

Historical Evaluation

Rehabilitation of The Danville Hotel & Danville Hotel Territories

Danville, California

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November 15, 2010

Exhibit M

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I. Introduction

This historical evaluation relates the history of the Danville Hotel and Danville Hotel Territories and considers the historical significance of the buildings on the site currently proposed for rehabilitation. While it is not a definitive determination of eligibility to any government register, the research and evaluation contained herein represent our firm's professional opinion of the cultural value of the property within the prevailing criteria used in California and the United States.

Based on the research and evaluation in this report, we also provide an assessment of historical issues relevant to the proposed redevelopment of the Danville Hotel Territories site behind the historic McCauley House and Danville Hotel. This section considers the proposed design under the recommendations in the Town of Danville's *Design Guidelines for Heritage Resources* (May 2001).

II. Site History

The Danville Hotel site comprises the original Danville Hotel, the McCauley House, and a collection of buildings built behind the hotel structure, known collectively as the Danville Hotel Territories. The Danville Hotel building and the adjoining McCauley House are presently in use as retail facilities. The existing Danville Hotel Territories is a later addition to the property. Though the buildings were designed in an imaginative interpretation of the Western Frontier style, they have been reconstructed several times, most recently in the 1970s. By contrast, the Danville Hotel and the McCauley House are historically significant structures, dating back to the second phase of Anglo-American settlement in Danville.

Danville

Two of the earliest Anglo-American settlers of the San Ramon Valley were Daniel and Andrew Inman, two successful Forty-niners who purchased 400 acres of land in the heart of the valley in 1854. Soon, others followed and by 1858 there was a general store, blacksmith's shop, and the original Danville Hotel. In 1860, a post office was established in the small rural settlement. Needing a name, residents chose "Danville" in honor of Daniel Inman's mother-in-law, who was from Danville, Kentucky.¹

By the 1860s, Danville had become the hub of the rich agricultural San Ramon Valley. Initially centered on cattle-raising and wheat-growing, by the last quarter of the nineteenth century, ranchers in the valley had largely switched over to more lucrative fruit and nut orchards. Despite the San Ramon Valley's growing wealth, Danville was isolated from important ports and transportation hubs until 1891 when the Southern Pacific constructed a 19-mile spur from the main line in Martinez down the San Ramon Valley. The Southern Pacific built an Eastlake-style depot near the village of Danville in 1891, which still stands to the west of the project site. The

¹ Winter & Company, *The Town of Danville: Design Guidelines for Heritage Resources* (Boulder, CO: 2001), 13.

completion of the line made it much easier to ship fruit from the valley to the port facilities in Martinez and Oakland.²

Anticipating further growth in the small settlement, pioneer John Hartz subdivided his farm near the town center, which at that time was oriented toward San Ramon Creek. As part of this project Hartz constructed a new street between San Ramon Creek and the railroad tracks. Many of the town's older dwellings date from this post-1891 period, as fruit growers, tradesmen, and other professionals built sturdy Victorian style houses and humble cottages along Hartz Avenue. Meanwhile, a compact commercial district began to grow up along Hartz Avenue between what are now Diablo Road and Sonora Avenue.³



Figure 1. Undated view of the Danville Hotel on Railroad Avenue, ca. 1900
Source: San Ramon Valley Historical Society

The existing Danville Hotel was part of this second phase of Danville's history as the commercial district was reoriented from San Ramon Creek toward the rail depot. It was built in 1891 to replace the Railroad Hotel which burned to the ground in 1873. When completed in 1891, the Danville Hotel was located at the southwestern corner of the project site, at the corner of Railroad Avenue and Short Street, across the street from the Southern Pacific depot (Figure 1). It was mainly patronized by railroad workers and the occasional agricultural worker or traveler. It was officially opened in 1892 by the McCauley family with ten rooms upstairs and one shared bathroom.⁴

² Winter & Company, *The Town of Danville: Design Guidelines for Heritage Resources* (Boulder, CO: 2001), 14.

³ *Ibid.*

⁴ Jones, Virgie. *The Short But True History of the Danville Hotel.*

The hotel was a simple, two-story, vernacular building with “four double hung windows across the front and on the upper floors and two windows and two doorways below.”⁵ Eventually the hotel was officially named the Danville Hotel, and a veranda was added across the front and down the southern side of the building.

The Danville Hotel was operated by George and Mary McCauley, immigrants from Ireland, who moved to the San Ramon Valley in 1868. The McCauleys were some of the earliest buyers of lots from John and Catharina Hartz, purchasing lots 6, 7, 8, and 9 in Block 3 of the Hartz Subdivision for \$500. The McCauley family was large, consisting of George and Mary and their eight children: Anna, Elizabeth, Margaret, Sarah Ellen, Mary Jane, Thomas, John, and George Jr.⁶

Not long after building the hotel, the McCauleys purchased a lot on the northwest corner of Hartz Avenue and Short Street and built a one-and-a-half-story vernacular Victorian cottage. This house, which now stands next door to the Danville Hotel, is still known as the McCauley House. Being located near the hotel, which it may be recalled, was located at the corner of Railroad Avenue and Short Street, the family members could easily walk next door to help out with cooking, cleaning, or maintaining the hotel. Mrs. Mary McCauley was the cook at the hotel, which also served as Danville’s only restaurant.⁷

