls and if feasible, apply mud plaster to exterior adobe surfaces
- c. Site drainage: install wood splash blocks at all downspouts

Further Studies

- a. Historic Structures Report
- b. Furnishings Plan
- c. Creek Restoration Plan
- d. Archaeological Phase 1 Survey
- e. Fundraising Feasibility Study

Phase 2

Site Development Plan

- a. Improved Site Utilities
- b. Improved parking lot and fencing
- a. Landscape elements: native garden, creek overlook, cultivated field, exposed mission foundations, screening, improvements to existing landscape around adobe, associated interpretive signage and modified pathways
- b. Implementation of Creek Restoration Plan
- c. Construction of new Ranger's Residence and Garage; Storage; and Outbuildings
- d. Conversion of existing Ranger's Residence to Interpretive Center (including new exhibits)
- e. Conversion/rehabilitation of Restroom and Garage into improved restroom facilities

Restoration of Adobe

- a. Repairs to exterior and interior elements, including application of mud plaster to interior wall surfaces based on findings in Phase 1
- b. Installation of new heating system (replacement of concrete floors with earth floors)
- c. Installation of new display lighting system
- d. Implementation of Furnishings Plan
- e. New interpretive exhibits

VIII. Cost Estimate

The purpose of this section is two-fold. The first purpose is to provide an order of magnitude cost for the County and Historical Association's budgeting purposes. A second purpose is to provide a basis for developing fund-raising strategies for the property.

A summary budget for each of the recommended phases of work follows this introduction. Detailed budgets appear in Appendix H of this report. The detailed budgets contain line items for specific work. Whereas this format may suggest a level of specificity that is not possible to achieve at a conceptual level of planning design contingencies and unforeseen conditions contingencies are included to convey the fact that there are still many unknown factors about how the site and buildings will be developed. These unknown factors diminish during the course of developing construction documents, as more detail is developed for the landscape and architectural work.

The cost estimates prepared for this report were developed as itemized cost estimates reflecting the scopes of work outlined in this report. To the extent possible, assumptions are indicated in the body of the estimates. The estimates include or exclude, as noted, the following costs:

Construction Costs (included):

1. All raw trade costs (i.e. work in CSI Divisions 2-16).
2. General requirements.
3. General contractor's fee (home office overhead and profit).
4. Change order reserve.
5. Hazardous materials report, abatement and monitoring (an allowance is included for detailed assessment and potential abatement costs).

Other Project Costs:

1. Architects and engineers fees (included).
2. Geotechnical survey (not included).
3. Site survey (not included).
4. Construction management fees (included).
5. Inspections (not included).

The costs reflected in this report are all in May 2005 dollars. Based on the average Bay Area construction escalation rate for the past several years, an anticipated escalation figure of 4% (compounded) is included as reference for work that may be executed in the future. If, for example, a work package were to begin in two years, two years of cost increases would need to be included in the projected budget for the work.

Estimate Summary

Phase One

1. Access and Life Safety	\$78,984
2. Ongoing Adobe Conservation	\$33,445
3. Further Studies	\$176,400
4. A& E Fees	\$29,383
5. Permits, Bonds, and Contractor's Fees	\$28,708
6. Project Administration by the County	\$33,729
Total for Phase One	\$380,649

Phase Two

1. Site Utilities and General Project Costs	\$125,812
2. Parking Lot and Fencing	\$139,073
3. Landscape Elements	\$611,511
4. Creek Restoration	\$110,880
5. New Ranger's Buildings	\$664,393
6. Interpretive Center – Conversion	\$809,353
7. Restroom Facilities – Conversion	\$124,899
8. Adobe – Structural	No work
9. Adobe – Exterior Finishes	\$47,974
10. Adobe – Interior Finishes	\$50,582
11. Adobe – Mechanical	\$37,809
12. Adobe – Fire Protection	In Phase 1
13. Adobe – Electrical	\$49,970
14. Adobe – Furnishings	\$36,960
15. Adobe – Interpretive Exhibits	\$44,352
16. A & E Fees (includes interpretive design)	\$669,642
17. Permits, Bonds, And Contractor's Fees	\$491,399
18. Project Administration by the County	\$856,070
Total for Phase Two	\$4,870,679

Total for Both Phases \$5,251,328

IX. Acknowledgments and Project Team

ARG would like to acknowledge the dedication of the staff and volunteers of the San Mateo County Historical Association and the staff of the San Mateo Parks and Recreation Division throughout the master planning process. In particular, the institutional knowledge and enthusiasm brought to the public meetings made the process a successful one.

San Mateo County Parks
and Recreation Division:

Samuel F. Herzberg, Senior Planner, AICP
David L. Moore, Superintendent of Parks
Redwood City, CA

San Mateo County
Historical Association:

Mitchell P. Postel, President
Carmen J. Blair, Education Director
Redwood City, CA

Architect:

Stephen J. Farneth, FAIA, Principal
David P. Wessel, AIC, Conservation Principal
Kitty Vieth, Project Manager
Jill Johnson, Project Associate
Gee Heckscher, AIA, Cost Estimator
Architectural Resources Group, San Francisco, CA

Structural Engineer:

E. Leroy Tolles, PE, PhD, Principal
ELT & Associates, Lafayette, CA

Landscape Architect:

Doug Nelson, ASLA, Principal
Cara Ruppert, Designer
Royston Hanamoto Alley & Abey, Mill Valley, CA

Interiors Consultant:

Hank Dunlop, Principal
Hank Dunlop Associates, San Francisco, CA

Interpretive Planner/
Exhibition Designer:

Daniel Quan, Principal
Joyce Cheng, Designer
Daniel Quan Design, Oakland, CA

Mission/Native American Era
Interpretive Consultant:

Andrew Galvan, Principal
Archaeor, Fremont, CA

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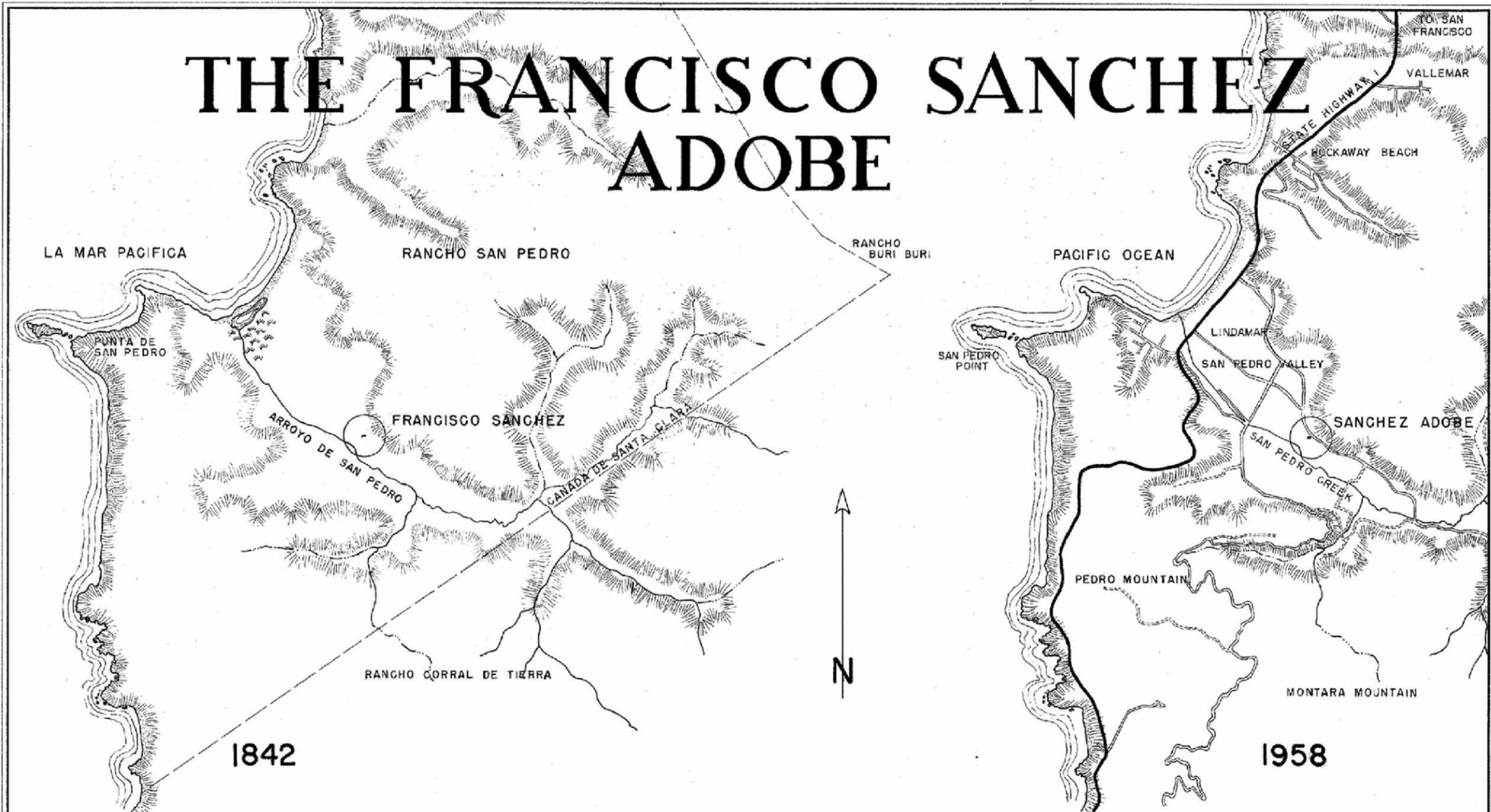
Staff of the San Mateo County Parks and Recreation Commission. "Sanchez Adobe Development Study." November 1967.

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Wickstrom, Brain P., Dietz, Stephen A., and Jackson, Thomas L. "Draft Report of 1990 Archaeological Investigations Sanchez Adobe Park Historic District." November 1990.

Appendix A
Historic American Building Survey Drawings

THE FRANCISCO SANCHEZ ADOBE



PARTIAL MAPS OF SAN MATEO COUNTY LOCATING THE FRANCISCO SANCHEZ ADOBE

CONRAD L. WIRTH
DIRECTOR, U.S. NATIONAL PARK SERVICE

THOMAS C. VINT
CHIEF OF DESIGN AND CONSTRUCTION

DICK SUTTON
CHIEF ARCHITECT, DESIGN AND CONSTRUCTION

SANFORD HILL
CHIEF, WESTERN OFFICE, DESIGN AND CONSTRUCTION

CHARLES ST. GEORGE POPE
SUPERVISING ARCHITECT, HISTORIC STRUCTURES

FRANCISCO SANCHEZ ADOBE
RANCHO SAN PEDRO GRANTED TO
FRANCISCO SANCHEZ JANUARY 20, 1839
ADOBE BUILDING CONSTRUCTED 1842
FELTON AND PATTERSON 1872
GENERAL AND MARGUERITE A. KIRKPATRICK 1879
SAN MATEO COUNTY 1946
RECONSTRUCTION 1953

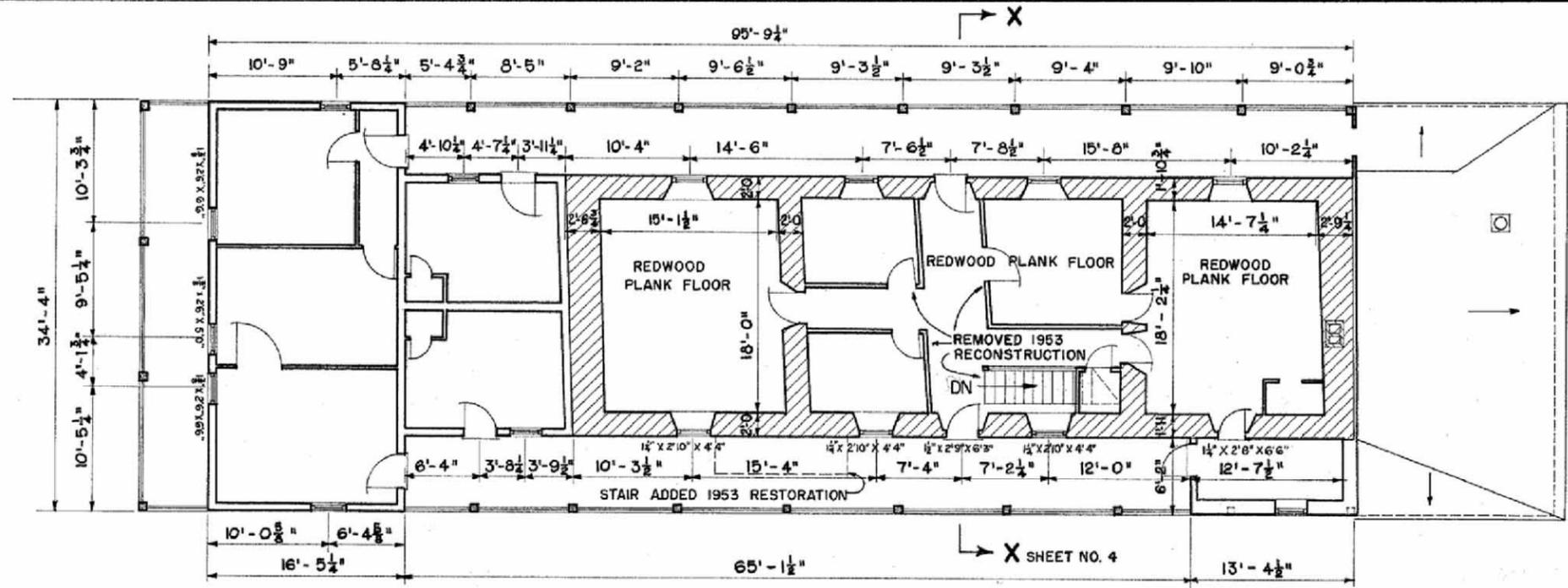
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PROGRESS ADMINISTRATION PROJECT NUMBER
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F. MORROW, DISTRICT OFFICER, AND WILLIAM
H. KNOWLES, DEPUTY DISTRICT OFFICER;
MEASURED AND REDRAWN AUGUST, 1958, UNDER
THE SUPERVISION OF KENNETH H. CARDWELL,
ARCHITECT, UNIVERSITY OF CALIFORNIA, BY:

MYRLE HUGHES, UNIV. OF CALIF.
MICHAEL R. PEASE, UNIV. OF CALIF.
H. RICHARD STANDEFER, UNIV. OF CALIF.

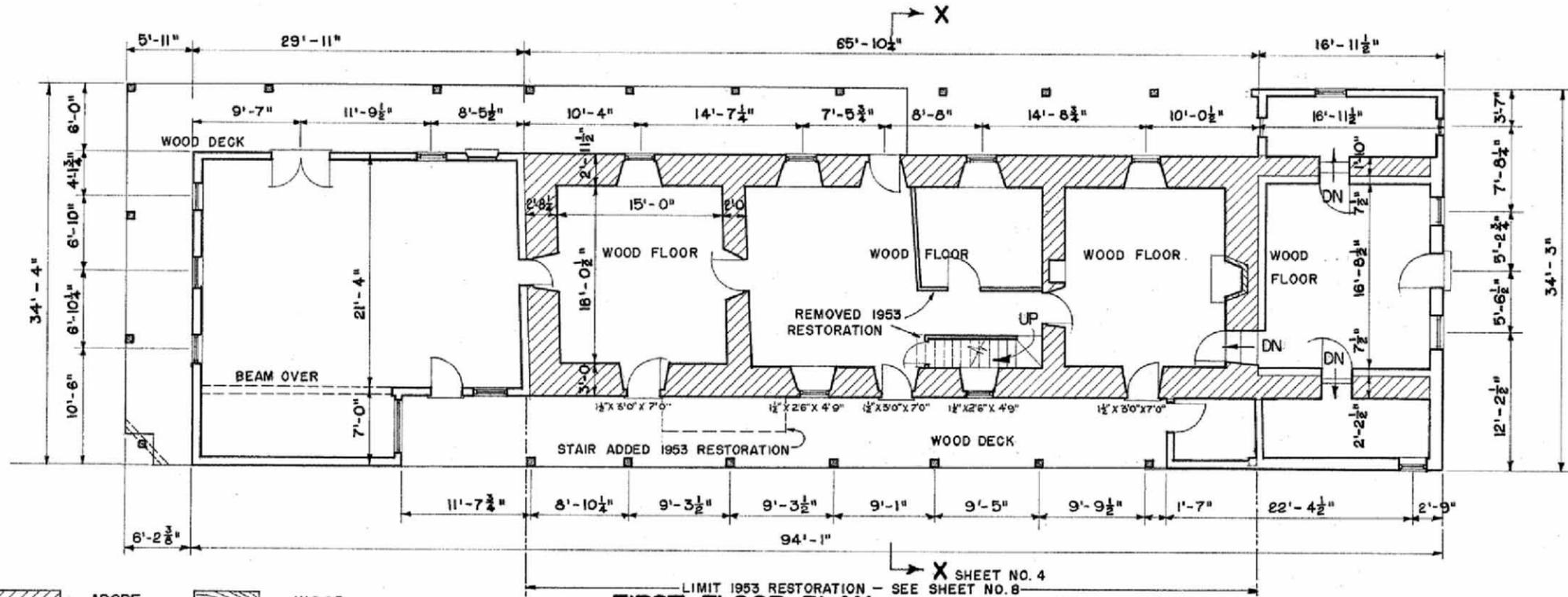
H. RICHARD STANDEFER-DEL.



