



Exhibit 1



Douglas Flat Schoolhouse

Historic Structure Report

This is a summary of historical and architectural research and an evaluation of the historical significance of the Old Douglas Flat Schoolhouse. It includes an assessment of the current condition of the building with recommendations for restoration and repair, and general estimates of the costs of construction. This report is to be a roadmap for fundraising and for current and future construction on the building and grounds.



Douglas Flat Schoolhouse

Historic Structure Report

Doug Flat School

This report is in two parts:

Part I – Historical &
Architectural Evaluation, and
Part II – Preservation

Treatment Plan. Both parts follow the federal and state guidelines for an HSR in reporting the history of the resource, analyzing the condition structure, and providing a plan for restoration. This report is intended to act as a roadmap for future work on the Schoolhouse.

Prepared for
Douglas Flat Community Center

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Project No. 21704

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SUMMARY OF THE HISTORIC STRUCTURE REPORT

The National Register of Historic Places (NHRP) was created soon after the landmark legislation called the National Preservation Act in 1967. This building was listed in the National Register soon after (1972). This was before many the National Park Service, Under the Secretary of the Interior, had created a standardized recordation form called a DPR 523 from (for Department of Parks and Recreation.) The field of preservation has evolved and become much more sophisticated since the 1960s. Now, the California Office of Historic Preservation requests that their published guidelines be used for interpreting the significance of all historic resources in our state. These guidelines call for the recordation of the resource on the DPR 523 forms, they would be required in order to get any resource included in the NHRP today. Thus we have we have included the DPR523 forms for the Schoolhouse in the Part I – Appendix B.

The purpose of the HSR is to recommend restoration, rehabilitation and reconstruction based on an evaluation of the historical significance of the resource, in order avoid destruction or incorrect alteration of historic materials and features. For example, the current OHP’s guidelines request determination of a Period-of-Significance (the time when the greatest number of attributes of its style were displayed). The POS for this school, based on the research and evaluation, extends into the early 20th Century when it could still be seen as a Greek Revival style building. Thus, although the front porch has existed for decades, based on the research and evaluation, extends into the early 20th

Century when it could still be seen as a Greek Revival style building. Thus, although the front porch has existed for decades, this report concludes that it is not a character-defining feature of the building. In fact, it obscures one of the major distinctive features displaying this style and this HSR recommends its removal.

This historic structure report is an invaluable preservation guide for the Douglas Flat Schoolhouse. It is intended to be a first phase of preservation efforts and to serve as a guide for all future preservation work on the School. If new physical evidence is discovered during the construction work, or if new documentary evidence is discovered as research into the history of the school continues, it should be incorporated into this report or in an appendix to the report. The historic structure report should be an active, working reference document.

We recommend reading PB#43 for a better understanding of the approach, research and evaluations, and the recommendations contained in this historic structure report. The sidebar on this page lists some reasons for creating an HSR. We believe this HSR will provide an invaluable resource for the future restoration and development of the Douglas Flat Schoolhouse. It can also be a reference to consult for future fundraising and grant proposal writing efforts.

This historic structure report is organized into Part I, a narrative

Value of the Historic Structure Report

The completed historic structure report is of value in many ways. It provides:

- A primary planning document for decision-making about preservation, rehabilitation, restoration, or reconstruction treatments
- Documentation to help establish significant dates or periods of construction
- A guide for budget and schedule planning for work on the historic structure
- A basis for design of recommended work
- A compilation of key information on the history, significance, and existing condition of the historic structure
- A summary of information known and conditions observed at the time of the survey
- A readily accessible reference document for owners, managers, staff, committees, and professionals working on or using the historic structure
- A tool for use in interpretation of the structure based on historical and physical evidence
- A bibliography of archival documentation relevant to the structure
- A resource for further research and investigation
- A record of completed work

documenting the evolution of the school building, and an evaluation of its historical significance; and Part II, recommendations for an overall treatment approach and specific work to restore the building.

The work recommendations detailed in our previous Condition Assessment report were originally developed after evaluating the deteriorated conditions of the building. However, *Preservation Brief #43 – Historic Structure Reports* warns that following the limited view of a condition assessment without first evaluating the history of a resource risks destroying historic fabric or using inappropriate treatments. This new Historic Structure Report states the overall project goals: Part I includes the historical research, investigation and evaluations, and the establishment of the Period-of-Significance, and Part II work recommendations are based on these goals and information.

From Preservation Brief #43: *“These [work] recommendations are intended to serve as a foundation for, rather than in place of, design and construction documents for the work.”*

This report follows the guidelines of Preservation Brief #43 – Historic Structure Reports, which says in part that, *“The treatment approach selected for a building usually is determined by the intended use of a property, funding prospects, and the findings of an investigation.”*

The major conclusions of this HSR are:

PART I

- Accounts vary, but a small building was built between 1852 and 1854 and was reportedly used as a church, a school, a dance hall, and community meetings.
- By 1858 a small building existed northeast of what would be known as Perry’s Store.
- By 1857 it is recorded that 28 children attended, such was the growth of Douglas Flat. The other functions of the building continued.
- The Belfry was reported to have been added ca. 1859.
- It may have been relocated, or rebuilt, sometime during the early years, and the small shed at the back (the apse?) was torn off to make way for a full-width addition 16 feet long.
- It became unused a couple times during its life as a school as class size dwindled and each time it fell into disrepair.
- In 1945 the DFCC was formed to prevent the building from being razed, but its days as a school appeared to be over.
- In 1971, a new school district was formed and moved a kindergarten class into the building after repairs were made.
- A year later application was filed to place the building on the National Register of Historic Places.
- The last class was 1974.

- In 1987, the school district deeded the building to the DF Community Club.

PART II

The chronology of construction is listed in the Appendix, but the findings and recommendations include certain repairs that need to be done as soon as feasible. These include:

- Rebuild the foundation in such a way that the stones still show on the outside.
- At the same time repair the floor structure
- After the building is level and plumb, repair the hardwood floor.
- Paint or replace the metal roofing
- Fill holes in siding, trim & elsewhere to keep out rodents, & pests
- Remove the front porch and reconstruct the front doors and transom per photographic evidence
- Repair siding and other wood, then repaint the exterior
- Restore the belfry to its original design
- Bermuda style shutters should be reinstalled
- Recreate the ladder at the front corner that allows access to the belfry

INTRODUCTION TO THE HISTORIC STRUCTURE REPORT

1.0 INTRODUCTION TO HSR

This report is divided into two major parts. Part I is an analysis and evaluation – according to criteria used by the California Office of Historic Preservation – of the historic significance of the School and grounds. Part I follows OHP guidelines for research, investigation and reporting on historic resources.

The information gleaned in Part I is assessed to evaluate the significance of this historic resource.

From Preservation Brief #43: “The results of the research, investigation, and field and laboratory testing are reviewed as a basis for developing specific work recommendations. The history and significance of the building and its site are evaluated to understand what spaces, elements, and finishes are of architectural or historical importance, and to confirm the overall project goals and treatment direction.”

The results of Part I of this report were used to make choices regarding specific restoration and rehabilitation work detailed in Part II.

In Part II, the results of this examination have been applied to a Condition Assessment – published by M&A to the Community Center in draft form in 2017, complete with lists of repair and restoration work needed and their approximate costs. The Condition Assessment has been modified based on the new information uncovered in the historical research and evaluation process and forms the core of Part II of this HSR. Part II follows OHP guidelines and is this called a “*Preservation Treatment Plan*” for future work on the resource as it is based on the evaluation of historical research and the evidence of current and past construction.

The California Office of Historic Preservation (OHP) says that the first step to completing the study within Part II is to select an appropriate ‘treatment’ (*as listed in the Secretary of the Interior’s for the Treatment of Historic Properties – see sidebar*). We suggest reading Preservation Brief #43 in its entirety as it offers much more guidance on this topic.

From Preservation Brief #43:

“In selecting an appropriate treatment, The Secretary of the Interior’s Standards for the Treatment of Historic Properties can be particularly helpful. In use for more than twenty-five years, the Standards are a widely accepted means of planning for and undertaking project work in a manner that preserves historic materials and elements. The Secretary’s Standards have been adopted by many state and local review entities for review of work proposals on historic structures.”

The Secretary of the Interior provides four distinct but interrelated approaches to the treatment of historic properties:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property’s form as it has evolved over time.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property’s historic character.
- Restoration is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The Standards and their accompanying Guidelines describe four different options for treatment and list recommended techniques for exterior and interior work consistent with each option. One treatment is usually selected and followed throughout the course of a project involving a particular building. Application of a single treatment approach helps to avoid inappropriate combinations of work, such as restoring a building's appearance to an earlier time in history while simultaneously constructing a new addition."

The four treatment options are listed in the sidebar on the previous page (p.9). The SIS further states, "Restoration is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods." This is why knowing the Period-of-Significance has been so important for this project.

The SIS also says that the use of the building is to be considered in selecting a treatment option. (Standard #1). This building was first used as a church and the site of community meetings, then as a school for decades, while continuing to be a focus of community life, and finally today it is being operated as a community center and meeting place. Its physical appearance most clearly represents the era of the late 1800s when its use was a school and a community center. So the Period-of-Significance

is late 1800s and RESTORATION is therefore the most appropriate treatment option for this building.

These two parts form the beginnings of what we hope is a living document called a Historic Structure Report (HSR) that can be updated repeatedly in the future and can be used as a roadmap to guide fund-raising efforts as well as provide basic information to restoration projects.

1.1 STATEMENT OF PURPOSE

A historic structure report is a guide for future work on the building that can help prevent physical evidence important to understanding the history and construction of the structure from being destroyed or that inappropriate changes being made.

From Preservation Brief #43 "*The preparation of a report prior to initiation of preserves such information for future researchers. Even more importantly, prior importantly, prior preparation of a report helps ensure that the history, significance, and condition of the property are thoroughly understood and taken into consideration in the selection of a treatment approach and development of work recommendations. One of the goals of a historic structure report is to reduce the loss of historic fabric or significance and to ensure the preservation of the historic character of the resource.*" **This is the purpose of our report – to reduce the loss of historic fabric.**

1.2 PROJECT DESCRIPTION

The historic Douglas Flat Schoolhouse has been used as a community center almost since its construction in 1856. Initially constructed as a church, it was soon moved a short distance and continued life as a school and community meeting hall. Although 1974 was the last class of schoolchildren, today it is still operated by the Board of the Douglas Flat Community Center as a facility for use by community groups – thus the use of the building has not really changed in some 160+ years.

Mineweaser & Associates, Preservation Architects, was hired by the Board to create this HSR to be used as a roadmap for future care, restoration and development of the Douglas Flat Schoolhouse.

1.3 PERSONNEL QUALIFICATIONS

This investigation and assessment was conducted by Mineweaser & Associates, a preservation architecture firm with offices in San Jose and the Sonora area. All of the work was carried out under the direction of Craig Mineweaser, AIA, Preservation Architect and principal-in-charge of all preservation activities for the firm. He has been conducting research in historical buildings for over thirty-five years. Mr. Mineweaser has a Bachelor of Architecture degree from The Pennsylvania State University, with an emphasis in architectural engineering and architectural history. He is a licensed architect in the State of California and has extensive training and experience in the technology and construction of historic buildings. He lectures widely on this

subject and has taught at San Jose State University, other institutions and at public meetings throughout Tuolumne County and the Bay area, including Keeping Time I-VI (a historic preservation conference) and Smart Growth - Tuolumne County Conference on better utilization of our resources, including historic buildings. Most recently, he has given lectures on the investigation and documentation of historic buildings, the use of Secretary of the Interior Standards, and the California Historical Building Code. As a member of the California Structural Assessment Program he has also assisted state officials in evaluating historic structures after an earthquake.

His firm specializes in the preservation, restoration, rehabilitation and adaptive reuse of historic buildings. Under Mr. Mineweaser's direction, they have published numerous research reports on historic buildings including Historic Structure Reports, Condition Assessments, Master Restoration Plans, Historical and Architectural Evaluations and other preservation documents, including successful National Register nominations and numerous Mills Act Projects. And his firm has recorded numerous properties to Historic American Buildings Survey (HABS) standards.

In addition, they have preserved, restored, and rehabilitated hundreds of buildings throughout northern California. He served for six years as a Tuolumne County Historic Preservation Review Commissioner and has served over thirty years as the

architectural staff advisor to the Historical Landmarks Commission of the City of Santa Clara.

Mr. Mineweaser is qualified as an architect, and an architectural historian according to the professional qualifications standards of the Central California Information Center of the Historical Resources Information System to perform identification, evaluation, registration and treatment within the professions of architecture, historical architecture and architectural history in compliance with state and federal environmental laws. The center is affiliated with the California Office of Historic Preservation and uses the criteria published by the National Park Service as part of the Secretary of the Interior's Professional Qualifications Standards and as listed in the Code of Federal Regulations 36 CFR Part 61. These laws require that qualified individuals and firms that meet these qualifications perform historical and architectural evaluations.

Additional research and reporting in Part I was conducted by Judith Marvin, Historian, of Foothill Resources, Ltd. Ms. Marvin holds a degree in History from University of California, Berkeley, she served for eleven years as curator and director of the Calaveras County Museum and Archives, since 1983 as a partner in Foothill Resources, Ltd., and from 2000 to 2008 as a Project Manager for LSA Associates, Inc. Ms. Marvin has served as historian for a wide range of cultural resource projects, producing both site-specific and overview histories, and conducting extensive documentary and oral history research for

federal, state, county, city, district, and private projects. Included among these were historical reports and evaluations of numerous cabins, historical sites and historical and cultural resources throughout Northern California rural counties. For the National Park Service (NPS), she has completed five historical studies for Yosemite National Park. Studies for the California Department of Parks and Recreation (DPR) include reports for Sugar Pine Point State Park, Plumas-Eureka State Park, Columbia State Historic Park, and others.

As an architectural historian, she has conducted dozens of major historical resources inventories for city, county, state, and federal agencies and authored numerous National Register nominations and National Register District nominations. She has completed exhaustive historic resources inventories, and completed numerous architectural studies, evaluations, and reports for the California Department of Parks and Recreation, the National Park Service, among others.

1.4 RESEARCH & FIELD METHODOLOGY

As part of the research phase of the project, research was conducted at a number of repositories to identify known historic land uses and the locations of research materials pertinent to the project area. Research focused on examining historical maps, written histories, federal census records, and the official records of Calaveras County. These included the published and unpublished documents housed at the Calaveras County Archives, Calaveras County Surveyor's Office, and the

Calaveras County Historical Society, San Andreas; the Murphys Old Timers Museum, and the files of Foothill Resources, Murphys. Other major sources of information consulted included:

1. Review of listings in the National Register of Historic Places and current updates (Directory of Determinations of Eligibility, California Office of Historic Preservation, Volumes I and II, 1990; and Historic Property Data File (Office of Historic Preservation current computer list);
2. *California Inventory of Historic Resources* (1976), and updates;
3. *California Historical Landmarks* (1990), and updates;
4. *California Points of Historical Interest* (May 1992 and updates);
5. Miscellaneous local inventories and histories of historic resources (see References Cited and Consulted).

In addition, persons with information regarding the history of the school were contacted:

Bonnie Miller, author of *Las Calaveras* article on the Douglas Flat School.

Of particular assistance in researching the history of the school were the previously published materials, especially those of the Calaveras County Historical Society, 1986; and Miller, 2002, as

were the official records of Calaveras County, particularly the Assessor's Roll Books, the 1888 Townsite Plat, and records of the Douglas Flat Community Center. Published histories and newspaper accounts were helpful in providing a background for the school, as well as the history of Douglas Flat. The research and overview history produced for the proposed Coyote Creek Subdivision was invaluable in providing the historical overview of Douglas Flat and its mining history (Costello, Marvin, and Mikkesen 2007).

A field survey of the Douglas Flat Schoolhouse was conducted on 22 January 2018 by Architectural Historian, Judith Marvin. In addition, a physical survey and detailed examination of the condition of the building was made by Preservation Architect, Craig Mineweaser, AIA on occasions over several years including 2011, 2014, 2015 and 2018. Mr. John Kramer and Donald Payne accompanied the architect on some of these visits, granting access to the attic and crawlspace for example. The architect then researched materials and construction details, and reviewed the findings of Part I with the historian, prior to completing the assessment and recommendations given in Part II.

1.5 DISCLAIMER

This report is an analysis and evaluation of the history of the building and its current condition of construction only. Mineweaser & Associates (M&A) has not undertaken, and will not undertake, any engineering on the structural conditions or

other related safety hazards that might or might not exist at the site and/or at the subject building, or other buildings on this site, and will not review the proposed project for structural soundness or other safety concerns. The sketches of foundation repairs, for example, are not a substitute for structural engineering and are only a very preliminary design for purposes of explaining concepts and evaluating possible costs. This report is limited to observations and recommendations based on the Secretary's Standards and other guides. The architect's sketches, this report, and other documents M&A might provide do not in any way substitute for preparation of construction drawings or submitting for a permit for construction. M&A has also not undertaken analysis of the site to evaluate the potential for subsurface resources. Although recommendations have been made in this report for improvements to some of the disabled access facilities at this building a more complete review against applicable currently adopted access codes and the latest version of the ADA law should be made at the time improvements are proposed.

1.6 ACKNOWLEDGEMENTS

The authors wish to thank the people mentioned in Section 1.3, and the entire governing Board of the Douglas Flat Community Center for providing us with this opportunity to investigate and report on this building, that is so important to the history of Douglas Flat.

PART I - HAER Historical & Architectural Evaluation Report

Douglas Flat Schoolhouse

HAER

Following the guidelines of the Secretary of the Interior's Standards, the HAER reports the history of the structure, analyzes the architecture and evaluates the resource based on standardized criteria from federal and state preservation programs. This section of the report forms a reference for the development of Part II – Preservation Treatment Plan.

H.1.0 INTRODUCTION TO HAER

HAER stands for Historical and Architectural Evaluation. The California Office of Historic Preservation (OHP) requests that evaluations of historic buildings, for the purposes of being officially declared historic, or listed on an inventory of historic resources should be evaluated in a standardized fashion according to a guidebook they publish (See Appendix). In addition, the OHP, now requires the submittal of National Park Service forms called DPR523 forms to get a historic building listed on the state or national registers (*See Appendix B at the end of this report.*)

Most municipalities and counties in the state also have ordinances that require the submittal of these DPR forms for use in evaluating the historical significance of a structure or resource within their jurisdiction, although Calaveras County does not. Nevertheless, an evaluation of the historical significance of a historic structure such as this can prove invaluable in answering the myriad of questions that arise when contemplating what to restore and how to restore particular historic parts of the resource.

Part I of this HSR is an evaluation of both the architecture and the history of the building and property and how it fits into the story of Douglas Flat's early days.

H.2.0 HISTORICAL BACKGROUND

H.2.1 Exploration and Settlement

(NOTE: the following is copied almost verbatim from Costello, Marvin, and Mikkelsen 2007 – see *References*).

The first recorded visit by a European to the area now known as Calaveras County was made in October 1806, when Gabriel Moraga, with his diarist and chaplain, Padre Pedro Muñoz, visited the Stanislaus River area on their search for potential inland mission sites. During a subsequent visit in 1808, the Moraga expedition named the major rivers in the region, calling the Stanislaus “*Rio de Nuestra Senora de Guadalupe*.”

General Mariano Vallejo was in the area in 1829 with a party in search of the escaped mission Indian, Estanislao, for whom the Stanislaus River may have been named. It is believed that Estanislao received this Christian name when baptized. The river became known as *Rio Estanislao*, and was anglicized by John C. Frémont in 1844. On the opposite side of the county, the Mokelumne River was given the name of the Indian group who resided there. The name of the county was derived from the Calaveras River which courses through its northern half, reputedly named *Rio de los Calaveras* (“River of Skulls”) by members of the 1806 Moraga expedition who claimed to have

discovered the skulls of Native Americans along its banks in San Joaquin County.

Moraga and Vallejo were soon followed by Jedediah Smith, Joseph Walker, John Frémont, and by the French trappers working for the Hudsons Bay Company and headquartered at French Camp near Stockton. The Bidwell-Bartleson Party, an emigrant group, traveled through the area in 1841, followed by others of their ilk. Historic activity began in earnest, however, soon after Marshall’s discovery of gold on the American River in January of 1848. The subsequent Gold Rush forever changed the face of Calaveras County’s physical and cultural landscape.

When California was admitted to the Union in 1850, Calaveras, which then included present Amador County and part of Alpine County, was one of its original 27 counties. As the century progressed, some Gold Rush settlements became villages and then towns, and others disappeared. Churches and schools were established, and community and fraternal organizations flourished. Neat frame houses and brick and stone commercial buildings replaced the tent cities of the miners. Hotels and inns, general merchandise stores, tin and carpenter shops, boot and shoe shops, liveries, and the ubiquitous saloons lined the main streets.

H.2.2 Mining and Douglas Flat

Gold was first found in Calaveras County along the banks of the Mokelumne, Calaveras, and Stanislaus rivers, and was subsequently mined in virtually every Mother Lode stream and gulch. Towns, such as Murphys, Angels Camp, and Mokelumne Hill quickly sprang up around the major strikes. It was not until the mid-1850s that gold was discovered in the quartz veins in the county, providing the impetus for another mining boomlet. There was intermittent activity through the 1860s, and another small boom in the 1870s, but little sustained mining industry until the late 1880s. At this time advances in mining and milling technologies and the availability of eastern U.S. and foreign capital combined to warrant consolidation of mines and large-scale underground mining. Although not a consistent employer, the industry experienced several significant revivals, particularly in the late 19th century and again in the early 20th century.

The history of Douglas Flat – the location of the project area -- is typical of many other towns in the California foothills, with its booms and busts, colorful characters, and reliance first on mining and then agriculture (*Figure 4: GLO 1854*). The prosperity of the community was first based on the rich placer gold found in Coyote Creek and its tributaries of Wild Goose Gulch, Missouri Gulch, and Pennsylvania Gulch (Douglas Flat geographically extends along both sides of Coyote Creek, about two and one-half miles northeasterly from the early-day community of Douglas Camp). First the “easy” gold was found in the streambeds and mined with pans, rockers, and long toms. The miners soon traced the gold’s source to the ancient Tertiary

Central Hill Channel beneath the table mountains. Shafts were sunk, drifts and tunnels were run under the tables and, when water became plentiful, the hillsides were scoured with hydraulic monitors (*Figure 5a, b, & c: Examples of mining in the area*).

The town, however, developed slowly. The mines were deep, rich and extensive, with most of the diggings on the south side of Coyote Creek. In 1857, however, the camp was described as having “a permanence” primarily on account of its agricultural facilities and conveniences for irrigation,” but described as now dull, with few people in town, having no post office or express office in the place. Most of the families were Welsh or Italians, with 28 children in school (*San Andreas Independent*). The post office was at Murphys, which also served many of the other nearby placer-mining communities (*Figure 6: Heckendorn & Wilson 1856:105*).

A post office was finally established in Douglas Flat on May 16, 1879, when Stephen A. Perry was appointed postmaster in his general merchandising store on Main Street. Perry served until March 14, 1891 when the post office was discontinued, but reestablished on May 12 of that year. It has recently been removed to Murphys.

In the later 19th century, several mining companies continued to work their claims on Coyote Creek, including a few companies of Chinese. The most extensive mining in Douglas Flat, however,

shifted to the Ohio and Buckminster hydraulic claims below Table Mountain northwest of the town. Hydraulicking ceased about 1900 when the tailings pond south of the highway was filled, although a long, north-trending tunnel was prospected intermittently from the 1930s to the early 1950s (Clark and Lydon 1962:201). In the 1950s, a dredge on pontoons worked up Coyote Creek from Vallecito through Douglas Flat (John Davies 2007), erasing many of the features of the early-day placer mines along the creek

H.2.3 Water Systems

Water has always been and continues to be of major importance in the development of Calaveras County. Water was essential to the recovery of gold, and since foothill rivers are seasonal and unpredictable, it wasn't long before entrepreneurs constructed dams to store water, and ditches and flumes to transport it between drainages. Often transitory in nature, many of these ditch systems were abandoned as the placers played out, while others were improved and extended for hydraulic and hard rock mining. Several small ditches in the project area served first the mining and later the agricultural needs of the vicinity.

The county's largest and most important ditch systems -- the Union Water Company, now the Angels-Utica system, and the Mokelumne Hill Canal and Mining Company, now operated by Calaveras County Water District -- continue to serve communities on either side of the county.. After the demise of

mining, these ditches were converted to agricultural and domestic use, and later to the production of hydroelectric power.

Water was provided to Douglas Flat by the ditches of the early Angels-Utica system; the North Ditch on the hillside above town, and the South Ditch between present State Route 4 and Coyote Creek. As noted by one native, "Utica Ditch gave us drinking water. It ran through everybody's place and we didn't die." As a kid, she also carried water in a bucket from the Utica Ditch for house water, getting irrigation water once a week (Peirano 1988).