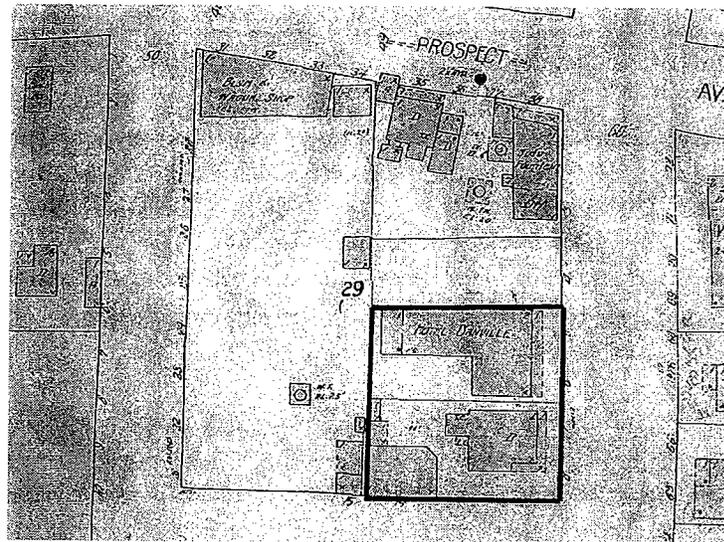


Figure 2. Danville Hotel and McCauley House after 1927
Source Sanborn Map

As the railroad became less important as Danville’s primary means of transportation, the town reoriented again, this time toward Hartz Ave, the main vehicular route through town. In 1927, the McCauleys had the Danville Hotel moved from its original site on Railroad Avenue to face Hartz Ave – again next door to the McCauley House, but this time to the north – to a pair of lots the McCauleys had purchased in 1911 (Figure 2). At the same time they remodeled the hotel building. As part of the

⁵ Virgie Jones, *The Short but True History of the Danville Hotel* (San Ramon Valley Historical Society, n.d).

⁶ Phil Batchelor, *The History of the Danville Hotel and McCauley House* (n.d.), 2.

⁷ *Ibid.*, 3.

project, a veranda was added to the Hartz Avenue façade, as well as alongside the south side of the second story.⁸ The move away from Railroad Avenue symbolized the decreasing importance of the railroad in the life of the San Ramon Valley, and the corresponding dependence on the private automobile.

By the 1930s, the Danville Hotel no longer offered guest accommodations. The McCauley family leased the property to a German-born chef from San Francisco named Paul Ziebig. Ziebig took the first steps toward making the Danville Hotel a destination restaurant catering to San Franciscans and people from all over the Bay Area who could by then easily drive to Danville following the opening of the San Francisco-Oakland Bay Bridge in 1936 and the Caldecott Tunnel in 1937. The restaurant was evidently “recognized and commended by Duncan Hines” and Ziebig placed a sign in his window touting this fact.⁹

Gas restrictions during World War II reduced the number of people who could drive out to Danville to eat. However, Zeibig continued to lease the property for another seven years from the new owner, WH Fischer, who bought the property from the McCauley Estate in 1945. Ziebig operated the Danville Hotel Restaurant until 1952, when local entrepreneur Russel Glenn took over the lease. Glenn bought the property outright from Fischer’s widow in 1956. He then set about transforming the Danville Hotel property into a place that people would want to visit, not only from Danville but the entire Bay Area.

In 1952, when Russel Glenn bought the property, the Danville Hotel was no longer in operation as an inn but it contained a thriving restaurant and ample room for expansion.¹⁰ Glenn aimed to keep the restaurant while transforming the rest of the property into a thriving regional destination. As a first step, he painted the hotel red with white trim, moved a covered wagon out front, and converted the upper floors of the former hotel into living quarters for himself and his family (Figure 3).¹¹ He also created an outdoor dining area he called the Virginia City Patio, and a Western-themed “ghost town” that Glenn assembled from old buildings that he moved to the property. These buildings – several of which may still exist - he expanded and remodeled, giving some of them false Western fronts. Glenn furnished the buildings with antiques he purchased in the Gold Country. An article in the November 1957 edition of a local paper called *The Diablan* described the Virginia City Patio as “a spacious courtyard shaded by old trees and bounded by wooden sidewalks fronting on

⁸ Ibid., 4.

⁹ Duncan Hines was a traveling salesman/food critic who published a pamphlet in the 1930s critiquing and rating the local restaurants in small towns. His *Adventures in Good Eating* (1935) and a second volume published in the 1950s created a reliable rating system for restaurants. Information courtesy of <http://www.duncanhines.com/DHAbout/>

¹⁰ Virgie Jones, *The Short but True History of the Danville Hotel* (San Ramon Valley Historical Society, n.d.)