THIS PROJECT WAS FINANCED FROM FUNDS OF THE MISSION 66 PROGRAM UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE FRANCISCO SANCHEZ ADOBE SAN PEDRO VALLEY	SURVEY NO. CAL 156	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 8 SHEETS	LIBRARY OF CONGRESS HOLDS HOUSE
	SAN MATEO COUNTY, CALIFORNIA			



SECOND FLOOR PLAN

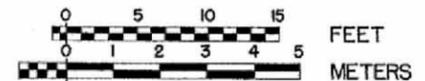


FIRST FLOOR PLAN

- ADOBE
- BRICK
- WOOD
- FRAME

(REDRAWN FROM
DRAWINGS OF 1940
BY LEO F. DALY)
MICHAEL R PEASE - DEL.

SCALE 3
METRIC



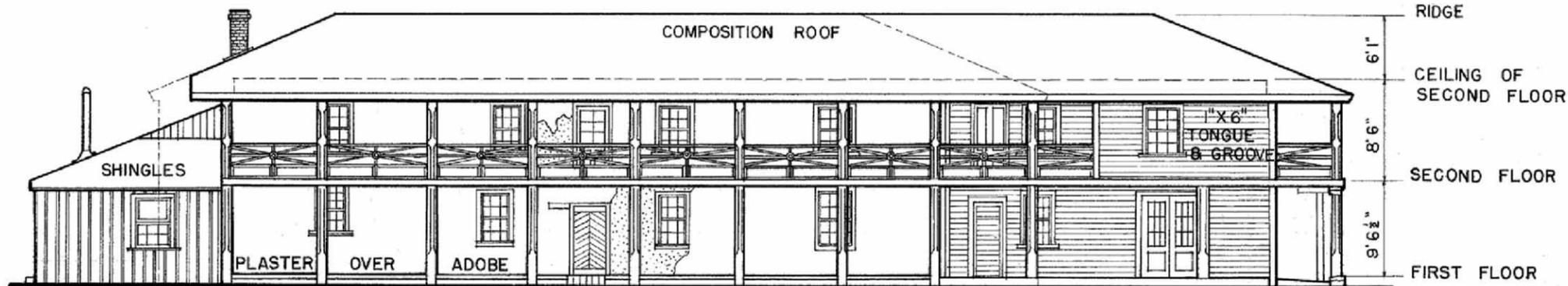
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THE FRANCISCO SANCHEZ ADOBE
SAN PEDRO VALLEY SAN MATEO COUNTY, CALIFORNIA

SURVEY NO.
CAL156

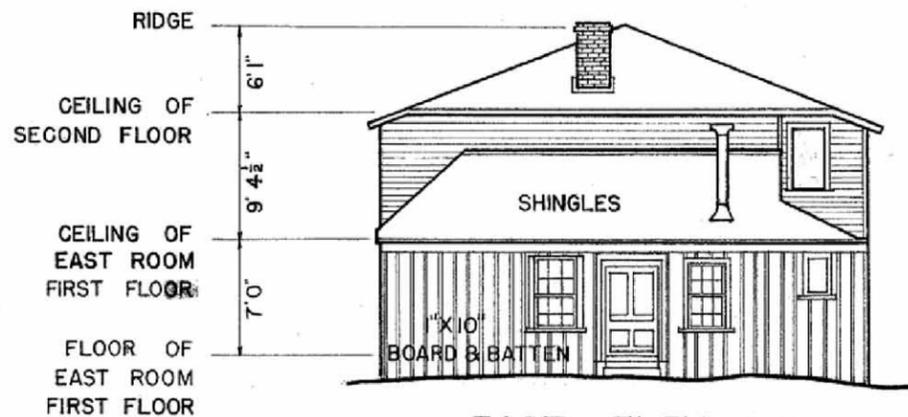
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SHEET 2 OF 8 SHEETS

LIBRARY OF CONGRESS
INDEX NUMBER

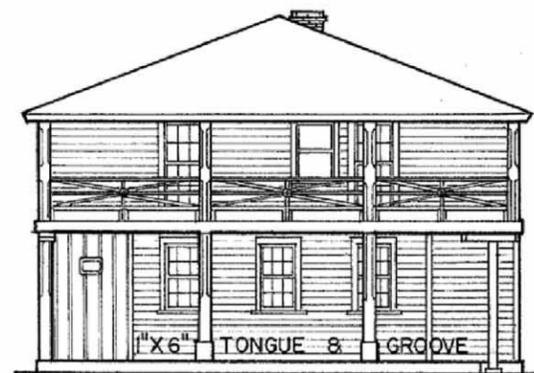


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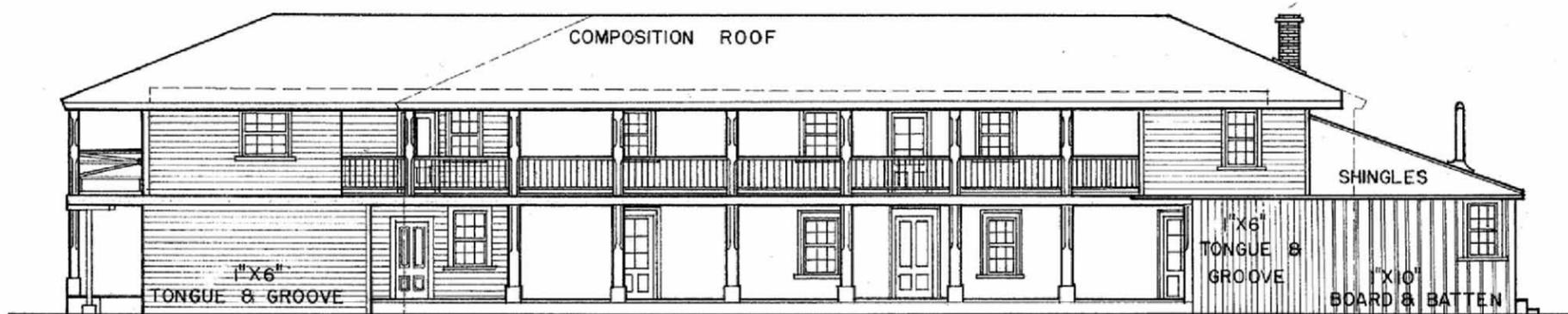
LIMIT 1953 RESTORATION - SEE SHEET NO. 8



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

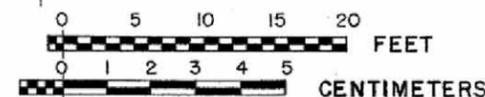
LIMIT 1953 RESTORATION - SEE SHEET NO. 8

ELEVATIONS

SCALE 3

SCALE 3

METRIC



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H. RICHARD STANDEFER - DEL.

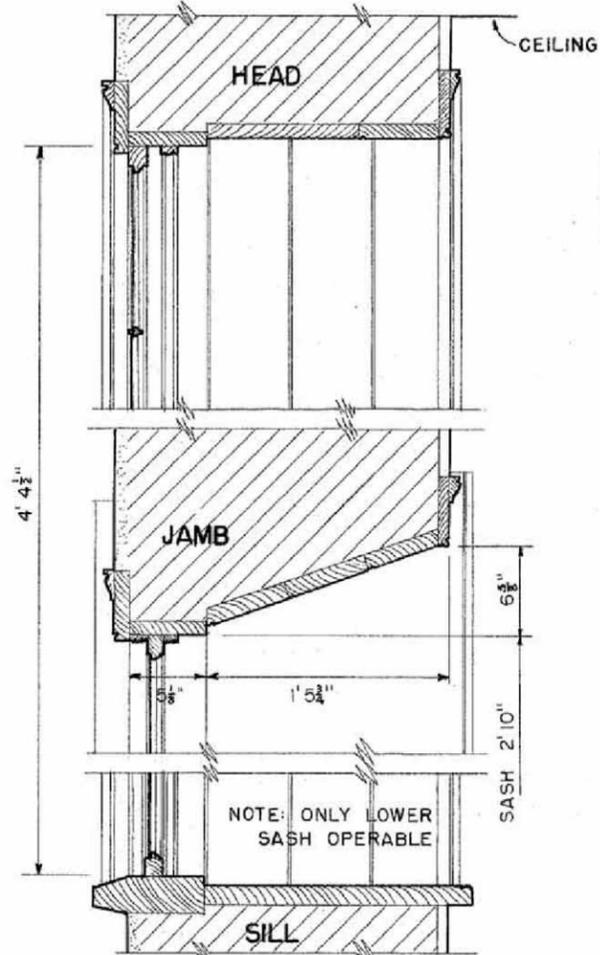
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SAN PEDRO VALLEY SAN MATEO COUNTY, CALIFORNIA

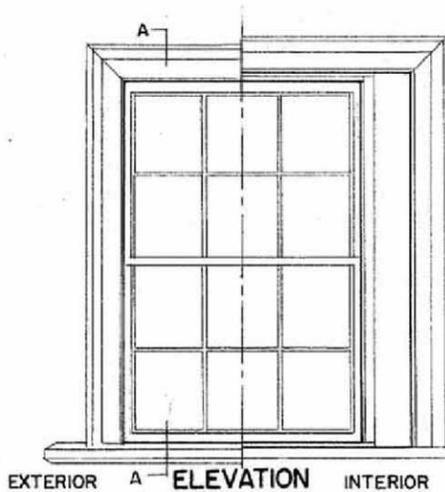
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HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 8 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER



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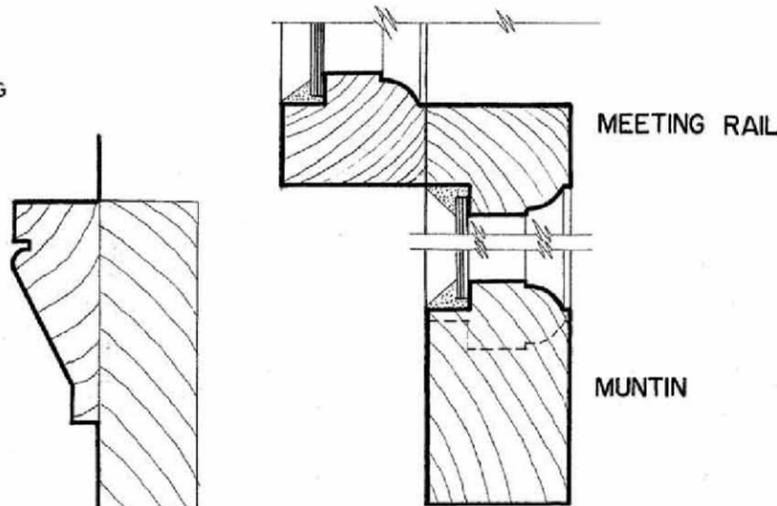


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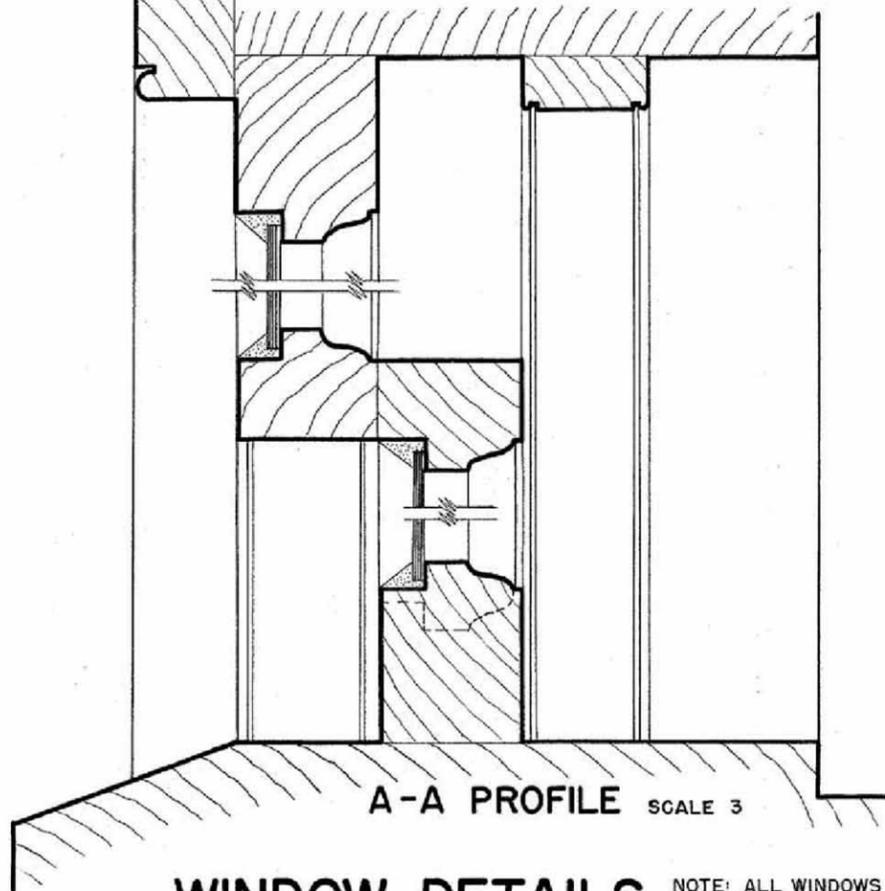
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(REDRAWN FROM DRAWINGS OF 1940)
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B-B SASH SCALE 3



WINDOW DETAILS

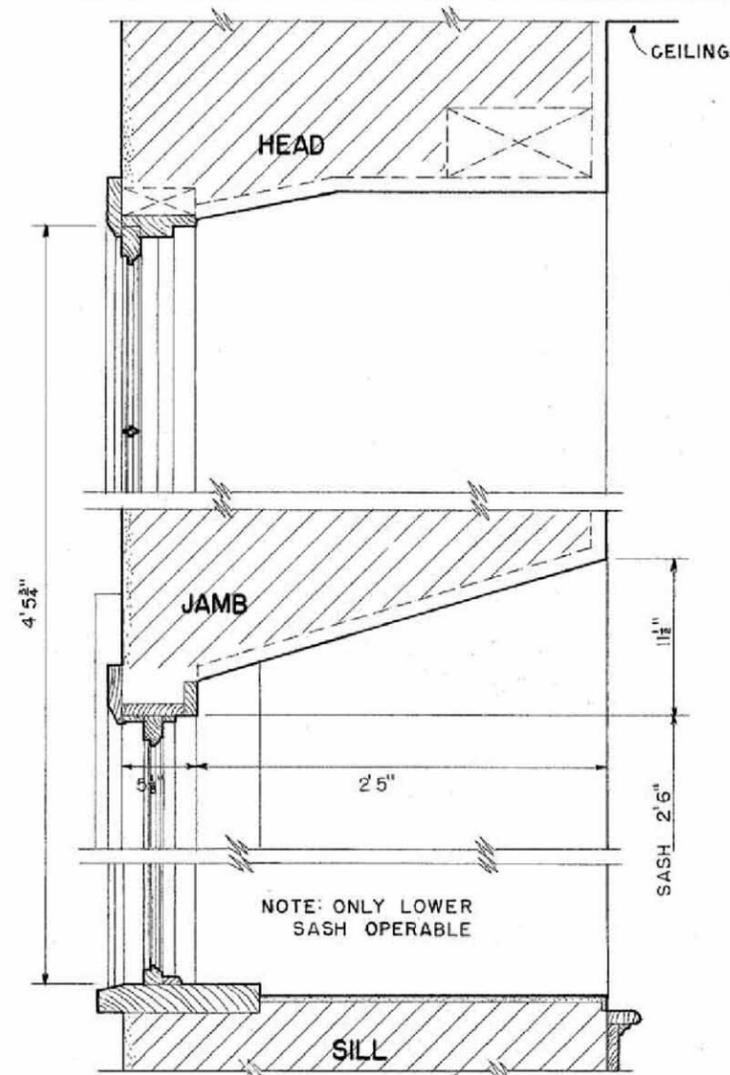
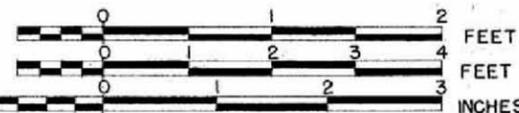
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- ADOBE
- WOOD
- PLASTER

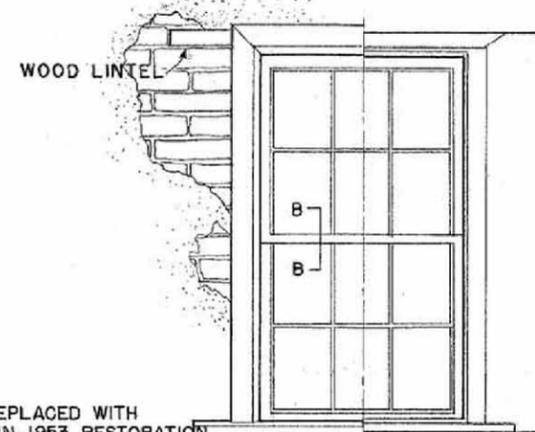
SCALE 1

SCALE 2

SCALE 3



FIRST FLOOR WINDOW SCALE 1



EXTERIOR ELEVATION INTERIOR

FIRST FLOOR WINDOW SCALE 2



SAN PEDRO VALLEY

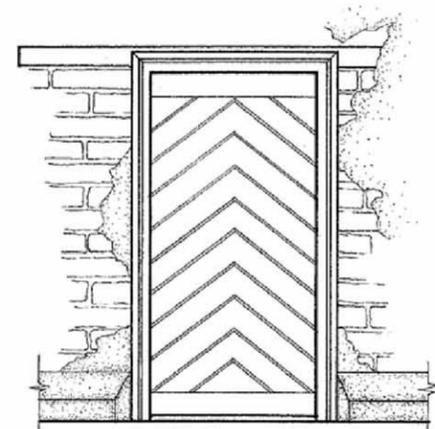
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SAN MATEO COUNTY, CALIFORNIA