The system was surveyed and built by the Calaveras County Water Company (CCWC) incorporated on November 1, 1856, with its principal place of business at Vallecito. The system took waters from the North Fork Stanislaus River and by a series of ditches, flumes, and creekbeds, delivered water to Coyote Creek, Vallecito, and Carson Hill. When the system was acquired by the Utica Gold Mining Company in the 1880s, major expansion of, and improvements to, the flumes, ditches and reservoirs were made (Davis-King et al. 1993:5-17). After the Utica Mine was shut down in 1915, the Utica Company shifted its focus from supplying water for mining to agricultural and residential uses. In 1946, Pacific Gas & Electric Company (PG&E) purchased the entire Angels-Utica system, and in the 1920s the route of the old CCWC system through Douglas Flat was finally abandoned (PG&E 1947, in Davis-King et al. 1993:5-15, 5-17).

H.2.4 Settlement and Agriculture

Close behind the prospectors and miners came the agriculturalists, families from the eastern states and Europe who saw opportunities for stock-raising and truck garden operations on the open grasslands. Following the decline of placer deposits in the Mother Lode after ca. 1860, farming gained importance as a family enterprise, which helped to establish more permanence and stability in the society. Settlers established farms growing hay, alfalfa, and wheat and planting orchards and truck gardens. Most families practiced a mixed agricultural economy, raising cattle, sheep, hogs, and poultry, which supplied them with a steady supply of foodstuffs augmented by vegetable gardens and orchards.

Livestock, however, has always been the backbone of the agricultural industry, with the practice of transhumance opening up the high country to cow and sheep camps. Commercial winemaking began in 1851, with 1,000 vines set out on the Calaveras River. Mokelumne Hill was another center of wine production, but vineyards were also planted in virtually every community in the early years. Hops were grown and baked in kilns for breweries that produced local beers and ales. Olive trees were planted and the olives cured or made into oil, in both family and commercial orchards. Local farming, however, never developed beyond a subsistence level and gradually gave way to livestock operations.

Almost as soon as the first miner settled in Douglas Flat, farmers also began to take up land. Although several early 1850's farmers were originally from the eastern states, most of the long-term settlers in the community came from Wales and Italy. The Welsh included the Roberts, Evans, Williams, Prothero, Thomas, and other families, with the Italians being represented by the Malatestas, Arratas, Malespinos, Copellos, Sanguinettis, Valentis, Lavagninos, Gagliardos, Grenittas, Bertattas, and others. Most of the men mined and farmed, especially the Italians.

It was not long before Douglas Camp was transformed into a community. By 1856 the miners had built a small building to serve as a church and town hall, and it soon served as a school as well, as more and more families settled in the area. The following year three merchants, a hotel keeper, a printer, a ranchero, and seven miners were listed as residing in Douglas Flat (Heckendorn & Wilson 1856:98) (**Figure 6: Douglas Flat list**).

As the mines waxed and waned, it was the ranchers and farmers who supported the town. In the late 1850s the county assessor noted over twenty ranches on the flat and along Coyote Creek, ranging in size from 15 to 360 acres. By the 1880s, most of the smaller ventures had been absorbed into larger ranches by settlers who remained in the area for many years, some of whose descendants still farm the land (Calaveras County Assessment Rolls, various). The farm of Ansil Davis was described as a

successful fruit place of 40 acres, with 3,000 trees of all varieties of fruit. Included were apples, pears, peaches, and plums, as well as 3,000 grapevines of selected varieties (Elliott 1885:92) (**Figure 6: Ansil Davis Ranch**).

By this time the Malespina, Bertatta, Raffetto, Copello, Sanguinetti, and other Italian families had established cattle operations on their ranches, practicing transhumance: taking their livestock to the high country to pasture during the summer and returning in the fall to their foothill ranches.

H.2.5 Commerce

By 1855, three merchants were noted in Douglas Flat: J.R. Peyton, J.T. Harper, and Joseph Winn. A hotel, run by John Templeman, provided for travelers, and continued to operate as the Phoenix Saloon for many years. In 1856 Gannat and Darling operated a store, known as Gannatt and Colton in 1858. Other merchants noted over the years were John Arratta and G.B. Cuneo in 1860, and Frank Valente in 1880.

Two stores, however, were to supply the needs of Douglas Flat and its environs for many years. One merchant was Stephen Addison Perry, a California pioneer, who was residing in Yuba County in 1852, settled in Douglas Flat by 1858 where he worked as a teamster and farmer. He later purchased Joseph Winn's business and operated the S.A. Perry & Sons store and post office north of the present schoolhouse (**Figure 8a & b: Perry Store 1885**). He and his wife Julia raised their family in Douglas Flat,

where he died in 1892 (Ancestry.com). On the south side of the school, in 1861-2, Antonio Gagliardo & Co. erected a stone store and resided in a frame residence, a property owned by the Malespina family after 1885. Flanking the school house, their tax assessments provided the only documented information on the location of the school in the early years.

H.2.6 Douglas Flat School

Although gold was discovered in Calaveras County in 1848, and numerous mining camps were established, children were not counted until 1851, when there were 110 children, but no schools, according to the county's report to the State Superintendent of Schools. By 1852, there were 430 children of school age, but no schools as yet. In 1853, public schools were operating in Angels Camp, Campo Seco, Mokelumne Hill, and San Andreas; the private Franklin School and two others were operating in Murphys. When the Calaveras County Board of Supervisors established the Murphys School District in 1855, it included Murphys, French Gulch, Peppermint, Murphys New Diggins, Spring Garden Camp, Douglas Flat, Vallecito, Macaroni Flat and Owlsburg, but it is unknown exactly where a school or schools were located, except that the first was established at Vallecito that year.

Although the exact date of construction of the Douglas Flat School has not been ascertained, according to one account it was first built as a one-room building ca. 1852 down near Coyote

Creek, and used as a church and for meetings and dances. It was later dragged up the hill to be used as a schoolhouse as well. Other accounts note that it was built in 1854 by members of the Methodist Church who had expected to share a church with Murphys, but when Murphys built their church on Church Street in 1853, Douglas Flat constructed their own Methodist church in their community (Doris Castro, in *Stockton Record*, November 14, 1966).

One certainty, however, is that the Douglas Flat School District was established February 12, 1856 (Minutes of the Board of Supervisors Book A:78), and the building was then converted for use as a school but continued to be utilized for public meetings, dances, events, and as a church. Reputedly, as pay was so low, the teacher was allowed to pan and keep whatever gold they recovered on the school property.

When the present church/school was erected or rebuilt, it was constructed on a sloping lot west of the residence of Stephen A. Perry, built by 1858, and northeast of the store of Joseph Winn (later S.A. Perry & Sons). By 1861, the stone store of Antonio Gagliardo & Co. (later the Malespina Store) had been constructed on the southwest. In 1857, it was noted that 28 children were in attendance, although the building was evidently still occupied as a church in 1859, it was noted in Perry's assessment that year and the next as "adjoining church property on the south" (Calaveras County Assessment Rolls 1859, 1860).

It appears evident, however, that the school was located in the building by 1858:

A Calico Ball was held August 12 to benefit the Douglas Flat School. Dancing from nine to midnight when ice cream, prepared by Mrs. Proper, was brought in. Dancing then continued until supper was served, and then until 'broad daylight.' Ladies of the committee were Mesdames Proper, Gunn, Ginter, Henly, and Johns. Over \$200 was raised (*San Andreas Independent* of August 21, 1858).

On June 7, 1859, on petition of the citizens of Murphys and vicinity, the two school districts of Murphys and Douglas Flat were consolidated and called the Murphys District (Minutes of the Board of Supervisors 1859). The two districts decided to build a school midway between the two communities that was large enough for both. However, Dr. William Jones then donated land for a new school in Murphys; built by local men and completed in 1861 at a cost of \$4000. Douglas Flat renovated its old school building, adding a belfry (which matched that of the Murphys School), and presumably made other improvements (Wood 1971).

Five years later, on August 3, 1864, in the matter of a petition of David E. Roberts, C.C. Holems, and S.A. Perry and others, the Douglas Flat School District was established from portions of the

Vallecito and Murphys Districts. On March 15, 1871, the Douglas Flat School District was transferred to the Murphys School District. Douglas Flat again formed its own district on March 5, 1875, taking in land roughly from the Stanislaus River at Abbey's Ferry to the Milk Ranch north of Vallecito, westerly to Six Mile Road, up to the Snyder Ranch, thence easterly to a bit north of Pennsylvania Gulch Road, to the head of Peppermint Creek, thence easterly to the Stanislaus River at Big Bend and down the river to the beginning.

The boundaries were again changed slightly on July 1, 1881, December 5, 1882, March 6, 1883, and June 7, 1897 (Minutes of the Board of Supervisors, various). The reason for the changes in district boundaries is unknown, but as it was noted that there often were not enough children in Douglas Flat, so that school was suspended several times, perhaps they were attempting to add more children to their rolls. Based on the available school pictures, there were 33 students in 1889, 20+ in ca. 1890s, 11 in ca. 1900, 13 in 1904, 18 in 1908, and 15 in 1909.

In the early years, the position of teacher was also held by the pastor of the church, and included Messieurs Bovee (Wm Henry?), Beale, and Wells. Stephen A. Perry was the teacher in 1867, Amos Everhart in 1870, and Julia Perry, daughter of Stephen and Julia, in 1880.

Some of the other teachers at the school included Kate Thomas (1893), William L. Redding (1899-1901), Ida M. Manley (1901-1902), Luna Carter (1902-1903), Kate Kennedy, (1903-1904), Carrie Rufe (1906-1907), Elles E. Brockway (1907-1908), Louise J. Oneto (1908-1910), Leo Valente (1910-1911), Carrie Rufe (1911-1912), Florence Adams Darby (n.d.) (*Views 1 – 7: Classes of 1890, 1900, 1901, 1904, 1907-08, 1908-09, 1914*).

Between 1909 and 1910, a small vernacular Victorian hip-roofed porch was added to the primary façade, altering its Classical style. By ca. 1925 a photograph of the school demonstrated that it was not in very good condition (*Views 8a & b: two views of the building ca. 1925*), but evidently still in use. These photographs indicate that the cycles of deterioration and repair roughly paralleled the class size and active use of the school. In 1940, the school was notified that it didn't meet state regulations, but classes continued to be held there until 1956, when it was closed for lack of students.

In 1945 the residents of Douglas Flat formed the Douglas Flat Community Center (DFCC), organized to prevent the building from being razed after it no longer met current codes. In 1945, Judge J.A. Smith deeded the school property to Louise Copella, Frank Grinets, and Frank Lavagnino, as trustees of the Community Center (Community Center Minutes, July 1, 1945). In 1955, the Douglas Flat School District was combined with the Vallecito School District, and in 1956 the building was returned to the community, although the district retained title, paying \$1

a year in rent (**View 9: Red Cross meeting during WWII and View 10: 1950s**).

The Vallecito Union School District was formed in 1971 (Vallecito, Douglas Flat, and Murphys), and with overcrowding, moved the kindergarten class into the Douglas Flat school building (**View 11a: Deteriorated School, Jan 1971**). Small repairs were made, the exterior repainted by volunteers (**View 11b: School being repaired, 1971**), an electrical system installed, but no structural changes were made. Ninety-six year old Frank Cooper, a former student, rang the school bell for the rededication in July 1971, and Dr. Richard Coke Wood recounted its history (*Sacramento Bee*, July 14, 1971) (**View 12: completed repairs 1971**). In recognition of its rehabilitation, the school received the Calaveras County Historical Society's Architectural award in 1972.

The school was last used as a classroom in 1973, for the kindergarten class of the Vallecito School District, when all students from the Vallecito-Douglas Flat area moved into the newly completed Michelson School in mid-1973 (**View 13: Class of 1972**). On November 14, 1974, the Vallecito Union School District leased the building back to the Community Center.

At that time Cliff and Louise Johnson, who resided next door in the old Gagliardo/Malespina store and residence, became the

caretakers. Louise, who worked for the School District, spent years researching and preserving old school records and furnishings and returning them to the Community Center. Under her stewardship, many of the original furnishings, including the slate blackboards, master's desk and chair, and many of the student desks, were located and returned to the building. The Johnson's also had the picket fence erected, replacing the barbed wire (Miller, April 2002).

In 1977, the Vallecito Union School District began restoration of the school financed with funds from state recreation bond funds. Under the program, most of the work was conducted by young men and women from the California Conservation Corps camp in Murphys. Donations and loans of old furnishings of the schoolhouse were solicited, so that the building could be restored as nearly as possible to the appearance of an 1860's classroom. It was planned to make it available for use by classes of children in California ("Children May Learn Again in Restored Lode School," *Stockton Record*. December 12. 1977).

The school was listed on the National Register of Historic Places in 1985, as Federal Register No. PH0047279, Historic Building No. 73000397, at the same time as the Murphys School.

In 1987, the Board of Directors of the Vallecito Union School District voted to sell the Douglas Flat School to the Douglas Flat Community Club, a non-profit organization. The building was

then being used by the Community Faith Center and for a variety of community meetings (*Calaveras Enterprise*, June 17, 1987). The transfer was made December 5, 1988, a month after a 20-foot wide easement for a driveway from Main Street was recorded.

GREEK REVIVAL (1825-1860)

H.3.0 ARCHITECTURAL DESCRIPTION

Apparently built ca. 1854 -56 in a vernacular, simplified version of the **Greek Revival** style, popular for schoolhouses, churches, and residences from 1825 to 1860 (McAlester 2013:247-264). This building is similar in many respects to the 1860 school in Murphys (*View 5, Appendix HA*) and to many other buildings throughout the Sierra's from this era (*Views 1-4*). This style was popular

Plan, Form & Massing: The school building has a moderately-pitched, end-gabled roof with a single center-ridge running front-to-back covering one simple rectangular room measuring 20ft wide by 24ft long by 10-12ft tall. There was a small Shea shed shape attached to the back. It was replaced ca. 1870 with a full width addition 16ft long increasing the size of this one-room schoolhouse to 20ft x 40ft.



There was a lower, narrower room at the rear with its own roof. It can be seen in the 1885 lithograph of the Perry Store (*Images 8a & 8b, Appendix A and right*), and if the building was used as a church at that original location, this lean-to might possibly have

By the 1850s, with the advent of trained carpenters to the area, people began to build in a more formal and recognizable Greek Revival style. This was the dominant style of American domestic architecture during the period from the mid-1820s to 1860 (and later in the west), when its popularity led it to be called the National Style. It flourished in all regions in the country, especially in those areas being rapidly settled in the 1840s and 1850s in California. Formal adaptations of the style began and ended with public and commercial buildings, especially churches and schools, and were popular in California through the 1920s. The buildings typically had front, side-gabled, or hipped roofs, horizontal board siding, a cornice line of main roof and porch roofs emphasized with a wide band of trim, cornice returns on the gable ends; and porches, either entry or full-width, supported by square or rounded Classical columns. The front doors were centrally located, surrounded by sidelights and transoms, with more elaborate door surrounds. Fenestration was symmetrical, usually with six lights over six, double hung. The style was spread by carpenter's guides and pattern books, primarily Asher Benjamin's builder's guides. The decline of the style was gradual, especially in the rural west where it continued to be built as late as the early 1900s (McAlester 2013:247-264).

been an apse constructed at the time the church was built. What appears to be the remains of the stone foundation for this shed are still extant under the building.

This single room was soon expanded due to an increase in children in town. In 1870s, due to the increase in school age children in town, a full-width by 16 ft long addition seems to have replaced the small room at the rear, and it is this addition that can be seen in all the historic photographs. (*Views 1-13.*) The materials and details of the exterior of this addition vary slightly from that of the original structure, but structural framing for the main roof, the floor and the walls were all simply extended and similar materials were used to surface them.



Belfry: ca. 1860 a small, square belfry or bell tower (or in this case more correctly a “Bell Cupola”) with wood, rectangular louvers on all sides was constructed atop the front end of the roof ridge (*View 3 and others*). The original wood shingles remain underneath. It appears to have been rather hastily built and has no structural support carrying the load down to the walls and eventually to the ground rather it was simply braced against the roof rafters. Hence we are referring to it as a cupola. It is a rather tall tower and presumably, one louver is removable to allow access to the bell. The trim on all sides is reminiscent of the bell tower atop a similar style church in Mokelumne Hill (*Left and View 3.*)

Frame pinnacles once decorated each upper corner of the tower, separated with narrow pediments (Elliott 1885:34, Calaveras County Historical Society 1986:39, (*Views 1-8b*), but were no longer extant by the 1950s (*View 10*). We refer to this decoration at the top as cresting and it is similar, albeit simpler, to that used on the Murphy’s School bell tower and front porch (*View 5.*) To better comply with Restoration Standard #’s 5, 6 & 7 of the SIS (*Appendix P.2.1*), this character-defining feature should be reconstructed, complete with all trim, using photographic evidence and full-dimension lumber.

Front Porch: In 1909 a very utilitarian, hip roofed, vernacular style front porch was added with a hip roof and broad steps ascending to a wide platform about 6 inches below the door threshold. This final step up to the threshold was the way most porches were designed in this era. The posts (half-posts at the rear) were chamfered, but otherwise the porch is without adornment (*View 5 and later.*). Originally covered with shingles, it later received the corrugated metal roofing to match the main roof.

This porch is a later addition – outside the POS. It was built in a very expedient fashion, does not fit the design of the rest of the building, and completely obscures the most important, character-defining feature of the building – the Greek Revival style front door, transom window, and door trim. Some alterations can obtain historic significance in their own right and even though they may be outside the POS, they should remain. But this

feature has a negative impact on the most important indicator of style of the building. In order to comply with Restoration Standard #'s 2 & 4 of the SIS (*Appendix P.2.1*), the porch should be documented then removed and the front door and trim restored.

Modern Addition: Recently a small addition was added to the rear to house modern kitchen and restroom facilities and a disabled access entrance. It is narrower, lower, with a lower pitched roof, with open rafter tails and the now ubiquitous vertically grooved plywood siding known as T-111 (*See Part II, Appendix A, P5.0.*) The roof is corrugated steel matching the rest of the building. Visually it is compatible with the main building in proportion and shape, yet distinctly different in materials, and details such that can be easily seen as new. Thus it meets the requirements of the Secretary's Standards.

Roofing & Eaves: Rafter tails are fully boxed with simplified, classical trim including a simple frieze board. Over time some of these decorative trim boards have been replaced with even simpler flat boards, obscuring some of the detailing. The primary southeast façade features a triangular pediment with wide trim, above a central door. This pediment trim is quite deteriorated and should be restored.

By the mid-1950s, the wood shingles and much of the skip-sheathing was removed. New corrugated sheet steel roofing

covered the entire roof, including the top of the belfry, but the original shingles under the belfry (pre-1860) remain.

These steel sheets were often marked or stamped by the maker. Some of these can be seen in the attic. One is marked "*American Sheet and Tin Plate Company, Pittsburgh.*" This company was shipping their products to San Francisco in the 1920s according to an advertisement. Others are marked "*Keystone....*" which is another name for the same company (*See Image 10*). Some are in the shape of an oval logo for the company. A marking pen was used to form cursive writing on at least one of the sheets saying "*Douglas Flat Service Station, Doug Flat*". On such very large material deliveries, it was common to address a commercial establishment in town that could receive the material as a destination.

Siding & Other Exterior Trim: The entire exterior of this simple rectangle is sheathed in horizontal wood siding; lapped cedar siding on the original portion with a 5 ½" exposure, and wider California Rustic siding covers the 1870s rear addition. All are affixed with cut nails and a vertical batten strip separates the oldest section from the first addition. This change in materials is an important feature to keep intact.

More formal Greek Revival buildings often used wide flat boards as vertical trim at the corners (*H.6.4, View 3.*). However, simple,

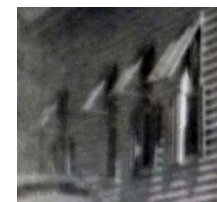
narrow, flat boards such as used here were also common (*compare H.6.3, View 4 with H.6.4, Views 3&4.*)

Stone Foundation: The building is raised about 18 inches above grade. A single wood girder runs down the middle of the building to support the floor joists. Old rock piers and a few new wooden piers support the girder. A perimeter foundation of rhyolite tuff block supports some of the exterior walls, but it can be seen in the earliest photographs that the foundation materials were never very consistent. Over the years, as some rocks fell out they were sometimes left out, or sometimes replaced with just a post or a section of concrete. Some of the remaining rocks were covered with a parge coat of concrete, or in some places, an inappropriate modern mortar was applied to attempt to hold them in place. Now the foundation is in very poor condition as discussed in Part II.

Windows, Window Trim and Shutters: Fenestration in both sections of the building consists of, wood frame, double-hung windows with 6/6 light sash. The older section of the building (24ft long) has three equally spaced windows on each side. The 1870s addition has one window on each side placed in the middle of the 16ft length, making it spacing to this last window more than between the others. Only two of the three original windows of the original section of the building are shown in the rendering of the church in the 1885 lithograph (*Image 8a & b and on p. H11*). But artists who visited most every little village in America churned out these drawings quickly just

to record the scene for the owner and they took artistic license, often simplifying the buildings, leaving out trim work, etc. So the three per side are original to the building, and the addition was built with one per side. These show up in the earliest photographs extant (*see Appendix*).

The newer windows vary slightly from the older ones. On the exterior, the trim of the first three windows is simple to the extreme (unlike most Greek Revival buildings) while the window trim of the first addition is slightly more ornate with hood and skirt boards and corner blocks, but it is still simpler than many buildings of this style. (*See H.6.4-Views 1, 2 & 3.*) The thickness of the mullions/muntins also vary between the older section and the first addition. Some of the original glass is extant, but many panes were shot out in 1975 and have been replaced with modern glass. A few panes are still cracked however. To be consistent with Standard #'s 5, 6 & 7 of the SIS, the historic glass and the historic wood sash should be preserved and restored if possible rather than replaced.



Shutters: Bermuda shutters were another unusual prominent feature that show in all the old photographs (*example right*). These original shutters had an upper section that were hinged at the top and swung out, and a lower section composed of two pieces swinging out to each side. Each section also had operable louvers that could be opened to keep the interior shaded yet let air and some light pass through. Hinging the shutter at the top of

the window, allowed it to be affixed in a partially opened state to further enhance this function. Shutters with this feature were common in tropical countries, hence the name. Although other buildings in the foothills had louvered shutters, not many were of the Bermuda style. By 1971 they were badly deteriorated and were replaced with simpler side-hinged shutters, solid shutters (See H.6.4-View 2.) To better comply with Standard #'s 5, 6 & 7 of the SIS, the modern shutters should be documented and removed, then this character-defining feature should be reconstructed using photographic evidence and full-dimension lumber.

Front Door & Details: The original entry, with a simple Greek Revival entablature with square pilasters, was evidently through double four-paneled doors, beneath a transom with five lights (Elliott 1885:34, Calaveras County Historical Society 1986:39; (Views 1, 3, & 5), The entry door/doors have been replaced several times: in the 1920s with double frame doors of diagonal boards, in the 1950s by double doors, each with one recessed panel and one light, and by 1971 with one wide frame door with five cross panels (Views 8a & b, 10, and 11a & b).

This entire feature with its Greek Revival trim, is the most important character-defining feature of the building for displaying the building's style. Unfortunately, the dropped ceiling of the porch addition completely hides the transom window. The trim was removed on the interior side and the glass was covered with T&G bead-board of a later style than the rest

of the walls. Some of the trim on the interior side has been changed, and the left and right sides no longer match.

To be consistent with Standard #'s 5, 6 & 7 of the SIS, the original opening and trim should be recreated using the photographic evidence. A pair of appropriately styled doors



Douglas Flat School. An adaptation of Classic Revival architecture. P1326

Ladder: Another uncommon feature is the ladder at the front, right side that can be seen in photographs as far back as 1910. Originally this ladder allowed easy access to the bell cupola, as the slatted vent on this side of the cupola was hinged to open like a door. There may have been a second ladder section

permanently mounted atop the roof extending up to the cupola. This cupola is diminutive, being just big enough to hold the bell, so access to the inside of it from within the attic is not possible. Alternatively, a roof hatch could have been provided near the original roof framing of this diminutive cupola, but then it would be difficult to transition from the hatch to the inside of the cupola. So the ladder is a cheaper alternative. To better comply with Standard #'s 5, 6 & 7 of the SIS, the modern shutters should be documented and removed, then this character-defining feature should be reconstructed using photographic evidence and full-dimension lumber.

Ramp: In 2005/6 a wooden ramp was constructed to provide access for the disabled (*See Part I – Appendix A, H.6.4-View 1.*) It extends along the entire right side of the building and ends in a wood landing at the rear door in the modern addition. This is a good solution the problem of how to give disabled persons access to a historic building where an elevated floor is involved. It also meets the access regulations of both the CHBC and the Federal ADA which allow for access at some other entry of the building so that the front entry does not have to be altered, thereby destroying its historical integrity (*See P.4.13 in Part II.*) In style and construction details it also complies with the SIS, but it needs almost constant maintenance because of its materials of construction.