¹¹ Ibid.

the façades of frontier tradition: jail, bank, general store, saddlery, livery stables, Chinese laundry and saloons in reassuring abundance.”¹²



Figure 3. Danville Hotel after Glenn’s Initial Remodel, 1956
Source: San Ramon Historical Society

Over time Glenn bought the remaining lots on the block and expanded his miniature Western ghost town. Glenn’s goal was to make the Danville Hotel as authentic as possible, both inside and out. Even though the false fronts really didn’t have an old Wells Fargo bank, the atmosphere was meant to create an “interesting and genuine” western town. The idea of creating a roadside stopover and destination was not unusual in the years before the interstate highway system bypassed many of America’s smaller towns. Glenn’s motivation for remaking the Danville Hotel into a roadside attraction appear to have been motivated by a desire to put Danville on the map, as well as by his own personal enthusiasm for California history. As late as the 1960s, Danville was still a small, rural settlement. The two-block long downtown was reputedly dusty, unattractive, and had little to offer beyond several gas stations. Glenn’s ambition was to create a Western-themed destination that would attract day trippers and weekenders from all around the Bay Area.

In 1958, a local article addressed Glenn’s unusual desire to turn back time in Danville rather than move forward with more contemporary development then beginning to overtake the rural San Ramon Valley. The article compared the Danville Hotel complex to Disneyland, as a destination for families in search of an experience of “place,” even if it was a mostly ersatz one. This type of destination fit into the vision that Glenn and the other “Retrogressionists” sought for Danville. In a “Declaration of Independence” the Confederates of Danville declared that the frenzy of the modern world was threatening the pursuit of happiness and that it was their intent to draw

¹² *The Diablan* (November 1957).

away from the modern world of freeways and shopping malls by recreating Danville as it “was” in 1858.¹³

Russel Glenn’s blend of historical place and imagined history at the Danville Hotel was part of his larger plans for Danville as a whole. Because the Town of Danville was not incorporated until 1982, until then there were no building codes or zoning laws outside of what Contra Costa County provided. In the mid 1950s, the Confederates of Danville thought that the best way to keep Danville’s history alive in the freeway age was to recreate Danville as a living history town similar to Colonial Williamsburg or Plimouth Plantation, albeit with a Western twist. The Confederacy had no real power other than “friendly persuasion” and a desire to turn Danville into a village with “new century convenience (and) old century leisure.”¹⁴

Glenn’s campaign was not strictly a negative, anti-development effort; rather it was aimed at avoiding “scattershot development” and establishing a town with a personality and identity.¹⁵ Articles Two and Four of the Danville Confederacy Bill of Rights defined the stylistic ideals, urging property owners to strive to “follow the pattern of construction laid down by the Confederacy, namely California, Western, Spanish...” and to “encourage and promote all new construction in conformity with the plan of the Confederacy.”¹⁶

However, Glenn was the only property owner in downtown Danville who seems to have fully embraced his ideas.¹⁷ No other new property owners in Danville really followed Glenn’s guidelines, and the town developed more or less organically in reaction to the inexorable forces of suburban real estate development. Indeed, by the early 1960s, suburban development had infiltrated much of the rural San Ramon Valley, moving south from Walnut Creek and north from Dublin. This phenomenon sped up with the construction of Interstate 680 in the mid-1960s (completed 1968). As tract houses replaced orchards and pastures and shopping centers drained business from the small town centers, Glenn’s dream seemed less viable than ever before.

By 1962, after becoming increasingly frustrated with the lack of progress in realizing his vision for Danville, Glenn decided to sell the Danville Hotel complex to a group of four investors who wanted to turn it into a motel, replete with a swimming pool for weary interstate travelers.¹⁸ An article in a local newspaper in 1962 reassured the locals that “the motel will maintain the Western motif perpetuated by Glenn, and the venerable main building will remain intact.”¹⁹ However, the developers removed the fabled Virginia City Patio, as well as other elements of the ghost town. An article in

¹³ “Why Danville is Being Rebuilt as It Was in 1858,” (Unknown publication, ca. 1958, San Ramon Valley Historical Society).

¹⁴ “Danville Hotel, Noted Area Landmark, Sold,” (Unknown Publication, 1962, San Ramon Valley Historical Society).

¹⁵ Ibid.

¹⁶ Danville Confederacy Bill of Rights (San Ramon Valley Historical Society).

¹⁷ Ibid.

¹⁸ “Motel to Be Built.”

¹⁹ Unknown article 1962.

an unknown paper in 1962 mentioned: "Bulldozers have been at work for the past week tearing down the attached Western town and patio area to make room for the proposed hotel."²⁰ Before they could get very far with construction, the developers declared bankruptcy, dooming the project.²¹

Although the original Danville Hotel building was spared, Glenn was disgusted with what he saw, believing that the developers had achieved nothing but "the destruction of the Ghost Town patio" as well as alienating the local customers.²² The property reverted to Glenn and he went back to restoring what had been wrecked by the would-be motel builders. It took him three years to rebuild the Danville Hotel Territories (as he called it) into a working restaurant and tourist attraction.²³

A 1962 *Contra Costa Times* article about the selling of the Danville Hotel showed Glenn's original Danville Hotel ghost town before the motel developers got their hands on it. Though it is difficult to see many details, comparing this photo with an image from 1965 – after the reconstruction – reveals many differences. In contrast to the 1962 photo, which shows a series of smaller freestanding buildings with intervening gaps between them, the 1965 image reveals much denser construction, along both Prospect and Railroad avenues. Although contemporary newspaper articles suggest that the motel developers bulldozed the original ghost town, it seems likely from what physically survives today, that they demolished everything along Railroad Avenue and within the interior of the site, but perhaps spared the buildings along Prospect Avenue, where three of the buildings (Hoot n' Holler, Paula Lalane Interior Design, and Yard Art) appear to be vintage structures (albeit, heavily remodeled), and are perhaps some that Glenn moved to his property in the 1950s.