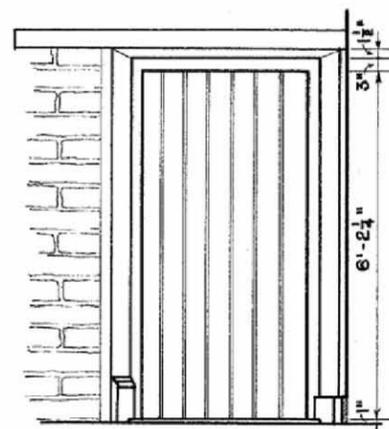
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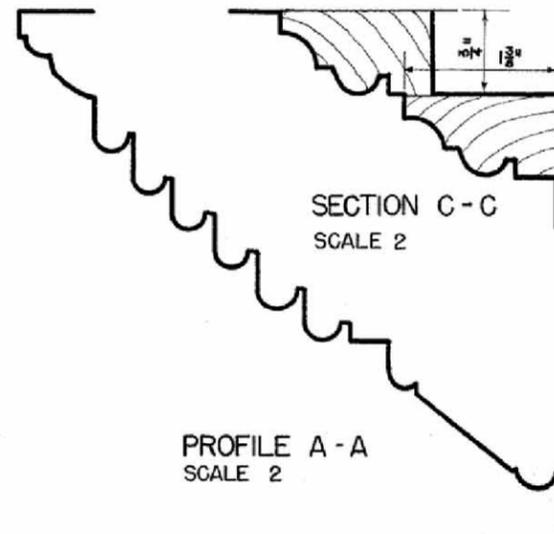
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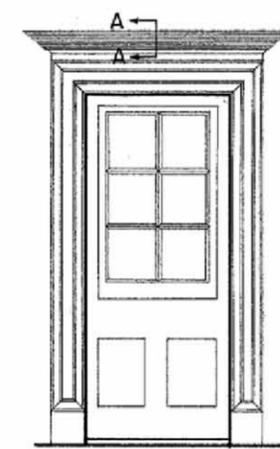
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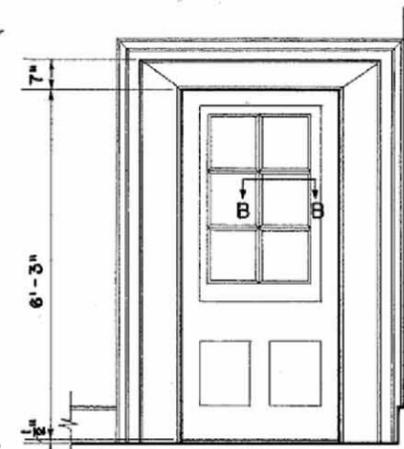
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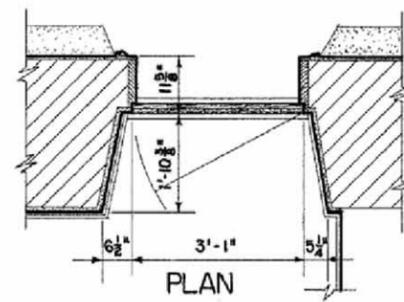
PROFILE A - A
SCALE 2



EXTERIOR

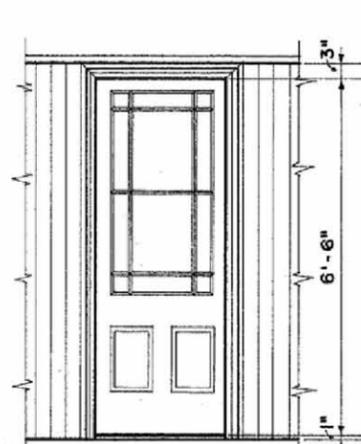


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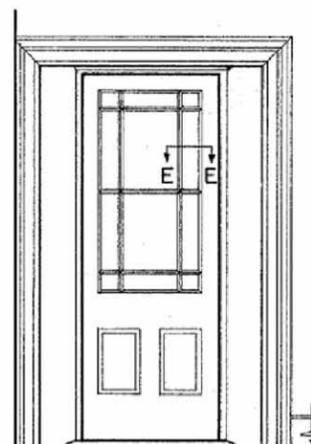


PLAN

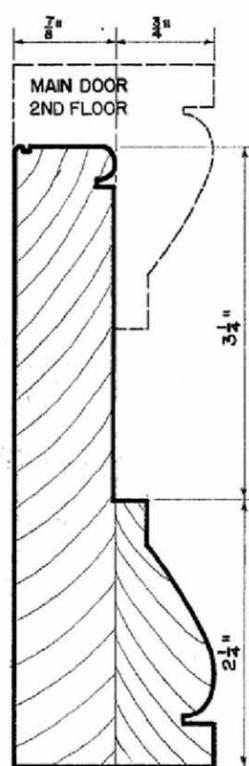
MAIN DOOR
FIRST FLOOR
SCALE 1



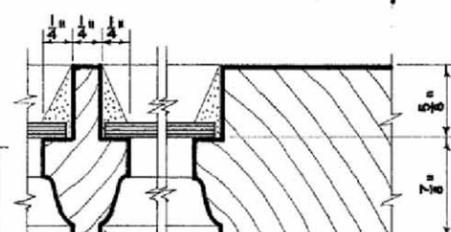
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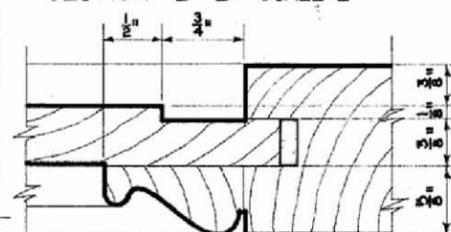
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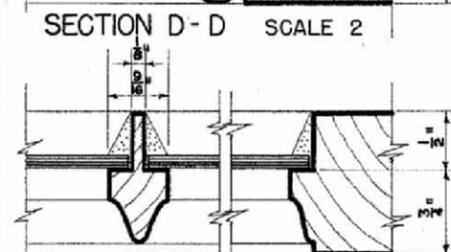
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SCALE 1



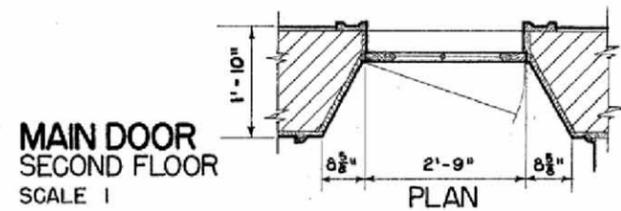
SECTION B - B SCALE 2



SECTION D - D SCALE 2

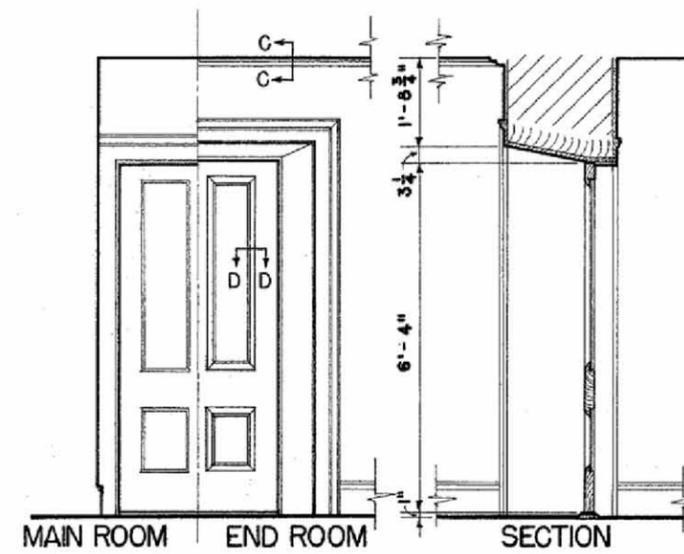


SECTION E - E SCALE 2



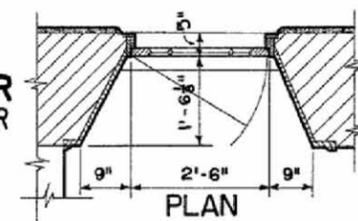
PLAN

MAIN DOOR
SECOND FLOOR
SCALE 1



MAIN ROOM END ROOM SECTION

PORCH DOOR
SECOND FLOOR
SOUTH WALL
EAST END
SCALE 1



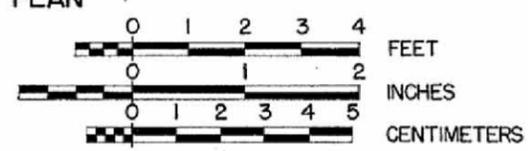
PLAN

DOOR DETAILS

MATERIALS

- ADOBE
- WOOD
- PLASTER

SCALE 1
SCALE 2
METRIC



(REDRAWN FROM DRAWINGS OF 1940)
MICHAEL R PEASE - DEL.

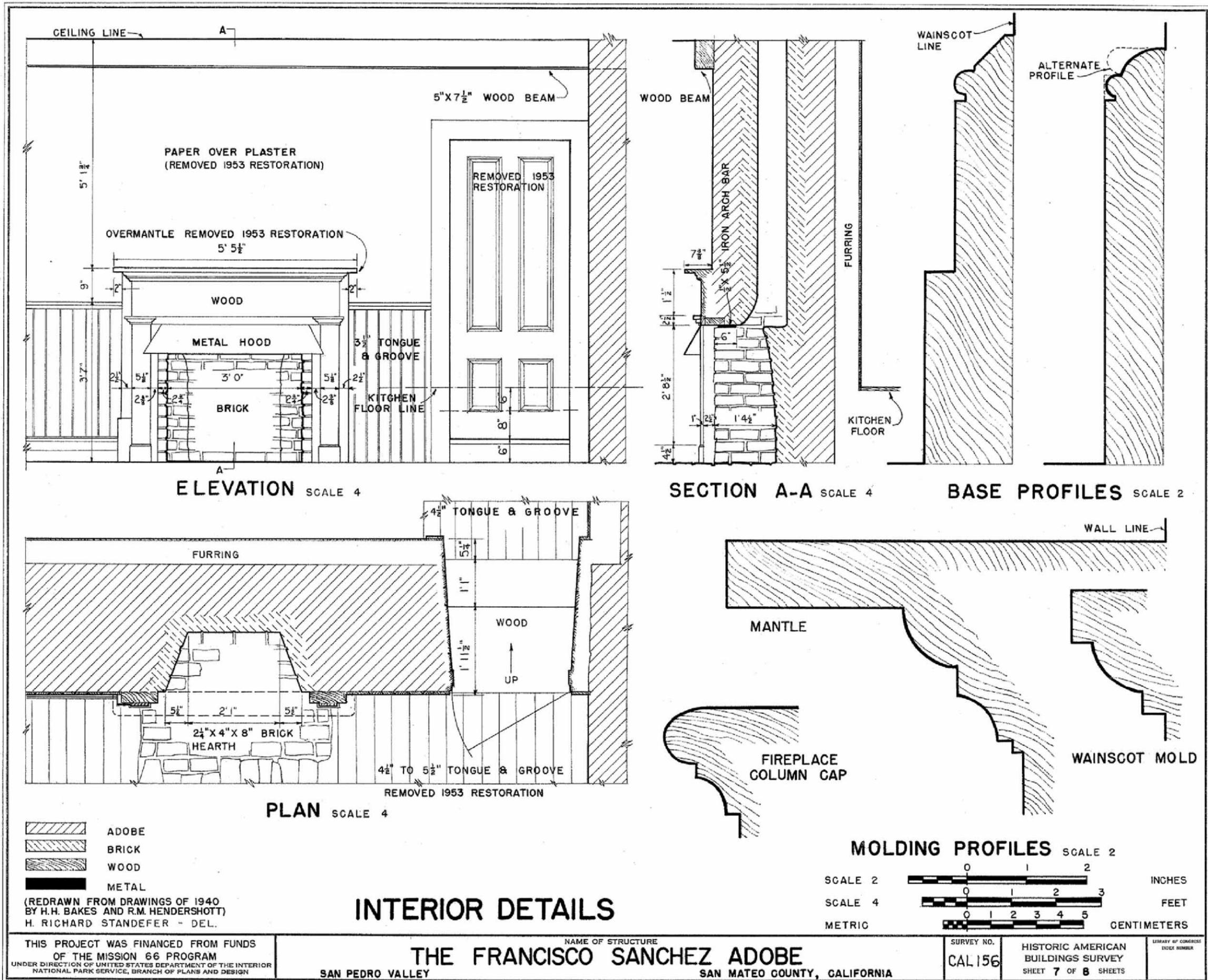
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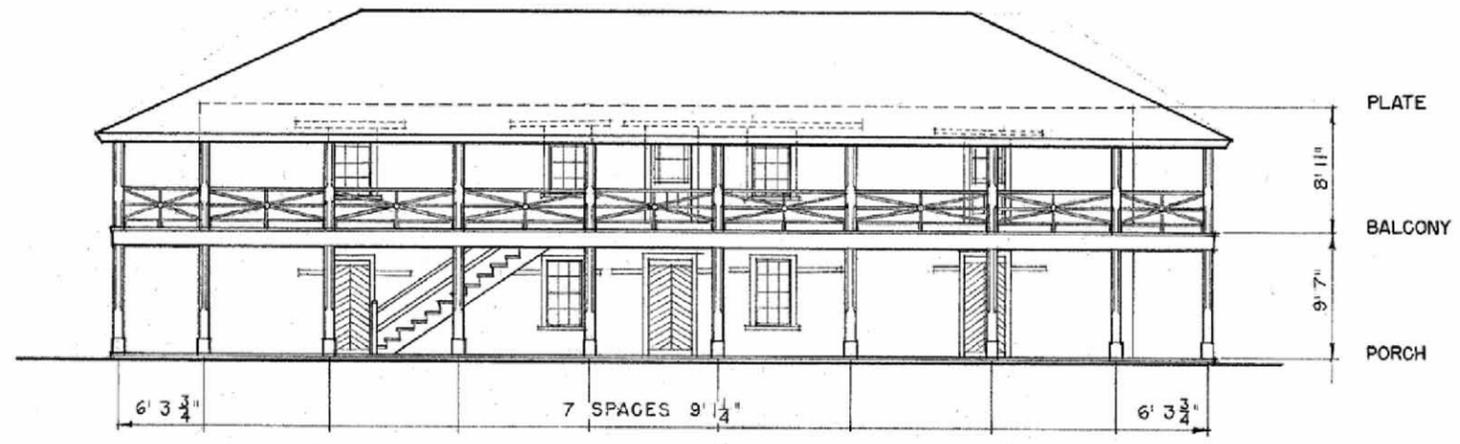
SAN PEDRO VALLEY
THE FRANCISCO SANCHEZ ADOBE
SAN MATEO COUNTY, CALIFORNIA

SURVEY NO.
CAL:56

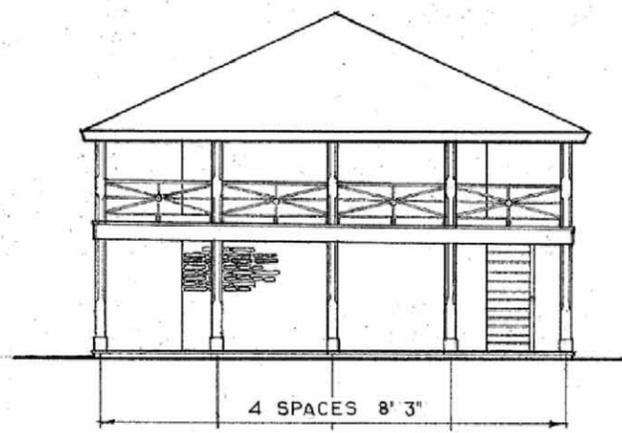
HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 6 OF 8 SHEETS

LIBRARY OF CONGRESS
HOLDS NUMBER

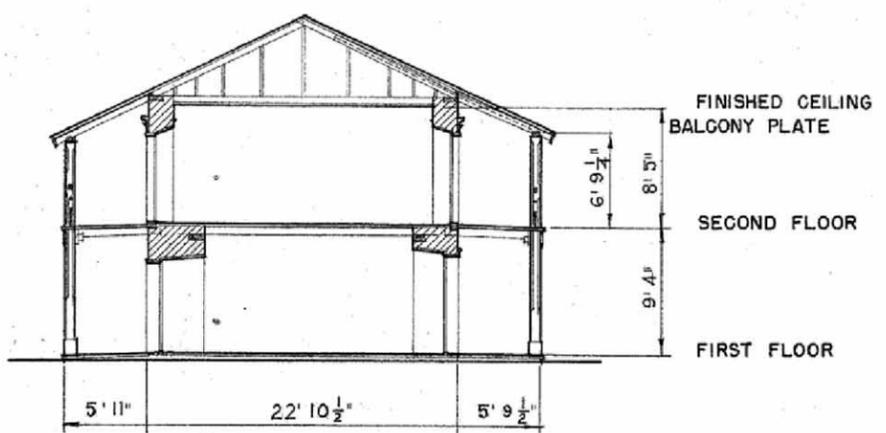




SOUTH ELEVATION



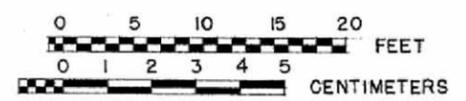
WEST ELEVATION



SECTION

1953 RECONSTRUCTION
SCALE 3

SCALE 3
METRIC



MYRLE HUGHES - DEL.