Interior: The interior of the building consists of one rectangular room, with the kitchen/restroom addition accessed via a door in

the rear wall of the early building (*See Appendix A, Part I, H.6.4-View 3.*)

Walls: Vertical board wainscoting remains on the lower half of the walls of this large room, with a chair rail trim applied about four feet from the floor. The vertical boards covering the upper portion of the walls were not meant to be exposed, they are just plain boards butted together, not bead-board. They were reportedly covered with muslin (and a thin coat of plaster) and decorative wall paper. This may be the case, as there are some uneven surfaces with what appears to be a cementitious material remaining. Alternatively, this may just be glue left from attachment of the blackboards.

The existing slate blackboards that are on the walls are said to be originals that were returned, but there were probably other, larger ones that are still missing. Their location and size is possibly identifiable from the markings left on the walls.

The entire rear wall may have been modified at some point as the boards extend floor to ceiling and are not broken into wainscot style and plain (upper) style, except at the left corner where the wainscot wraps around the corner (*See H.6.4-View 1.*) There is a plain, modern, 'slab' surface door toward one side that leads to the kitchen in the new addition. It meets the Standards as it is clearly modern so no one will think its original to the building, yet compatible with the rest of the room.

When it was used as a school the teacher's desk was probably near this backwall with the desks all facing toward it (*See Part I Appendix A, H.6.5-View 1a & 2a.*).

Ceiling: Plain surface wood strips (not bead-board) cover the entire ceiling. These boards match the upper part of the walls. Evidence of enlarging the room can be seen on the ceiling as a wood batten covers the discontinuity between old and new wood ceiling strips. This batten is an important clue to changes in the building and it should be left in place.

Flooring: In the 1850s flooring was usually thick, 12" wide rough pine planks. This was attached directly to the joists below without an But since a lot of dirt was tracked in, these probably did not last very long. In 1870, during the construction of the addition, all the original flooring was removed and replaced with narrow (about 3 ½" w), smooth finished, T&G, Doug Fir. This more refined material was not in common use in the wild gold country until this time, as first supply and distribution lines had to be established. The floor joists are widely spaced (aver. of 24" o.c.) and thus without underlayment this new thinner flooring is being stressed because its span between joists is too great. (*See Part II for discussion of repairs.*)

This narrow wood, strip flooring is a change from the original, but falls within the POS, and has developed some historical importance of its own over time. And as flooring is harder than the original pine, it has lasted longer and it better meets the requirements of the present use of the building as a community center. Therefore, under SIS Standard #2 (*see P.2.0 Regulations*), it can remain, but it should be repaired per the information in the Preservation Treatment Plan, Part II of this report.

Wood Stove and Heat: The building was first heated with a wood stove, moved from the original front to the rear addition after that was constructed. It was replaced in 1956 with a gas operated in-floor furnace. This in turn was replaced with a gas wall furnace either in the 1971 work or in 2003.

Locations for the woodstove in a one-room schoolhouse vary. Santa Anna's stove was at the entrance end of the room with a hot stovepipe running the length of the room to a flue on the wall behind the teacher's desk (*H6.5, View 2a.*) At the Altaville School, the flue is in the same location, but the wood stove is snugged up against the wall behind the teacher (*H6.5, View 1a.*)

The entire history of how the building was heated can be told as the original flue location in the ceiling is marked with a cap, and part of the flue going through the ceiling is still extant at its second location building (*See Appendix A, Part I, H.6.4-View 3.*)

Chalkboards, Cabinetry & Furnishings: The room was always sparsely furnished as most of the space was needed for the desks. Originally, there were likely some built-in cabinets, as evidenced by markings in the flooring. Other cupboards and shelving is still extant at the rear (main door end) of the room (*see H.6.3, View 9.*) The doors on this cupboard are built up from individual strips of two- or three-drop, lapped, bead-board siding. Some of the latches and hardware is the style that would have been popular up through the mid-1920s. There is no back on this cupboard and the end does not quite extend to the sidewall of the building, so it is possible that this was built elsewhere and moved here as the need arose. To comply with the SIS, this cabinet should be maintained, but not improved.

The aforementioned chalkboards would have covered a larger portion of the walls, but having a representative sample of chalkboards, as is displayed here, seems sufficient for telling the story of the school without interfering with the community use of the building.

Lighting: Florescent lights and new electric wiring replacing the knob-and-tube were installed during the 1971 work. In 2005 these were replaced with authentic, period appropriate hanging fixtures with ‘school house style’ globes (*H.6.4, View 3.*)

Schoolyard and Setting: The schoolhouse is situated on an upslope lot, facing southeast towards Main Street (Lot 11, Block

3), with a small separate parcel (Lot 12) in the front yard. The Town Hall was located on the front lot for many years (Coulter 1888, Calaveras County Assessment Rolls, various), but later acquired by the school. It was deeded to the adjoining property owner Willi Kraus in 200?, for the location of her septic tank.

A wood frame privy is located to the southwest rear of the building. Pursuing the historical photographs in the appendix reveals earlier frame privies. One with a steeply gabled roof was located north of the school and visible in a photograph taken ca. 1900. At that time, a picket fence coursed across the rear yard from north to south, and a small board and batten shed was visible to the northwest (Calaveras County Historical Society 1986:39, (*H.6.3, View 3.*) A small frame garage, with double-hinged doors, is located northwest of the school. It has a moderately pitched front gable roof, horizontal board siding on the front elevation and vertical board and batten siding on the other elevations. A modern galvanized pipe flagpole is located west of the school. It likely dates from the 1971 work. Ornamental plantings include locust trees, shrubbery, and iris (*H.6.2, Image 9, Plot Plan.*)



The relationship of the building to the property itself has not changed much over many decades as there hasn't been much development of the schoolyard. However, the larger setting of

the relationship of the property to its neighbors has changed. Within views from the schoolhouse are new fences, new buildings and other development, but no more cattle grazing and farming. The town has changed dramatically as the population has dwindled from thousands to dozens. Courtesy of an easement filed in 1988, the property now connects vto the street via a driveway (*photo left*). The property connects to the main street in town, but this street has long been quiet.

There is some privacy for the occupants from the street due to screening vegetation. And some privacy comes from the buildings on the more heavily developed property to the west. But the north and east sides are wide open to viewing others. (*See H.6.2, Image 9*) So the town has shrunk so much and the wide open fields have shrunk. This has a negative impact on the property as the views are all shortened. But it's not sufficient to warrant anything be changed about the future development of this property. The setting of the house (relationship of house to property) hasn't significantly changed. Integrity on this level is maintained. The relationship of the overall property to its neighbors and of the neighbors to the school has changed significantly and it does not have integrity.

H.3.1 History Of Maintenance & Changes

This school/church/community building was a public building, to be cared for by a group of people, rather than under private

periodic maintenance. The photographic evidence indicates that rather than periodic maintenance, as would likely occur with a private owner, the schoolhouse was allowed to deteriorate in repeated cycles, then every few decades with a flurry of activity the community would band together and make repairs and sometimes alterations. These had to last until the next wave of maintenance effort to make the building whole again.



The photos in the Appendix show that at times the building had siding falling off, broken windows, and extensively weathered paint. Even today, this is typical of many other small public buildings in rural areas across the country. The main cause of this is lack of money. That's why the efforts of the current Community Center Board are so critical to the long-term survival of this building, and it is one of the main reasons for creating this HSR.

H.3.2 Character Defining Features

Almost all of the exposed surface materials of the exterior and the interior of the building constitute 'historic fabric' or historic materials according to the SIS, in that they provide important clues to the time in which the building was built, the people who built it and the ways in which the building was used. Of course, these should be preserved.

There are also certain features and materials, or parts of the building that help display its unique identity and use. The SIS and other guide documents for preservation refer to these as “character-defining features.” This report identifies these items so that they can be restored or preserved. Where they no longer exist, as in the case of the shutters, they should be reconstructed using the photographic evidence presented in this report. Part I - Appendix Section H.6.1 lists these for easy reference.

H.3.3 Construction Chronology

Detailing the chronology of the construction of any historic building is a helpful step to understanding its history and to making informed decisions regarding the Period-of-Significance and what choices need to be made when performing maintenance, proposing alterations, etc. This is why guides for writing an HSR say that one should be included. A detailed chronology is contained in Part I - Appendix H.6.0.

H.3.4 Comparison To Some Other Schools

In continuing to plan the restoration work on the Douglas Flat Schoolhouse, it is helpful to compare it to other one-room schoolhouses in northern California. Most contain exhibits or displays that can be instructive for planning work on this building. Comparisons can also be helpful to identify important features particular to this type of building and specifically to this

schoolhouse. See Part I – H.6.5 Other Buildings for photographs of a few buildings similar in size and shape, or in use.

H.4.0 EVALUATION

The Douglas Flat Schoolhouse is already listed in the NRHP and the CRHR (*See the application in Part I – Appendix, Section H6.6 Inventories*), but no formal examination of the building was performed. This evaluation follows the current procedures published by the OHP. We are now asked to look at the integrity of the resource, determine a Period-of-Significance and examine other aspects of its history to determine significance.

H.4.1 Significance Criteria

Important considerations in the evaluation of significance of a cultural property focus upon a cultural property's associations with important historical events and personalities, engineering and/or artistic qualities, research potential, and uniqueness and integrity (relative to other cultural resources similar in kind). To be eligible for consideration as a significant district, site, building, structure, or object, a property must generally be at least 50 years old (unless it is an "exceptional" younger property). Resources are evaluated within a specific time or period of significance, during which time the property was occupied or used, and archaeological remains must be associated with an era that has been designated as significant. If a cultural property is not clearly "visible" or if it cannot be placed within a theme or time-period, and thereby lacks "focus," it is considered ineligible for the National or California Register (Deetz 1996:128; Little and Siebert 2000;

McClelland et al. 1999; Townsend et al. 1999). Properties that may not be individually eligible for listing on either register could meet the criteria of eligibility if such properties are integral parts of an eligible district.

H.4.1.1 FEDERAL STANDARDS CRITERIA

A determination of significance is commonly based upon the criteria of significance as established by the National Register of Historic Places (36 CFR 60.4).

Criterion A A cultural property may be significant if it is associated with an important historical **event** or theme and retains sufficient data needed to study and/or interpret this event or theme. Areas of significance applicable to properties recorded within the project area might involve transportation, recreation and/or grazing.

Criterion B A cultural property is potentially significant if it is associated with the lives of important historical **personalities** whose specific contributions to the history can be identified and documented.

Criterion C A cultural property must embody the **distinctive characteristics** of a type, period, or method of construction, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. In this regard, a cultural resource should represent the typical technology, engineering, architecture, landscape architecture, or artwork of a significant era or possess a special or quality such as

oldest, best example, largest, or last surviving example of its kind.

Criterion D A cultural property must have yielded, or may be likely to yield, information important in history, in that it can provide critical data that is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable research questions. Furthermore, a cultural resource should involve important research questions that historical research has shown can be answered only with archaeological methods, hence further warranting preservation of physical remains.

Integrity To be listed in the National Register, a property must not only be significant under one or more of these criteria, but it must also have integrity. The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. The property must remain in its original location and retain the ability to convey its historic associations. Its design must be in conformance with the original construction plan and without significant alterations or cumulative loss of features during the past 50 years. The materials should be original, and repairs should incorporate in-kind materials so that the property retains evidence of the original workmanship. The setting should be relatively free of modern day intrusions. A property that is clearly visible and interpretable should convey an association or connectedness with historic patterns, persons, designs, or technologies.

H.4.1.2 STATE STANDARDS CRITERIA

The California criteria of significance (Section 15064.5) are another means of determining whether a site is a historical resource. These criteria are modeled upon guidelines established by the National Register. A cultural property qualifying for listing in the National Register would also qualify for the California Register. In general, CEQA provides protection to “historical resources” and to “archaeological resources” that are “important” and/or “unique.” An “important archaeological resource” must meet one or more of the CEQA criteria:

Criterion 1 Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;

Criterion 2 Is associated with the lives of persons important in our past;

Criterion 3 Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

Criterion 4 Has yielded, or may be likely to yield, information important in prehistory or history.

H.4.1.3 LOCAL CRITERIA

Evaluations of historic buildings done in most other cities and counties in California usually contain a third set of local criteria, established by local ordinance for purposes of maintaining a

local inventory of historically significant resources. Unfortunately, Calaveras County does not have any such ordinance.

H.4.2 Period of Significance

The DPR523 forms (*See Appendix*) now request that, during the examination of the history of the resource, a period-of-significance be determined. That is the period of time which best displays the characteristics that embody the architectural style of the building, or that best show the story of its use, or that were associated with the resource during its most significant use. The purpose of this important determination is to assist in the decisions about what materials, alterations, changes, and features to keep and restore, and which should be removed to satisfy the SIS standards.

As discussed in “History of Maintenance & Changes” (*H.3.1 above*), this building had periodic, intense maintenance – often to bring it back from near destruction. During this evaluation process of the HSR this cycling of alterations and repairs was examined.

In our previously published Draft Condition Assessment, it was shown that certain decisions could not be made until the significance, or historical value, of parts of the building were determined. Now that the HAER is completed (*Part I of this report*) the Condition Assessment is completed and republished here as Part II with determinations and recommendations about certain features based on this evaluative process.

- The Period-of-Significance (POS) for the Douglas Flat Schoolhouse is 1856 to 1908, that period when the features of its Greek Revival style and its use as a school, community meeting place and church can be most clearly and completely understood by the viewer.

The front porch is not included in the list of character-defining features as it falls outside the period of significance.

H.4.3 Setting

The Federal criteria now request an examination of the relationship of the building to its site, and to its immediate and larger neighborhood – this is referred to as an examination of the ‘setting’ of the property. CEQA requires that a review of setting when reviewing development or construction proposals for those significant resources or buildings that get listed on an inventory, or for those that are in the vicinity of such work. This mechanism for this is usually dictated by local ordinance, but the process is here in the criteria, hence setting has been reported here and will be helpful for future decisions.

H.4.4 INTEGRITY and Future

The federal review (*Section H.4.1.1 Federal Criteria above*) discusses the concept of ‘integrity’ as it is now required to be applied to an evaluation of a historic resource when applying the criteria of the NRHP. An examination of this is also useful for

making decisions about future development of both the historic resource and the site.

H.4.5 Archaeological Investigation

The review process usually includes an investigation of the archaeology of the site and resource. This would satisfy SIS Restoration Standard #9 and add more information about the history of the site and town that could be displayed to visitors to the schoolhouse. No archaeological investigation has been performed yet, so it is suggested that at a minimum a Ground Penetrating Radar (GPR) survey of the site be performed so that locations of possible resources can be determined. This would affect choices of placement, etc. of future construction projects.

H.4.6 FINDINGS & CONCLUSIONS of EVALUATION

The study of the Douglas Flat Schoolhouse resulted in the inventory and documentation of the schoolhouse building and its extant equipment and features. Although much of the original equipment and some features are no longer extant, the schoolhouse retains most of its original architectural features and materials.

The schoolhouse was listed on the National Register of Historic Places (NRHP) and the California Register of Historical

Resources (CRHR) under Criteria A/1 and C/3 at the local level of significance in 1985 [1973?]. Under Criterion A/1, the schoolhouse is associated with the early domestication of the mining fields and is a typical example of a community-centered initiative to provide for schooling of young citizens and a community meeting hall for families and adults.

Under Criterion C/3, the schoolhouse retains the distinctive character defining features of the Vernacular Greek Revival architectural style, popular throughout California and the United States in the 1850s and 1860s, especially in rural communities. The schoolhouse retains its integrity of location, design, setting, materials, workmanship, feeling, and association to a remarkable degree.

The building is not associated with any persons important in history (Criterion B/2), and its information potential has been exhausted by its recordation in this report (Criterion D/4).

Front Porch: Because of this evaluation, it has been determined that the front porch feature poses a negative impact on the historic resource and should be documented and then removed. Upon its removal the front entry unit, including the original style doors, the transom glazing and the complete Greek Revival trim work should be restored to its original appearance.

Belfry: The Belfry cupola should be rebuilt using correct sizes of lumber and trim from 1860. The unusual cresting trim at its roof should be recreated.

Shutters: It is further determined that the unusual Bermuda style exterior window shutters be reconstructed and that the roof access ladder near the exterior front be recreated.

Foundation: When the stone foundation is restored as a new footing and building support are created, the stones, which are representative of local building methods and local stone supply, should be reused.

H.5.0 HAER SUMMARY

The Douglas Flat Schoolhouse is already listed on two important registries: CRHR and NRHP, but the OHP wisely recommends that when any major work is planned on a historic building its history and findings of significance should be reassessed. This will reveal changes over time that may trigger a change in its historical status.

A second, equally important reason for reassessing a building that has already been examined is that the field of preservation is continuing to evolve. For example, the requirements for listing

on an inventory are now more stringent than they were 45 years ago when this building was nominated for the NRHP. Back then there were no DPR523 evaluation forms, and the evaluative process was just beginning to be formalized by the OHP and the National Parks Service. After all, the National Preservation Act of 1967, the federal law that kick started a formal review and documentation of preservation across the country was only five years old.

It is wonderful that local community volunteers had the foresight to get the school listed in the NRHP and the CRHR (*See the application in Part I – Appendix, Section H6.6 Inventories*), but no formal examination of the building was performed. So in this HSR we have started anew and examined the history and the architecture of the resource and evaluated it against the new federal and state criteria. By doing more in-depth research, new and additional information has been discovered that has been included in this HSR. Using this information, we have created a Part II - Preservation Treatment Plan that is more accurate. This will assure that historically significant aspects of the story of the Douglas Flat Schoolhouse are not lost or obscured and its story can be told well into the future.

The negative impact of the front porch can be mitigated by its documentation and removal, and then restoration of the complete front entry door and trim – the most important character-defining feature of the building – can move forward. Similarly using photographic evidence to replace the modern shutters with the

unusual Bermuda shutters mitigates this loss. The wooden access ladder, an unusual but useful feature at the front corner of the exterior should be reconstructed. Of course, it should have a security cover, but that is discussed in Part II of this report. In addition, restoring the belfry feature to its full glory mitigates the negative impact on the schoolhouse of the current state of this character-defining feature.

The decorative wooden trim, damaged siding and foundation, and other deteriorated features and materials should be repaired and restored to comply with the SIS. All of this work is detailed in the Preservation Treatment Plan of Part II of this report.

APPENDICES FOR PART I

PART I - APPENDIX A

H.6.0 CONSTRUCTION CHRONOLOGY and USES

H.6.1 CHARACTER DEFINING FEATURES

H.6.2 HISTORICAL IMAGES

H.6.3 HISTORICAL PHOTOGRAPHS

H.6.4 CONTEMPORARY PHOTOGRAPHS

H.6.5 OTHER SIMILAR BUILDINGS

H.6.6 INVENTORIES

H.6.7 GLOSSARY

H.6.8 PART I BIBLIOGRAPHY

PART I - APPENDIX B

DPR523 HISTORICAL INVENTORY & EVALUATION
FORMS OF THE NPS

H.6.0 CONSTRUCTION CHRONOLOGY and USES

H6.0.1 HISTORICAL CHRONOLOGY

These dates and events were gleaned from the historical records of the building (*see Section H.2.0 above*):

- Built between 1854 – 1856:
 - By 1856 – small building built as church & town hall, and soon served as school
 - One account says: built down by Coyote creek as church/meeting & dance hall
 - 1854 – Another account says built this year as Methodist church
 - 1856 – DF School District formed & church used as school, while meetings, events, & dances continued
- 1858 – A school was located northeast of Perry’s Store with 28 children attending 1857
- 1859 – Accounts say this same building is still a church also, and in these early years the teacher is also the pastor
- 1859 – DF & Murphys School Districts combined, as Murphys S.D.
- 1875 – DF School District reemerged
- By 1897 – School was ‘suspended’ several times throughout these years due to too few children
- 1925 – In use, but badly deteriorated as these cycles continued
- 1945 – DF Community Center formed to save the building from being razed
- 1955 – School District combined with Vallecito
- 1956 – Building returned to the DF community to use, with District retaining title
- Jan 1971 – School again badly deteriorated
- 1971 – Vallecito Union School District formed, and building refurbished
- 1971 – Kindergarten moved in
- 1973 – Application made to NRHP #PH0047279 (See Appendix 6.5 – Inventories)
- 1973 – Listed in the NRHP as historic building #7300039 (*see Appendix H6.5*)
 - Listed on CRHR #N237
 - Town of Douglas Flat listed as a State Landmark #272
- 1973 – School use ended
- 1974 – Vallecito Union leased it back to D.F. Community Center
- 1977 – Vallecito Union begins rehab to “return it to an 1860s classroom”!
- 1985 – Listed in NRHP as historic building
 - Regist #PH0047279
 - Hist Bldg #73000397

- 1988 – Vallecito Union sells school back to DF Community Club
 - ‘Use’ at time was “Community Faith Center”
 - “to be maintained as a museum and community hall.”
- 1988 – 20 foot wide easement recorded for driveway off main street
- 1988 – Present – DFCC has continued to operate building for community meetings and events,
 - The Unitarian Universalist Fellowship has been meeting there for over 10 years

H6.0.2 CONSTRUCTION CHRONOLOGY

The dates of material changes or alterations listed here were confirmed by reviewing the historical record (*see Section H.2.0 above*), by examining the historic photographs in this Appendix, and by on-site investigations.

- c. 1852 - 1856 Constructed as a small, one-room building to serve as a church, meeting room, and school
 - Wood frame of ‘first growth cedar’ as was common at the time
 - Roofing was wood shingles
 - Some still remain under the belfry
 - Foundation was simple loose-laid stones and piers
 - Many areas between piers eventually filled in so wall appears as a continuous foundation wall

- Simplified Greek Revival detailing for exterior as was popular at the time
 - Pair of wood doors at front with multi-lite transom above
- Wood boards of various types covered interior of walls
 - Possibly the upper part was covered with muslin, plaster and wall paper
 - The bottom part has vertical wood wainscoting
- 1859-60 – Belfry cupola with cresting added:
 - Roof access ladder at front corner of building likely added now too
- 1870s – Building was again too small so:
 - A 16ft long, full-width rear addition replaces the small ‘apse’ shape, but foundations remain
 - Perhaps the Bermuda style shutters added at this time
 - Wood stove relocated to towards this end of building
 - Narrow, T&G, Douglas Fir, wood-strip flooring replaces the old 12” wide wood planks
 - Flooring is laid with-out underlayment
 - And is seamless over the joint of addition
- 1909 – a small, hip-roofed, vernacular style porch added
 - Door transom and Greek Revival detailing obscured by this construction
- By 1925 – Building again is deteriorated, but

- Flagpole on roof has appeared
 - Front doors appear as a pair made of wood planks laid diagonally
- ca. 1956 – Additional repairs as school district returned building to community likely including:
 - Pair of old-fashioned wood doors reappear with lite in upper two-thirds
 - Foundation stones patched with additional concrete
 - Gas floor furnace replaces wood stove
 - Creating removed on belfry as roof simplified
 - Wood shingle roofing and most of the skip sheathing underneath removed. Replaced with corrugated metal roofing – including on the belfry cupola
 - Various sections of the stone foundation repaired with concrete infill or concrete parging
- Post 1956 – Deterioration continues again:
 - Roof Ladder removed
- 1971 – Building was again in disrepair so community again made some repairs:
 - Painted exterior
 - Installed electric system and florescent strip lights in ceiling
 - Dutch Colonial style shutters replace the Bermuda style that were in poor condition
 - Gas wall furnace replaces floor furnace
 - Replaced many of the window panes
- 1977 on – Some furnishings and chalkboards returned to interior
- 2003/4 – Minor repairs, including:
 - Adding propane stove
 - New compatible addition with T-111 siding added to rear. New disabled access ramp goes to door, interior houses kitchen and restroom
 - Period appropriate, ‘schoolhouse’ style light fixtures replaced the florescent tubes
 - Disabled access ramp added on the side
- 2003/4 – Minor repairs/upgrades including:
 - Added propane stove
 - Foundation strengthened
 - Rear stairs replaced
 - Restroom improvements
- 2005/6 – Moderate repairs/upgrades including:
 - Period appropriate, ‘schoolhouse’ style light fixtures replaced the florescent tubes
 - Restroom window installed
 - Landscape irrigation system
 - ADA ramp installed
 - Swamp cooler added
 - Interior/Exterior paint
- 2007/8 – Moderate repairs/upgrades including:
 - Electrical rough-in and gyp bd for back room
 - Reframed back room for kitchen with insulation and gyp bd

- 2008 – Rebuilt Belfry cupola louvers
- 2009-13 – Moderate repairs/upgrades continued:
 - Kitchen and entire interior of rear addition completed
 - 2012 – Perimeter fence installed

H6.0.1 USES OF THE BUILDING

Standard #1 of the SIS asks that the history of the ‘use’ of the building should be examined.

Initially built in 1854-56 as a multi-use building, serving as a church and town meeting hall. Within a couple years, it also school was held here too.