Russel Glenn rebuilt and improved upon his project after resuming ownership.²⁴ In 1965, Glenn constructed a two-story addition to the Danville Hotel structure housing what he called the Silver Dollar Saloon. Glenn hired movie set designers from Hollywood to design this Western-themed (and air-conditioned) saloon, banquet room, and restaurant that could seat 300. It utilized the space that the developers had cleared.²⁵

By 1968, the completion of I-680 had made it possible for motorists to bypass Danville, and the Danville Hotel and Territories became less of a draw for those from outside the community. While Glenn and the others had thought that routing the new freeway east of town would physically preserve Danville, it also siphoned most business away from the town, including the Danville Hotel.

²⁰ Ibid.

²¹ Ibid

²² Virgie Jones, *The Short but True History of the Danville Hotel* (San Ramon Valley Historical Society, n.d).

²³ *Silver Dollar Special Publication* (Danville, CA, June 23rd, 1965). 4.

²⁴ Ibid, 5.

²⁵ San Ramon Valley Historical Society.

Thanks to the freeway, by the early 1970s there was no longer a need for “funky old false fronts and quaint shops” in downtown Danville.²⁶ The completion of I-680 had launched a sustained suburban land boom as developers carved up the remaining orchards and ranches into subdivisions all around Danville. Many of the newcomers showed little interest in the old Western-flavored downtown, favoring the new strip malls and shopping centers that began to pop up at every freeway interchange. By 1970 the Danville Hotel had closed. In 1976, the entire property was purchased by Jerry E. Carter.²⁷ As part of the sale, all salvageable features and elements of the Danville Hotel were sold at public auction, including Russel Glenn’s antiques, much of the interior decoration, furniture, silverware, and kitchen appliances.

The new owner, Jerry Carter, worked to repair and rebuild the Danville Hotel and Territories. According to an article in an unidentified publication in 1978: “Everything from the ground up was replaced, and interior work, exterior sandblasting and repainting took six months of rebuilding.”²⁸ At the end of 1976, not far from where the Danville Hotel was originally located on Railroad Avenue, Carter built a new commercial building with a series of pseudo-historic Western facades. Although it faced a parking lot fronting on Railroad Avenue, the building was physically attached to the old Danville Hotel, via the Silver Dollar Saloon. Upon its completion, Carter reopened the property as the Danville Restaurant Hotel and Saloon.²⁹ As part of this work, Carter also appears to have reworked the older Glenn-era buildings along Prospect Avenue.

The construction and alteration chronology for the Danville Hotel and Territories property is sparse. According to the County records that exist, the Danville Hotel itself underwent few significant alterations since Contra Costa County began keeping records for unincorporated parts of the county. However, it is apparent that Russel Glenn enclosed the first floor level of the verandah and made other changes to the historic hotel after he bought it in 1956. According to permit number 64839, the first major retail expansion on the site occurred the following year, in 1957. Russel Glenn was listed as the owner on the permit application, and the date coincides with when he purchased the property. This first expansion by Glenn probably included the Virginia City Patio, as well as other site improvements. Unfortunately, the description of the scope of work is lacking and there are no drawings. Additionally, according to oral tradition, Glenn brought several historic structures from elsewhere to the site, and none of this appears to have been permitted. Other permit applications from this era are mostly for interior work. The complete permit history is contained within Chapter VI of this document.

In 1962, Messrs. Appleton and Maschetti, who had purchased the site from Glenn, took out permit number 69029 to dismantle the ghost town and rebuild it as a motel. The

²⁶ Perspectives 2005.

²⁷ Beverly Lane, *Danville; Portrait of 125 Years*; Town of Danville (Danville, CA: 1984).

²⁸ December 1978 Article- no title or publication (San Ramon Valley Historical Society).

²⁹ Beverly Lane, *Danville; Portrait of 125 Years*; Town of Danville (Danville, CA: 1984).

permit application described the project simply as a “retail alteration.” Two years later, in 1965, Russel Glenn applied for a building permit to build a “dining room addition to the Danville Hotel.”³⁰ This would have definitely been the Silver Dollar Saloon.

In 1979, a permit was taken out by the Danville Hotel Historic Property Co. with a project scope described as: “Permit for addition of 2nd story façade. Building to remain one story. Permit includes spiral exterior stair and canopy overhang.”³¹ Part of this permit is easily identifiable as the installation of a spiral staircase from the demolished Union Bank in Oakland in the courtyard. This permit likely also included the construction of the one-story commercial building/addition to the rear of the Danville Hotel that now faces Railroad Avenue.