THIS PROJECT WAS FINANCED FROM FUNDS OF THE MISSION 66 PROGRAM UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
THE FRANCISCO SANCHEZ ADOBE
SAN PEDRO VALLEY SAN MATEO COUNTY, CALIFORNIA

SURVEY NO.
CAL 156

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 8 OF 8 SHEETS

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Appendix B
Existing Conditions Analysis

Landscape Conditions

Parking Lot and Entrance Gate

The parking lot is paved in asphalt and is in fairly good condition but the entrance has poor sight lines (Figure 21). Currently the lot is too small and narrow for a school bus to turn around, forcing bus drivers to back up onto the busy street to exit the lot. When visitors come to the site, their first view of the adobe is from the side, which is not the best view of the building. There are security concerns with the location of the gate, which is not at the road but inside the site. The location of the ranger residence is in a public area of the site (between the parking lot and the adobe).



**Figure 21. View of the parking lot
(Photo by RHAA 2004)**



**Figure 22. View of the picnic area
(Photo by RHAA 2004)**

Picnic Area

The picnic area (Figure 22) is immediately adjacent to the adobe structure. The picnic area consists of 4 picnic tables situated in a weedy area with tree stumps used as additional seating.

Native Garden

The native garden (Figure 23) is rather small and receives minimal maintenance. There is no specific area for harvesting of soap root, which is one of the park activities. There is also no interpretive signage in this area.



**Figure 23. View of the native garden
(Photo by RHAA 2004)**



**Figure 24. View of the creek with overgrown
vegetation (Photo by RHAA 2004)**

Creek

The creek, a feature of the site that has much potential, is currently underused (Figure 24). For the most part the creek is inaccessible as it is overgrown with a mix of native and exotic vegetation.

Adobe/Historical Area

The space is not very well programmed for the activities that currently take place there. The mud pit is fairly large and tends to extend beyond its boundaries over time. The candle making activities are potentially dangerous because they involve carrying hot wax from one area to another. Other than the adobe, which has limited space, there is nowhere for visitors to go during inclement weather.

Archaeological Sites

In addition to the existing landscape, there have been several campaigns of archaeological work done on the site. These investigations have revealed evidence of a Native American village in the vicinity of the current ranger's residence and use of the northeastern quadrant of the site as an *asistencia* by Mission Dolores. Both sites remain protected below ground at this time. When last uncovered in 1990, the physical elements of the *asistencia* were in good condition; however, some of the visitor activities that take place on top of the *asistencia* have the potential to endanger the artifacts.

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Grading

The site is relatively flat and does not require a large amount of regrading. The grade around the adobe appears to be sufficient to lead water away from the building, thereby limiting basal erosion at the adobe walls. If the existing paths were resurfaced, accessibility would be good throughout the site, with the exception of access to the porch at the Adobe. In this location, the edge of the porch is three inches above grade. It is recommended that the ground be sloped gradually (1:20) from the edge of the porch to provide access for the disabled.

Interpretative Conditions

Outdoor Facilities

The vehicular entrance to the Sanchez Adobe is off Linda Mar Boulevard. The park identification is painted on a sign located to the left of the parking lot entrance. The driveway is not clearly marked, and the placement and small size of the sign make it difficult for drivers to read in advance. While the sign indicates who operates the park, it does not provide information about hours of operation or indicate that walk-in visitors are welcome. The fence along Linda Mar Boulevard and the entrance configuration creates a strong visual barrier that does not give indication of the richness of the park behind it and does not draw people in.



Figure 25. Park sign and fence (Photo by DQD 2005)

Once in the parking lot, the pedestrian entrance to the park is through a gate in a five-foot high wooden fence. Here is where a sign indicates the hours of operation for the park. A ranger's house is to the right of the gate and shielded by trees. For security purposes, the ranger's house is close to the parking lot, the entrance and the adobe. However, its prominent placement in between the parking lot and the adobe detracts from the interpretation of the site. The residential nature of the fence and gate and the proximity of the ranger house give the impression of entering private property rather than a public park.



Figure 26. Pedestrian entrance with ranger House beyond (Photo by DQD 2005)



Figure 27. Entrance fence (Photo by DQD 2005)

Inside the gate, to the north of the entrance path is a kiosk with a two-sided interpretive panel describing the history of the adobe and site (Figure 28). This wayside exhibit functions as the main park orientation for visitors. The front interpretive panel on the wayside exhibit contains valuable historical information but is difficult to read because the panel is densely packed with text (Figure 29). Picnic tables are set up beyond the wayside exhibit. School groups regularly use the picnic tables. On the south side of the path is a plaque commemorating the site. Looking straight ahead from the path, the view is of the blank north-south façade of the adobe. The approach to the adobe does not take advantage of its more interesting east-west façade.



**Figure 28. Wayside exhibit
(Photo by DQD 2004)**



**Figure 29. Text heavy panel
(Photo by DQD 2004)**

A native plant garden is clustered behind the commemorative plaque (Figure 30). The plants have been carefully selected for their interpretive value, and when described by a docent in the school program, provide valuable natural and cultural resource information. However, the garden is not set up with any plant identification information or other interpretation, thereby missing an opportunity to reach visitors on a self-guided tour. Additionally, the plants grow very close together, making it difficult to easily identify the many types of plants in the garden. The native plant garden could take advantage of the surrounding open space by spreading out its plantings.



Figure 30. Native plant garden (Photo by DQD 2004)

Near the northeast corner of the site, the perimeter of the mission outpost (*asistencia*) building is outlined with logs. The quadrangle centers on an open space with a freestanding wooden cross and an interpretive wayside panel describing the plan of the *asistencia*. Within this open space is a circular patch of dirt where the candle making activity takes place for the school program (Figure 31). The circular patch is in stark contrast to the green ground cover and laid logs surrounding it. Currently there is no interpretive panel set up to identify this area. The difference in ground treatment draws attention to this area and its placement within the logged *asistencia* area seems to imply a relationship. The *asistencia* logs are used by students for seating as they prepare for the nearby adobe brick making activity, another integral part of the school program. Although the logs provide a functional purpose for seating, they do not seem to be the most appropriate choice for marking the footprint of the *asistencia*. The logs form barriers on the ground plane that do not allow visitors to easily "walk through" the *asistencia* space.



Figure 31. View from the Adobe showing *asistencia* outline surrounding candle making activity area, cross and interpretive panel, and modern barbeque. Miscellaneous wooden wheel lying in foreground (Photo by DQD 2004)

The entire southern portion of the site is an open field, and the far south side of the park is bordered by San Pedro Creek. Docents take schoolchildren to the edge of the creek where they discuss native plant and animal resources, especially those related to riparian habitats. No self-guided interpretation is available at this location presently, nor is there a formal gathering spot for school groups. The current pathways lead from the adobe to the modern drinking fountain and the restrooms but no accessible trail or pathway presently exists from the north to the south side of the park.

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Adobe Building

Further scholarly research is required for an accurate furnishings report. This report discusses general interpretive concepts. For more detailed information, see the appendix section devoted to furnishings (Appendix E).

Currently on the first floor of the adobe, the middle room contains an orientation desk, sales area, benches, and several exhibit cases. The large central exhibit case describes the history of the site. Its placement masks the heating system behind it. Flanking the central display is an exhibit case displaying Native American artifacts, an archaeology case showing a typical dig through a cross section of earth, and a case displaying artifacts on a timeline. This room functions as an administrative area, a sales area, and an interpretive area. Indoor school activities are also conducted in this room when inclement weather prohibits use of the outdoor activity spaces. There are many different programs vying for space in this one room.

The first floor west room is used for viewing an orientation video and for displaying tack equipment and food storage. An exhibit case about the hide and tallow trade is located on one side of the room, an exhibit case about Francisco Sanchez hangs from one wall, and extra chairs and cattle roping equipment are stored here as well. Again there are a variety of different programs and uses occurring in one space, some of which are not of the highest importance for the space. Interpretively, the furnishing of the room with tack as well as food storage is a very confusing message for visitors and gives an incorrect impression of the room's original use. While the tack equipment is of high interest to the students, the display would be more appropriate if interpreted in another location. Likewise the location of food storage should also be relocated.

The first floor east room has been modified over time, including the addition of a brick fireplace. The room currently contains dining room furniture, a hearth, cabinets and chairs, multiple high chairs, a walking cane, clock, stove, and lots of kitchen and dinnerware from different eras and miscellaneous items. The room also stores folding chairs, a dress form, and a coat rack. The abundant material in this room requires editing. The date of the furniture displayed and the historic use of this room requires further research. Its proximity to the outdoor cooking area suggests this room may have been used as a dining area. Historic drawings show a doorway through the east wall that leads to a kitchen addition. Although this illustrates a later period, it could indicate the original use of the room was also for dining.

The middle room upstairs is currently interpreted as a parlor room or entertainment space. The room contains parlor furniture, small tables, a desk, a piano, and seating from multiple periods. Further research needs to be done for the furniture in this room. The appropriateness of the piano is questionable.

The west room upstairs is interpreted as a bedroom and contains a rocking chair, a bed, stacked baskets, a cradle, a child's chair, seating, a sewing machine, a dressed form, a bureau, and a washstand. The furniture dates from multiple periods. The interpretive message from the various periods of furniture is confusing. There is a large storage box in one corner of the room as well.

The east room upstairs is interpreted as another bedroom containing two beds, a rocking chair, dresser, washstand, cradle, wooden toys, tin storage boxes, side table, multiple dressed forms and a wardrobe. The modern wooden toys contrasts greatly with the worn wooden cradle. Also, there are a number of cardboard storage boxes tucked behind the bed. A more defined interpretive story for each furnished room would make a more accurate and consistent display.



Figure 32. *Horno*, modern barbeque with the adobe beyond (Photo by DQD 2004)

Outside on the east side of the adobe is an oven (*horno*) where the kitchen and cooking likely occurred (Figure 32). A contemporary barbeque used once a year for the Rancho Day event is located in between the adobe and the *horno*, which takes away from the historic message of the kitchen. On the front porch of the adobe is a large still. It lacks interpretation and should be moved to another location.

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Educational Programs

School groups of up to 32 students, sometimes more, with six to ten teachers and parents visit the site during the week. The program is very popular and is usually booked well in advance. School visitation is primarily fourth grade, as the story of the adobe relates to the California history curriculum taught in this grade level. The children participate in a variety of hands-on program activities, watch an orientation video, and tour the adobe. Hands-on activities are designed as short, twenty-minute activities for six to ten students at a time, with groups rotating between several activity stations until all students have completed all activities.

Typically, the program day begins with a snack break in the picnic area for the children and an orientation for the chaperones. After this, the students receive an introduction to the site, including the activities of the day and the rules for the program. They are then taken on a tour of the grounds, which includes stops to discuss the Native American plants and trees, the natural resources at the creek, and the *asistencia* period of the site.

The grounds tour begins near the commemorative plaque, with significant time spent on a Native American plant discussion in the native plant garden. Docents identify plants like soap root, sticky monkey flower, and sage, while describing their use by the Ohlone. The presence of a midden under the ranger's house is noted and discussed. This highly informative activity occurs in a relatively small area of the site. There is no clear gathering space and it is difficult for large groups to view the significant plants. The creek and animal life are also discussed. Currently the creek is overgrown and it is difficult to see the creek or creek-side vegetation. Its impact and significance in the development and use of the site is not readily apparent unless identified by a docent. The grounds tour also stops at the commemorative *asistencia* cross where the log outline is explained and the mission farm is discussed.

From there, the group enters the adobe and watches a short ten-minute video in the west room. The video consists of a docent narrating the history of the site and is illustrated by slideshow drawings and photographs. If aimed at adult viewers, the movie seems to do a fair or adequate job of interpretation. If aimed at children, the movie could be made more engaging. There are missed opportunities in the video to strengthen the children's understanding of tallow production and the relationship to the hands-on activities in which they participate later. While the group is occupied with the video, docents check the set up of the hands-on activities.

At one activity station, school groups participate in adobe brick making. Docents transport shovels, buckets, and a brick frame from the storage shed on the west side of the property to a large open pit located near the center of the site (Figure 33). On dry days, water is added to the pit by docents or parents and the mud is worked with shovels to reach a pliable consistency. On wet days, water is pumped out. Children prepare for the activity by sitting on the *asistencia* perimeter logs and taking off their shoes and socks. They walk in the pit to further mix the mud and then deposit handfuls of mud into the damp wooden frame to create an adobe brick. To clean up, the children scrape the mud from their feet with sticks, wash off with buckets of water, and then wipe down with towels. The water source is a spigot located in the middle of the site and a long hose. Afterwards, the docents or parents shovel the bricks back into the pit and pour out the bucket water into the nearby grass.



**Figure 33. Adobe brick making area
(Photo by DQD 2004)**

The adobe making activity is a very popular and highly memorable experience for school groups and is specifically noted by schools as a "must do" activity. However, there is a great deal of labor involved in setting up, operating, and maintaining this activity. The storage of the brick making items is far away, as is the water source. Conditioning the mud, whether adding or subtracting water, is labor intensive and time consuming. The clean up is also laborious. The pit has grown very large and is in a highly visible area. There is currently no signage explaining the pit to the self-guided visitor. Solutions to these problems should be explored to ensure that this activity could continue successfully in the future.

A second activity station is candle making. The equipment for this activity is also stored in a shed by the west fence and ranger's house, but the activity takes place across the property in an area

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southeast of the adobe (Figure 34). Docents light charcoal briquettes in a pan. A large pot of wax is placed over the coals and melted. A metal frame stands nearby for cooling candles. Children are directed to take a stick with wicks tied to it, dip it into the pot of hot wax, walk around in a circle to allow it to cool slightly, and then repeat the process over again until a fully formed candle is made. The finished candles are hung on the metal frame to solidify.



Figure 34. Candle making area (Photo by DQD 2004)

The candle making activity is a good interpretive tool that allows visitors to directly experience a work activity from the past. We observed two different procedures for heating the coals and melting the wax. Ideally the set up would be consistent so that safety standards are always met. The activity could also be made less labor intensive for docents and staff. Currently there is no place to dispose of used coals, and there is a lot of material stored far away. In terms of cooking or related activities, it seems that the candle making activity would be more related to the kitchen area of the adobe. The location of the horno and the candle making area are somewhat unrelated now and perhaps there should be some consideration given to an interpretive grouping of these activities.

Part of the third activity station is cattle roping. Docents pull out a bale of hay, a cast resin steer head, a wheeled frame supporting a saddle, a branding iron and a cowhide from the west room of the adobe to an open area in front of the building. The "steer" is represented by the bale of hay that is draped with the cowhide and topped with the cast steer head. The wheeled frame with the

saddle represents a "horse." Children take turns sitting on the "horse" and roping the "steer," then pressing a branding iron into the cowhide.



Figure 35. "Horse and steer" (Photo by DQD 2004)

The steer roping activity is also reported to be a highly successful program element (Figure 35). The competitive nature of the activity and skill level required to rope the "steer" far outweighs the abstraction of the horse and steer and allows the children to focus on the experience. Although these activity items are stored nearby, making it a relatively easy program to set up, the adobe proper may not be the best place to store the materials. During inclement weather for instance, the materials are still stored inside the adobe when the school groups are doing other activities.

A corn grinding activity is combined with the cattle roping activity. Children take turns kneeling behind the grinding stone (metate), and using a handheld grinding stone (mano), grind corn into a sifting basket (Figure 36). This activity can take place inside the adobe also.



**Figure 36. Basket of ground corn with metate and mano
(Photo by DQD 2004)**

The last component of the third activity station is the adobe house tour. The information in the exhibit cases is presented and the objects and uses of the different rooms are discussed. Rooms on both the first and second floor are visited. At the end of the tour, students are allowed to purchase postcards, books, and trinkets from the gift area in the middle room if they wish. The docent-led tour gives students a glimpse of life in an earlier time period and helps them relate to and understand the people who lived there. Separating the modern sales and exhibit area from the historically furnished rooms would benefit this interpretation of the adobe house.

Self-guided Programs

A flyer is available in the adobe that explains the history of the site. A docent or park staff member is available during hours of operation to guide walk-in visitors. There is limited site signage for self-guided tours. Although the school program is very popular, drop-in visitation is light.

Special Event Programs

Rancho Day is a special program that takes place the third Saturday in September. This very popular community event brings hundreds of visitors to the park to enjoy craft demonstrations from the period, costumed dancers, and activities like butter making and bread making using the *horno*. This major event is organized and operated by dedicated volunteers. Due to the amount of labor involved, this well-attended family event is currently only offered one afternoon a year. This one afternoon sometimes conflicts with other Pacifica family events like opening day of soccer.

A junior archaeology program used to be offered. It utilized the site during the summer months when school program use dropped off. It relied heavily on a small number of individuals to run and manage the program and eventually fell out of use.

The Sanchez Adobe is also used for occasional evening lectures and history classes from the local college. Folding chairs stored under the west room exhibit case are set up in the middle room. The class size is limited by the space available in this room as well as by the number of spots in the parking lot.