Events like dances and other town meetings continued for decades into the 20th century – even as late as 1944 (*see View 9 below.*)

The school was an almost continuous use, with but a few ‘suspensions’ for lack of children. Use as a one-room schoolhouse finally ended in 1973 – over 115 years.

Although the Methodists had a hand in the building’s construction, it is unclear when the church use ceased – likely it was gone by the 1870s when a new addition at the back replaced the old to make room for more desks. However, a church group did meet here for a time in the 1970s, and for more than a decade now another church group has been regularly renting the facility.

Some of the remnants of the school furnishings are still displayed in the building, and there have been no major changes to the

architecture or details since the work of the 1970s, except the compatible rear addition and access ramp.

So whether it was a school, a church, or a meeting hall it was always a center of community life, which is why its current operation by Douglas Flat Community Center as a Community Center is a fitting continuation of the original multiple uses. No change in these uses is planned so the use of the facility meets Standard #1, and restoration work that will meet the rest of the Standards can proceed according to the Preservation Treatment Plan in Part II of this report.

H.6.1 CHARACTER-DEFINING FEATURES

According to the guides for preparing an HSR, ‘character-defining features’ are to be identified and listed so that attention to the preservation and repair of them will follow the Preservation Treatment Plan requirements. These features are specifically discussed (above) in both sections of the report, but they are listed again here for easy reference and to avoid confusion about what is, and what is not a feature to be preserved.

The following features fall within the Period-of-Significance and should be restored and preserved:

- Two types of wood windows incl trim, sash and glazing
- Stone foundation (when viewed from the exterior)
- All Greek Revival trim and features
- Bell Cupola – complete with original cresting
- Entire double-front door with transom, trim, etc.
- Pediment, frieze and cornice trim
- Bermuda shutters on windows
- Ladder on the side of the building

Some materials have also been identified in this report as ‘historic fabric’. These may be common materials used on other buildings, even those of other styles, but their use here also helps

viewers identify the historical significance of the building and therefore should be retained and preserved. These are:

- Two types of wood siding

Some changes, such as the differences in baseboards, or the vertical batten on the ceiling where the addition starts, or the remains of the wood stove fluepipe in the ceiling, should be left intact as they provide important clues about what changed and when.

The following features or materials also help define the historical appearance of the building, and while not within the POS, have achieved historical significance. These can be retained for cost or code compliance, or other reasons of feasibility as the appearance of the resource will not significantly change:

- Corrugated sheet metal roofing

H.6.2 HISTORICAL IMAGES

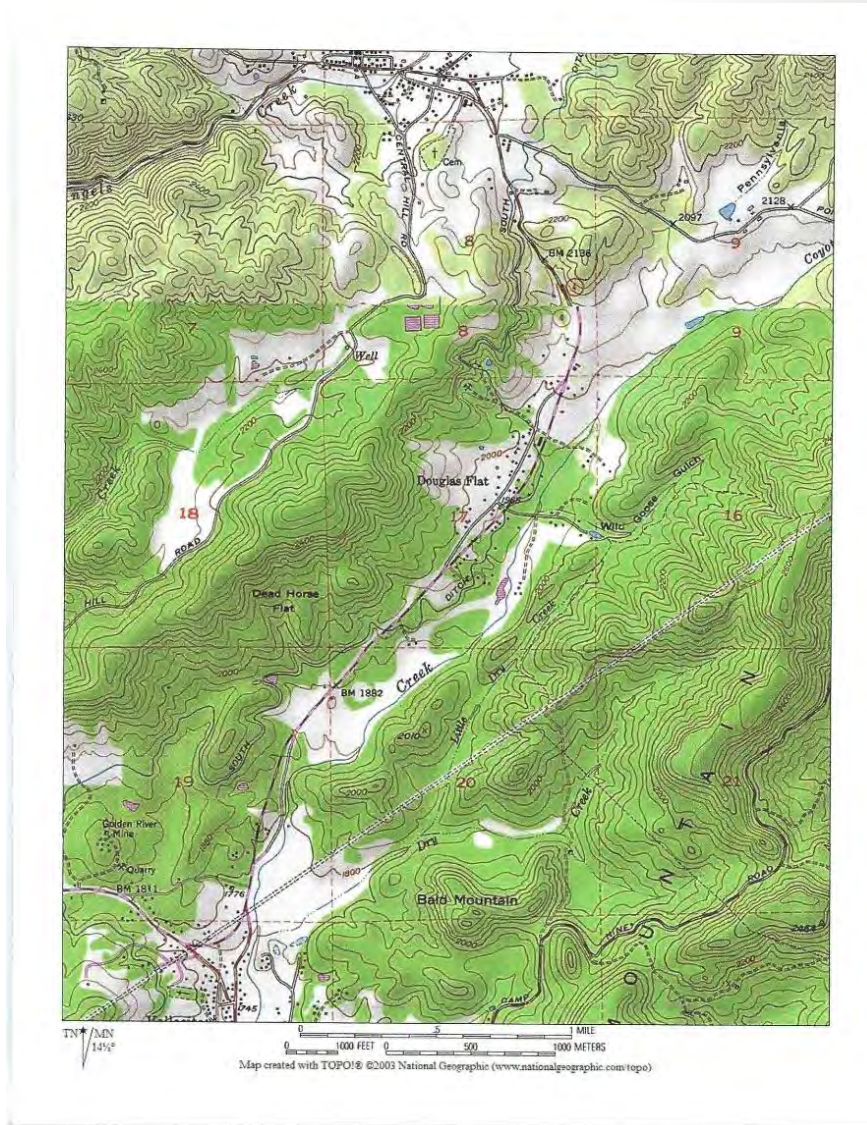


Image 1: USGS Map (1948)

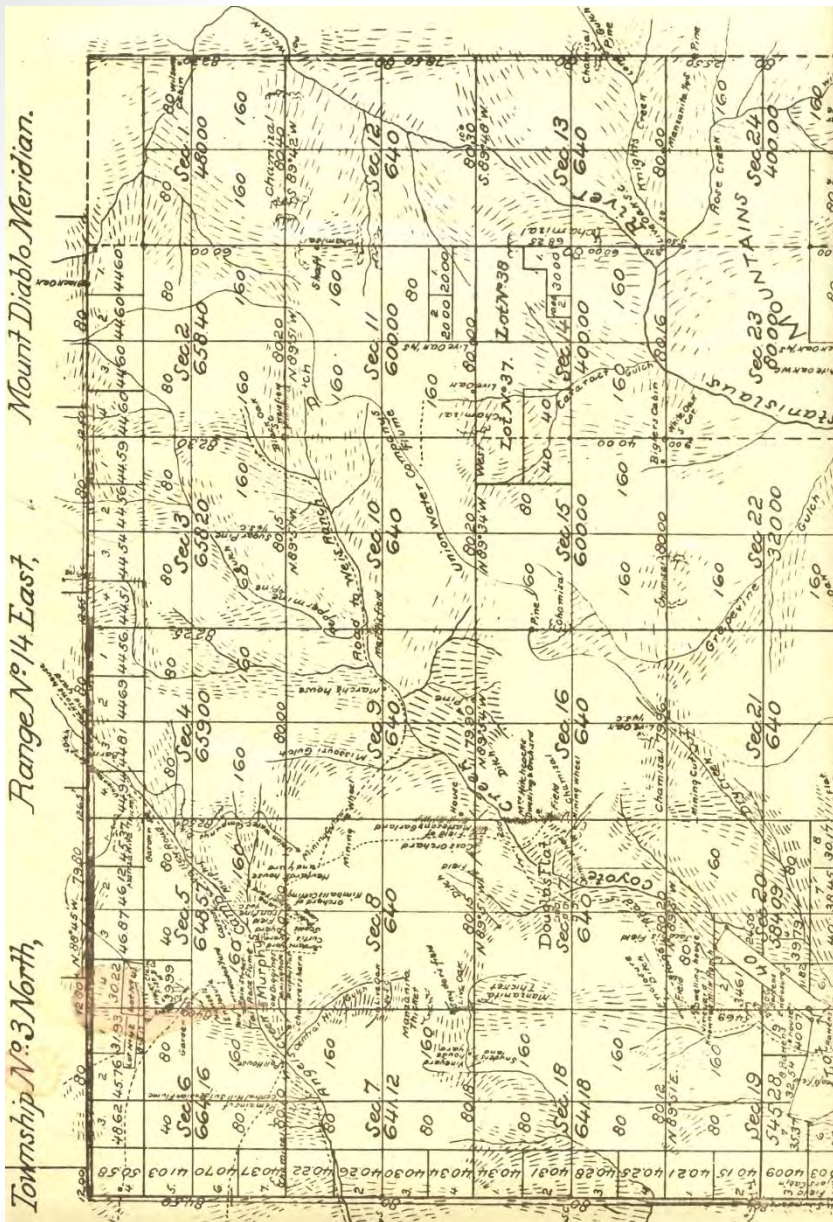


Image 4: Glo Plat (1874)



Image 5: What mining looked like in and around Douglas Flat

Hunt, E. M., Printer, Louisiana.	Curry, Wm. C., Merchant, Arkansas.
Inks, J. B., Miner, Maine.	Dillon, Wm., Miner, Ohio.
Johnson, C., " Tennessee.	Dobbs, J. G., " Mississippi.
Laventhal & Brother, Merchants, Germany.	Dryer, J., Segar Store, Germany.
Mal. Geo., Segar Store, Germany.	Edwards, John, Miner, Wisconsin.
Mattison, T. J., Livery Stable, New York.	Espil, C., Merchant, France.
Melton, Wm., Miner, Illinois.	Griswold, J. W., Physician, Ohio.
McCalgin, M., " Massachusetts.	Hardy, A., Miner, Mississippi.
McDonald, F. G., " Missouri.	Heise, Wm., Billiard Saloon, Germany.
McDonald, B. F., " Maine.	Henker, W. W., Blacksmith, Maine.
McCullough, T., Dairyman, Michigan.	Hunt, J. C., Constable, Mississippi.
McNeil, M., Blacksmith, New York.	
Parker, G. W. H., Miner, Mass.	Ingram, J. B., Miner, Virginia.
Parsons, E., " Indiana.	Jones, M. O., Merchant, Vermont.
Parsons, Samuel, Barber, Conn.	Lewis, W. T., Lawyer, Mississippi.
Pryor, James, Miner, Maine.	Lyons, J. R., Miner, Virginia.
Putney, A. H., Lawyer, "	
Putney, E. H., Clerk, "	Merryman, J., " Texas.
Putney, H. A., Ranchero, "	Moore, W. B., Blacksmith, Texas.
Reany, McKee, Miner, Virginia.	Morgan, T. F., miner, Maine.
Roadhouse, J., Merchant, New York.	Moylo, John, " S. Carolina.
Roberts, E. K., Ranchero, Conn.	McMurray, J. R., " Virginia.
Rogers, H., Tinsmith, Conn.	McMurray, G. S., Post master, Virginia.
Rooney G., Miner, Louisiana.	
Ross, Daniel, " Maine.	Pearson, S. A., miner, R. Island.
Safford, H. C., " New York.	Pleasant, M. C., Ranchero, Tennessee.
Salaman, A., Watch Maker, —	Rea, I. W., Miner, Penn.
Senior, Riley, Ditchman, New York.	Ross, H. J., " Maryland.
Schuler & Rothambusch, Bakers, Ohio.	Russell, W. A., Physician, Tennessee.
Simlair, Z. B., Grocer, Indiana.	
Sperry, J. L., Hotel Keeper, New York.	Selbert, V., Shoe maker, Illinois.
St. Planch & Co., Merchants, New York.	Shanks, C., miner, Texas.
Stevens, A. H., Post Master, Maine.	Smith, Wm., " Virginia.
Stiver, James, Miner, Penn.	Tash, John, " New Jersey.
Stuart, W. W., " Indiana.	Throckmorton, J. A., Lumberman, N. Jersey.
Taylor, Charles, " Wisconsin.	Walker, J., Taylor, Germany.
Vaughan, J. D., Soda Manufacturer, Indiana.	Weber, T., miner, Missouri.
Weaver, F., Miner, Wisconsin.	Wells, Calvin, " S. Carolina.
Weed, F., " New York.	Wilson, James, " New Jersey.
Worth, Q. M., Carpenter, Maine.	Zelmann, O. E., Restaurant, New Jersey.
	Carson's.
	Bowden, J., miner, Illinois.
	Brouk, J., " New York.
	Brown, J., Jr., Hotel Keeper, Mississippi.
	Carlow, W. H., Blacksmith, New York.
	Clifford, E., miner, R. Island.
	Finnegan, J., " New York.
	Finnegan, John, " "
	Gregory, E., " "
	Hays, W., " "
	Hocking, T., " Wisconsin.
	Hagbee, W., " Canada.
	Land, J., " Massachusetts.
	Moss, J. H., " England.
	Roberts, J., " Wisconsin.
	Smith, D., " New York.
	Shurlen, D., " Illinois.
	Sutherland, W. H., " Ohio.
	Thatcher, G. P., " Maine.
	Wentworth, G., " New York.

Image 6: Heckendom & Wilson

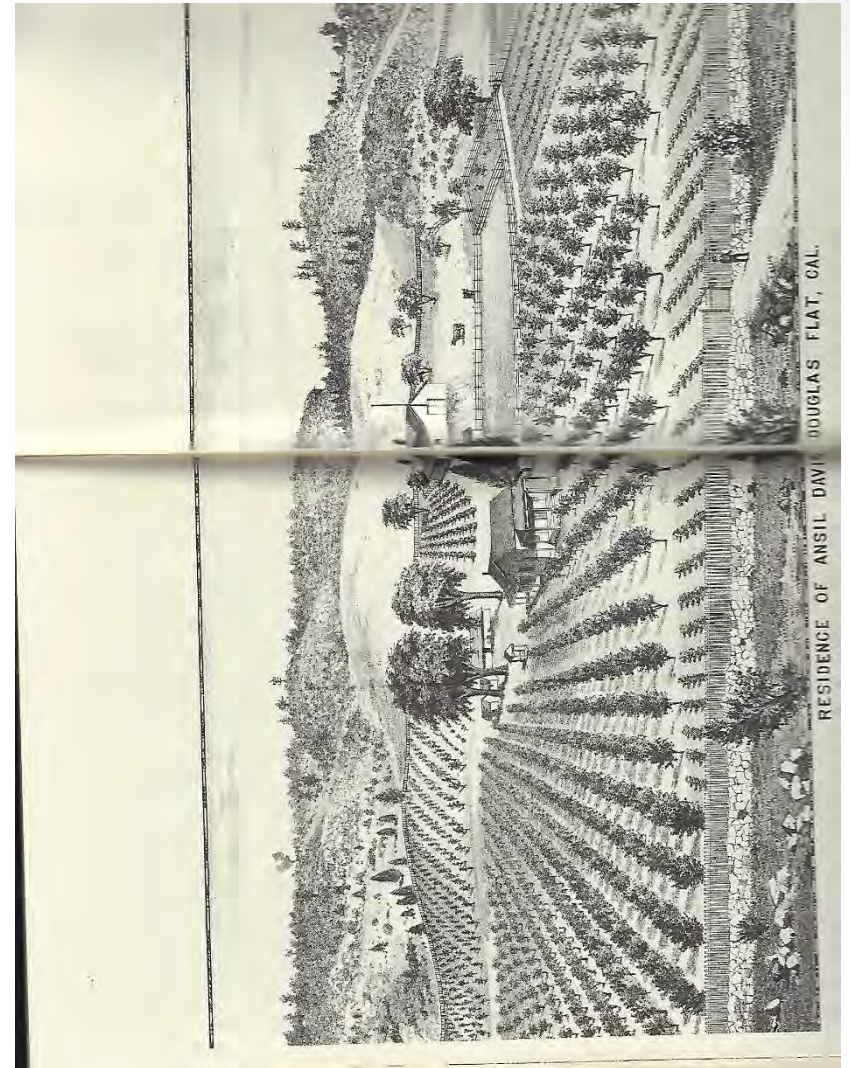


Image 7: Ansil Davis Ranch

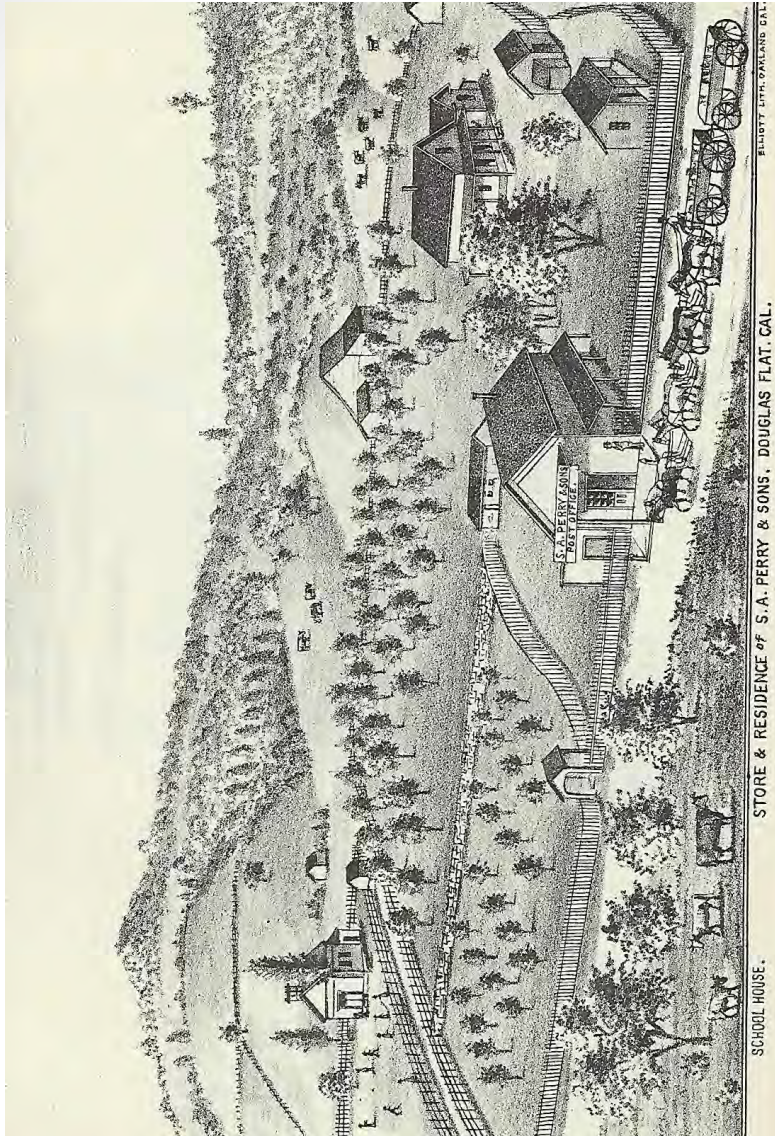


Image 8a: S.A. Perry’s Store (1885 Lithograph
Traveling artist’s rendition

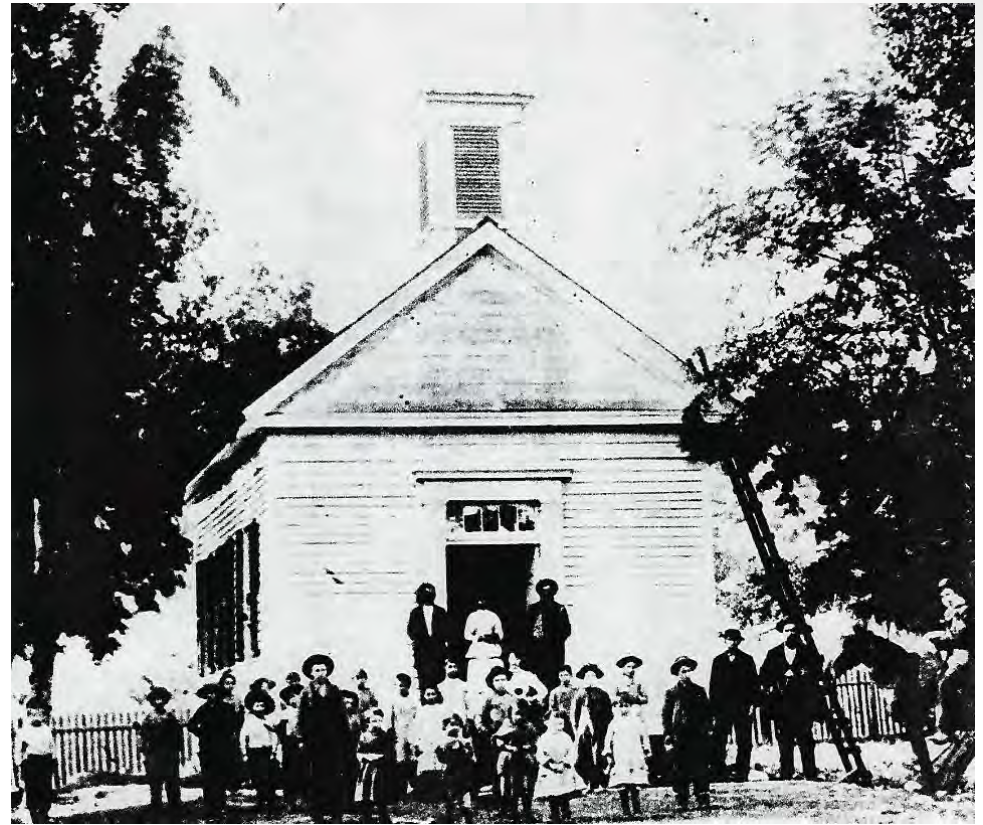


Image 8b: Church seen in upper left corner of Image 8a

TO BE ADDED

Image 9: Site plan of Douglas Flat Schoolhouse and associated buildings

H.6.3 HISTORICAL PHOTOGRAPHS



View 1: Douglas Flat School (ca. 1890s) (above)



View 2: DFS Class of 1889 (left)



Douglas Flat School. An adaptation of Classic Revival architecture.
View 3: Douglas Flat School (1900)

P1326



View 4: DFS Class of 1904



View 6: DFS Class of 1909 (Front Porch has appeared)



View 5: DFS Class of 1908



View 7: DFS Class of (Nov.) 1914



Douglas Flat School 82.10.47

View 8a: DFS (ca. 1925)



Fred, Lowell & Bob Gibson on steps of Douglas Flat School (Bob Gibson was a Forest Ranger about 1954) Print was about 1925. P2172

View 8b: DFS (ca. 1925) Note cresting on Belfry & flag pole at front of roof peak



View 9: DFS meeting of the Red Cross (ca. 1944)

Add photo here of 1950s sheet metal roofing
 “Advertisement for Keystone Rust Resisting Copper Steel”
 manufactured by the American Sheet and Tin Plate Company, 1926
 1926 Ad Keystone Copper Steel Hamilton County Court House
 Cincinnati Tin Plate - Original Print Ad for sale on Amazon.
 Calumet Regional Archives, Indiana University Northwest, Gary,
 Indiana

**American Sheet and Tin Plate Co., Looking West Toward Tin Plate
 Plant from #2 Scrap Yard Structure**

date: 1914-09-17

box: 105

identifier: CRA-42-105-078

folder: 1791(x778)

subjects headings: [Railroad tracks](#) | [Factories](#)

*"U.S. Steel Photograph Collection - American Sheet and Tin Plate Co., Looking West
 Toward Tin Plate Plant from #2 Scrap Yard Structure". U.S. Steel Gary Works
 Photograph Collection, 1906-1971. [Indiana University](#). Retrieved .*



View 10: DFS (ca. 1950s) Note cresting & flag pole gone,
 new corrugated metal roofing likely
 from roof, porch modified, shutters & ladder still
 extant, double doors changed, concrete at parts of
 foundation walls (see 1925 view)



View 11a: DFS (Jan. 1971) Note single front door, lower left side at front: electric entrance, and concrete foundation distressed



View 11b: DFS (1971)



View 12: DFS (1971) photograph from the NRHP nomination forms. Note: Shutters changed .