III. Evaluation of Danville Hotel Property

The Danville Hotel Territories complex to the rear of the hotel – if it retained integrity from the 1950s and the early 1960s – might have been eligible for listing in the California Register of Historical Resources as a significant example of mid-century roadside architecture in Contra Costa County. Once common in the United States – especially in The West, where such developments were frequently built by individual entrepreneurs to attract tourists and weekenders traveling on regional highways – Roadside Americana has acquired a growing appreciation and following for its contribution to life in postwar America. More prominent and ambitious examples include the Madonna Inn in San Luis Obispo, California and the Danish Village in Solvang, California. Often built of relatively insubstantial materials, many examples of Roadside Americana have perished, frequently falling victim to neglect and abandonment or demolished. Often derided in its period of significance as being of questionable taste, roadside development was largely superseded during the 1970s and 1980s by mainstream corporate commercial development, much of it devoid of the individualistic charm of the earlier postwar development of the 1950s.

Knapp & VerPlanck has concluded that the Danville Hotel, and to a lesser extent, the McCauley House, are the only historically or culturally significant structures remaining on the property. Although some remnants of Glenn’s 1957 and 1965 ghost town appear to remain along Prospect Avenue, this section was heavily altered in 1976. Indeed, some of the structures appear to contain portions of older rural outbuildings that Glenn brought to the site for his Western town in the 1950s. The additions to the south of the Danville Hotel facing Railroad Avenue date entirely from 1976 and are of inferior quality to the Glenn-era improvements. Although the Danville Hotel Territories are a reminder of Russel Glenn’s “Retrogressionist” plans for Danville, they no longer meet the registration standards of the California Register

³⁰ Building Inspection Department Contra Costa County, Permit 82667

³¹ Building Inspection Department Contra Costa County, Permit 77590

of Historical Resources because they do not retain sufficient integrity from their period of significance (1957-1965).

On the other hand, the Danville Hotel and the McCauley House are both bona fide historical resources. Built in 1891-92 by early Danville pioneers after the arrival of the Southern Pacific's San Ramon Valley branch line, these two structures are early remnants of the historic village of Danville. The Danville Hotel was arguably the most important building in the town for many years, and with some alterations it remains largely intact. The McCauley House has undergone some alterations, the most important of which include its recladding in stucco and the alteration of its fenestration to accommodate storefronts. Nonetheless, its form and detailing are recognizable as an early Folk Victorian, comparable to several other Victorian-era residences converted to commercial usage that line portions of Hartz Avenue. Both the Danville Hotel and the McCauley House were entered into the Town of Danville's *Survey of Historically Significant Resources* in 2002, meaning that they are "heritage resources" and consequently defined as historical resources under the provisions of the California Environmental Quality Act (CEQA).

IV. Evaluation of Rehabilitation of the Danville Hotel Property

This section evaluates the proposed design as illustrated in the sets of architectural drawings prepared by the office of William Hezmalhalch and dated October 19 and October 27, 2010 for compliance with the Town of Danville's *Design Guidelines for Heritage Resources*.

The proposed development will retain the historic portions of the Danville Hotel and the historic McCauley House. The heavily altered existing west (rear) wing of the Danville Hotel will be removed. Although this addition can be seen on Sanborn Maps as early as 1917, much of it was altered in 1965 as part of Glenn's Silver Dollar Saloon addition. Otherwise, the rest of the site – historically known as the Danville Hotel Territories – will be cleared of all improvements in preparation for the new construction, which will consist of two new two-story buildings. Building 1 will occupy the Prospect Avenue frontage and Building 2 will occupy the southeastern half of the site, facing both Railroad Avenue and Short Street. Building 1 will contain five retail units and a restaurant space on the ground floor and six residential units on the second floor. Building 2 will include a 29-stall garage, five retail units, and a restaurant at grade, with 10 residential units on the second floor. Walkways from Hartz and Railroad avenues will access a central paseo/courtyard area similar to what exists today.

The proposed design will be evaluated under the Town of Danville *Design Guidelines for Heritage Resources* using Chapter 6 New Construction. The configuration of the new buildings follows many of the principles recommended in the report. In general, the proposed design does not imitate, but rather relates to the "fundamental

characteristics of the Heritage Resources (the Danville Hotel and the McCauley House)” on the site while “also conveying the stylistic trends of today.”³² Furthermore, the way that the buildings are sited – combined with their relatively small scale – will not “impede one’s ability to interpret the character of the Heritage Resource.”³³ In the following sections, we analyze the proposed project under the specific guidelines contained within Chapter 6: “New Construction.” If an individual guideline is not applicable, it is stated thusly.

6.1 Locate a new building to the rear of the site.

The proposed project complies with Guideline 6.1. The Heritage Resources are both located at the front of the lot facing Hartz Avenue, at the southeast corner of the site. The new construction will consist of two separate buildings. Building 1, the smaller of the two, will line Prospect Avenue between Hartz Avenue and Railroad Avenue, much as the existing buildings do now. The larger building – Building 2 – will be located behind the Heritage Resources, facing the intersection of Railroad Avenue and Short Avenue, much as the existing 1976 building does now.