Currently there are no rental opportunities available to the public for special events or meetings.

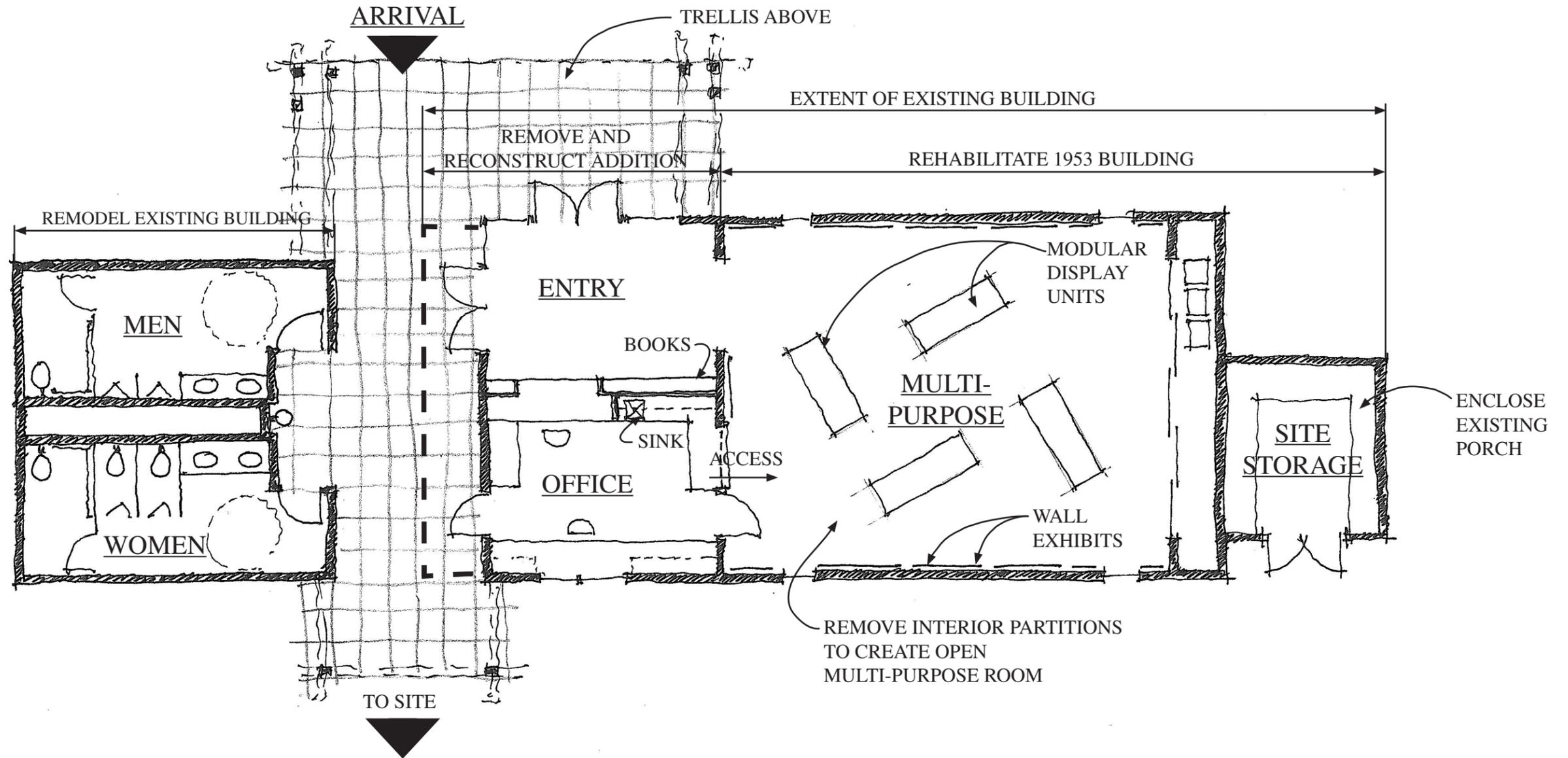
Appendix C
Programmatic Analysis

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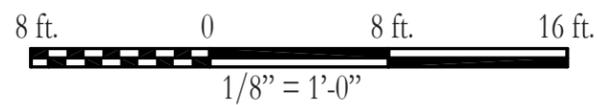
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Programmatic Elements	Current	Future
<i>Visitation</i>		
School groups	3 days/week 36 students max/day	5 days/week 36 students max/day
Self-guided visitors	5 days/week	7 days/week
Lectures	1 or 2 per year, in adobe	1 or 2 per month, in interpretive center
Special events	1 or 2 per year, on site	At least 3 times per year, in interpretive center or on site
<i>Facilities/Uses</i>		
Education/Interpretive Exhibits	In Adobe	In Interpretive center
Gift Shop	In Adobe	In Interpretive center
Office	In Outbuilding	In Interpretive center
Storage (daily and long-term)	In Outbuilding	In Interpretive center and storage sheds
Lecture Room/Meetings	None	In Interpretive center
Outside connector to:		
Amphitheater or outdoor lecture area	None	Desirable
Picnic Area	4 tables	At least 4 tables
Restrooms	4 fixtures (2 each sex)	Provide for 50 people
<i>Adobe Structure</i>	Interpretive exhibits & period rooms	Period rooms
<i>Activities for School Groups</i>		
Corn grinding	Exterior/Interior	No additional needs
Candle-making	Charcoal Firepit	Better heat source/location
Adobe brick-making	Mud pit, water source	Better water source/location
Work tables	None	Desirable
<i>Amenities for General Public</i>	Picnicking, adobe tour	Adobe & self-guided site
<i>Parking</i>		
	26 cars	50 cars desirable
School bus turnaround	None	Provide in parking area
Special events parking	Off-site, at adjacent school	Off-site, at adjacent school
Screening	Screened by house	Improved screening
Ranger Housing	2 bedroom, no garage	2 bedroom with garage
Screening	Fence, vegetation	Separation between public and private space
<i>Site</i>		
Landscape screening at east and west sides of site	Partial	Provide screening
San Pedro Creek restoration	None	Further study, remove non- native plants
Security	Fences w/locked gates	Improved fencing and gates
Site Signage	Limited	Improved

Appendix D
Conceptual Sketches of
Interpretive Center and
Ranger's Residence



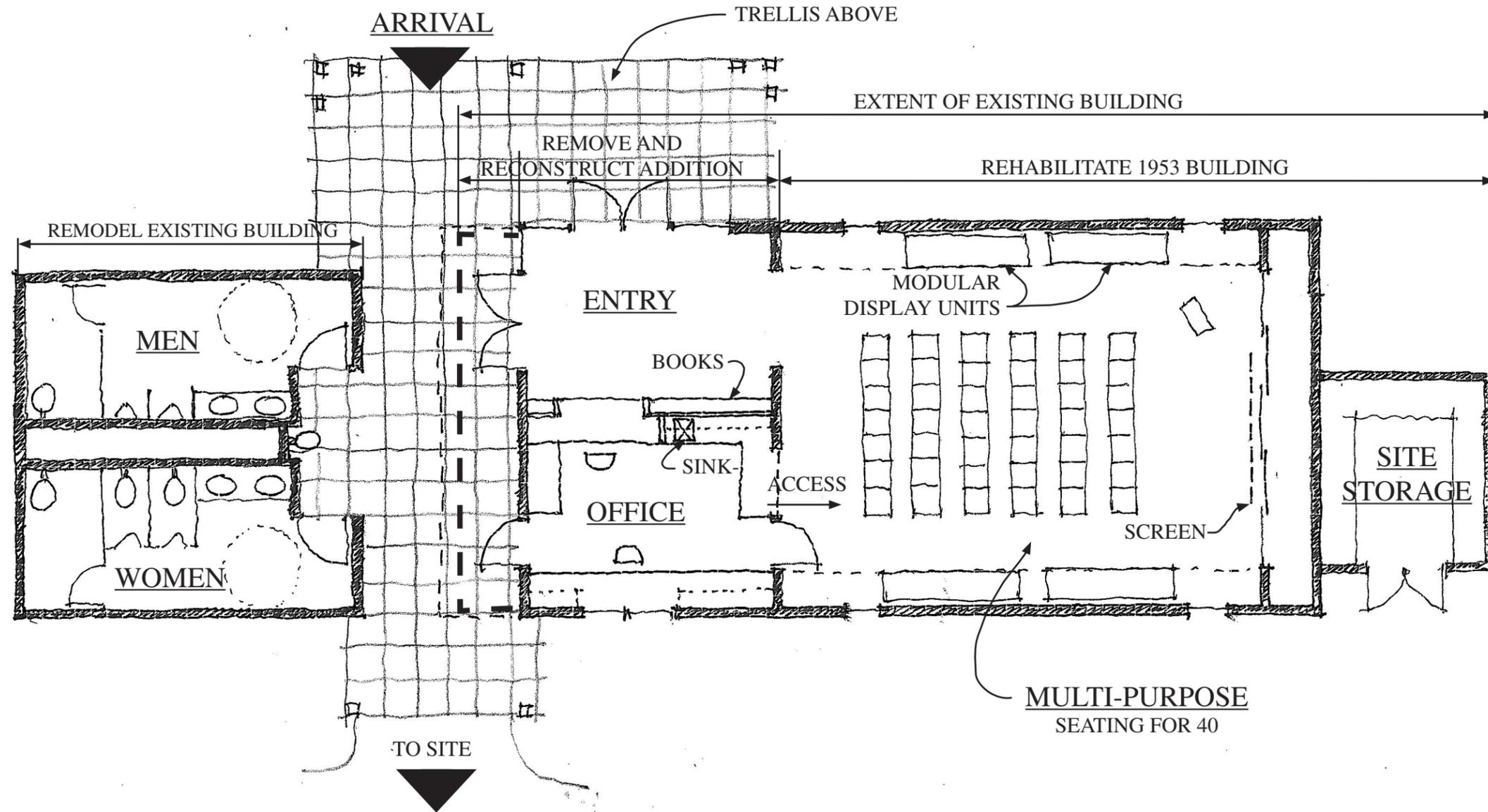
Conceptual Plan of Interpretive Center
(set for exhibit space)



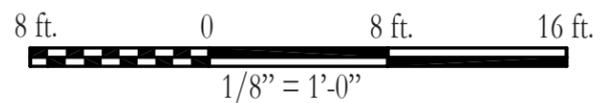
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Daniel Quan Design
Royston Hanamoto Alley & Abey

Sanchez Adobe Master Plan
Pacifica, CA
April 21, 2005





Conceptual Plan of Interpretive Center
(set for lecture space)

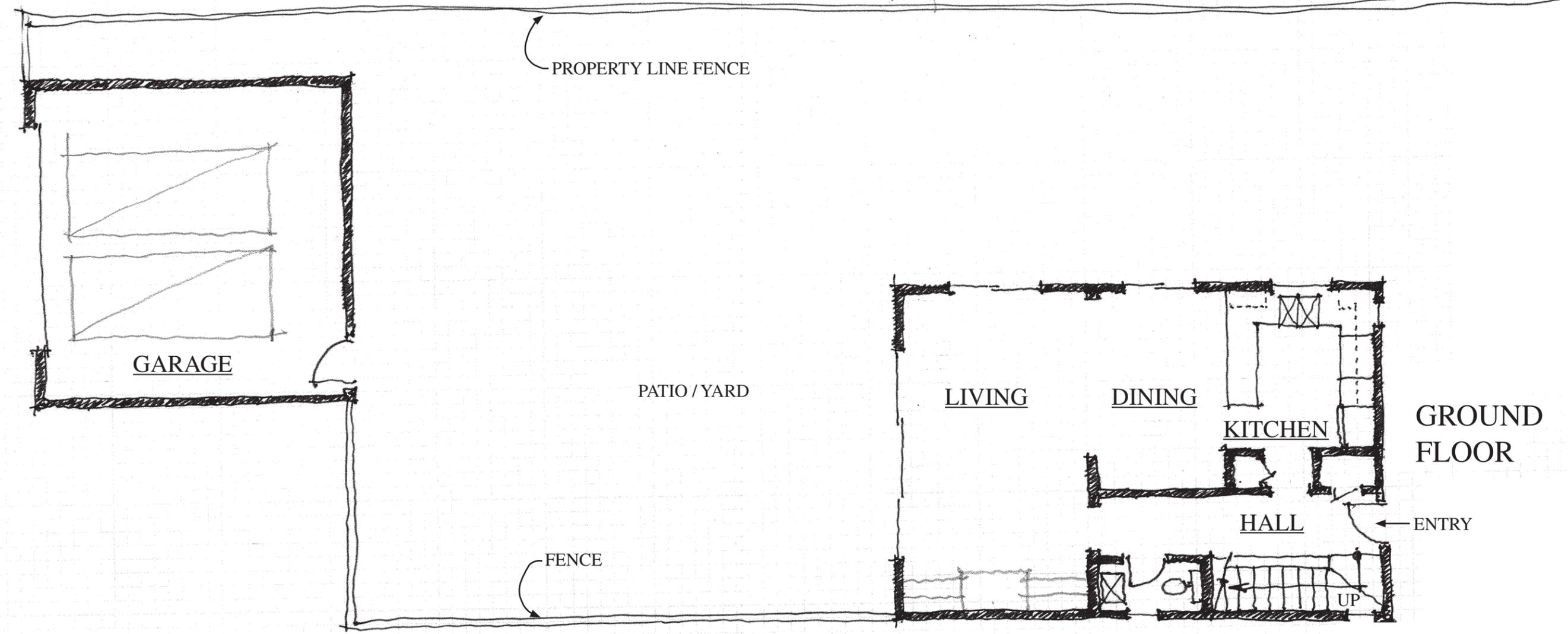
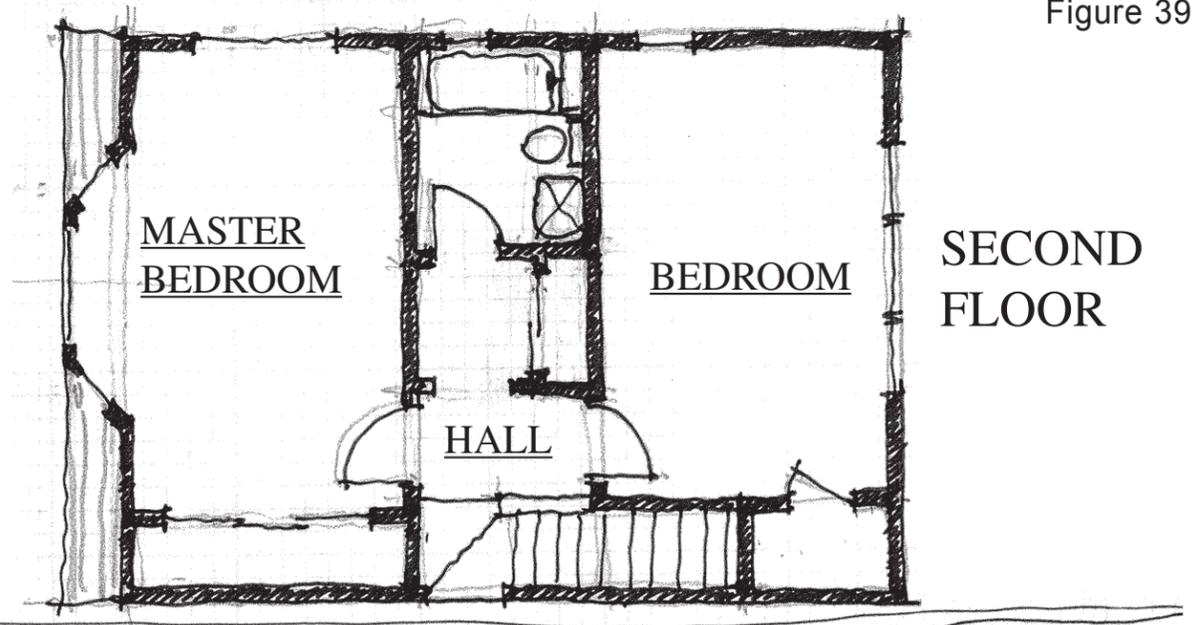


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Sanchez Adobe Master Plan
Pacifica, CA

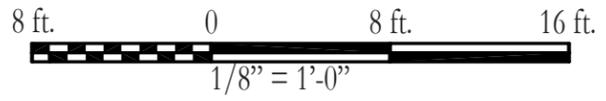
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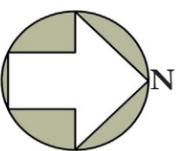


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Conceptual Plan of Ranger Residence



Sanchez Adobe Master Plan
 Pacifica, CA
 April 21, 2005



Appendix E
Furnishings Analysis

SANCHEZ ADOBE INTERIORS/ FURNISHINGS

Hank Dunlop

Information on the interiors of the Northern California adobe is very limited. Research and writings have been done on interiors in Santa Barbara and other southern California sites giving a better picture of early California interiors. The book *Adobe Interiors in Spanish California* by William M. Mason gives us a first rate source on these interiors. However, this text ends with 1822, thus before the period of the Sanchez Adobe.