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

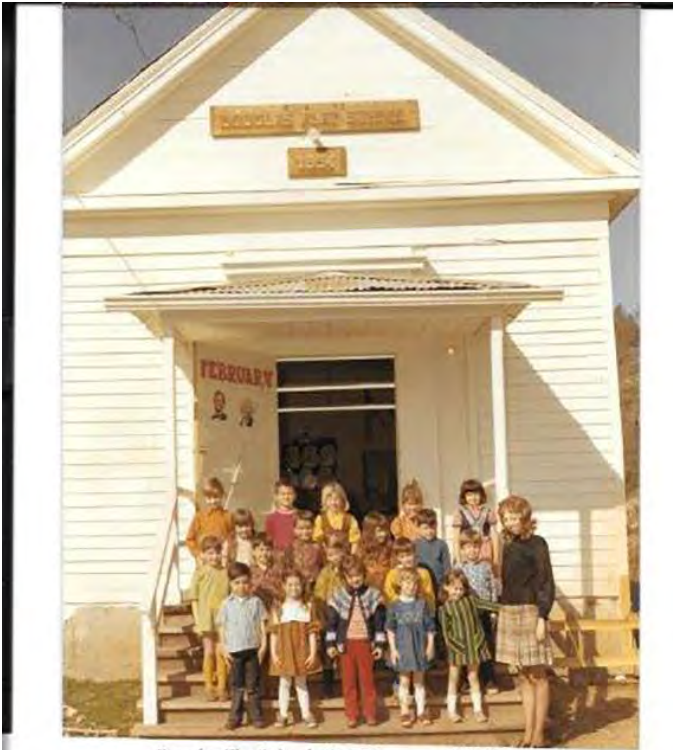
STATE: California
COUNTY: Calaveras
FOR NPS USE ONLY
ENTRY NUMBER: MAY 24 873 DATE

1. NAME: Douglas Flat School
2. LOCATION: Vallecito Union School District, Box 73, Douglas Flat, Ca.
3. OBJECT AND NUMBER:
CITY OR TOWN: Douglas Flat
STATE: California CODE: 06 COUNTY: Calaveras CODE: 09
PHOTO REFERENCE: S. M. Staffon
DATE OF PHOTO: March 1971 & July 1972
NEGATIVE FILED AT:
4. IDENTIFICATION: Vallecito Union School District, Box 73, Douglas Flat, Ca.
DESCRIBE VIEW, DIRECTION, ETC.

RECEIVED
MAR 26 1973
NATIONAL REGISTER OF HISTORIC PLACES
STRUCTURE

The view is from the northeast viewing the school from a south western direction.

View 12a: DFS Official form that accompanied View 12 photograph to the NRHP in 1973



Douglas Flat School, 1971-72 P1874

1st row: Jimmy Matson, Nina Nolan, Kim Mitchell, Claudie Parker, Penny Wallace
2nd row: Mary Ann Hockings, Troy Greene, Steve Richardson, Mitchell Giles, Allen Abreo
3rd row: Tina Nitz, Brad Markquart, Ellen Nolan, Sean O'Flinn
4th row: Jimmy Ballard, Dean Segale, Ginger Ward, Jamie Hollars, Mardell Sierck
Mrs. Mary Denault, teacher

View 13: DFS Class of 1972. Note condition of concrete foundation

H.6.4 CONTEMPORARY PHOTOGRAPHS



View 1: DFS View toward right side, 2011



View 2: DFS View toward left side, 2011



View 3: DFS Interior view toward rear of building, 2011

H.6.5 OTHER SIMILAR BUILDINGS



View 1: Altaville School (b.1859). Similar size & shape.
Built of brick from local kiln. Similarly moved forward
But 1971, not 1860s.



View 1a: Altaville School. (Photo 2018) Period furnished interior as museum exhibit



View 2: Santa Anna School, (ca. 1860s) Moved from rural San Benito County to San Jose History Museum (2002) and restored by *Mineweaser & Associates, Preservation Architecture*. Note: Similar, simplified Greek Revival, but separate front doors for boys & girls; new disabled access ramp.



View 2a: Santa Anna School. Interior as museum exhibit. Note: Similar, period appropriate 'schoolhouse' lights, chalkboard locations, & wall surfaces. Wood stove is at opposite end of room with stovepipe along ceiling.



View 3: Church Mokulumne Hill (ca. 1860s) Similar style building and belfry. Note: steps new when photo taken (2018)



View 4: Former Presbyterian Church in Sxxxxx. (b. unknown)
Slightly more ornate simplified Greek Revival style



View 5: Murphy's School – see text for relationship to Douglas Flat School. Note: Building is larger and more ornate, and attention is drawn to the similar cresting on the bell tower and the porch roof. Also, the porch design is more in keeping with the Revival style.



View 6: Other similar schools in CA. From an exhibit at Altaville School 2018

H.6.6 INVENTORIES

PH 0047279

Form 10-200
July 1981

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: Calaveras	
FOR NPS USE ONLY	
ENTRY NUMBER:	DATE: MAY 24 1973

1. NAME

COMMON:
Douglas Flat School

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:
Douglas Flat

STATE:
California

CODE: 006 COUNTY: Calaveras ZIP CODE: 009

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Commercial	<input type="checkbox"/> Educational	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Government	<input type="checkbox"/> Industrial	<input type="checkbox"/> Military	<input type="checkbox"/> Museum	<input type="checkbox"/> Park	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Religious	<input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation	<input type="checkbox"/> Other (Specify)	<input type="checkbox"/> Comments
---------------------------------------	-------------------------------------	--------------------------------------	--	-------------------------------------	-------------------------------------	-----------------------------------	---------------------------------	-------------------------------	--	------------------------------------	-------------------------------------	---	--	-----------------------------------

4. OWNER OF PROPERTY

OWNER'S NAME:
Vallecito Union School District

STREET AND NUMBER:
P. O. Box 73

CITY OR TOWN:
Douglas Flat

STATE:
California

CODE: 06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Registrar of Deeds

STREET AND NUMBER:
Government Center

CITY OR TOWN:
San Andreas

STATE:
California

CODE: 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
State Historical Landmark No. 272

DATE OF SURVEY: 1956

DEPOSITORY FOR SURVEY RECORDS:
California Historical Landmarks Advisory Committee

STREET AND NUMBER:
P. O. Box 2390

CITY OR TOWN:
Sacramento

STATE:
California

ZIP CODE: 95811

SEE INSTRUCTIONS

STATE: California

COUNTY: Calaveras

FOR NPS USE ONLY

ENTRY NUMBER: 5815

DATE: MAY 24 1973

NATIONAL REGISTER

Page 1: NRHP Nomination form for DFS. (1973)

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MAR 16 1973
NATIONAL REGISTER

DESCRIPTION		(Check One)	
CONDITION	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unrecovered		
	<input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input type="checkbox"/> Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If Known) PHYSICAL APPEARANCE

This building was constructed in 1854 by the miners residing in Douglas Flat. The original 20' x 24' structure resulted due to a need for a meeting hall and church. By 1856 families began moving to the area and the need for a school building was evident. At this time it was realized that the structure had been constructed on ground that was fertile with gold deposits and it would be profitable to move the building to a new location. A site was selected on a hillside approximately one-quarter mile from the original site to relocate the building. The building was re-located to a 3-acre site which was designated to be used as a school church, community center and cemetery.

Examination in 1971 revealed that the original building was constructed of European cedar and utilized a fabric comparable to cheese cloth for the interior wall surfaces. The building was constructed of lumber in its entirety with windows and the finished lumber, judged by architects and builders to have been imported from Europe.

The building is a simply designed example of contemporary building vernacular of the gold rush period. Its simple, unobstructed lines suggest the classic styling familiar to the builders in the East before coming to California. Classic styling, based upon Greek and Roman revival forms, was the preferred form for public buildings of the 1850's. The building is classic revival at its simplest. The temple front of Greek revival is merely suggested by the classic pedimented gable. The elements of the cornice have been reduced to a band of wide horizontal boards and a strip of moulding below the eaves. The treatment of the entrance is suggestive of early classic forms with an architrave supported by flat pilasters. The composition is capped by a small rectangular belfry.

In 1856 the first school was held in Douglas Flat according to the record of the County Superintendent of School. It is concluded that shortly thereafter an addition was constructed adding sixteen (16) feet to the length of the building. There is evidence to indicate that the exterior lumber was also imported as the texture is not indicative of native lumber. In addition the exterior clap-boards are narrow in width and smooth finished. It is concluded that at the time of constructing the addition the interior was all finished in a tongue and grooved pine lumber.

The interior, as it appears today, was one large room. The finish, both ceiling and walls, are of tongue and grooved pine. The floor is made of soft pine and is very dark colored from the treatment of oil to preserve the wood. Until the early 1950's a wood burning stove was used for heat. The original opening for the stove pipe is still visible in the center of the room and was apparently not changed when the addition was built.

This school was used until 1956 when it was closed due to the lack of students. In 1971, the school was re-opened to be used for a kindergarten class. When the need was known for an additional classroom, residents of the district came together and placed the building in a usable form. The renovation consisted of small repairs, repainting the exterior and in-

Page 2: NRHP Nomination form for DFS. (1973)

Form 10-200a
July 1969

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE
California

COUNTY
Colaveres

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

FOR NPS USE ONLY

ENTRY NUMBER
DATE

7. Description cont. (Continuation Sheet)

(Number all entries)

terior, the installation of an approved electrical system to replace the inadequate service and the repair of the existing heating system. There were no structural changes in the work completed.

Upon completion of the new Michelson school in Murphys it will be transferred to the Douglas Flat Community Club to be maintained as a museum and community hall.

RECEIVED
MAR 16 1973
NATIONAL REGISTER

Page 3: NRHP Nomination form for DFS. (1973)

Form 10-220a
(July 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE
California

COUNTY
Calaveras

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

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ENTRY NUMBER
105


DATE
5 4 1973

7. Description cont. (Continuation Sheet)

(Number all entries)

terior, the installation of an approved electrical system to replace the inadequate service and the repair of the existing heating system. There were no structural changes in the work completed.

Upon completion of the new Nicholson school in Murphys it will be transferred to the Douglas Flat Community Club to be maintained as a museum and community hall.



Page 4: NRHP Nomination form for DFS. (1973)

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 20th Century

16th Century 17th Century 19th Century

SPECIFIC DATES (If Applicable and Known) 1854 (construction), 1856 (moved)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aesthetic Prehistoric Historic Agriculture Architecture Art Commerce Communication Conservation

Education Engineering Industry Invention Landscape Architecture Literature Military Music

Political Religious/Philosophy Science Sculpture Social/Humanitarian Theater Transportation

Other (Specify) Data (Specify)

STATEMENT OF SIGNIFICANCE

The Douglas Flat School shows the simplistic classic styling of Gold Rush architecture, based upon forms familiar to its builders in the East. According to Harold Kirker, the Greek and Roman based classic styles were preferred for civic architecture in California in the 1850's.

Built by local labor, the schoolhouse combines the builders' recollections of "proper" styles known in the East and the elements of frontier construction, resulting in a composition of classic styling at its simplest - the elements of classic styling are suggested, but not strongly developed along formal Greek or Roman Revival lines.

This building, in addition to being architecturally significant, is important for its role in the history of the State of California. With the discovery of gold in 1848 at Douglas Flat came many settlers to seek their wealth. To enable each miner a fair share of the prospects for gold, a system was devised to allot an area eight feet by eight feet as the surface boundaries of the claim. All that came, however, were not actually engaged in mining for gold. Tradesman and merchants established businesses to provide the miners with the goods and services needed to carry on the mining activities.

Early records indicate that the only area not available to the miners pick and shovel was the Douglas Flat school site. The first teachers, in addition to a small salary were granted exclusive rights to mine gold on the school site.

As the community grew into a large settlement, families began arriving to make this area one of permanent buildings to replace the tent city that had developed so rapidly. The school, with its variety of uses, played an important role in the development of this area.

The trustees of the Vallecito Union School District have declared its intention to arrange for the preservation of the structure for historical purposes. This site at the present time is visited by many people annually as it is part of the history of this region. From a national interest this building played a significant role in the development of California as a state.

SEE INSTRUCTIONS



Page 5: NRHP Nomination form for DFS. (1973)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Dr. Richard Coke Wood - Murphys, Queen of the Sierra Calaveras, the Land of Skulls Tales of Old Calaveras.
 Harold Kirker - California's Architectural Frontier
 Kenneth M. and Doris Castro - Murphys, California, History and Guide
 Archives of : Calaveras Prospect, San Andreas, California
 Calaveras Chronicle, Mokelumne Hill, California

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE		LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	*	*	*	38	07	02
NE	*	*	*	120	27	11
SE	*	*	*			
SW	*	*	*			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **3 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: **S. M. Staffon, Superintendent**

ORGANIZATION: **Vallecito Union School District** DATE: **12/22/72**

STREET AND NUMBER: **Box 73**

CITY OR TOWN: **Douglas Flat** STATE: **California** ZIP: **95229** COUNTY CODE: **06**

12. STATE LIAISON OFFICER CERTIFICATION

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

National State Local

Name: *[Signature]*
 Title: **State Liaison Officer**
 Date: **FEB 12 1973**

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
 Chief, Office of Archeology and Historic Preservation
 Date: **5/24/73**
 ATTEST:
[Signature]
 Keeper of the National Register
 Date: **5 23 73**

Page 5: NRHP Nomination form for DFS. (1973)

Form 16-200a
July 1969

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE: **California**
 COUNTY: **Calaveras**
 FOR NPS USE ONLY
 ENTRY NUMBER: **001** DATE: **MAY 24 1973**

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
 (Continuation Sheet)

8. Significance

(Number all entries)

It is the opinion of the trustees that, if the site and building are not preserved, the nation will lose a valuable contribution to the history. The community of Douglas Flat is California State Historical Landmark 272.

SEE INSTRUCTIONS

RECEIVED
 MAR 18 1973
 NATIONAL REGISTER

N-1/4

Page 6: NRHP Nomination form for DFS. (1973)

www.ohp.parks.ca.gov/ListedResources/?view=name&criteria=Douglas+Flat




Office of Historic Preservation

Search

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California Historical Resources

California's historical resources represent the contributions and collective human experiences of a diversified population spanning 10,000-12,000 years of occupancy in California. This rich heritage is embodied in the cultural and historical landscapes of California as evidenced by archaeological remains, historic buildings, traditional customs, tangible artifacts, historical documents, and public records extant in California. All these evidences of the past contribute to the sum total of California's history. Such historical resources provide continuity with our past and enhance our quality of life.

Search by County | Search by Landmark Plaque Number: Search Search by Keyword: Search | Show All

National Register
 State Landmark
 California Register
 Point of Interest

Name (Landmark Plaque Number)					Date Listed	City (County)
DOUGLAS FLAT (272)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10/6/1937	Douglas Flat (Calaveras)
DOUGLAS FLAT SCHOOL (N237)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5/24/1973	Douglas Flat (Calaveras)

Contact Us
 Address: 1725 23rd Street, Suite 100, Sacramento, CA 95816
 Public Information Inquiries: (916) 445-7000
 Email: calshpo@parks.ca.gov

Follow Us




Select a Language

Latest Tweet
 @calshpo
 This deadline also extended:
<https://t.co/AlcoobVh8DU>
 46m

Page 7: CRHR listing of DFS & the town of Douglas Flat (1973)

From the www.ohp.parks.ca.gov website (2018)

H.6.7 GLOSSARY



865 The Alameda
San Jose, CA 95126-3133
408/926-1900
www.mineweaser.com

17154 Monte Grande Drive
Soulsbyville, CA 95372-9779
209/928-5900
craig@mineweaser.com

The following terms are used in our work on historical buildings. We've placed the acronym or abbreviation ahead of the name as you will find preservationists using these abbreviations rather than writing out the entire phrase. Initially these names may sound strange, until one learns the structure of the rules that are handed down from the National Park Service (which is under the Secretary of the Interior), to each state office of historic preservation, to your local government. As your preservation architect, we are charged with following the SIS and the CHBC. So it will be helpful to keep this list handy when we are discussing your project.

Glossary of Terms Used in Preservation

CDF – Character-defining feature, is a phrase from the SIS that refers to a feature, such as a doorway, or a roof shape, or a certain window trim, that makes the building recognizable as a particular architectural style, or of a particular era, and so on. An evaluation of the historic aspects of a building or site usually includes a list of

the CDF's and an assessment of how to treat each of them should be included in the PTP.

CEQA – California Environmental Quality Act. This law discusses public review of all construction projects, including qualified historic resources. For historic resources, the most critical part of this lengthy law is discussed in Section 15331, 15303, 15361 (etc.). The OHP has stated repeatedly that a '*mitigated negative declaration*' may only be issued for projects that are found to be in conformance with the SIS." This is the most important key to successful approval of your project. However, 'the findings and conclusion' must be based on an evaluation report of the project according to an HER or DPR523 forms, etc. (as detailed below.) Issuing an MND means that no further environmental review (such as an EIR) need be done on this project, at least as far as the impacts of the historical aspects are concerned. There is much misinformation and argument surrounding this issue, and staff of some jurisdictions do not completely understand how this is to work.

CHBC – California Historical Building Code (Part 8 of the California Building Code), this code has specific and more lenient rules for qualified historic buildings than those of the regular building code, the CBC. This is a very special code and we are lucky to have this in California because the primary purpose of the CHBC is to save historic fabric and CDFs. It is administered by the local Building Department, and unfortunately is often misunderstood by smaller jurisdictions that do not have experience in its use. Owners need to know that this is a voluntary code and to invoke its many money saving features and other benefits, the owner must specifically request in writing when submitting for a building permit that the

project be reviewed according to the CHBC. Additionally, it is important that the architect, engineer and other professionals involved understand the use and application of this code. The CBC is a 'prescriptive code' (a guardrail must be exactly 42" high – no deviation) whereas the CHBC is a 'performance code' (your architect can cite the existing 24" high guardrail as a CDF and therefore exempt the new height requirement.) [See *qualified historic building*.]

CAR – Condition Assessment Report, is an assessment, usually done by a qualified professional, of the condition of the building or structure at a particular point in time. It usually contains recommendations for work that needs to be done to restore the resource to a particular POS. Construction work done without correlation with the POS risks destroying historic fabric or creating a false presentation of the resource.

CLG – Certified Local Government. A program run by the OHP in which city and county governments are given financial assistance and consultations for administering a formal review process for historical and cultural resources. To be in this program, the jurisdiction must maintain certain standards such as a review process that follows the SIS, has a formal, public review by a Commission or other similar body, and keeps an inventory of resources found to be significant. Commissioners must meet certain experience and education backgrounds and annual continuing education requirements.

CPF – California Preservation Foundation, is a state-wide non-profit advocacy organization offering training and resources through webinars, workshops, networking, and an annual conference to assist preservationists across the state obtain

approvals for their projects and OHP officials and other knowledgeable professionals and volunteers present educational information at these events.

CRHR – California Register of Historical Resources is an inventory or list, similar to the NRHP, of places, buildings, properties, archaeological and cultural resources, and other resources important to the history California. It is administered by the California OHP. Placement on this list requires the same evaluation process as for placement on the NRHP, and that of many local inventories, although the criteria differ. This list has subcategories such as a "state landmark" and a "point of interest."

DPR523 – Department of Parks & Recreation (of the NPS) **form #523**, a form required by OHP to be used for official recordation of historic resources. Available from the *California OHP* website, the local jurisdiction usually requires that these be completed by a "qualified professional". This is because they must be submitted to the local county or city government for review and designation as a locally significant resource- a public review process like a permit application. Generally, the history of the building, the people who built it and occupied it, and the importance it played in the social life and development of the town are detailed here. It usually also includes an evaluation of the architectural and historical importance of the resource against the criteria of the NRHP, the CRHR, and any local criteria for a local inventory of historic buildings. If such an evaluation is included, then it should also have a conclusion about its importance vis-à-vis these criteria and a recommendation for or against listing. This evaluation should also include a discussion of 'setting' and 'integrity' as defined by the NPS, and should declare a POS based on the evidence and research.

[Note: Even if you have already have an old DPR523 form for a resource you may need a new one. In the past, DPRs were two or three pages long. Now, because the OHP is asking for so much more information these recordations are now often 10 to 15 pages or more in length. There are now separate 523 forms for “Building, Structure, Object”, for “Primary Record”, “archaeological recordation” and so on.]

ITS #X – ‘Interpreting The Standards’ or ITS. A numbered series of bulletins published by NPS’s Technical Preservation Services with official interpretations of the *Standards*.

Historic Fabric – Like CDF, this term also refers to historic features, but is reserved more for referring to materials, such as wood shingle siding rather than assemblies such as a complete window etc.

HER – Historic Evaluation Report. (Or HAER – Historical & Architectural Evaluation Report) A report, usually prepared by a qualified professional, according to rules issued by the NPS in which the historical, architectural, social, and cultural significance of a resource is evaluated. Typically, but not always, this information is placed on the appropriate DPR523 forms so that it can be submitted to local or sometimes state authorities for review and comment on significance. Based on their findings, the evaluator declares a POS, and delineates what criteria of the federal, state and local inventories are applicable to this resource. The ‘setting’ and a ‘statement of integrity’ are also to be included. Recommendations for eligibility are also discussed. And if development or alteration of the property is being proposed at the same time, then such a report should give recommendations for mitigating (reducing) the negative effects on the resource of the

proposed development to a level that meets the SIS. [See DPR523 and POS. Also see CEQA for mitigated effects.]

HRI – Historic Resources Inventory. This is a list of buildings or properties, or sometimes cultural resources, infrastructure, such as bridges, or even heritage trees, or important public works of art that have been found to be historically or culturally significant on some level; local, state or national. Such an inventory, or list, may go by another similar name – it depends on the local jurisdiction. However, the maintenance of such a list allows the jurisdiction access to CLG assistance, consultation with OHP, etc. More importantly, getting your resource listed in this register (or the California or Federal Register) affords you the privilege and benefits of your project being ‘declared historic’. This means you can use the CHBC, apply for protection under the SIS, and maybe even get a property tax break through the Mills Act or utilize the federal Historic Preservation Income Tax credits. It has been shown repeatedly across the nation that having your property declared historically significant not only saves you money when working on it, it also increases the real estate value of your property and that of your neighbors.

HSR – Historic Structure Report. This type of report is to be prepared according to the guidelines published by the OHP, and it should be tailored to the particular client and situation of the resource. This report is similar to an HER in that it contains all the history of the resource, the local setting at the time it was built, and it identifies CDFs, etc.

In addition, like the CAR this report also details the physical condition of the resource, what work needs to be done to restore the resource to the POS, as well as estimates of cost to do this and

a timeline for prioritizing this construction. The HSR includes everything in these that is in the other two reports. The major difference between an HSR and a CAR are that the rehabilitation work is supposed to follow a PTP (*see below*), that is a ‘treatment plan’ for restoration, rehabilitation, preservation, or reconstruction. The purpose of this plan is to avoid the destruction of historically significant materials or features, and to avoid creating a false history. An HSR may also may include additional information such as how an institutional owner may want to proceed, or what fundraising sources will be consulted, and so on. The HSR is intended to a planning tool and road map for future work on the resource. Although it may have sketches and written explanations of work to be done, it does not take the place drawings and specifications needed to apply for a permit for construction work. It is meant to be a living document that gets updated on a frequent basis as new information comes to light.

Mills Tax Act Project – This state act provides property tax relief for historic buildings in California. But your city or jurisdiction must have the mechanisms in place to administer this program – not everyone does. Once a property is on an inventory (local, state, or federal), the owner must apply to their local jurisdiction to have their project declared eligible. This tax relief program is designed to encourage the owner to re-invest the money saved on property taxes into their historic building. Thus the application usually requires submittal of substantiation of the building’s historical importance and a ten-year schedule of continued major improvements, restoration, and repairs. After the application is reviewed and approved, the city will issue a contract that the owner must sign. This contract ‘runs with the land’ as it is tied to the property taxes issued by the county, but it is a contract

between the owner and the city or jurisdiction having control of the historic inventory and the building permits for this resource. Not every application gets approved. Approval rates vary from city to city. The city council must approve the contract and some restrict these contracts to just a few a year. However, once approved, the owner will get a reduction in property tax that may be as much as 50% per year for ten years. [*See NRHP for other tax credits.*]

NPS – National Park Service. Administers the *Standards* through each state’s *OHP*. The Park Service is under the jurisdiction of the Secretary of the Interior, hence the SIS is often referred to as the Secretary’s Standards. The NPS is the source of the reference documents used in recordation, repair, restoration and other work on historic resources. And although the OHP sets the standards for how this work is to be done within each state, in most cases the local city or county reviews, interprets and regulates all activity regarding an historic resource. Occasionally, when deemed necessary, the city will discuss a particular resource with the state.

NRHP – National Register of Historic Places is a list (inventory) of our country’s most prominent, rare, or socially meaningful properties, buildings, groups of buildings, historic districts, cultural resources, etc. Administered by the NPS, there are now very stringent rules they apply to get your resource on this list. This means a lengthy application (100 pages is not uncommon) and it takes time (6 months is not uncommon.) As this is the most prestigious inventory of the land, your resource must have broader, regional importance extending beyond just your state. However, once listed on the NRHP, the property owners can use the federal Historic Preservation Income Tax credits.

The application is made directly to the state OHP, and you work with their staff to iron out the details in your application. In California, resources listed on the NRHP are usually also listed on the CRHR.

OHP – the California *Office of Historic Preservation*, under the jurisdiction of *California Parks Department* (and *NPS*). The *OHP* administers the *SIS* and charges each local city and county government with review of routine local projects. The staff of the *OHP* is available to local jurisdictions for consultation on particularly complicated issues, but they normally act only as a resource of information to help explain the laws and rules that apply to this work. [See *NPS and SHPO*.]

PB #X – ‘Preservation Briefs,’ a series of bulletins with ‘how-to’ information about restoring various historic materials and CDFs of the building. Published by *NPS* these short documents discuss a particular subject, such as restoration of historic plaster, that has proven to be problematic for many. They are intended to assist architects, contractors, and lay people in the current best practices for this particular work. They can be cited in a *PTP* or other document being approved by the local department issuing permits for the building to help ensure proper procedures are followed during construction.