6.2 In cases where a Heritage Resource is located to the rear of the site it may be considered for relocation.

Not applicable.

6.3 Clearly identify the primary entrance of a new building.

The proposed project complies with Guideline 6.3. Buildings 1 and 2 have multiple entrances to access both the retail stores along Prospect and Railroad Avenues. Many also have secondary entrances facing the *paseo* that connects Railroad and Hartz Avenues. There are also entrances that provide access to the residential units on the second floor. The entrances are clearly marked with portico-like elements (some with awnings). Others are recessed in alcoves similar to traditional commercial buildings along Hartz Avenue. The commercial entrances are distinguished from the residential entrances by virtue of their adjoining storefronts and transoms, again resembling traditional commercial development patterns. Commercial entrances also contain double-leaf doors. The residential entries contain only one door.

6.4 Maintain an attractively landscaped yard where residential characteristics existed historically.

The proposed project complies with Guideline 6.4. The McCauley Residence is the only exclusively residential Heritage Resource on the site. It has some minor amount of landscaping between its primary façade and the street, including two non-historic brick-lined flower beds. To the south of the house is a mature oak. None of these characteristics, including the historic setback, will be affected by the project.

³² Winter & Company, *The Town of Danville: Design Guidelines for Heritage Resources* (Boulder, CO: 2001), 53.

³³ *Ibid.*

6.5 Maintain the visual connection of a building to the street.

The proposed project complies with Guideline 6.5. The entrances of the Heritage Resources will be retained where they are, including their access points to the nearby street. The two new buildings will directly adjoin the sidewalk, with the entrances to the stores and the residential lobbies opening directly onto the sidewalk, as is typically seen with other historic commercial buildings in downtown Danville.

6.6 Maintain the line of building fronts in a block.

The proposed project complies with Guideline 6.6. The two Heritage Resources will remain where they are with their residential setbacks in place. The proposed new buildings adhere to traditional commercial development patterns along Hartz Avenue and throughout downtown Danville by adjoining the sidewalk. In general, the buildings maintain an average 10' setback from both Prospect Avenue and Railroad Avenue.

6.7 Create identifiable pedestrian walkways to the interior portions of a lot where new construction occurs behind a Heritage Resource.

The proposed project complies with Guideline 6.7. The proposed project incorporates an interior paseo with access points on both Hartz and Railroad Avenues. This paseo provides access to the interior facades of the new buildings as well as providing seating areas for proposed restaurants.

6.8 If a fence is to be used in a front yard, then it must be low to the ground per planning and zoning code requirements and it should have a transparent quality, allowing views into the yard.

Not applicable.

6.9 A new building should convey a sense of human scale. Consider the following techniques:

The proposed project complies with Guideline 6.9. The proposed project uses exterior cladding materials that are all commonly found on Heritage Resources in downtown Danville, such as brick, stucco, and lapped siding. The materials used are all of traditional dimensions and treated in a conventional manner. Various portico-like elements are used to mark and shelter primary entrances to the new buildings. Finally, the proposed project is two stories in height, which is appropriate for downtown Danville, where Heritage Resources do not exceed this height.

6.10 A new building should not be significantly larger than those single-family structures seen traditionally.

The proposed project complies with Guideline 6.10. The new construction does not exceed two stories. The proposed buildings are broken down visually into units far smaller than the basic footprint would suggest, using articulation of the footprint itself, the massing, the roof treatment, and the façade design to differentiate each segment. The street elevations of the two new proposed buildings are articulated as

separate sections that align with the individual storefronts that comprise each building at the first floor level, providing visual interest and variety, as well as breaking up the massing of buildings that are larger than a traditional commercial building in downtown Danville.

6.11 Step a larger building down in height as it approaches a Heritage Resource.

The proposed project complies with Guideline 6.11. The proposed new construction does not exceed two stories to begin with and there are generous setbacks and gaps between the new and old construction, obviating the need for stepbacks.

6.12 Simple rectangular building forms with sloping roofs are preferred.

The proposed project complies with Guideline 6.12. The proposed new construction is massed as two rectangular volumes with varied roof forms, including pent, gable, and hipped roof elements surrounding a conventional flat roof at the center of the building. Some sections have flat-roofed parapets, but this is compatible with other historic flat-roofed commercial buildings in downtown Danville. There are two tower elements on Building 2 that mark the locations of pedestrian entrances. These tower elements are about 3' higher than the building's roof. In addition, these tower elements are located in relatively inconspicuous locations where they will not be easily visible from Hartz Avenue.

6.13 Pitched gable and hip roofs are encouraged where they exist on surrounding Heritage Resources.

The proposed project complies with Guideline 6.13. Gabled roof elements are used throughout the exterior elevations of the two new buildings. The placement of gabled elements is not random; instead these elements correspond to discreet sections of the building and are designed to convey a sense of visual variety so that the buildings do not appear too monolithic within the fine-grained context of downtown Danville.

6.14 Dormers break up the perceived scale of a roof and are encouraged.

Not applicable.