Writings in English are few and often reflect disparaging attitudes toward the homes and a lack of understanding of the culture of the Californios. An example is the writings of Charles Wilkes, U.S.N. in "Narrative of the United States Exploring Expedition, During the years 1838, 1839, 1840, 1841, and 1842," which illustrates both what he saw and his attitude about the life style. He describes going to the Estancia, likely Buri-Buri, of Senor Jose Sanchez (Francisco Sanchez's father) as follows:

All the houses were unfinished: to the doors of some there were no steps, and no floors to the rooms of others; the adobes were bare, and destitute of plaster or whitewash; and what was more disheartening, no inhabitants made their appearance.

He also describes the interior of what he calls a kitchen as follows:

We stayed about the kitchen, which was the only apartment fit for occupation, and warmed ourselves over the small fire that had been lighted, for the air was becoming chilly and damp. This apartment was lighted from the door and a small window; it was furnished with numerous stew-holes and ovens, which appeared very convenient for cooking; and above them were placed shelves, on which the pans of milk were resting. In the centre was a large mortar, and beyond it, at the far end, quite in the dark, the rude grist-mill of the country. To the long shaft of the mill a small donkey was harnessed. This place apparently answered also as a stable. The whole had quite a primitive look, and showed, at least, some comfort and forethought.

Wilkes also visited a Peralta Rancho, which is described at being on the east side of San Francisco Bay although some contemporary scholars believe it may have been their rancho in Santa Clara. His description of that site presents a different picture of the interiors and furnishings of these adobes. It is as follows:

The door was suddenly opened by a little Indian girl, who ushered us into a large room, which from the tables and chairs, and the closets with

china, we found to be the salle a manger. Here we had a full view of the interior; and the light which was burning in the adjacent rooms, showed us the occupants fast asleep.

The room was furnished differently from what we had been accustomed to, yet it was quite comfortable. The only piece of furniture that was not new to us was a highpost bedstead, evidently from our own country, though bedecked with old Spanish tapestry, in the way of tester, curtains, and valance. Instead of drawers, there were huge trunks, that put to shame those of modern construction. These contained the household linen and the finery of the females of the family, and were raised from the floor, that a broom might be passed underneath them. Here and there on the walls hung a new-made dress, of ample dimensions, and several Spanish sombreros, those that were of more recent date hanging the highest; at least I judged them to be the best ones, from the careful manner in which they were covered up. There was no wash-stand; but a French ewer and basin, of the lozenge shape, of white and gold porcelain, were placed on a chair. A single looking-glass was hung high over it, its head inclining outwards. The dimensions of the frame were quite small, and the glass still smaller, owing to a figure of a patron saint occupying the larger part of the upper surface. Of chairs we had five, two with leather seats and high backs; the others were of home manufacture. A large grated window, well barred with iron, with the thick and massive walls of an adobe house, gave it the look of security for confinement within, or against attack [attack] from without. Half a dozen colored prints of the saints, ten inches square, in black frames, graced the walls.

Our beds, and everything connected with were comfortable; and the manner in which we had been provided for made the entertainment doubly welcome. We found in the morning that we had occupied the sleeping-room of the hostess and her daughters, and that they had given up expressly to accommodate us.

Wilkes' account illustrates only two different Bay Area homes, but it gives us some limited clues as to these period perspectives of the adobe interiors.

There is indication that additional information on these interiors or the contents of these homes exist. California Historical Society's magazine published as the book "Contested Eden" and subsequent issues published to celebrate the states Sesquicentennial reflects the type of sources and scholarship which can give a better picture of domestic life in the period of the Sanchez Adobe.

Spanish and Mexican records and the records of the Hudson Bay Company, which was selling goods to the Californios, have not been researched specifically looking for interior

information and for interior furnishing objects. These sources could change the understanding of life in the adobes. Colonial Hispanic furniture is also a subject that lacks contemporary research. Some work has been done on collections of the Southwest [Arizona], but little in California yet collections of Colonial Hispanic furniture exist along with individual pieces. Certainly, vernacular furniture existed in the 19th century [a picture of General Vallejo on the porch of his Sonoma home shows such furniture¹]. There is likely other photographic documentation with early California furniture but no search has been made to bring to light these examples. There is also the confusion between Hispanic Colonial Revival of the early 20th century and 19th century examples.

Information gained from additional research will contribute to a clear picture of the interiors of this adobe. A search by volunteers into collections and libraries both on a state and regional level is a starting place. California masters and doctoral programs specializing in California history should be contacted looking for students interested in this project. Other historic sites should be contacted to see what research they are conducting or are interested in pursuing. In short the first recommendation is further research being conducted before a completed Historic Furnishings Plan be set into place.

Given this lack of interior documentation I recommend the uses illustrated in the Adobe be general and not specific. The rooms should be an interpretative idea rather than a factual setting. The time period range also plays into this generalization. 1846 to 1879 reflects a vast change in material goods available for the home and a period of time when a child would be born, grow up and leave home. Sleeping rooms or bedrooms could be an example of general ideas. It is known that girls of the Californio families were separated and closely watched in contrast to the boys who were known to sleep outside on the porches. Thus, sleeping rooms would be illustrated by best room, second best and additional sleeping rooms. This would also provide for the practice of allotting rooms for guests according to their rank and importance.

It should also be noted that the existing collection of furnishings and decorative objects should be carefully reviewed for suitability for this site. A preliminary review finds many of

¹ James A. Sandos, "Between Crucifix and Lance: Indian-White Relations in California, 1769-1848," *Contested Eden: California Before the Gold Rush*, ed. Ramón Gutiérrez and Richard J. Orsi (Berkeley: University of California, 1998) 197.

the pieces are in keeping with the time period and are site-appropriate. Others pieces are later and should be eliminated from this site.

GROUND FLOOR

The interiors on this floor should reflect the first year of the Sanchez occupation of the adobe. The furnishings, decorative objects and displays can reflect the story of the pre-Yankee or early Yankee influence on Californio life.

GROUND FLOOR MAIN ROOM

Multi-purpose room

This large room could be used to tell the story of the building and life that took place in this adobe. That is a place where groups can meet, sit and review the history of the site along with examining and displaying material relating to the site.

Furnishings:

Seating: Chairs, benches, and stools.

Display: To tell the story of the building both on the ground floor and the second floor.

Lighting Fixtures: Contemporary candleholders, for holding the candles made by the visiting students.

EAST ROOM

Eating/Kitchen Display Room

This room poses a question of use, as it contains the only fireplace in the building. As a later addition is this fireplace removed or just ignored? Also, should the door at the east end of the building be reopened to connect this room with the exterior cooking area? These questions need to be researched and answered before a final furnishing plan for the room is finalized.

Furnishings: The furnishings in this area could follow simple examples of Colonial Hispanic and vernacular furnishings.

Table: Simple vernacular wooden table[s]

Seating: Stools and chairs.

Storage: Shelving for display of kitchen objects, dishes and utensils.

Lighting Fixtures: candleholders.

WEST SLEEPING ROOM

Additional Sleeping Room

One of the ground floor sleeping rooms could also be used as an office, or “men’s” room. This would provide a space for the men of the family to gather along with a space where the business of the ranch was conducted. It would provide a place for a “strong box,” or Vargueño, for storage of papers etc.

Furnishings: The furnishings in this area could follow simple vernacular forms. It would be educational to base these furnishings on the pieces that pre-date the influence of Yankee furniture.

Beds: One or more cots of simple wooden frames with hide covers. Bed rolls on the floor could also be introduced.

Storage: Chest, or Vargueño, for business. Other storage chests of leather, wood or wicker.

Seating: Stools and chairs.

Table: A simple table for writing and conducting business

Lighting Fixtures: Candleholders.

SECOND FLOOR

The second floor would be the “best floor” or “Piano Noble” of the home. It would contain the best or most expensive objects in the home. This floor will also reflect the Sanchez period after 1849 with a stronger Yankee influence in the furnishings.

SECOND FLOOR MAIN ROOM

Sala or Salon

This room could be interpreted as a space for major entertainment, music, dance, and important family functions. The furnishings would be moved around to accommodate these functions. The photograph of the interior of the De la Guerra adobe in Santa Barbara is a good example of this type of room.

Furnishings:

Seating: The existing Rococo Revival parlor suite would be appropriate.

Additional vernacular seating could be brought to this room for special occasions.

Display shelves or an étagère: Use the existing display shelves in the collection.

Musical instruments: String instruments are common to Californio homes. The use of a piano should be questioned.

Lighting Fixtures: Candleholders and oil lamps.

BEST BED ROOM

East Sleeping Room

This room would contain the best bedroom furniture in the home along with important bedroom textiles.

Furnishings:

Storage Chests: The two leather chests in the collection. Note: These are two of the most valuable objects in the collection.

Bed: The Renaissance Revival Bed in the collection.

Commode/washstand: For washing and storage of a potty.

Armoire or wardrobe: The piece in the collection. In keeping with Wilkes' writing, the fine clothing would be displayed in this room.

Chest of drawers: This could be a piece in the collection.

Child's crib: One of the cribs in the collection. Both cribs should be studied to gain more information on dates and where they could have been made.

Seating: A chair for use in the bedroom. This could be a vernacular chair.

Lighting Fixtures: Candleholders.

SECOND BEST BED ROOM

West Sleeping Room

This room would contain the next level of bedroom furniture. It could also be designated as the women's/girls' bedroom as it does not have a door to the porch.

Furnishings:

Bed: The Greek Revival bed in the collection. This bed should be carefully examined and studied to see if it was made in California.

Commode/washstand: For washing and storage of a potty.

Chest of drawers: This could be a piece from the collection.

Seating: A chair for use in the bedroom. This could be a vernacular chair.

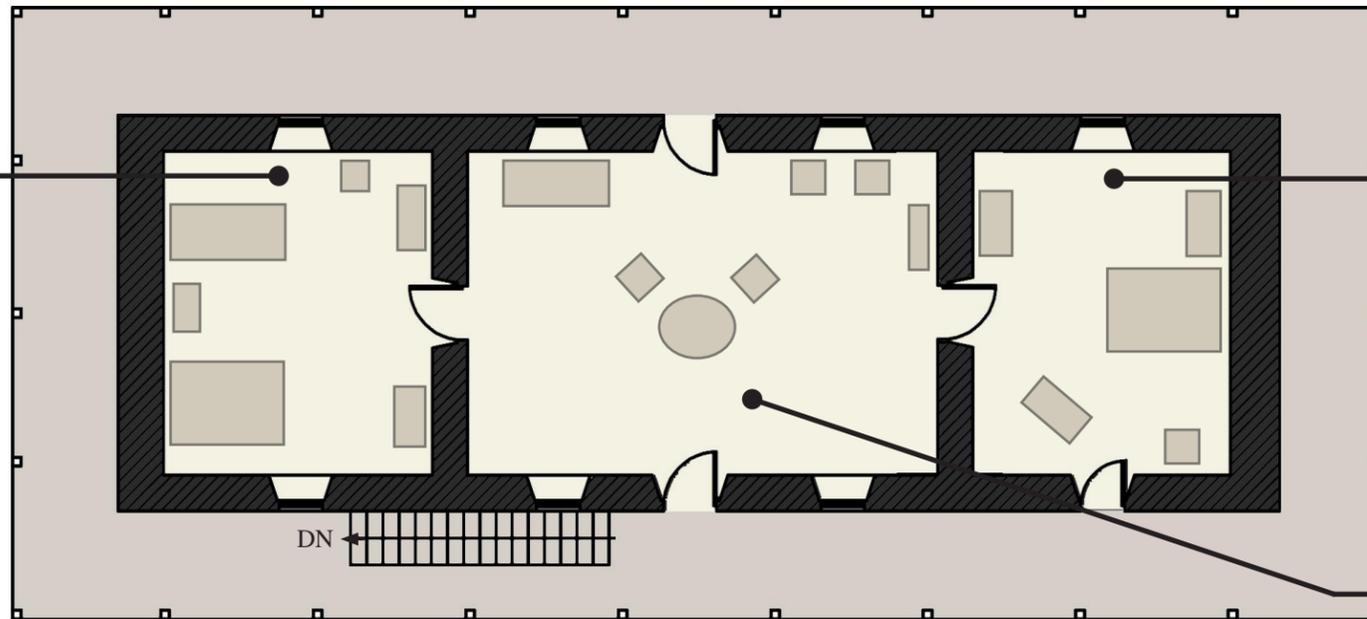
Lighting Fixtures: Candleholders.

WEST ROOM UPSTAIRS:

A SLEEPING ROOM, WITH THE EXISTING GREEK REVIVAL BED, CHEST OF DRAWERS, CHAIR, AND COMMODE.

EAST ROOM UPSTAIRS:

THE BEST SLEEPING ROOM, CONTAINING THE EXISTING RENAISSANCE REVIVAL BED, WARDROBE, COMMODE, CRIB, CHAIR, AND LEATHER CHESTS.



SECOND FLOOR PLAN:
INTEPRETATION OF LATER RANCHO PERIOD

MIDDLE ROOM UPSTAIRS:

A PARLOR ROOM FOR USE IN ENTERTAINING, USING THE EXISTING PARLOR SUITE AND ADDITIONAL SEATING. STRING INSTRUMENTS WOULD ALSO BE APPROPRIATE.

MIDDLE ROOM:

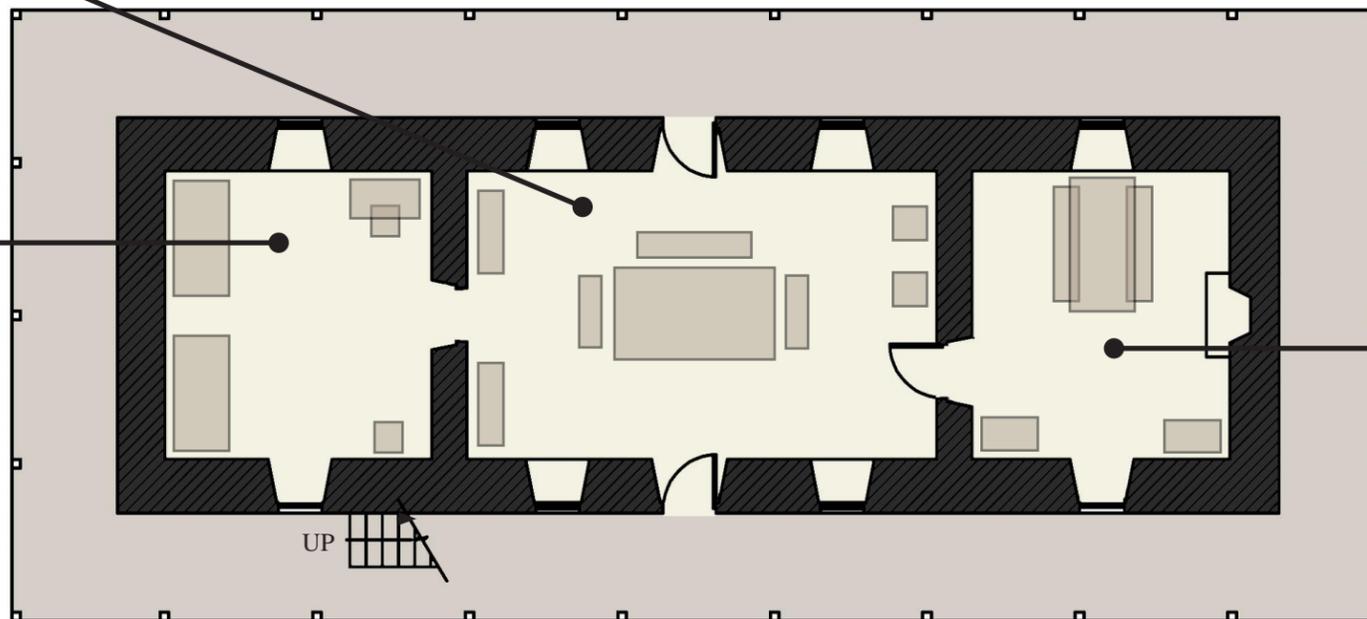
A MULTI-PURPOSE ROOM, WITH CHAIRS, BENCHES, AND A TABLE.

WEST ROOM:

A SLEEPING ROOM WITH OFFICE SPACE FOR CONDUCTING BUSINESS. THIS ROOM MIGHT HOLD SIMPLE FURNITURE SUCH AS COTS, A WRITING TABLE, A STRONG BOX, AND STOOLS AND CHAIRS.

EAST ROOM:

A ROOM RELATED TO COOKING AND EATING, WITH A VERNACULAR WOODEN TABLE AND STOOLS, CHAIRS, AND SHELVING.



FIRST FLOOR PLAN:
INTERPRETATION OF EARLY RANCHO PERIOD



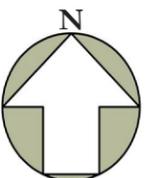
Architectural Resources Group
Daniel Quan Design
Hank Dunlop Associates

Conceptual Furnishings Plan for Sanchez Adobe

Drawing Not to Scale

Sanchez Adobe Master Plan
Pacifica, CA

April 21, 2005



Appendix F
Code Analyses

Code Analyses

Preliminary code analyses were completed for the adobe dwelling and the garage/restroom structure to develop scopes of work that would bring the structures into compliance with prevailing codes. These code analyses follows this narrative.

This code analysis also assumes that the garage portion of the garage/restroom structure will be used to expand the restrooms, as required by code. In the analysis below, this structure is called the restroom building.

The governing codes for the proposed work include the 2000 edition of the Uniform Building Code (UBC) with California Amendments, as adopted by the State of California (2001 California Building Code [CBC]) and the 1998 State Historical Building Code (SHBC).