POS or *Period-of-Significance* – The period of historic importance as defined on the *DPR 523B* form (the Building, Structure and Object Record) which delineates the historical period that the completed project should display. This has become a vital bit of information for the architect, the reviewers, and everyone to use in deciding what materials and features will be preserved, and what should possibly be removed, so as to not create a false history.

PTN #X – ‘Preservation Tech Notes,’ a series of bulletins with how-to information from specific case studies published by *NPS*. These are intended to assist architects, planners and others working on the design of restorations, and to assist architects, contractors and others who will repair or restore the property. They present best practices for work on historic properties.

PTP or *Preservation Treatment Plan* – or simply ‘Treatment Plan’ – Refers to a written plan or guide as to how one of the four types of ‘treatments’ listed in the *SIS* will be used for maintaining or remodeling a particular historic resource. These four are: Preservation, Rehabilitation, Restoration, or Reconstruction. This plan lists ‘character-defining features’ and historic materials and discusses their disposition. It applies to all work on the resource, including the grounds and setting. Many jurisdictions are now requiring that a *PTP* be submitted during the planning stages of any work on a historic resource that requires a permit. This helps ensure that at the construction work will comply with the *SIS* so that the resource does not lose its historic designation or listing. The proposed work needs to be in conformance with the *SIS* so that the project will be approvable under *CEQA*.

Qualified Historic Building – In order to use the *CHBC* on your building project, it must be a qualified historic building, which simply means that it must be listed on a local or other inventory that declares it to be historically significant. Alternatively, a qualified professional must declare it to be eligible for listing during a formal *HER*. This report must be submitted to the local jurisdiction along with the plans for restoration, alteration, etc. [See *CHBC*.]

Qualified Professional – one who meets the qualifications defined in the Federal Register Section 36 CFR Part 61, with specific, documented training in the specialties of Historic Architect, Historian, etc. Local jurisdictions usually require that DPR523 forms be filled out by a qualified professional. They may also require this of other reports or investigations. This helps ensure the consistency and standards of the evaluation process and their acceptance for use in a CEQA review of a proposed project.

SIS or “Standards” – The *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. (The NPS is under the jurisdiction of the Secretary of the Interior.) This document lists standards that work in each of the four categories must meet. The standards for each section consist of 8 or 10 simple, short paragraphs. Originally published in 1979, these Standards have been updated several times as the field of preservation has evolved, and they are now available online. Through constant analysis and feedback from users across the country, the words of this all-encompassing guide have been distilled down to their simplest form. Because the exact interpretation of some of the standards can be controversial or somewhat complicated, guidelines - with examples, are also included. There are four separate categories of work because, for example, rehabilitation work is different than preservation, hence the Standards for preservation work are more stringent. While there are four sets of standards, there can be only one of the four applied to the work.

SHPO – State Historic Preservation Officer. This person is appointed by the governor to head the OHP in Sacramento to

oversee the professional staff at the OHP. The SHPO may issue interpretations or advice to local jurisdictions in certain highly complex historic building projects, or when disagreements are occurring that cannot be resolved.

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[see *H.6.5 INVENTORIES* above]

PART I - APPENDIX B

DPR523 “Primary” and “Building, Structure and Object” Record Forms

To be added after completion of entire HSR. These are the forms required by the OHP. 99% of the information on them is quoted from this HSR.

PART II - HSR Preservation Treatment Plan

Douglas Flat Schoolhouse

Preservation Treatment Plan

Following the guidelines of the Secretary of the Interior's Standards, the PTP reports on the condition of the resource and offers a repair or restoration scheme. This is based on Part I – HAER and it includes cost estimates for these improvements. This section of the report should be updated periodically.

P.1.0 INTRODUCTION TO PTP

This section describes an assessment of the condition of the schoolhouse as of 2017. Each part, assembly, or material of the building is discussed with regards its condition current at the time the inspections were performed. Each section includes recommendations for repairs

The *Secretary of the Interior's Standards* discuss having an overarching plan for these repairs. One that can be evaluated against the Standards for Restoration, Preservation, and so on. They say it should include estimates of construction costs because it is to be used as a planning tool for work and improvements on the building well into the future. This master plan is called a Preservation Treatment Plan or PTP.

This entire section constitutes such a PTP. Further, we have arranged the types of project in a order of priority that we judge is appropriate for the current condition of this building and for best meeting the goals of restoration.

It is intended to be a guide for planning of the care of the facility by breaking the work down into small construction project and for assisting with funding efforts for future projects.

It is not a design for any particular project, nor could construction work be done directly from the recommendations included here. It is a planning tool. Before starting construction, each project will require design, and in some cases engineering, drawings to submit for permits and for construction bids.

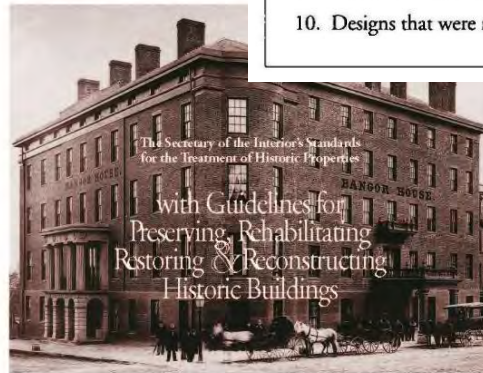
P.2.0 REGULATIONS

This investigation and evaluation was performed in conformance with the Secretary of the Interior's Standards for Historical Documentation, the criteria of the National Register of Historic Places, the "Information Center Procedural Manual" (rev. 2006) published by the SHPO of the State of California, and the CHBC..

P.2.1 SECRETARY OF THE INTERIOR'S STANDARDS

This investigation and evaluation was performed in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

This document is composed of four sets of Standards, numbering 8 to 10 requirements each. They are used as a set of Standards to guide the planning and construction work on historic buildings and to measure the results in evaluating historic buildings for listing on historic inventories and other purposes. They are used for all types of work on historic buildings by national, state, and local governments in every state.



Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

P.2.2 CALIFORNIA HISTORICAL BUILDING CODE

This is an existing building, and a very important historical resource as it is eligible for the National Register of Historic Places (NHRP). Hence, every building permit application/submittal will require negotiation with the Building Department. Codes change, so what we recommend here is likely to meet current CHBC and other codes, but not future codes. Building codes in California are revised and reissued as new editions every three years. In between these years, changes and amendments may be issued at any time. ADA law and disabled access regulations are changed on a different schedule than that the regular building codes. In addition there are local ordinances that may apply to this work. So at a minimum every three years, the projects still to be accomplished should be reviewed for code compliance. DISCUSS CHBC covers Disabled Access regs – supersedes CBC DA

Be advised that the PRIMARY building code that applies to this historic building is the California Historical Building Code (CHBC.) However, most building departments we encounter are not willing to automatically apply it to “qualified historic buildings” such as this one. This is understandable because generally department personnel have not received training in this special code, and more importantly because the CHBC contains alternatives to the very prescriptive methods of construction detailed in the California Building Code (CBC). The purpose of the CHBC is to prevent the needless destruction of “historic fabric” of the structure, just to meet the current regular code.

Instead it requires you and your Architect to review the alternatives to certain sections of the CBC, assess how you want to apply them to your project, then present a proposal to the Building Official (BO) for review and negotiation. It is a “non-prescriptive” because it requires the BO to make a judgment call about your proposal – that what you propose will be “*equivalent to the requirements of the regular code.*”

In addition, you – the building owner – MUST OFFICIALLY REQUEST that the CHBC be applied to your project. (See definition of “qualified historic structure” in the preface to this code.) This is essential to success as it forces the local building department to review your project against this code, not the CBC. Unless you demand it, they usually will simply review it against the CBC.

P.2.3 ADA IS FEDERAL LAW, NOT BUILDING CODE

The Americans with Disabilities Act (ADA) is federal law not a building code. Why is this important to know? First, the California Disabled Access (Chap 11b of the CBC) differs slightly in some of the details from the ADA. Further, the Historic Building section in the ADA, differs slightly from the CHBC (and these are the two regs that you should be using). But the biggest difference is that the ADA is federal law, so you, as building owner, can easily be sued if any member of the disabled community decides that your building does not comply

with the ADA. These lawsuits are easy to file (as easy as small claims court operates) and many unscrupulous people have reaped a couple thousand dollars from owners unaware of their responsibility under this law.

Enforcement of the CHBC and other building codes is by the County building inspection department. Generally you do not have to provide disabled improvements until you apply for a building permit. Then a portion of the construction cost must be devoted to access improvements – even if you already have improvements you’ll need to rework some to comply with the current codes (be they CHBC, CBC or others).

Generally, if you have gotten a permit for your work and been reviewed by the building inspector under the CHBC, you will be found in compliance with the ADA. But your designer should check carefully each time you make an improvement because the ADA is changed on a different schedule than that of the state codes. You may have noticed that local buildings owned by national companies, such as banks, are suddenly reworking their existing disabled parking stalls and sidewalk ramps to their existing buildings. These changes are minor, such as making the parking stall and the wheelchair travel area flatter, or rebuilding concrete ramps to the new standards. But they don’t want to get caught in a lawsuit.

P.2.4 OTHER REGULATIONS

In addition, other regulations, such as local ordinances for property development, and other building codes, such as the California Existing Building Code (CEBC) and the California Green Building Code (CGBC) may apply to work on this facility.

And as discussed above with regard to building codes changing every three years, all of these other regulations are undergoing continuous review and update. Even, the *Secretary’s Standards* is updated periodically because the field of preservation is constantly changing too.

During the project planning stage when any work requiring a permit is undertaken, the latest editions of all of these applicable regulations and codes should be consulted.

P.3.0 CONDITIONS & REPAIR RECOMMENDATIONS

This section describes conditions found during several field visits by M&A in 2015, 2017 and 2018. Some conditions may have been corrected since these visits, but others are planned but awaiting funding. But even if some of these projects, like painting, have been completed it is still valuable to keep them in this list so they can be include in ongoing maintenance plans.

Also included are discussions some repairs and restoration work that may be necessary to conform to current codes, to meet the *Secretary's Standards*, to restore the building and prevent future deterioration, and to ensure the longevity of this 175-year old building well into the future.

Also included are discussions some repairs and restoration work that may be necessary to conform to current codes, or to meet the *Secretary's Standards*, or to restore the building and slow future deterioration, and/or to ensure the longevity of this 175-year old building well into the future.

These are all worthy goals and we recommend review and revision of this PTP about every ten years as your plans for the use of the building may change, the building codes will surely have changed, and the field of preservation will have marched forward with new ideas, new materials and new ways of practicing preservation.

The sections that follow are listed in an order of priority of the worst conditions or the ones that will most quickly lead to other deterioration and harm to the building first and lesser problems listed later. In some cases small projects are grouped with larger ones because they are related. For example repairs to the floor framing and ventilation of the crawl space are grouped with the the foundation replacement and labeled “Foundation Repair Scheme” because all of this should be done at one time.

P.4.1 FOUNDATIONS and FLOOR FRAMING

These structural assemblies composed of the stone foundation, and the wood framing it supports, show evidence of fairly severe deterioration. It is a top priority that repair of these conditions be done soon – the building is sinking into the ground and the rest of the building frame is being severely stressed.

4.1.1 FOUNDATION

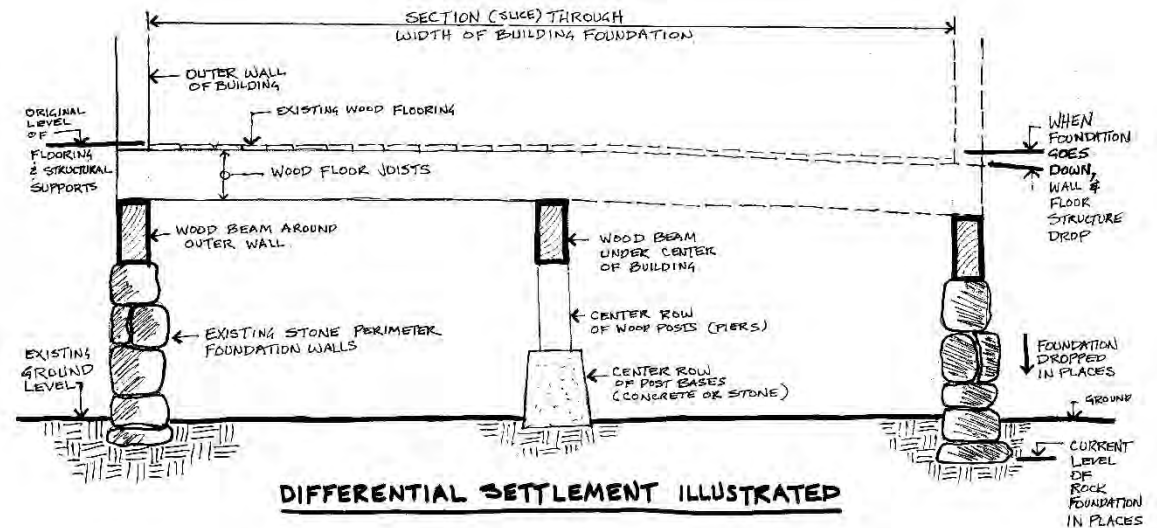
The building should be returned to plumb and level before any other repairs (like flooring) are made. The stone foundation is in very poor condition. Over time many of the stones have fallen out of the wall, or been removed, and the entire structure has tilted and racked, causing great stress on the wood frame and resulting in out of plumb walls, and a floor that slopes in different directions. This has occurred very slowly over a long period of time. Some foundation repairs have been made over the years as each wave of repairs were done – most notably at the front where a concrete wall has replaced the stones, and at a couple of locations around the perimeter where concrete piers have been installed. These previous repairs are unsightly and detract from the preservation of the stone wall, but they have provided some support for parts of the building.



The exterior of the section of the stone foundation wall depicted in the photograph looks to be largely intact from outside the building. However on the interior side, where the photo (*left*) was taken, stones are tumbling down and not really supporting the wall, and water stains can be seen on the inside of the siding and extending down over the horizontal 4x wood plate at the top of the stone wall.

Since this sinking has occurred slowly over many years, it tends to go unnoticed. And with each wave of repairs and rehabilitation efforts described in Part I (*above*) just enough repair work has been done to make it last a few years longer. The fact is, the building never had a proper, permanent foundation – hundreds of buildings throughout the Gold Country have similar foundations in which stones were simply stacked up, floor joists laid across and wall and roof framing was quickly erected.

Here (*right*) is an illustration of what is happening:



Nevertheless, what we see here is that the floor is not level, and it has advanced far enough that the walls are tilting a little. Since its an old building, we tend to excuse this. What we often don't realize is that, left unchecked, the wood frame will slowly destroy itself through this differential settlement. Gaps and openings in the exterior wood pieces, most visible in the trim along the connection the roofing and at the vertical corners near the roof (*right*), have been initiated by this settlement. This lets water into the wall where it causes further rotting of the wood causing the gaps to open wider, speeding up the cycle of wood rot and general deterioration of the entire building. Insufficient foundation support (i.e. the stones falling out of the wall) is the root cause. Of course, the distortion of the wood building frame is helped along by the deteriorating paint on the siding letting



water intrude into the walls. This latter issue is discussed under **Siding** (*below.*) The main cause of the uneven settlement of the entire structure is the increasing deterioration of the stone foundation walls.

As noted, in recent decades, some repairs have been made. Most notably the replacement of the stones by a poured concrete wall at the front (see around both sides of front porch) and at a couple points along the side (*right*) poured concrete has replaced some of the absent stones. Also, some stones have been repointed with mortar. But ‘modern’ mortar has been used, which is too hard, and the freezing water causes the stones themselves to deteriorate by breaking off chunks and by eventually popping the entire stone out of place.

Sitting atop the dirt in the photo (*right*) are the remnants of the stone foundation wall of the rear of the original schoolhouse – before the first addition. (See Part I for a discussion of this as a possible apse for the church.)



According to the SIS, this should not be disturbed as it is evidence of this change. However, right now it appears to be holding up the center of the floor framing causing further distress to the flooring, including breaking or splintering of some flooring pieces (see flooring discussion below.) But the root cause of the warping floor is not the old foundation in the center holding the

floor up, it is that the outer walls are sinking, forcing the flooring down at the walls. This is what the illustration is showing on the previous page. This is called ‘differential settlement.’



Besides water breaking up the foundation wall, another cause of settlement is the lack of a footing. ‘Spread concrete footings’ (either continuous around the perimeter, or under piers) have been required by

California building codes for decades. In the East, they have used them for centuries. In the Mother Lode, during the gold rush, there was no time for such ‘extras.’ As their name implies, spread footings extend or spread the weight of the entire building on these stones over a wider area of soil. This reduces the amount of load on any one point by spreading it over a wider area, and most importantly reduces the distortion of the building frame caused by differential settlement. These stone walls are only about 16” or more in thickness, so as the walls are rebuilt, an even wider ‘spread footing’ will likely be required by code.

Close examination of the photo on the cover of *Las Calaveras*, (see Part I - Appendix, historical view 7, and close-up on next page) one can see two important additional details about this foundation. First, the stone walls are wider at the base. This “battered wall” shape where the walls tilt in at the top also helped spread the load. This is still evident in the shape of the wall today.



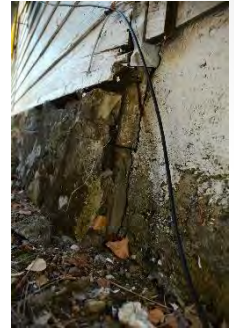
Second, a wood pier is evident at the left side of the front where stones have fallen out. Initially, the building was probably supported by just the piers, including at the perimeter. Over

time the stones were dry laid to fill in the gaps in between. (Note how there is a ledge at the top where the foundation wall meets the wood. This is not a good detail as water enters into the crawl space here.

The infill was always kind of hap-hazard, and the stones really didn't carry that much of the weight. Even a consistent 'battered wall' shape was not maintained. The stones never carried much of the weight, having been inserted after the building was supported on the piers, and its doubtful that there is much a supporting footing below them. By the time of this picture, stones in between the piers had fallen out and concrete had been either parged over the surface of the stone, or poured concrete replaced sections of stone.

Because the land below was so valuable for mining, foundations for such small wood buildings were usually not very substantial – one never knew when it might be time to move it again, in fact this building was thought to have been moved, but our research shows that it was not.

In any event, a new foundation should utilize some stone or concrete piers in its design. This is a design decision that should be made during the actual design of a new foundation. We just note it here, as it is important to utilize the historic photos to determine the exact type of foundation needed that would comply with the SIS.



Deterioration of the building is also evident many of the other photographs at the end of Part I of this report. Some of the reasons, like constructing them quickly and only intermittent maintenance have already been discussed. But delayed maintenance took its toll on this building and waiting much longer to do foundation work may cause racking of the structural frame and many more severe problems.

Please note the tree in our photo (*middle of p. P7 above*) that is surely damaging the foundation. All such large root plants should be removed immediately. [*Since this report was written this may have been done.*]

4.1.2 VENTILATION

California building codes, almost from their inception in the 1920s, have recognized the importance of having sufficient ventilation under any wood frame building to carry away moisture that would otherwise be trapped in the crawl space. This is very important as this moisture causes wood to rot.

Originally, these stone walls may have had no openings to ventilate this moisture other than the haphazard spaces between rocks and piers, etc. But in recent times a few openings have been made by knocking out some stones. Some of these holes have been covered with a modern wire-screen foundation vent (see photo above p.P6). However, many stones around these vents and elsewhere have fallen out, leaving gaps for animals to enter and causing other problems.

The photo (above right) is of the outside of the same wall depicted on the preceding page. It shows the connection of the stone foundation on the left side of the picture to the concrete foundation of the modern addition at the right side. Note the lichen growing on the outside. This is further evidence of moisture being trapped in this area outside, as well as inside, the foundation walls.



For decades, local building codes have required minimum clearance from soil to wood framing members of 18” to wood floor joists and 12” to wood girders. The photograph (right) is typical of many places under the schoolhouse where the wood girder (lower right in photo) is almost touching the soil and the joists (running horizontally across the photo) are only 4” away from the soil.

4.1.3 FLOOR JOISTS

The floor joists are spaced 22” to 25” apart. Although this was typical of this era, it results in floors that are ‘bouncy’ when walked upon as the thin flooring boards are spanning two feet or more between joists. Also, the new flooring was laid directly on the joists, no supportive subflooring is evident. The new flooring is likely thinner than the old planks and so the span, at almost 2 feet is too great (see P.4.2, Flooring below). Some repairs to strengthen the joists and girders have been made, but they are not sufficient because the cracking and breaking of floorboards continues.



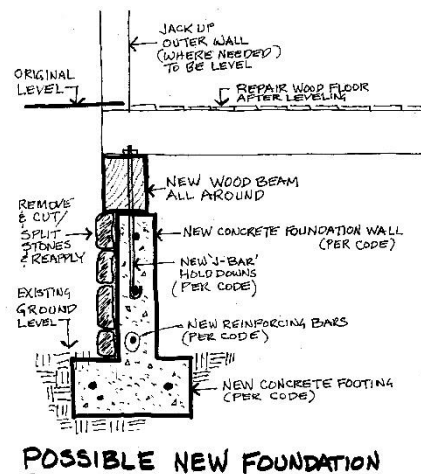
While it is important to strengthen the floor framing before repairing the flooring, repairs to the floor joists and to the flooring should not commence until after the building has been returned to plumb and level. (see Floors below.)

4.1.4 FOUNDATION REPAIR SCHEME

Any repair scheme for rebuilding the foundation walls should start with jacking the building to be plumb and level. This should be done BEFORE touching the floor joists or the flooring. The building could conceivably be left sitting on jacks for a while,

allowing these floor repairs to commence, with the foundation repairs taking place as more funds become available.

While the building is jacked up on cribbing, the stones should be dismantled and an adequate concrete footing installed. The stones could be split and reassembled as shown in the sketch (*at right*) as either a series of piers or a continuous concrete foundation wall complete with reinforcing steel to satisfy the building codes. Either way, the stone can be grouted onto the outside face of a modern concrete foundation wall, complete with reinforcing steel and a continuous rooting. This design, which we have successfully used before, will satisfy the requirements of the SIS as only the stone can be seen on the outside. And this concept sketch does not yet show the ‘battered’ shape of the original wall, which also should be included.



The mortar for the stones is vitally important, even if just pasting face stones onto the concrete wall as we’ve illustrated here. It is very important that samples of any existing historic mortar be taken and sent to the lab for testing (again, during the design process.) Mortars used 100 years ago had a higher sand and lime content and less cement than modern mortars. They were softer (more easily broken) and would not stress the stone as much. Follow **Preservation Brief #2** (See Appendix A).

Adequate openings for venting to meet the CHBC (*not the regular code*) must also be provided. Rather than modern screens (*as shown in the photo on p. P6.*), antique cast iron grilles that are historically correct can be used to cover these openings. These are readily available from www.reggioregister.com. A few large ones of these would be more historically correct than many, small ones distributed around the perimeter as required by modern code. This would satisfy the standards of the SIS and it is also why it’s important to use the CHBC because this would not be allowed under the regular CBC.

During the wall rebuilding, the excess dirt under the building must be removed to provide the clearances to the wood floor framing discussed above. This may result in the stone walls being deeper than they are now, but this can all be worked out during part of the design for the new footings and walls.

The flooring, which spans too great a distance between joists, needs to be supported better. The best thing to do, while the building is jacked up (*and after adequate crawlspace clearances as detailed above have been achieved*) is to add additional joists – one in the space between each existing joist. This cuts the span of the wood flooring running from joist-to-joist in half to 12” to

15". This will stop the bouncing and hence the tongue breaking described in the section on Flooring (*below*). As the building is so small, this only amounts to 24 to 26 joists. As they cross in the center over the center girder support, they need only be 12ft long (i.e.: 1/2 the building width, plus some additional at the cross over point.) (*See the arrows in the photograph on the p. P9 – Floor Joists.*)

These foundation repairs are the most expensive project listed in the Appendix, but it is important to do these repairs first, or at least to jack and level the building first. Other repairs can proceed after the building is plumb, level and square.

P.4.2 WOOD FLOORING

The original flooring would most likely have been full-dimension, 1" thk x 12" wide, simple wood planks, probably pine. This is what was used in buildings of all types dating from the 1850s and 60s. The flooring (*seen in the photo at right*) is narrow, tongue-and-groove, close-gained Douglas Fir. It is placed directly on the joists – no subfloor.

This much more refined flooring was not really available at the time the school was built (1856). It did not come into general use until much later (1870s – 80s).

It is likely that the new flooring was installed at the time of the addition (1870), as the flooring strips are continuous right across the joint where the addition starts.

There is a batten board covering the joint in the walls and ceiling where the addition commences, but the floor is continuous with no change in pattern, an indication that it was likely added at the time of the construction of the addition (1870) or later. The old flooring planks were usually not finished and they saw pretty hard use as a lot of dirt would be tracked in from outside.