6.15 Eave depths should be similar to those seen historically.

The proposed project complies with Guideline 6.15. Where gable-roof elements are present in the design of the two buildings, there are adequate eave depths to give the overall design a convincing three-dimensional quality in keeping with older buildings in downtown Danville.

6.16 Horizontal lap siding should be applied in a manner similar to that seen historically.

With conditions the proposed project complies with Guideline 6.16. The drawing set reviewed as part of this report shows horizontal lapped siding being used on parts of the building's exterior. Notes on the drawings indicate that it is made of fiber cement board. Although there is nothing in the Danville Design Guidelines that say that the

lapped siding must be wood, in order to comply with Guideline 6.16 the new materials “should relate to the lap exposure, texture and finish of traditional wood siding.”³⁴

6.17 Use masonry that appears similar in character to that seen traditionally.

With conditions the proposed project complies with Guideline 6.17. The drawing set reveals extensive use of brick veneer, particularly on the first floor level of the two buildings, where the commercial storefronts are located. The Danville Design Guidelines say that masonry should not be used for residential type buildings because wood-frame construction was traditionally used for residential structures in Danville. However, the proposed new buildings are mixed-use and at street level they are strictly commercial. Brick was often used for higher-quality commercial structures in downtown Danville, so it seems appropriate to use this material. However, the brick veneer should be detailed so that it does not appear to be merely a veneer. In other words, it should wrap around corners in a convincing manner and avoid the placement of expansion joints in highly visible areas.

6.18 Other non-traditional materials are generally not appropriate, but will be considered on a case-by-case basis.

With conditions the proposed project complies with Guideline 6.18. The proposed project does use non-traditional materials in several areas. The areas of the exterior clad in siding feature cement fiber board siding in place of wood. Although not forbidden in the Danville Design Guidelines, to comply with this Guideline the siding should be finished in a convincing manner so that it does not draw attention to itself as an inauthentic material. Furthermore, in certain areas, particularly cornices, stringcourse, and arches, are made of non-traditional foam (Dryvit)-based materials. Although not prohibited specifically, “Alternative materials (such as aluminum or vinyl siding, Dryvit, Masonite and hardiboard) should appear similar in scale, proportion, texture and finish to those used traditionally.”³⁵

From our experience, it will be important to make sure that these substitute materials resemble traditional materials as closely as possible. They should preferably be used above the first floor level to reduce their visual impact at eye-level. It is also important to make certain that these substitute materials are durable and have a proven track record in the local climate.

Another important area to consider is fenestration. Traditionally storefronts in downtown Danville were made of either wood or metal with tiled bulkheads. In residential properties, windows are typically wood and double-hung. It is important to make sure that the materials used for both commercial and residential fenestration be made of comparable materials. Vinyl windows with imitation mullions and muntins sandwiched between the panes are not appropriate.

³⁴ Winter & Company, *The Town of Danville: Design Guidelines for Heritage Resources* (Boulder, CO: 2001), 59.

³⁵ Ibid.

6.19 Roof materials should convey a scale and texture similar to those used traditionally.

The proposed project complies with Guideline 6.19. The project drawings show the gabled and hip-roofed sections of the two new buildings clad in either concrete shingle or composition shingle designed to resemble slate. The Danville Design Guidelines say little about roofing materials aside from stating that they should be earth toned and have a matte, non-reflective finish. The materials depicted in the drawings comply with these requirements.

6.20 Use simplified interpretations of architectural features that are common to traditional buildings in Danville.

The proposed project complies with Guideline 6.20. A composite commercial and residential project, the proposed new buildings incorporate features of both building types, with commercial-type materials and features predominating on the first floor – where the commercial spaces are located – and residential-type materials and features prevalent on the second floor level – where the residential units are located.

The commercial sections of the proposed project are clad in brick and other masonry veneers that are in keeping with several of the higher-quality historic masonry commercial buildings in downtown Danville. Arched and linteled porticos and porches are used to mark the primary entrances to the commercial storefronts along the street frontages. The pedestrian entries are compatible with historic commercial buildings in Danville, with their paired double-leaf doors with flanking sidelights and transoms. The stores along the street frontages are also in keeping with traditional masonry commercial buildings by virtue of their horizontally proportioned storefronts with narrow bulkheads beneath (called kickplates in the design guidelines). Pilasters and materials changes are also appropriately used to demarcate the different stores.

The residential parts of the buildings on the second floor use materials and features more typically associated with domestic property types in downtown Danville, although they are not so heavily differentiated from the commercial stores below that they detract from a cohesive design sensibility. Much of the second floor area on both Buildings 1 and 2 are finished in stucco or lapped siding, with either fixed or operable double-hung windows aligned with the commercial storefronts below. Balconies and porches are periodically introduced, helping to break up the façade massing and recalling similar features on older residential building types in downtown Danville. The second floor levels of both buildings terminate with a variety of roof treatments also designed to break up the massing of these buildings. The roof types recall both residential (gable and hipped profile) and commercial (flat or stepped) types. Traditional raking or bracketed cornice elements are used to terminate the façades in a way that is compatible with older buildings in downtown Danville.