Because the Sanchez Adobe Historical Site is listed in the National Register of Historic Places and the adobe is considered to contribute to the historic character of the property, it is considered a qualified historic building under the SHBC. The other buildings on the site do not contribute to the historic character of the property and are therefore not qualified historic structures. When conformance with prevailing codes—such as the CBC—would adversely affect the historic character of a qualified historic building, the SHBC may be invoked as a means to preserve historic fabric and explore solutions that meet the intent, but not necessarily the letter, of the CBC.

As indicated, the code analyses below are preliminary. They address code provisions pertaining to the broad aspects of facility planning. To facilitate future design work, these code analyses attempt to cite all major ways in which the buildings do not comply with prevailing codes (left hand column of the matrix) and suggest a means to modify the buildings to bring them into compliance with the code provisions (right hand column of the matrix). If the CBC and the SHBC suggest that a condition may remain subject to verification with the governing code official, the non-compliant condition is typically noted and qualified in the right hand column of the matrixes.

To summarize the findings outlined below, the following major changes are required: fire suppression systems; life-safety modifications, such as reconstruction of the stairs at the adobe; and remodeling of the toilet rooms to provide accessible facilities. Equivalent facilitation, in lieu of providing disabled access to the second floor of the adobe dwelling, should be discussed with the governing code official or local access compliance group. For the purpose of this study, equivalent facilitation is assumed to be acceptable to the governing authority.

Preliminary Code Analysis for the Sanchez Adobe

The classification of program elements (uses) is as follows:

- 1st Floor:** Museum or exhibit rooms. (B occupancy under the CBC.)
2nd Floor: Museum or exhibit rooms. (B occupancy under the CBC.)

1) Location on Property: Because the house is separated from other buildings by a code-prescribed distance on four sides, the code would permit an increase in the allowable area. Because the actual floor areas are less than the allowable, this increase in floor area is not required. (See table below.)

2) Occupancy Classification: Chapter 10 of the CBC establishes the available number of occupants in the building, (a ratio referred to as occupant load) and Chapter 3 outlines occupancy requirements. The building contains one occupancy type—B—as described below.

Area and Occupancy Matrix

ROOM(S)	EST. AREA (SQ. FT.)	USE	OCC. LOAD (SQ. FT. / OCC.)	NO. OF OCCS.	OCCUPANCY
FIRST FLOOR					
East Room	239	Museum or exhibit	239/15	16	B
Center Room	437	Museum or exhibit	437/15	29	B
West Room	248	Museum or exhibit	248/15	17	B

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SECOND FLOOR				9 Total for Floor	
East Room	239	Museum or exhibit	239/15	See above	B
Center Room	437	Museum or exhibit	437/15	See above	B
West Room	248	Museum or exhibit	248/15	See above	B

The following matrix compares actual areas and the location (by story) of each occupancy within the building to those allowed by code (for a single-story building):

Allowable Area / Height Matrix

BUILDING	OCCUPANCY	ACTUAL AREA	ALLOWED AREA (Type V-N Const.)	ALLOWED HEIGHT / ACTUAL LOCATION (Type V-N Const.)	PERMITTED OR NOT IN BUILDING
First Floor	B	924	8000	2/1	Permitted
Second Floor	B	924	8000	2/2	Permitted

3) Type of Construction: The existing construction is type V, non-rated, as defined in Chapter 6 of the CBC.

The following is a preliminary code analysis of the adobe dwelling, addressing only major code issues that have a bearing on facility planning. The following matrix includes suggested resolutions to these broad code issues. As the design for the house's restoration develops and becomes more specific, this code analysis will need to be further refined.

Architectural Code Requirements/Resolution Matrix

CBC INCLUDING LIFE SAFETY/DISABLED ACCESS REQUIREMENTS	RESOLUTION OF CODE ISSUES UTILIZING SHBC
CBC 503.1: Buildings shall adjoin or have access to public ways on not less than 1 side.	Building adjoins Linda Mar Boulevard.
CBC Table 5-A: Fire-resistive protection is required for openings less than 10 feet from the property line.	All openings in the adobe are more than 10 feet from perimeter property lines or tacit property lines drawn mid-way between buildings on the site. Fire protection of openings not required under this code section.
CBC Table 5-A: 1 hour bearing walls required less than 20 feet from property line; not rated elsewhere.	All exterior walls of the adobe are more than 20 feet from property lines.
CBC 503.2.1: Projections shall not extend beyond a point one-third the distance to the property line from an assumed vertical plane located where fire-resistive protection of openings is first required due to location on property; or (CBC 503.2.2) more than 12 inches into areas where openings are prohibited.	Existing projections and openings comply.
503.3: For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same property shall be assumed to have a property line between them.	Taken into account in analysis.
504.2: The total combined floor area for multistory buildings may be twice that permitted by Table 5-B for one-story buildings, and the floor area of any single story shall not exceed that permitted for a one-story building.	Actual area is less than allowable.
CBC 509.2: Top of guardrails shall not be less than 42 inches. Exception 3.: top of guardrails for stairways, exclusive of their landings, may have a height as specified in Section 103.3.3.6 for handrails (34"-38").	Guardrail around top of stair at second floor is 2'-10 1/2" and perimeter guardrail at second floor of the porch is 2'-11 1/2"; both will need to be increased to 42." Stair handrail is 2'-5 1/2"; it will need to be replaced with a handrail that is 2'-10" min. See below for additional considerations regarding the SHBC.
CBC 509.3: Open guardrails shall have intermediate rails such that a sphere 4 inches in diameter cannot pass through. The triangular opening formed by the tread riser and bottom element of a guardrail shall be such that a sphere 6 inches in diameter cannot pass through.	The existing guardrail is not compliant and should be replaced with a compliant guardrail. SHBC will permit modifications to the guardrail requirements. Consultation with the building official regarding this issue is recommended.
CBC 606.4.3: Exterior stairways shall be of not less than 2" nominal construction.	2 1/4" actual lumber used.

CBC INCLUDING LIFE SAFETY/DISABLED ACCESS REQUIREMENTS	RESOLUTION OF CODE ISSUES UTILIZING SHBC
<p>CBC 709.3.2.3: When openings in an exterior wall are above and within 5 feet laterally of an opening in the story below such openings shall be separated by an approved flame barrier ... with fire resistance of not less than ¾ hour. Exception 1.: Flame barriers are not required in buildings equipped with an approved automatic sprinkler system throughout.</p>	<p>Sprinkler building.</p>
<p>CBC Table 10-A: 2 means of egress are required from less-concentrated exhibit occupancies over 50. CBC 1004.2.3.3, Exception 1: Second stories having an occupant load less than 10 may be provided with access to only one exit.</p>	<p>3 means of egress provided for B occupancies from first floor; only 2 need to be operable. These doors will need to be left unlocked during hours of operation. At least 1 of the 2 doors shall be accessible to the disabled (CBC 1103.2.3) and shall have code-compliant hardware. Signage should be installed at the 3rd door directing occupants to the exit. If occupancy of second floor is 9, the second floor requires only 1 exit. Discuss occupancy limitation with code official.</p>
<p>CBC 1003.2.3.2 and Table 10-B: Minimum width of components of egress system. Minimum width may be divided equally among egress components.</p>	<p>Egress components meet minimum width requirements.</p>
<p>CBC 1003.3.1.5: Exit doors shall swing in direction of exit travel if area served has an occupant load of more than 50.</p>	<p>The existing doors swing inward. First floor occupant load is 62, 31 of whom would exit through each door. Each of 2 main first floor exit doors therefore serves less than 50 people and can continue to swing inward. Provide signage as indicated under CBC 1003.3.1.8.</p>
<p>CBC 1003.2.8.2, Exception 1: Main exterior exit doors that are obviously and clearly identifiable as exit doors need not have exit signs when approved by the building official. Exception 2: Exit signs are not required for rooms or areas that require only one exit or exit access</p>	<p>Main exit doors from first floor appear obvious and are clearly identifiable as such; discuss omitting exit signs with code official. Exit sign is not required for the second floor because only one exit is required.</p>
<p>CBC 1003.3.1.3: Exit doors shall be 3'-0" by 6'-8" minimum with clear width of 32" minimum. SHBC 8-603.1: Alternative provisions for door widths permit 2'-8" doors and, possibly, 2'-6" doors if clear width is measured when a door is opened 180 degrees and offset hinges are used.</p>	<p>The exterior doors at the first floor, south elevation, are 3'-0" wide; these doors comply with requirements for doors on an accessible path of travel. One exterior door at the second floor is 2'-8"; other exterior doors range from 2'-9" to 3'-0". These doors are code-compliant in width. During the conceptual design phase of the building's restoration, verify width of interior doors on accessible path of travel.</p>

CBC INCLUDING LIFE SAFETY/DISABLED ACCESS REQUIREMENTS	RESOLUTION OF CODE ISSUES UTILIZING SHBC
<p>CBC 1003.3.1.6 and Chapter 11: Level door landings of specific dimensions are required on both sides of doors; strike side clearances are required and door hardware needs to meet requirements of Chapter 11. CBC 1003.3.1.8 Exceptions: In group B occupancies, key locking hardware may be used on main exit doors, single or paired, where there is a sign indicating door is to remain unlocked during business hours.</p>	<p>During the conceptual design phase of the building's restoration, survey exit door hardware and determine code-required modifications. Discuss program-based alternatives to code requirements that would permit retention of historic fabric with building official.</p>
<p>CBC 1003.3.3: Stairway width: 36" min. Stair rise: 4"-7" Stair run: 11" or more Level landings of required dimensions at bottom and top of stair Handrails at both sides of stair: 34"-38" Handrail extensions of required lengths</p>	<p>Exterior stairs have 6 3/4" risers and 12" treads. Top of handrail from nosing is 2-5 1/2". Staircase is 2'-10 1/2" clear. Spacing between handrail elements exceeds the 4" and 6" maximums (see above). The existing handrail does not have a return and there is no handrail at the wall-side of the stair as required by code. Staircase meets rise and run requirements, but not the handrail requirements. Guardrail at the second floor is not compliant. SHBC 8-502 Exception 3: permits exceptions where life safety is not adversely affected: discuss retaining narrow stair width with building official; increasing width of stair would narrow 2'-2 3/4" dimension of top tier of porch adjacent to stair guardrail. Replace handrail and add one code-compliant handrail to the wall side of the staircase. Replace existing guardrail with new guardrail to comply with code. Tread striping is required.</p>
<p>1004.2.2 Exceptions 4.: Where access to more than one exit is required from a space under consideration, such spaces may access one required exit through an adjoining or intervening room, which in turn provides direct access to an exit or to a corridor that provides direct access to an exit. All other required access to exits shall be directly form the space under consideration to an exit or to a corridor that provides direct access to an exit. Hallways shall be considered intervening rooms.</p>	<p>Because the occupancy load of the occupancy load of the second floor will be limited to 9 (see below), only one means of egress is required for second floor rooms. Exiting from the west room shall be through the center room and to the exterior.</p>

CBC INCLUDING LIFE SAFETY/DISABLED ACCESS REQUIREMENTS	RESOLUTION OF CODE ISSUES UTILIZING SHBC
CBC 1004.3.3.2: Halls serving an occupant load of less than 50 shall not be less than 36 inches in width.	The clear area between the stair and edge of the porch is 2'-3" at the first floor and 2'-2 3/4" at the second floor. With building official, discuss allowing narrow widths of pieces of horizontal circulation system to remain.
CBC 1103.1.3: Group B occupancies shall be accessible; however, the addition of an elevator would adversely affect the historic character of the building.	SHBC 8-604: In lieu of providing access to second floor, discuss equivalent facilitation with code official and/or local disabled access authority.
CBC 1103.2.2: When a building is required to be accessible, an accessible route shall be provided to all portions of the building.	There is a small step from grade to the exterior wood porch. Provide a 1:20 stabilized soil ramp to the first floor of the porch. Provide signage along the path of travel from the accessible parking space(s) to the accessible entrance. Provide lighting along accessible path of travel.
CBC 1105.4.5: Controls, operating mechanisms and hardware intended for operation by the occupants in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.	During preparation of schematic design documents, survey strike-side clearances, control heights, threshold heights and related disabled access issues and resolve any issues.

Preliminary Code Analysis for the Restroom Structure

The classification of program elements (uses) is as follows:

1st Floor: Restroom (B accessory occupancy under the CBC)

1) Occupancy Classification: Chapter 10 of the CBC establishes the available number of occupants in the building, (a ratio referred to as occupant load) and Chapter 3 outlines occupancy requirements. The building contains one occupancy type—B accessory—as described below. Because halls, closets, stairs, and restrooms are treated as rooms used for brief periods of time by the occupants of the building, they are not accorded separate occupancy loads.

The following matrix compares actual areas and the location (by story) of each occupancy within the building to those allowed by code (for a single-story building):

Allowable Area / Height Matrix

BUILDING	OCCUPANCY	ACTUAL AREA	ALLOWED AREA (Type V-N Const.)	ALLOWED HEIGHT / ACTUAL LOCATION (Type V-N Const.)	PERMITTED OR NOT IN BUILDING
First Floor	B accessory	400	8000	2/1	Permitted

2) Type of Construction: The existing construction is type V, non-rated, as defined in Chapter 6 of the CBC.

The following is a preliminary code analysis of the restroom structure, addressing only major code issues that have a bearing on facility planning. The following matrix includes suggested resolutions to these broad code issues. As the design for the structure's rehabilitation develops and becomes more specific, this code analysis will need to be further refined.

Architectural Code Requirements/Resolution Matrix

CBC INCLUDING LIFE SAFETY/DISABLED ACCESS REQUIREMENTS	RESOLUTION OF CODE ISSUES
CBC 503.1: Buildings shall adjoin or have access to public ways on not less than 1 side.	CBC 503.1: Building shall have access to public parking lot on 1 side.
CBC Table 5-A: Fire-resistive protection is required for openings less than 10 feet from the property line. 1 hour bearing walls less than 20 feet from property line; not-rated elsewhere.	See below.
CBC 503.3: For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same property shall be assumed to have a property line between them.	There is 5'-2" between the restroom structure and the ranger's house. Assuming a property line between the two structures and the ranger residence remains without modification, sprinklering of both structures could substitute for 1-hour fire resistive construction (CBC 508).
Table 4-4, 2001 California Plumbing Code: For picnic areas, the closest use to the uses represented on the site, 1 toilet is required for every 1-50 men and 1 for every 1-50 women. Title II of the Americans With Disabilities Act requires local governments to evaluate their facilities and develop plans to make their facilities accessible.	The existing toilet rooms are not accessible to the disabled. They can be converted into two, single accommodation, accessible toilet rooms, with space left over for storage. Two toilets, however, seems insufficient for school groups of 40 (including teachers and chaperones). If the toilet rooms are enlarged, the structure could accommodate two toilet rooms with 2 sinks, 2 toilets or urinals and one accessible toilet each.

Appendix G
Structural Letter Report

April 21, 2005

ARCHITECTURAL RESOURCES GROUP

ELT & Associates
251 Lafayette Circle, Suite 230
Lafayette, CA 94549

Phone: (510) 295-4299

FAX: (866) 545-8607

email: rtolles@44adobe.com

April 20, 2005

Architectural Resources Group
Pier 9, #107
San Francisco, CA 94111

Attn: Stephen Farneth

Dear Mr. Farneth,

Re: Structural Issues at the Sanchez Adobe

I have performed my preliminary inspection of the Sanchez Adobe and review of the associated structural and historical documentation. The purpose of this letter is to provide a preliminary structural assessment of issues for the Sanchez Adobe. I have also reviewed the additional material forwarded to me by ARG since the first letter was issued.

Evaluation of the Shotcrete Wall Coverings

The interior surfaces of all first floor walls are covered with approximately four inches of reinforced concrete. The concrete was placed pneumatically which is typically referred to as "shotcrete" when the concrete is already mixed and wet at the time of application. The reinforcing in the concrete is #4 bars placed at 12 inches on center.

The concrete that have been applied to the interior walls does not appear to have any negative effects on the adobe walls. Drainage is generally good on the site. A concrete surface on adobe walls can serve as a moisture barrier that traps water inside the barrier and can have a negative impact on the strength of the adobe material. The report by Edna Kimbro in 1994 examined the condition of the adobe directly adjacent to the concrete and found no increased moisture in this area. Test probes in several areas could be used to verify the low moisture content in the adobe material. Moderate increases in moisture content can cause adobe to lose substantial strength.

While it may be desirable from a perspective of restoring the Sanchez Adobe to its original condition, the concrete on the interior surfaces of the walls does not appear to have a negative impact on the adobe walls. In addition, if the concrete were removed the adobe walls may be damaged during the process of removing the concrete.

Nevertheless, if desired, it may be possible to remove the concrete to restore the adobe to its original condition. I would highly recommend doing a test area before proceeding with complete removal to be certain there is not undesirable levels of damage to the adobe walls from the removal process. The test area should be large enough to include an area where at least one anchor between the adobe and concrete is located. These anchors appear to be about four feet on center. In any case, no water or impact tools should be used in the process of removing the concrete.

In fact, the reinforced concrete surfacing as placed and reinforced undoubtedly has a positive impact on the capabilities of the Sanchez Adobe to resist earthquake motions. The concrete was both reinforced and connected to the adobe walls at regular intervals. The concrete will increase the shear capacity of walls loaded in-plane (parallel to the length of a wall). The

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concrete will also increase the resistance of a wall to out-of-plane loading or perpendicular to the length of the wall. The concrete reinforced walls should reduce the amount of damage during moderate earthquakes and substantially reduced the risk of collapse of the first floor walls during very large earthquakes.