This flooring is being stressed and is cracking and breaking due to the material bouncing up and down when walked on. This occurs because there is no subfloor (there never was) and the joists are too far apart to properly support this newer, thinner flooring material. Another stressor is the differential settlement of the outer walls dropping while the original foundations of the back wall and the apse section hold the center high as discussed elsewhere (*see Differential Settlement Illustrated under 4.1.1*). As long as boards continue to flex the cracking and holes will continue to appear.

The photo shows a second cause of damage to the floor – water. Notice the black spots. These are caused by water getting under

the finish and staining the wood, but water also gets down between each board and eventually weakens it, which assists the cracking. Water can also be coming from underneath causing mold to grow. Either way, it is important that wet-mopping of the floor cease immediately and that proper ventilation of the crawl space occurs as soon as possible.

Floor repairs start with the jacking and leveling of the building (part of the new foundation process). Next the floor joists must be strengthened to carry the floor loads without having the flooring flex. This is why it would be more expeditious to replace the foundation and do the floor framing repairs first. .

Once the flooring is adequately supported, the damaged sections of boards can be cut out and replaced, as long as the replacement would be of the same species and has a similar or matching grain pattern and color. These short pieces are called Dutchmen by carpenters.

After all of this work is complete then it is time to refinish floor. Unfortunately, since the black stains are under the finish, the finish will have to be removed to address this. Sanding and refinishing wood floors however is an established practice so this should not really be a problem, except that the workers will need to be very cautious to not damage the Douglas Fir wood. During this refinishing process, a small amount of stain may be needed to get the color of the new wood to match that of the aged

flooring. Caution will need to be exercised when picking the actual finish material. It should match the original, and therefore to determine its type the existing finish should be tested prior to removal.

The black staining can be addressed by the judicious application of oxalic acid. There are a couple of the NPS technical bulletins on restoring wood floors which should be followed to assure compliance with the SIS. However once the stains have been removed, and the floor refinished, water should not be allowed on this floor! We find that many people wet mop a commercial wood floor to clean it and this should not be allowed. Damp mopping with an almost dry mop is all that is needed. Of course any liquid spills should be cleaned up right away before the liquid has time to penetrate in between the boards. (This could be written into your rental agreement.)

We understand there is some concern about women's heels getting caught in the current holes and cracks causing potentially severe injuries. No one wants this to happen, but there is a solution. Many groups we have worked with in similar situations that have softwood floors, particularly public buildings such as yours, have a policy that sharp high heeled shoes are not allowed. This would need to be a policy statement with notifications in your rental literature and a sign near the front door stating that you do not want your historic floor damaged by such apparel so high heels are not allowed inside. *(Actually, it is dangerous to wear them outside your building too, due to all the soft earth*

surrounding it.) This policy change would be up to you, but we strongly recommend it for further protection of these beautiful floors that are a character-defining feature of this schoolhouse.



Instituting such a policy immediately would negate the need to fix flooring before repairing the

foundations – and we can't say this strongly enough. The cheapest way to fix the minimum amount of broken flooring is to do the foundation repairs first. Otherwise, you'll be fixing the floors again after they are leveled and reattached to the new foundation. A temporary fix for the larger holes would be to tack small, thin metal plates (using a coil of metal flashing perhaps?) over the holes. The holes left by the tacks or screws would be removed when the piece is cut out to insert the Dutchman.

The wooden baseboards are one more important clue to the addition and other changes to the building. The historic profile(s) of boards used should be determined, and this feature should be restored – if it proves to be different than the current boards. (*See Interiors Section below.*)

A final issue regarding the floors is that of ghosting (*see photo left*). The image of a piece of furniture or something that sat on the floor is evident in this picture. Unfortunately, no interior photographs other than the one that shows the cupboard near the front door in 1944 (*See photographs Part I*) have been discovered as of this writing. So we can only speculate on what was here; free-standing furniture, or a built-in cupboard, or ? Until further documentation is found we suggest that the black section of the floor remain to indicate that there was a covered here at one time. This would be consistent with the SIS requirements, as it is evidence of what was there during the Period-of-Significance.

P.4.3 ATTIC, ROOF/CEILING FRAMING SYSTEMS and ROOFING

This section describes the conditions of various systems and materials visible within the attic.

4.3.1 FRAMING in the attic

Generally, the framing is in fair to good condition. The exception is at the belfry supports. This structure needs to be strengthened. Some work occurred here years ago, but the belfry is still being stressed by an inadequate distribution of its load down to the roof framing and the ceiling framing below. Modern framing lumber can be used as it will be hidden in the attic and also future researchers can easily determine when changes were made to the belfry supports. This will comply with the SIS.

The entire roof and its support system is also being affected by the building sinking differentially due to an inadequate foundation (*see Foundation above*). Returning the building to plumb and level should be done prior to installing any new supports for the belfry.

4.3.2 ROOFING

The corrugated steel roofing was installed over the existing wood shingles, probably sometime in the 1950s when other renovation work occurred. On the outside the roofing is extensively rusted, as the galvanized surface has weathered. We can see enlargement of the rust in comparing our photos of the building from 2011 to current ones. The rust is an indication that the protective galvanized coating, which is a sacrificial coating, has weathered away. Soon this rust will penetrate through the sheet metal, causing first pinholes and eventually larger holes as the metal disappears. But the overall condition of the metal is still good and its life can be extended by painting the roofing. After removing the loose surface rust, and repairing any pinholes that appear, the entire metal roofing should be coated with a liquid rust consolidant to neutralize the action of the moisture and air on the iron in the steel. Then it should be painted with a top-quality rust preventive paint to avoid further rust. A dull silver color would be most authentic. This was commonly done by farmers and other owners of large historic buildings with metal roofing to avoid the high cost of roof replacement. In this case, you will be retaining a character-defining feature and thereby complying with the SIS.



4.3.3 ATTIC WORK

Bird droppings, straw, nuts and other debris has accumulated around openings in the eaves and elsewhere. (*See photo left.*) This is unhealthy to the building occupants as it spreads disease, and with the addition of moisture or dampness, can deteriorate the wood it is contact with. The debris should be removed immediately and temporary screening placed over the holes. Then, after the

building is plumb and level by jacking, the holes should be covered with the addition of repaired trim on the eaves and elsewhere. Flashing around the flue and other penetrations should also be rechecked at that time.

The siding boards on the gable end at the front have moved (*see photo*) and water is entering between them. In the photo, you can see daylight through the cracks. The back of these boards are waterstained, whereas there are no such stains on the opposite gable siding. These boards should be properly reattached to close these gaps, after the building has been leveled via the foundation work.



4.3.4 HISTORY DISPLAYED

In the appendix we have shown the markings from the mill which will assist in accurately dating this roofing during the Historical and Architectural Evaluation. These markings should not be disturbed. The attic contains other clues to the changes made to the school over its lifetime. Photographs in the appendix also show both the hole for the original flue and the flue pipe that remains at its new location. The wood stove was moved further towards the back of the building when the addition was added. There is no corresponding hole in the metal roofing at the location of the first flue, so we are suggesting that this metal roofing was added after the addition. This, and other important clues about the history of the building should be left in place and untouched for future researchers. The Historical and Architectural Evaluation Report will assist in proper documentation and record keeping of these changes to satisfy the SIS.



P.4.4 BELL TOWER or CUPOLA

The bell tower or belfry is clearly an important historic feature of this school. It was added in 1860 atop the ridge near the front of the roof. But unlike a bell tower it does not penetrate the roof, having been placed right over the existing wood shingles which can still be seen on the underside in the attic. There is no access to it from below and it is not really a proper tower. To access the bell one of the wood louvered panels must be removed – which probably explains why the external wooden ladder was added (See Part I – Appendix A, View 1, etc.)

It was repaired and reroofed in the 1950s when the corrugated metal roofing was added. The, by now deteriorated, wooden cresting details discussed in Part I were removed. It was repaired again in 2008, but possibly this was only the louvered panels. But the wood structure has continued to deteriorate at this point needs to be entirely rebuilt. All original exterior trim should be carefully removed, restored with epoxy where possible. But sizes should be checked to be sure they really are original. Only period appropriate, full-dimension cedar should be used to restore it. This will likely require custom milling of material as lumber sizes – even of trim pieces – have been reduced several times since 1860. Any new boards should match the exact thickness and other dimensions and profiles of the true original existing boards. Although these are relatively simple repairs, in order to ensure compliance with the SIS every detail visible on the exterior should be re-created exactly. Using cedar or a more resistant species of lumber should be investigated.

Trim that can be salvaged should be repaired with the listed epoxy.

Once the exterior boards are removed the framing and support for the bell should be examined and repaired where necessary. Modern framing lumber can be used inside the cupola or inside the attic as these will be hidden from view. As it exists, the load or weight of the tower is being transferred to only one ceiling joist, which may cause movement of the large boards on the

outside of the tower which lets water get into the ends of the boards, causing further damage. Add supports as needed to increase the rigidity of the tower and carry the vertical and lateral loads out to the building walls and down to the ground.

P.4.5 FRONT PORCH

The front porch was added in 1909 in a very expedient manner. It covers the transom window and obscures the fine Greek Revival detailing of the trim surrounding the front door. The Historical and Architectural Evaluation (*see Part I above*) says that this feature, which does not fall within the years of the POS, has a negative impact on the resource and should be removed so that the front door, and its transom with surrounding trim, can be reconstructed. This entire Greek Revival style entry is a character-defining feature of the greatest significance to displaying the style of this building.

If it is to remain it will have to be rebuilt due to deterioration, but it will be a constant maintenance headache. This work should be done to the SIS standards for restoration. Perhaps the framing materials can be left, but most of the exposed wood will likely need to be replaced. Some exposed wood may epoxy repairs. The deck boards should be replaced with period-appropriate sized deck boards. Corrugated metal roofing was also installed here in 1956 during the reroofing project. If it is to remain, it should be treated the same as the main roofing. Old photographs

should be studied to choose the proper materials to enclose the ends of the stairs and deck.

P.4.6 GUTTERS and DOWNSPOUTS

There is a simple box gutter on the modern addition, but only the side over the door. It is a contemporary design with a rectangular downspout, and like the addition itself is clearly a modern design and not to be confused with historic section of the building. Therefore, it complies with the SIS.



If the front porch is staying (*left*), add a gutter matching the 1956 photograph, but also add a period appropriate round downspout. Keep in mind that there was no gutter on this feature prior to this and that the SIS says we should not create false history. However, this roof should have a gutter, so it should wrap around the sides and a 2 inch round downspout that is appropriate to this building should be mounted on the face of the building and extend at least 5 feet away from the foundation at ground level. Protecting the building from water intrusion takes precedence over compliance with the SIS.

P.4.7 WINDOWS and TRIM

After the building receives a new foundation and is made plumb and level it will be time to continue work on window maintenance and restoration. Be careful not to break windows

when jacking the building for foundation work – the sash may need to be temporarily removed to avoid glass breakage. The windows are fairly well maintained by volunteers at this time. However, the windows are one of the most historically significant character-defining features of any historic building. As such all work on the windows should be done with great care to follow **Preservation Brief #9** (*see appendix*) to ensure compliance with the SIS. When using epoxy, only use the brand listed in the Appendix as it is formulated specifically for wood repairs and has years of testing and use supporting this brand. Replacement of broken panes of glass with historic, salvaged pieces is preferable where possible. Sources of old window glass are available.



Note the exterior window trim in the 1870 addition (*photo right*) is slightly more ornate, more characteristic of the Greek Revival style, than the older windows. These differences are important clues as to the age of construction and should be maintained and preserved according to the SIS.

P.4.7 FRONT DOOR

If the front porch is to be removed, then the entire front entry, including the Greek Revival trim, the transom window and a pair of wood panel doors should be reconstructed using the photographs in the Part 1 - Appendix in order to comply with the SIS. The stylistic details of the front door will be unmasked in the historic photos in the Evaluation Report, and should be followed carefully. The rear door enters the non-historic addition and only maintenance and weatherstripping improvement is required there. The interior door from the main room into the addition is also not historic and on maintenance need be considered. Both meet the SIS.



P.4.8 WINDOW SHUTTERS

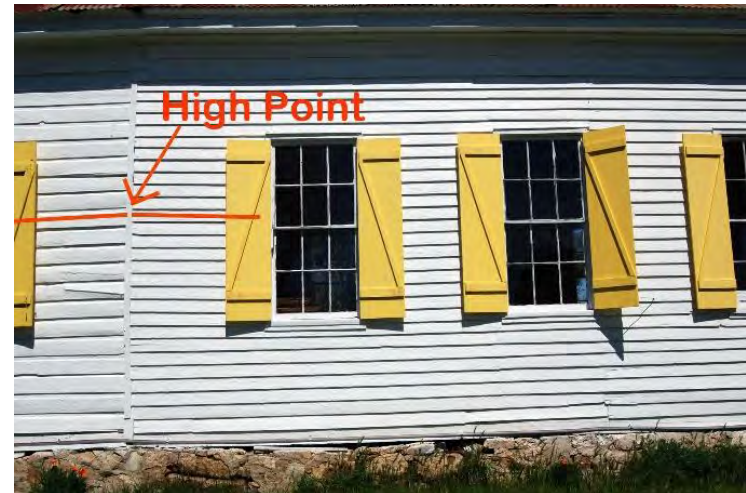
Part 1 of this HSR report calls for reconstruction of the unusual Bermuda shutters and contains an extensive description of them. Use the historical photographs and use decay resistant wood such as cedar. Custom milling will be needed to obtain material in period appropriate sizes. Or if manufactured shutters are chosen, the size of each individual wood piece should be checked to confirm that it is period-appropriate. Reproduction hardware is available.

P.4.9 EXTERIOR WOOD SIDING

Even though it may currently have a good coat of paint on it, the siding condition could only be said to be fair. Many spots of broken and missing boards were observed at various locations around the building. The differential settlement is the likely cause as some siding is cracking, and moving out of position. As this photograph (*right*) shows it is clearly being stressed by the failing foundation. Fill holes (*See Attic work above*) in siding and trim. Adjust board placement as needed to restore watertight integrity. Use specified epoxy, or replace sections of thoroughly deteriorated boards with matching Dutchman. (Remember the sizes of these old boards are different than their modern equivalents.)

A different style of horizontal siding was used on the first addition (*right*). Both styles are historically significant materials. Do repairs to each. However, do not perform these repairs until the building has been leveled and plumbed (*see Foundation above*) as jacking the building will stress this material further.

The vertical corner trim boards are deteriorating (compare current photos to those of just a few years ago.) Study the historic photos in the Appendix of Part I for clues as to which are original. Any replacements needed should match the original style boards fitting the original dimensions to comply with the SIS.



The frieze board at the top of the siding is correct and is another character-defining detail. It should be checked for gaps, etc. and repaired with the specified epoxy if necessary. It and all other trim of the siding should be preserved following SIS and the information given in the resources in the Appendices.

P.4.10 PAINT

Moisture intrusion is the primary cause of most problems and deterioration with wood buildings. The single most effective way to inexpensively maintain the integrity of all the exterior wood pieces of siding and trim is to keep an intact film of paint on the entire building to keep out moisture. This means using high quality paint and doing a thorough prep job. Deferring a

needed paint job only increases the cost as wood siding, windows, trim, and in this case even the perimeter floor framing will rot and deteriorate. Good paint jobs should last ten years. By comparing photographs we took in 2011 with those of 2014, rapid deterioration of this paint film occurred. By comparing the historical photographs in Part I Appendix similar deterioration can be seen. We recommend that as soon as the building is plumbed and leveled, and the siding and trim repairs completed it should be painted again. This will protect it for years to come. This is a moderately expensive job if done with the help of some qualified volunteers. But remember adequate prepping of the surface is the most important part.

P.4.11 MECHANICAL, ELECTRICAL and PLUMBING SYSTEMS

P.4.9.1 HEATING EQUIPMENT

Many years ago an ‘under-floor furnace’ was removed (*probably during the work of 1971*) from the crawl space and the floor patched where the register was. (*Photo right.*) The remnants of this device should be left under the floor in compliance with the SIS.



A gravity wall furnace has been placed in the main room on the left wall. There are no ducts nor blower for this furnace, so it is

not very intrusive. However, the exterior vent is problematic. Not only is it highly visible, it interferes with the operation and location of one of the exterior shutters. (*Exterior photograph showing vent, at right.*) One solution to this problem would be to relocate the exhaust duct to go straight up the wall (inside a code installed enclosure that is faced with wood paneling to match the wall) and into the attic. It could then exit through the metal roofing. The exhaust duct poses a safety hazard at its present location because if a window happens to be opened for ventilation, it could draw combustion exhaust into the space. For this reason, code says what distance this is supposed to be from windows. So not only would the exhaust be safer on the roof, it would improve the look of the historic exterior, and help it partially comply with the SIS. But an even better solution is discussed in the next section.



P.4.9.2 COOLING EQUIPMENT

The window mounted swamp cooler (*see photo under Wheelchair Ramp*) does not really satisfy the SIS because the presence of this modern equipment is intrusive. The SIS allows for the insertion of modern equipment as long as it is discrete and does not detract from the original historic rooms in as much as is feasible. It also says that such changes that affect the historic fabric (as this entire interior certainly is) should be reversible. There are several choices

available to improve the situation. As the wall furnace and the swamp cooler age and need replacement we recommend one of the following.

The swamp cooler could be relocated to the roof of the modern addition. If it were placed right at the back wall of the historic portion of the building, it could be ducted into the attic of the school room and a large supply register could be placed in the ceiling near the center of the room. This is the cheapest option. Although, this large register is not very discrete and this system really not 'reversible' (as the SIS suggests) due to the damage to the ceiling.

Or if a commercial 'packaged unit' combined air conditioner and heater (like commercial retail spaces use) were installed in the same location on the roof, then 'mini-ducts' (approx. 4" in diameter) could be run through the attic and placed in the ceiling over each window. We've used these very discrete, small ducts to meet SIS requirements in several cases. This option is the most expensive, but provides heat and cooling both, so it takes the place of the furnace. Properly installed these mini-ducts are acceptable to the SIS.

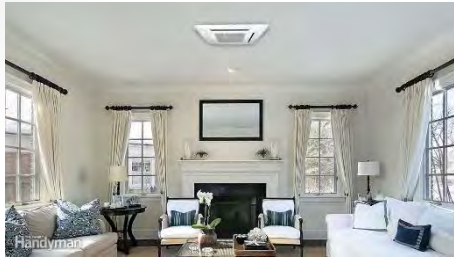
Or half of whole-house air conditioning unit could be placed on the ground behind the building and the interior portion of the ac unit could be placed in a new forced air furnace located in the new addition. Ductwork could be extended through the

crawlspace with registers in the floor under each window. These small supply registers would be acceptable under the SIS, as long as the large return air grill is located in the ceiling of the kitchen. If this is done carefully, it can be made to comply with the SIS and this option also provides both heat and cooling.

And finally, the best and cheapest solution to meet both heating and cooling needs is to install one of the new 'mini-split, ductless air conditioning systems' that supply both hot and cold air. There

would be no ductwork (*See example right.*) The very small exterior condenser (about the size of a large suitcase) could be installed behind the building, and refrigerant pipes would run to a discrete looking fan box mounted high on an interior wall of back wall of the schoolroom. An additional fan unit can be placed in the kitchen to serve the addition. Alternatively, small fan units that appear as a register could be mounted a few places in the ceiling of the schoolroom. The pipes are less than 1" dia. so they could be easily hidden in the kitchen.





These units have improved tremendously in the last two to three years and their price has plummeted. (Shown left is an example of a ceiling mounted unit.) We use these on many of our restoration projects now because they provide heating and cooling with little disruption to the historic fabric. It is relatively easy for these units, if designed properly, to comply with the SIS. (Note: Both photos are from the *Family Handyman* article listed in the Appendix.)

Last year we installed a system using 12 ceiling mounted fan units (as shown immediately above) and 2 exterior condenser units (one for each floor) (photograph p. P20.) Our latest installation to heat and cool a space about the same size cost only about \$1,000 more than the combined cost of a new wall furnace and a new swamp cooler.

4.9.2 ELECTRICAL SYSTEMS

Evidence of an early knob-and-tube wiring system still exists in the attic and crawl space (installed in the 20s?). It is likely that this old wiring is disconnected from the system, so it should be left in place. But if insulation is to be added to the attic, or floor, then wiring should be removed but the ceramic insulators (the knobs and tubes) should be left in place as evidence of this early power system.

A single ceramic fixture is still attached to the ceiling (*Interior Photograph, Appendix p. H21*) and should also be left in place as evidence of earlier work. New wiring replaced the old when new lights were added in 1971 it is largely hidden, it is acceptable under the SIS for the interior space.



The electrical service enters the building at the front left. (Photo right.) The panel and meter is exposed on the exterior and a small breaker board was added inside. The breaker panel is acceptable if painted to match the wall, as it is relatively unobtrusive. However, as can be seen in this photograph, the exterior portion is an eyesore. We encounter this problem on many historic buildings. Our solution is to hide this modern equipment with a small wood enclosure with a sloped, shingled top and a hinged door on the front. Electricians call this a “doghouse” because of its general shape. These enclosures are found on buildings as old as the 1910s and 20s when they often contained fuses and the main shut-off for the electric power. Its construction can be simple with sides composed of siding to match the schoolhouse, topped by a small, sloped roof with a few shingles on it. A new conduit was added a few years ago below this service panel. It is surface mounted just above foundation and extends all the way to the back of the building. Not only is this unsightly but the sunlight has caused it to discolor and distort such that the sagging plastic conduit does not look good. As soon as possible, this conduit should be rerouted into the crawlspace so that it is hidden from view. The

concealing the other conduits seen above the box in this photograph by fishing them inside the wall cavity would further enhance the view of this main corner and make it more historically authentic . These changes are a very inexpensive way to hide a modern utility and comply with the SIS. [Note: Some of this work has since been done.]



4.9.3 LIGHTING

Original lighting was probably a bare bulb hanging from a cloth covered cord (*see discussion of ceramic ceiling fixture preceding page.*) But having enough light for the children to see has always been an issue. So during the 1971 remodel, florescent strip lights were added. These were unsightly and did not meet the SIS. In 2005, “Schoolhouse style” reproduction lights (*left*) replaced the fluorescents. These are historically appropriate reproductions that meet modern requirements the public uses of this building. Whereas the original hanging bare bulbs would

not (nor would they meet code.) The SIS allows for some modern (but compatible) changes to be made to meet the needs of a particular building use, so these lights comply with the SIS. No cost in the Estimates (see Appendix) is associated with this, as no change is anticipated, we’re simply reporting its existing condition as it is currently in compliance with the SIS.

4.9.4 PLUMBING

Originally there was no indoor plumbing. Outhouses show in different locations in the early photographs (*See “Site” below for a discussion of this.*) Plumbing pipes for the recently installed kitchen and bathroom can be seen in the crawlspace. While working in the crawl space, some of the hangers should be repaired and all the pipes checked to be sure they are adequately attached. When the “Ventilation issue” is addressed (*see Foundation Work*), these pipes will be exposed to more cold air. Some provision should be made to avoid having these exposed pipes freeze. This could be as simple as neoprene insulation wrapped around the pipes. Cost would be minimal.

P.4.12 INTERIOR DETAILS

The interior surfaces still display important clues as to the original use of the building and changes that were made to it during its long history. The joint where the first addition was connected to the back of the building is still quite clear. (*See photograph left and in Part I.*)

When the porch was added the transom window over the front door was covered, with a different style wood paneling (*right*). The window may still be there. Part I of this report says that the original door should reconstructed and the transom exposed and restored.



The photograph on the previous page (*left*) shows the simple trim board on the ceiling covering the joint between the two periods of construction and it also shows the second flue as discussed the section on the Attic above. (*The light fixtures are discussed under the MEP section above.*)

The photo at right shows two sizes of baseboards in the two different parts of the building. Their authenticity is discussed in the section on Wood Flooring (*above*).



In the photograph below (*left*) some evidence of the previous wall finish above the chair rail shows as a cementitious like material smeared on the wall. This is a clue to the wall finish discussed in Part I. In

addition, as discussed under Flooring (*above*), there is another ghost image on the walls in the back corner where the chalkboards used to be.

To comply with the charter of the Community Center to operate the schoolhouse as a museum as well as community center, it is suggested that reproduction chalkboards and other typical

furnishings of an old school, like a map holder, could be installed as it becomes feasible. If this is not feasible, a lower cost alternative is to have photographs on display that show this area (or another typical school interior) and a written explanation of what this was probably like during the Period-of-Significance (*See conclusion section of Part I*). If done properly, either can satisfy the SIS. We are not proposing any work occur in this section yet. We are noting our findings for future evaluation under the Period-of-Significance.