6.21 Using contemporary interpretations of historic styles is strongly encouraged for new buildings.

The proposed project complies with Guideline 6.21. Although designed to recall features and materials common to older historic residential and commercial buildings in downtown Danville, no one would actually confuse the new construction with historic buildings. The new construction was designed to be compatible with its older neighbors, particularly the Danville Hotel and McCauley House at the southeast corner of the site, as well as other historic commercial buildings located further north along Hartz Avenue. Although clearly contemporary buildings, neither Building 1 nor Building 2 employ “modern or futuristic styles that are incompatible, or “jarring,” to the streetscape...”³⁶

V. Conclusion

The proposed rehabilitation of the Danville Hotel and McCauley House, as well as the new construction on the site of the former Danville Hotel Territories, comply with the Town of Danville’s *Design Guidelines for Heritage Resources*. In contrast with the previous version of this project, which was three stories high, the current proposed project is only two stories and the majority of it is no higher than the historic Danville Hotel. The proposed new construction is also set back from the historic buildings on the site, reducing the visual impact of the new construction on these Heritage Resources. The materials used in the proposed project are compatible with other historic buildings in downtown Danville, using masonry veneers and stucco for most of the commercial storefront areas and lapped siding and stucco for the residential zones on the second floor. The use of non-historic materials such as cement fiber board siding and stucco wrapped foam should be appropriate as long as these materials are concentrated on the second floor level and detailed appropriately. Vinyl windows with false muntins should not be used. Taken as a whole, the exteriors employ design strategies and features that are compatible with, but do not imitate the project’s historic neighbors.

³⁶ Winter & Company, *The Town of Danville: Design Guidelines for Heritage Resources* (Boulder, CO: 2001), 60.

VI. Permit History

DATE	Owner	Work Done	Contractor	Notes/Permit Number
5/21/1957	Russel Glenn	Addition to Hotel site	Vern Ryan	Illegible as to what part the addition refers to. Assumed additions to site behind Danville Hotel property. Retail expansion. 64839
Unknown	Unknown	Unknown	Unknown	Permit may be for other buildings near lot before Glenn purchased the remainder.
5/15/1958	Russel Glenn	Improvements to kitchen	Vern Ryan	47859
9/13/1962	Appleton & Roschetti	Retail bldg. Alterations	Unknown	69029
3/15/1965	Russel Glenn	Dining Room addition to Danville Hotel	Unknown	Possibly for the Silver Dollar Saloon construction. 82667
11/22/1968	Russel Glenn	Enclose existing porch	Unknown	"Alterations to Danville Hotel Restaurant." 1997
6/15/1970	Russel Glenn	Roof repairs, damage repair	Squire	3230
10/28/1971	? George A Sanborn	New door in existing building	Squire	"Needs platform for swinging doors-" 18959
1/28/1975	Russel Glenn	Interior alterations only	Unknown	38796
4/14/1976	Russel Glenn	Frames	Farr Construction	
1/26/1977	Jerry Carter	Wooden sign work, "Sign B"	Unknown	52785
12/28/1977	Danville Hotel	Internal, electrical	Unknown	Use of building listed as "offices" 61315
11/2/1979	Danville Hotel	Cosmetic Changes-	Unknown	"Permit for addition of second story façade, bldg to remain 1 story. Permit includes spiral exterior stair and canopy.."

8/25/1981	Danville Hotel Properties	Bldg Addition for storage, foundations poured without permit.	LB Reed	Addition- unclear as to where on property. 91126
7/20/1984	Jerry Carter	Foundation and bracing	Unknown	108032
8/1/1984	Jerry Carter	Demolition	Unknown	Final building permit dated 1987 108374
5/10/1985	Tenant Eastman	Tenant Improvements	Unknown	113020

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DANVILLE HOTEL
Description of Historic Building Improvements

October 25, 2010
(Prepared by Applicant)

The Danville Hotel property consists of approximately 40,000 square feet of improved buildings on 1.12 acres of property. Included in the project are two historic buildings known more commonly as the McCauley House and the Danville Hotel. Both of these buildings will be preserved and restored as part of this development project. A description of the restoration of each building is outlined below:

McCauley House: This single story home enjoys an attractive front elevation and roof elements from Hartz Avenue. However, it has had some improvements over the years which detract from the original design on other elevations of the home. The rear suffers from a great deal of surface mounted conduits and utility boxes which will be removed during the remodel. The "passage" type building connection between the Hotel and the McCauley House will also be removed. Historic paint colors will be utilized subject to approval by the Town of Danville.

Danville Hotel: The view of the Hotel building from Hartz Avenue will also go largely unchanged other than refurbishment and approved new paint colors. Significant demolition will occur at the rear of the building to remove non-historic additions which detract from the simplicity of the original farmhouse architecture. This area will be replaced with similar siding and window treatments which appear on the other sides of the building. A reconfigured exterior staircase shall remain and the interior stair will be remodeled. Exterior demolition will impact the existing restaurant kitchen which shall be moved inside the main building. As previously mentioned, the merged portion of the Hotel and McCauley House will also be removed.