Compliance with the California State Historic Building Code

The retrofit measures that were installed in the last few years meet the basic requirements for minimal seismic safety as specified by the California State Historical Building Code (SHBC). Primarily, the walls have been anchored to the roof system and the second-floor framing system. The adobe walls themselves have sufficient strength to resist the lateral forces prescribed by the SHBC even without the additional strength of the concrete walls.

If the interior concrete coverings were to be removed, the use of center core rods in the adobe walls would be the most effective means of recovering the seismic resistance provided by the reinforced concrete walls. The center core rods would be placed at approximately 6 to 8 foot on center. The holes would be approximately two inches in diameter and the reinforcing rods would be either ¾ inch diameter epoxy-coated steel rods or 1-inch diameter fiberglass rods. The center core rods would add strength to the adobe walls in both the in-plane and out-of-plane directions which may be approximately comparable to the effect of the concrete walls. The center core method of reinforcing the adobe walls would have much less impact on the historic appearance of the adobe walls since the center core rods would not be visually observable and only small amounts of adobe would be removed during installation.

Additional Structural Issues

The flexibility of the second floor framing may be greater than desirable but the strength of the framing is adequate to carry 20 pounds per square foot (psf) of live load. The typical code design value is 40 psf or roughly one person per four square feet. The strength of the existing floor framing is approximately adequate to hold one person per 8 to 10 square feet. The flexibility of the floor framing may also be an issue as it is considerably more "bouncy" than modern floor framing.

No other significant structural issues were apparent during the preliminary structural investigation although I must leave open the possibility of minor structural issues that may reveal themselves when a more investigation of the building.

Sincerely,



E. Leroy Tolles, P.E., Ph.D.

Appendix H
Cost Estimate

PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 1 - Access & Life Safety
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

1. Access & Life Safety

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>				
. 1	Site Work								
1.1	Improve path to be accessible	3,000	sf	1.00	3,000				
1.2	New 4" fire service incl. stubs, PIV and siamese connections	240	lf	50.00	12,000				
1.3	Open street for fire service	1	ls	5,000.00	5,000				
. 2	Buildings								
2.1	Temporary rest room improvements delete 1 toilet in each restroom	2	loc	4,000.00	8,000				
2.2	Equivalent facilitation - 2nd floor Adobe Interpretive exhibits	1	ls	500.00	500				
2.3	Stair and guardrail improvements at Adobe	35	lf	100.00	3,500				
2.4	Fire sprinkler system at Adobe	5,500	sf	3.00	16,500				
2.5	Cut & patch for sprinklers	5,500	sf	0.35	1,925				
. 3	Haz. Mat. Assessment	1	ls	3,000	3,000				
<i>subtotal</i>	Access & Life Safety				53,425	<i>gen req</i>	<i>fee</i>	<i>cont.</i>	78,984
						6,411	5,984	13,164	

2. Ongoing Adobe Conservation

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>				
. 1	Repairs to balcony - allowance	1,350	sf	2.00	2,700				
. 2	Wood preservative on balcony, rails and posts	1,350	sf	2.35	3,173				
. 3	Test adobe surfaces for adhesion	1	ls	1,500.00	1,500				
. 4	Resurface adobe exterior surfaces	2,900	sf	5.00	14,500				
. 5	Wood splash blocks	5	ea	150.00	750				
<i>subtotal</i>	Ongoing Adobe Conservation				22,623	<i>gen req</i>	<i>fee</i>	<i>cont.</i>	33,445
						2,715	2,534	5,574	

TOTAL CONSTRUCTION COST FOR PHASE 1 76,048 9,126 8,517 18,738 **112,429**

PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 1 - Access & Life Safety
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

3. Further Studies

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Historic Structures Report	1	ls	70,000	70,000			
. 2	Furnishings Plan	1	ls	12,000	12,000			
. 3	Creek Restoration Plan	1	ls	35,000	35,000			
. 4	Phase 1 Archaeology Survey	1	ls	5,000	5,000			
. 5	Fundraising Feasibility Study	1	ls	25,000	25,000			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	Further Studies				147,000			29,400
								176,400

4. A & E Fees

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	A & E fees - 20%	1	ls	22,486	22,486			
. 2	Archeologist	1	ls	2,000	2,000			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	A & E Fees				24,486			4,897
								29,383

5. Permits, Bonds, and Contractor's Fees

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Plan check & permit fees	1	ls	2,249	2,249			
. 2	Construction contingency - 15%	1	ls	16,864	16,864			
. 3	Bonds - 1%	1	ls	1,124	1,124			
. 4	Builder's risk insurance - 1.5%	1	ls	1,686	1,686			
. 5	Utility connection fees	1	ls	2,000	2,000			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	Permits, Bonds, and Contractor's Fees				23,924			4,785
								28,708

6. Project Administration by the County

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Owner's Representative - 25%	1	ls	28,107	28,107			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	Project Administration by the County				28,107			5,621
								33,729

TOTAL PROJECT COSTS FOR PHASE 1

380,649

PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 2 - Site Development Plan and Adobe Restoration
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

1. Site Utilities and General Project Costs

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>				
. 1	Electrical								
	1.1 Relocate meter and main service panel 1 from pullbox at existing		all	12,000	12,000				
. 2	Telephone	1	all	3,000	3,000				
. 3	Water								
	3.1 Replace service pipe from meter	270	lf	30	8,100				
. 4	Sewer								
	4.1 New & relocated pump station	1	all	20,000	20,000				
	4.2 New electrical and controls	1	all	5,000	5,000				
. 5	New gas service for Ranger residence (combined with street opening for sewer)	1	all	5,000	5,000				
. 6	Relocate / new telephone service	1	ls	2,000	2,000				
. 7	Archaeologist	1	ls	10,000	10,000				
. 8	Haz. Mat. Abatement	1	ls	20,000	20,000				
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
<i>subtotal</i>	Site Utilities and General Project Costs				85,100	10,212	9,531	20,969	125,812

2. Parking Lot & Fencing

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>				
. 1	Demo existing paving	16,800	sf	1	16,800				
. 2	Demo wood fencing	530	lf	4	2,120				
. 3	Tree removals	4	ea	500	2,000				
. 4	Entrance road - asphalt w/ subbase	10,360	sf	3	25,900				
. 5	Demolish existing shed & shop	2	ea	1,000	2,000				
. 6	Parking lot & turnaround - turfblock	9,250	sf	3	27,750				
. 7	6' wood fence at street	300	lf	45	13,500				
. 8	Wood entrance gates	1	Pr	4,000	4,000				
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
<i>subtotal</i>	Parking Lot & Fencing				94,070	11,288	10,536	23,179	139,073

PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 2 - Site Development Plan and Adobe Restoration
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

3. Landscape Elements

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>
. 1	Misc. Site Preparation	25,000	sf	1.25	31,250
. 2	Remove trees	7	ea	1000.00	7,000
. 3	Native Garden	4,800	sf	2.50	12,000
. 4	Creek Overlook	620	sf	90.00	55,800
. 5	Cultivated Field	2,800	sf	2.00	5,600
	incl watersource	1	ls	1500.00	1,500
. 6	Exposed Mission Foundations	4,500	sf	3.00	13,500
. 7	Screening Trees	79	ea	500.00	39,500
. 8	Adobe Landscaping - cultural planting	4,800	sf	3.00	14,400
. 9	Horno oven restoration	1	ls	5000.00	5,000
. 10	Adobe brick-making	1	ls	4000.00	4,000
	incl watersource	1	ls	1500.00	1,500
. 11	Benches	10	ea	800.00	8,000
. 12	Work tables	5	ea	800.00	4,000
. 13	Picnic tables	5	ea	800.00	4,000
. 14	Screening fence - low	200	lf	40.00	8,000
. 15	Trash / recycle containers	20	ea	200.00	4,000
. 16	D.G. Pathways	8,200	sf	4.00	32,800
. 17	Misc. landscape and irrigation	25,000	sf	3.00	75,000
. 18	Directional / Identification Signage				
	18.1 Directional sign (off-site)	1	ea	250.00	250
	18.2 Entrance ground sign (wood)	2	unit	2500.00	5,000
	18.3 Visitor center ID/hours sign/mt'g.	1	ea	750.00	750
. 19	Exterior Interpretive Exhibits				
	19.1 Sign panels for existing kiosk	2	sf	90.00	180
	19.2 Wayside signs w/ bases	5	set	1800.00	9,000
	19.3 Plant ID markers	10	ea	550.00	5,500
	19.4 Small interp. panels	2	ea	600.00	1,200
	19.5 Asistencia room marker stones	6	ea	400.00	2,400
. 20	Storage shed - west	250	sf	125	31,250
. 21	Storage shed - east	250	sf	125	31,250

<i>subtotal</i>	Landscape Elements	413,630	<i>gen req</i>	49,636	<i>fee</i>	46,327	<i>cont.</i>	101,918	611,511
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PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 2 - Site Development Plan and Adobe Restoration
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

4. Creek Restoration Plan

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Implementation of Creek Restoration Plan	1	ls	75,000.00	75,000			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	Creek Restoration Plan				75,000	9,000	8,400	18,480
								110,880

5. New Ranger's Buildings

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Associated sitework & utility connections assumes gravity sewer to street	1	all	25,000	25,000			
. 2	Residence complete	1,976	sf	175	345,800			
. 3	Garage complete	676	sf	100	67,600			
. 4	Fencing	150	lf	40	6,000			
. 5	Landscaping	1	ls	5,000	5,000			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	New Ranger's Buildings				449,400	53,928	50,333	110,732
								664,393

PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 2 - Site Development Plan and Adobe Restoration
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

6. Interpretive Center - Conversion

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Associated sitework & utility connections	1	all	30,000	30,000			
. 2	Demo addition	528	sf	10	5,280			
. 3	Interior demolition	828	sf	3	2,070			
. 4	Shoring and restructuring roof	828	sf	8	6,210			
. 5	Interior finishes & casework	828	sf	35	28,980			
. 6	Exterior finishes	828	sf	25	20,700			
. 7	Enclose porch for storage	150	sf	30	4,500			
. 8	New entry addition	384	sf	250	96,000			
. 9	Roof over entry to restroom building	160	sf	100	16,000			
. 10	Mechanical & plumbing	1,212	sf	20	24,240			
. 11	Fire sprinklers	1,212	sf	4	4,242			
. 12	Electrical	1,212	sf	15	18,180			
. 13	New entry trellis	680	sf	60	40,800			
. 14	Interpretive Display Elements							
14.1	Interpretive displays (graphics)	175	sf	350.00	61,250			
14.2	Topographic model	1	unit	30,000.00	30,000			
14.3	Museum grade cases	2	ea	12,000.00	24,000			
14.4	Std. Display cases	2	ea	6,000.00	12,000			
14.5	Models: new and rehab existing	1	allow	6,000.00	6,000			
14.6	Object mounting	40	ea	250.00	10,000			
14.7	Allowance for hands-on materials	1	allow	2,500.00	2,500			
. 15	Program Elements							
15.1	New orientation video	12	min.	7,000.00	84,000			
15.2	AV equipment & Installation	1	set	12,000.00	12,000			
15.3	Printed self-guided tour	10,000	unit	0.35	3,500			
15.4	Allowance for activity eqpmnt.	1	allow	5,000.00	5,000			
<i>subtotal</i>	Interpretive Center - Conversion				547,452	<i>gen req</i>	<i>fee</i>	<i>cont.</i>
						65,694	61,315	134,892
								809,353

7. Restroom Facilities - Conversion

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Interior demolition	441	sf	7	3,087			
. 2	Shoring and restructuring roof	441	sf	15	6,615			
. 3	Interior finishes	441	sf	30	13,230			
. 4	Toilet partitions & accessories	10	fixt	400	4,000			
. 5	Exterior finishes	441	sf	35	15,435			
. 6	Mechanical & plumbing	441	sf	80	35,280			
. 7	Fire sprinklers	441	sf	4	1,544			
. 8	Electrical	441	sf	12	5,292			
<i>subtotal</i>	Restroom Facilities - Conversion				84,483	<i>gen req</i>	<i>fee</i>	<i>cont.</i>
						10,138	9,462	20,816
								124,899

PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 2 - Site Development Plan and Adobe Restoration
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

8. Adobe - Structural

<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>
. 1 Assume no removal of shotcrete				

9. Adobe - Exterior Finishes

<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>
. 1 Prep & resurface adobe walls (covers recurring maintenance of plaster)	2,900	sf	5.00	14,500
. 2 Wood doors and windows				
2.1 Repair and paint doors & trim	7	ea	400.00	2,800
2.2 Reputty all glazed lites	156	ea	25.00	3,900
2.3 Repair and paint windows & trim	13	ea	450.00	5,850
. 3 Reapply preservative to wood porches	1,350	sf	1.50	2,025
. 4 Wood balcony repairs	1,350	sf	2.50	3,375

<i>subtotal</i>	Adobe - Exterior Finishes			32,450	<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
					3,894	3,634	7,996	47,974

10. Adobe - Interior Finishes

<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>
. 1 Remove 1st floor concrete floor	888	sf	3.00	2,664
. 2 Mud plaster gunite walls	3,170	sf	5.00	15,850
. 3 Paint 2nd floor ceiling	2,750	sf	2.50	6,875
. 4 Conserve 1st floor ceiling	2,750	sf	2.50	6,875
. 5 Paint interior doors	5	ea	150.00	750
. 6 Paint 2nd floor door & window surrounds	16	ea	75.00	1,200

<i>subtotal</i>	Adobe - Interior Finishes			34,214	<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
					4,106	3,832	8,430	50,582

PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 2 - Site Development Plan and Adobe Restoration
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

11. Adobe - Mechanical

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>					
. 1	New exterior boiler enclosure	35	sf	100.00	3,500					
. 2	Boiler system	1	ls	3,500.00	3,500					
. 3	Boiler flue thru roof	1	ls	750.00	750					
. 4	Relocate gas supply	1	ls	1,000.00	1,000					
. 5	Rigid insulation under radiant floor	888	sf	2.50	2,220					
. 6	Radiant floor piping	888	sf	5.00	4,440					
. 7	Compacted earthen floor	888	sf	3.00	2,664					
. 8	Attic ventilation system	1	ls	2,000.00	2,000					
. 9	Restore masonry chimney for flue and exhaust	1	ls	4,000.00	4,000					
. 10	Restore door at exist. furnace	1	ea	1,500.00	1,500					
							<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
<i>subtotal</i>	Adobe - Mechanical				25,574		3,069	2,864	6,301	37,809

12. Adobe - Fire Protection

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>					
. 1	Fire sprinklers - provided in phase 1 entrance in boiler room									
							<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
<i>subtotal</i>	Adobe - Fire Protection									

13. Adobe - Electrical

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>					
. 1	New service panel in boiler room	1	ls	2,500.00	2,500					
. 2	Power	3,700	sf	3.00	11,100					
. 3	Lighting	5,500	sf	3.00	16,500					
. 4	Emergency / exit lights	3,700	sf	1.00	3,700					
							<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
<i>subtotal</i>	Adobe - Electrical				33,800		4,056	3,786	8,328	49,970

PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 2 - Site Development Plan and Adobe Restoration
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

14. Adobe - Furnishings

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>				
. 1	Historic Furnishings estimated	1	ls	25,000.00	25,000				
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
<i>subtotal</i>	Adobe - Furnishings				25,000	3,000	2,800	6,160	36,960

15. Adobe - Interpretive Exhibits

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>				
. 1	Freestanding interpretive panels ea. rm.	7	ea	500.00	3,500				
. 2	Option: Computer "adobe virtual tour"	1	unit	25,000.00	25,000				
. 3	Allowance for hands-on items	1	allow	1,500.00	1,500				
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>	
<i>subtotal</i>	Adobe - Interpretive Exhibits				30,000	3,600	3,360	7,392	44,352

TOTAL CONSTRUCTION COST FOR PHASE 2	1,930,173	231,621	216,179	475,595	2,853,568
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PRELIMINARY BUDGET ESTIMATE

Architectural Resources Group

project: **Sanchez Adobe Master Plan - 04152**
 scope: Phase 2 - Site Development Plan and Adobe Restoration
 date: April 21, 2005

general requirements: 12.00%
 contractor's fee: 10.00%
 design contingency: 20.00%

16. A & E Fees

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	A & E fees - 15%	1	ls	428,035	428,035			
. 2	Exhibit design costs	1	ls	130,000	130,000			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	A & E Fees			558,035			111,607	669,642

17. Permits, Bonds, and Contractor's Fees

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Planning Review	1	ls	5,000	5,000			
. 2	Plan check and permit fees - 1.5%	1	ls	42,804	42,804			
. 3	Construction contingency - 10%	1	ls	285,357	285,357			
. 4	Bonds - 1%	1	ls	28,536	28,536			
. 5	Builders risk insurance - 1.5%	1	ls	42,804	42,804			
. 6	Utility connection fees	1	ls	5,000	5,000			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	Permits, Bonds, and Contractor's Fees			409,500			81,900	491,399

18. Project Administration by the County

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>			
. 1	Owner's Representative - 25%	1	ls	713,392	713,392			
						<i>gen req</i>	<i>fee</i>	<i>cont.</i>
<i>subtotal</i>	Project Administration by the County			713,392			142,678	856,070

TOTAL PROJECT COSTS FOR PHASE 2

4,870,679