P.4.13 FIRST ADDITION

At first glance, the building exterior looks all the same and relatively unaltered. That is because the first addition, wherein the footprint of the one-room building was extended to the rear eight feet has, as the Secretary of the Interior says, “...*attained historical importance in its own right*”. Hence it appears both inside and out to be part-and-parcel of the existing building, and only the clues discussed under Siding and Interiors Sections (*above and photo right*) announce its existence. This is entirely appropriate under the rules of the SIS and no changes should be made here. We are discussing it here so that we can



call attention to this important feature that displays the chronology of construction. The siding should be repaired, but the differences in siding types should remain unaltered and each should be repaired as needed.

P.4.14 MODERN ADDITION

This modern addition at the back houses a kitchen and a bathroom as well as storage area. It has vertical plywood siding, gutters, exposed rafter tails, and a modern door and window. Its exterior (*right*) clearly will not be confused with the historic parts of the building, and due to its similar shape and massing, but its relatively discrete location at the back of the historic building it would be deemed “compatible” would therefore meet Standard #9. As a result, this modern addition is acceptable under the SIS.

Photographs of the interior of this addition are in the appendix. No substantive changes are planned to this addition at the time of this writing, because the interior has recently been completed. However, periodic maintenance such as painting the exterior is always needed.

The rooms inside provide much needed restroom and kitchen facilities that make this historic building much more useful for rentals. Being that these changes are entirely contained inside the new addition, they comply with the SIS. However, in a few



small ways they do not comply with the disabled access codes. So as rentals increase, to avoid penalties under federal ADA law, improvements might be considered. It is beyond the scope of this report to detail these, but they would amount to hundreds not thousands of dollars.

P.4.15 DISABLED ACCESS RAMP

A wooden ramp was added to the right side of the building some years ago. It provides access to the modern addition at the rear of the building, and from there one can move throughout the building. This is not a historic feature, but it is appropriate under the CHBC as it does not disturb the main, historically important entrance at the front. However, it has deteriorated and is in need of scraping and painting, and possibly repair of some rotted wood supports, railing or decking.

The ramp also complies with the SIS, in that it is compatible with existing style of design and materials, but it is a clearly modern design so as to not be confused with a historic portions of the schoolhouse.

Refer to CHBC for the special relief to the “Accessibility Requirements” granted to historical buildings and for important information needed during any repairs. The ramp does not comply with CHBC or other codes in a few areas. The transition from the concrete pad to the ramp does not meet code. The lip

at the bottom (*see arrow in photo left.*) of the wood should be no greater than ½” in height. In addition, a path from a designated disabled parking space to the concrete pad should be created. It must have a slope and surfacing material that meet code for a wheelchair to travel on. Lastly, a galvanized plumbing pipe (1” to 1 ½” dia) might be utilized for an inexpensive, longer-lasting handrail to meet code requirements for a handrail on the inside of both sides of the existing wood guardrail system. Attach it to the guardrail at a height between 34” to 36” above the ramp surface.

(Note: the ramp photograph shown here is from 2011. Improvements have been made, but this better illustrates the difficulty of maintaining the max. ½” change in level at the lip of the ramp-to-landing or the landing-to-ground interface as required by code.)

These repairs are relatively inexpensive, but the entire wood construction of the ramp should be reviewed on an annual basis to be sure the railings, surfaces, etc. are still safe and will hold a 200lb load at any point on the rail, and a 50lb/sf load everywhere on the deck.

Further, some thought should be given to “the path of travel”, which is what will be reviewed by the Building Department should any application be made for the construction of any alterations or improvements. This is written into the building code, and the designer must take into consideration how a disabled person moves throughout the facility, from the time they park their car. The code has a prioritized list of access improvements that must be done, and one or more of these are added to any building permit application. Therefore, it is

recommended that a new disabled parking stall be created (per code) and a hard-surface path (asphalt? Decomposed granite?) be placed from this stall to the foot of the ramp. Other minor improvements to ensure more complete compliance with these regulations should be considered.

4.1.13.1 A Cautionary Note About ADA

Caution is advised regarding the construction of features for disabled access to your building. As described in the Regulations section of this report (*above*) the building department only enforces (inspects for) the California disabled access codes of the California Building Codes (including the CHBC.) It is up to you to make sure that you’ve complied with the current edition of the ADA laws, including the section for historic buildings, as you can be relatively easily sued (in Federal court) for non-compliance.

However, generally, if you have gotten a permit for your work and been reviewed by the building inspector under the CHBC, you will be found in compliance with the ADA. Nevertheless, you or your designer should check carefully each time you make an improvement because the ADA is changed on a different schedule than that of the state codes. You may have noticed that local buildings owned by national companies, such as banks, are suddenly reworking their existing disabled parking stalls and sidewalk ramps to their existing buildings. These changes are minor, such as making the parking stall and the wheelchair travel area flatter, or rebuilding concrete ramps to the new standards. They changes may look to be minor, but they are often done because the entity they don’t want to get caught in an ADA lawsuit.

P.4.16 SITE

Back when this building was placed on the National Register, in the 1970s the rush was on to give buildings some protection by declaring them historic. Today, over 90,000 buildings have been placed on the NRHP and each application gets much more intense scrutiny. During the writing of a Historical and Architectural Evaluation Report we are now supposed to evaluate the site and any other cultural resources, not just the building. The ‘setting’ of the building has now gained much more importance in the review process and can raise (or lower) the status of the resource.



Fortunately, this site has been left relatively pristine. The developments to the rear and right side have impacted the historical views of the building some, but the site has been cleaned up a great deal in recent years and within the fenced boundaries looks much as it did for decades. The large mercury vapor light fixture mounted on a wooden pole to the left of the flag pole has been removed which simplifies and improves the look of the exterior.

Perhaps some thought could be given to other site improvements that might make the building more attractive as a rental, while

still following the SIS for retention and restoration of character-defining site features dating from the Period-of-Significance.

P.4.14.1 PROTECTING THE ARCHAEOLOGY

Historic photographs should be studied for clues to what the site looked like during the Period-of-Significance. For the present it is clear that the flag pole and the outhouse remains are important features to keep. However, if the outhouse is currently in its original location, consideration might be given to relocating it elsewhere on the site, to avoid ‘bottle hunters’ from plundering its historic artifacts. Of course there are pits under earlier outhouses that probably remain in other areas of the site (study the old photographs for clues.) And, while there is no requirement to do so, at some future point you might want to use GPR to obtain a map of potentially historic artifacts just below the surface of your site. Then, over a period of time, and ONLY under the advice and supervision of an archaeologist, you could retrieve some of these to display in order to better tell the story of what life was like back then and how the building fit into the life of the community. However, DO NOT DISTURB these items without an archaeologists help. They will be doing their work under the rules of the SIS and those of the OHP.

It is suggested that the building might get more use if a disabled parking stall that meets the code were created near the entrance, and a pathway to the existing ramp (as discussed in “Wheelchair

Ramp” above) were added. This will likely be required if a permit is pulled for foundation work, as requirements for disabled access improvements are tied to other permits as a way of getting buildings more accessible of a long period of time. However, this need not be expensive.

Further defining a parking lot with a new graded and graveled or paved surface might help people know that you are prepared for them to use the building in all types of weather. Also, investigate the historic images for what landscaping existed during the Period-of-Significance. Was there a garden on the site? What type of shrubs and trees were here? Foundation plantings are generally detrimental to a stone foundation, but it is doubtful there were any here, as they were not very popular in the early days in mining country.

Finally, some thought should be given to area lighting for the site in general and for the parking areas in particular after dark users can navigate about the site safely and to increase building security. Such outdoor lighting should not be placed on the historic building. There are many period appropriate, rustic designs available for relatively inexpensive pole-mounted fixtures.

It seems to be beyond the scope of this report to define costs for these features as the amount and scope of changes that might or

might not be proposed will not be known until further research is done.

APPENDICES FOR PART II

PART II – APPENDIX A

P.5.0 PHOTOGRAPHS OF MODERN CONSTRUCTION
and FEATURES

P.5.1 ESTIMATES OF CONSTRUCTION COSTS

P.5.2 PRESERVATION BRIEFS

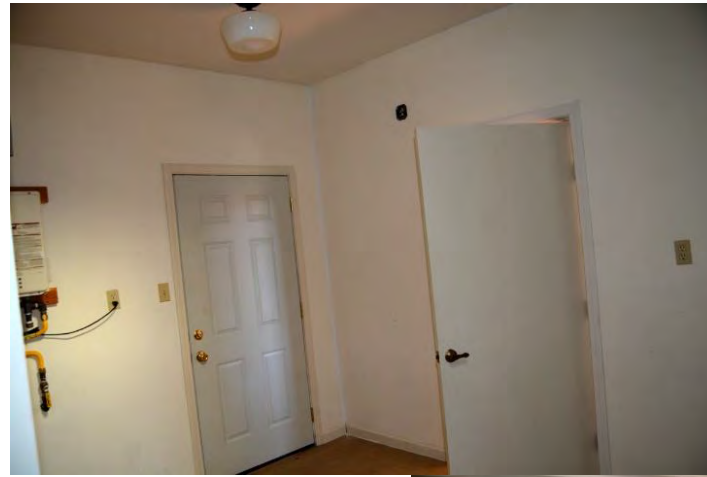
P.5.3 PART II BIBLIOGRAPHY

PART II - APPENDIX B

P.6.0 DPR523 HISTORICAL EVALUATION FORMS OF
THE NPS

P.5.0 PHOTOS OF MODERN CONSTRUCTION and FEATURES

These photographs are shown here to record the modern additions and changes made to the building at this time to give a better understanding of the text of this report and of the overall historic context of this old schoolhouse building.



(Above) New main room with door to outside in center left of photo and door to schoolroom on center right. Water heater is at far left.



New kitchen cabinetry



New publicly accessible restroom seen from main room of addition (right)

Interior (left)



P.5.1 ESTIMATES OF CONSTRUCTION COSTS

The following list is prioritized in the order that the work should be done to be most efficient by addressing the far-reaching and extensive repairs first because they have an effect on the other repairs. As owners, you are free to rearrange the order of these as you wish, just be aware that repairs not done in this order will cost more.

5.1.1 FOUNDATION and FLOOR FRAMING

- Jack up building on temporary cribbing
- Get original mortar tested
- Remove stone and stockpile
- Excavate crawl space to required clearances and for footing
- Form and pour concrete perimeter footings and interior pier footings
- Form and pour concrete foundation walls and or piers at perimeter
- Add ventilation holes as designed to meet CHBC
- Install interior piers per code
- Split and cut stone and reattach to face of new concrete walls and/or perimeter piers using high lime/low cement mix that matches the test results

Do similar for porch

Cover ventilation holes with large cast iron registers

Repair floor framing and add new joists to strengthen bouncy floor

At 12ft each, these are only a little more than ½ the width of the building

Install one between each existing joist = total of approximately 24 to 26

Repair existing rotted framing where needed when lowering the building

Bolt building to new foundation per code

Estimated approximate cost \$25 to \$35,000.00

5.1.2. WOOD FLOORING REPAIR

Test color samples of finished floor and record mix

Stockpile appropriate Doug Fir flooring with similar grain and color

Once building is jacked and reinforcement added to floor framing work commences

Remove finish

Cut out bad sections and install Dutchmen

Remove black stains with Oxalic Acid per text

Refinish flooring

Estimated approximate cost \$5 to \$9,000.00

5.1.3 ATTIC WORK and ROOFING

Remove debris, clean and treat bird droppings inside attic

Install screening of holes to keep birds and mice out until trim and siding fixed on outside

Close up any other holes where daylight can be seen

Clean, then coat corrugated steel roofing with rust preventive primer

Paint roofing with high-quality paint

The metal roofing on the belfry should be treated the same way, even if it's done later

This is difficult expensive work due to the steepness of roof and the slippery metal surface

Estimated approximate cost \$7 to \$10,000.00

5.1.4 BELL TOWER

Disassemble and remove the exterior portions from the roof

Safeguard the bell during this process

Examine framing and repair/replace as needed

Add additional framing braces per engineered design to provide better support within the attic

All of the exterior pieces can be made off-site but they must be an exact match to the originals

in dimensions, shapes, thicknesses and profiles

Prime all surfaces (including ends and backs) of all wood before assembly

Reinstall completed exterior shutters, trim and bell

Paint completed work to seal with high-quality paint film

This is difficult expensive work due to the steepness of roof and the slippery metal surface

Estimated approximate cost \$3 to \$5,000.00

5.1.5 FRONT PORCH

Examine all ceiling, columns and other finish materials that will be saved for repair with epoxy

Stockpile appropriate siding for enclosing underside of porch and for porch decking

(according to Preservation Briefs)

Disassemble and remove all surface finish materials from porch that will be replaced

Repair in place all other finish materials as needed

Examine and repair framing lumber as needed

Install new enclosure materials for the areas below the porch and below the stairs

Ensure that ventilation is maintained, but screen any openings to keep out mice etc

Replace gutter with half-round style, and downspout with 2" round style

Upon completion prime and paint all materials to provide a high-quality paint film

Estimated approximate cost \$4 to \$6,000.00

5.1.6 GUTTERS and DOWNSPOUTS

Paint the gutter and surrounding areas on the modern addition

Clean and repair as needed

Estimated approximate cost \$200 to \$400.00

5.1.7 WINDOWS AND EXTERIOR DOOR

Periodically examine all for window sash and trim

And repair with approved epoxy and other materials as needed

Similarly repair shutters as needed

Or replace shutters with earlier type if required by the Period-of-Significance

Similarly only replace the front door if required by the Period-of-Significance

Otherwise, repair as with windows

Costs if only doing periodic maintenance

Estimated approximate cost \$1,000 periodically

Costs for full replacement of shutters and door

Estimated approximate cost \$10,000 to \$15,000.00

5.1.8 EXTERIOR WOOD SIDING

Stockpile materials and periodically repair broken, damaged or rotted siding and all associated trim by replicating replacements or approved epoxy repairs

Scrape, prime and paint regularly

Costs for siding repairs, then scrape, prime and paint entire building will vary widely depending on how long you wait before doing this work

Estimated approximate cost \$5,000 to \$15,000.00

5.1.9 MECHANICAL, ELECTRICAL and PLUMBING SYSTEMS

Change vent on wall heater to go through roof

Estimated approximate cost \$1,000.00

Relocate swamp cooler to roof or install one of the other cooling (& heating) choices described

Estimated approximate cost \$3 to \$14,000.00

Build the 'doghouse' to enclose wiring equipment at front corner of building and re-route conduit to be hidden under building

Estimated approximate cost \$700 to \$1,500.00

Lighting: Assume no change, but if needed, replace fixtures for period appropriate as described

Estimated approximate cost \$3,500 to \$7,000.00

5.1.10 INTERIOR DETAILS

These are not mandatory, but will help tell the story of the building as a museum

Open and display the transom window hidden in the wall over the front door

Investigate and replace baseboards if needed for authenticity

Install blackboards in critical places

Bring back crucial antique furniture or cabinetry to display as a school

Hang more framed historical photos

These costs can be spread over a long period of time and often can be covered with grant money

Estimated approximate cost \$1,000 to \$5,000.00

5.1.11 FIRST ADDITION

All costs associated with upkeep and improvements of this section of the building are covered in other categories

Estimated approximate cost \$0.00

5.1.12 MODERN ADDITION

These do not need to be done right away, but to comply with the ADA law:

Disabled Access improvements such as removing the doors under the kitchen sink

Adding the needed handrails to the restroom toilet, and replacing the lavatory with an accessible one

Estimated approximate cost \$500 to \$1,500.00

5.1.13 DISABLED ACCESS RAMP

Taper lip at bottom of ramp to be no greater than ½” above concrete pad

Paint entire guardrail and repair deteriorated wood on ramp

Install a galvanized plumbing pipe installed as a handrail

Depending on how long until this work is done:

Estimated approximate cost \$1,500 to \$4,000.00

5.1.14 SITE

Refresh the gravel parking surface and properly designate parking stalls

Add a disabled parking stall with proper surfacing and signage to meet code

Add a compacted surface path, suitable for a wheelchair from this stall to the ramp

Investigate historic plantings for the site

Add period-appropriate historic style lighting

Estimated approximate cost: Not possible to do without discussing scope of this construction

TOTALS OF ESTIMATED CONSTRUCTION COSTS

5.1.1 Foundation Repair Scheme: Estimated approximate cost \$40 to 60,000.00

5.1.2 Flooring: Estimated approximate cost \$5 to \$9,000.00

5.1.3 Attic and Roofing: Estimated approximate cost \$7 to \$10,000.00

5.1.4 Bell Tower: Estimated approximate cost \$3 to \$5,000.00

5.1.5 Front Porch: Estimated approximate cost \$4 to \$6,000.00

5.1.6 Gutters and Downspouts: Estimated approximate cost \$300 to \$500.00

5.1.7 Windows and Door: Estimated approximate cost \$10 to \$15,000.00

5.1.8 Siding: Estimated approximate cost \$5,000 to \$15,000.00

5.1.9 MEP:

Vent through roof: Estimated approximate cost \$1,000.00

Relocate swamp cooler OR add a/c OR add a/c and heat:

Estimated approximate cost \$3 to \$14,000.00

Build doghouse: Estimated approximate cost \$700 to \$1,500.00

Lighting (Assume no change) Estimated approximate cost \$3,500 to \$7,000.00

5.1.10 Interior Details: Estimated approximate cost \$1,000 to \$5,000.00

5.1.11 First Addition: Estimated approximate cost \$1,000

5.1.12 Modern Addition: Estimated approximate cost \$500 to \$1,500.00

5.1.13 Disabled Access Ramp: Estimated approximate cost \$1,500 to \$4,000.00

5.1.14 Site: Estimated approximate cost: Not possible to do without discussing scope of this construction

Total costs for all 14 categories including a contingency of 20% = \$182,000 to \$335,000.00

Costs are based on hiring licensed contractors not using volunteers. It is not possible to calculate the amount saved by the use of volunteer labor as it is generally unpredictable.

Mineweaser & Associates assumes no responsibility or liability for construction cost estimates as these dollar amounts are only to be used as rough budgeting guides. No designs have been made, no bids have been let, nor have any price quotes for any materials or labor been received.

P.5.2 PRESERVATION BRIEFS

Preservation Briefs provide guidance on **preserving**, **rehabilitating**, and **restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to **Historic Preservation Tax Incentives Program** applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see **Printed Publications**.

1. **Cleaning and Water-Repellent Treatments for Historic Masonry Buildings**
2. **Repointing Mortar Joints in Historic Masonry Buildings**
3. **Improving Energy Efficiency in Historic Buildings**
4. **Roofing for Historic Buildings**
5. **The Preservation of Historic Adobe Buildings**
6. **Dangers of Abrasive Cleaning to Historic Buildings**
7. **The Preservation of Historic Glazed Architectural Terra-Cotta**
8. **Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings**
9. **The Repair of Historic Wooden Windows**
10. **Exterior Paint Problems on Historic Woodwork**
11. **Rehabilitating Historic Storefronts**
12. **The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)**
13. **The Repair and Thermal Upgrading of Historic Steel Windows**
14. **New Exterior Additions to Historic Buildings: Preservation Concerns**
15. **Preservation of Historic Concrete**
16. **The Use of Substitute Materials on Historic Building Exteriors**
17. **Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character**
18. **Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements**
19. **The Repair and Replacement of Historic Wooden Shingle Roofs**
20. **The Preservation of Historic Barns**
21. **Repairing Historic Flat Plaster—Walls and Ceilings**
22. **The Preservation and Repair of Historic Stucco**
23. **Preserving Historic Ornamental Plaster**
24. **Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches**
25. **The Preservation of Historic Signs**
26. **The Preservation and Repair of Historic Log Buildings**
27. **The Maintenance and Repair of Architectural Cast Iron**
28. **Painting Historic Interiors**
29. **The Repair, Replacement, and Maintenance of Historic Slate Roofs**

30. [The Preservation and Repair of Historic Clay Tile Roofs](#)
31. [Mothballing Historic Buildings](#)
32. [Making Historic Properties Accessible](#)
33. [The Preservation and Repair of Historic Stained and Leaded Glass](#)
34. [Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament](#)
35. [Understanding Old Buildings: The Process of Architectural Investigation](#)
36. [Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes](#)
37. [Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing](#)
38. [Removing Graffiti from Historic Masonry](#)
39. [Holding the Line: Controlling Unwanted Moisture in Historic Buildings](#)
40. [Preserving Historic Ceramic Tile Floors](#)
41. [The Seismic Rehabilitation of Historic Buildings](#)
42. [The Maintenance, Repair and Replacement of Historic Cast Stone](#)
43. [The Preparation and Use of Historic Structure Reports](#)
44. [The Use of Awnings on Historic Buildings: Repair, Replacement and New Design](#)
45. [Preserving Historic Wooden Porches](#)
46. [The Preservation and Reuse of Historic Gas Stations](#)
47. [Maintaining the Exterior of Small and Medium Size Historic Buildings](#)
48. [Preserving Grave Markers in Historic Cemeteries](#)
49. [Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement](#)
50. [Lightning Protection for Historic Buildings](#)

P5.2.1 OTHER REFERENCES for RESTORATION

In addition to Preservation Brief, the National Parks Service and OHP have many other technical documents. Some of these are discussed in the H.6.6 - Glossary in the Appendix of Part 1. Others have been consulted for the preparation of this HSR and are listed below in P.5.3 Part II Bibliography.

P.5.3 PART II BIBLIOGRAPHY

REFERENCES CITED and CONSULTED

<http://www.malakoff.com/dougsh.htm> has a picture of the building and a paragraph of description

https://en.wikipedia.org/wiki/Douglas_Flat,_California
Douglas Flat, California

Nomination Form for the National Register of Historic Places
Inventory Number PH00472779

At <http://www.nps.gov/nr/index.htm> NRHP places website

			Douglas				
			Flat				
73000397	CA	Calaveras	Flat	School	NE of Vallecito	on SR 4 19-319730524	1973-1984

California Register http://ohp.parks.ca.gov/?page_id=21238

Harmon, Angela, Board Member and building user. Email communications, throughout 2014 and 2018/19.

Kramer, John, Board Member and building user. Numerous email and verbal communications, March 2013 through November 2015.

Miller, Bonnie. The Douglas Flat School House. *Las Calaveras* Vol L, No. 3, Quarterly Bulletin of the Calaveras County Historical Society, San Andreas, California, April 2002.

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Kidder, F.E. *Building Construction and Superintendence: Part I, Masons' Work*. William T. Comstock, New York, 1896, 7th Edition 1905, pp. 93-248 Limes, Cements & Mortars, and Building Stones & Brickwork, pp. 258-300

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013 2nd Edition, pp. 246 – 264 Greek Revival Style.

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Phillips, Steven J. *Old House Dictionary, An Illustrated Guide to Domestic Architecture 1600 to 1940*. The Preservation Press, National Trust for Historic Preservation, 1992.

Withey, M.O. and Aston, James. *Johnson's Materials of Construction: Rewritten and Revised*. John Wiley & Sons, New York, 1897, 8th Edition 1946, pp. 349-370, Natural & Lime Plasters, and pp. 406-450 Mortar & Concrete

Woodbridge, Sally B. *California Architecture – Historic American Buildings Survey*. Chronicle Books, San Francisco, 1988.

5.3.1 GENERAL REPAIRS

Var. National Parks Service. Washington D.C., *Preservation Briefs 1-50 (see list in Appendix P.5.2)*

Var. National Parks Service. Washington D.C., *Preservation Tech Notes* series, in particular #14 – Windows, Reinforcing Deteriorated Wooden Windows

5.3.2 WINDOW REPAIRS

Leeke, John. A Window on Sash – How to Make & Install Replacement Parts. *Old-House Journal*, May-June, 1995.

5.3.2 FLOORING REPAIRS

Leeke, John. Fixing Hardwood Floors – How to Remove & Replace Tongue-&-Groove Floorboards. *Old-House Journal*, Nov-Dec, 1990.

OHJ Technical Staff. Strip Flooring Kinks – Repair Tips for Tongue-and-Groove Floors. *Old-House Journal*, March-April, 1993.

Polson, Mary Ellen. Fixing Wood Floors – Old House How-To Basics. *Old-House Journal*, March-April, 1993.

5.3.3 Use of Epoxy for Repairs

(to be filled in with specifics)

Var. Old House Journal, Fine Homebuilding, Journal of Light Construction and other magazine articles discuss the use of epoxy fillers to repair wood

Only epoxy formulated for wood should be used. The best is Abatron brand, Liquid Wood Consolidant and Wood Epoxy See www.Abatron.com for specifics. Kits containing everything needed are available from this site, from dealers, and from Amazon.

5.3.4 Ductless Mini Split Heating & Cooling Systems

Zoellner, Andrew. Ductless Mini Split Heating and Cooling Systems. www.familyhandyman.com Feb. 2019.

Manufacturer's websites of mini-split systems such as Fujitsu, Mitsubishi, etc.

APPENDIX B

P.5.6 DPR523 “Primary” and “Building, Structure and Object” Record Forms

To be added after completion of entire HSR. These are the forms required by the OHP. 99% of the information on them is quoted from this HSR.