

PAGE & TURNBULL

SONOMA-MARIN FAIRGROUNDS
HISTORIC RESOURCES
DOCUMENTATION

PETALUMA, CALIFORNIA
[21199]

PREPARED FOR THE CITY OF PETALUMA
JULY 1, 2022



*Cover photo: The Midway (Gross Concourse) at the Sonoma-Marin
Fairgrounds on July 26, 1965. Photographer: Harold R. Skinner.
Source: Sonoma County Library Photograph Collection.*

INTRODUCTORY NOTE

Page & Turnbull evaluated the site in a Historic Resource Evaluation (HRE) report (dated April 1, 2022) and found that the property is eligible for listing in the California Register of Historical Resources (California Register) as a historic district. Additionally, Page & Turnbull found that Herzog Hall is individually eligible for listing in the California Register.¹ The HRE was reviewed and approved by City of Petaluma Community Development Department staff. The presence of a historic resource(s) on a site does not mean that a site must be preserved as is in perpetuity. Indeed, built environments are always changing; continuing to adapt for present and future uses is often the best way to ensure that historic properties remain a vital part of a community. Partial demolition of an eligible historic resource or eligible historic district may allow for a site to provide new community value, while still retaining some of its historic character. It should be noted that the presence of an eligible historic resource does not mean that the site cannot change or be redeveloped in the future under the California Environmental Quality Act (CEQA).

Sonoma-Marin Fairgrounds Historic Resources Evaluation (HRE) Report

*The HRE presents the history of the site and applies the evaluation criteria of the California Register of Historical Resources (California Register) to identify the historic resources present at the Sonoma-Marin Fairgrounds. An **Executive Summary** of the history and findings is included at the beginning of the document, along with a photo gallery of all extant built resources at the site.*

These materials were prepared by Page & Turnbull for the City of Petaluma between September 2021 and July 2022.

¹ Page & Turnbull, *Sonoma-Marin Fairgrounds: Historic Resource Evaluation* (April 1, 2022), prepared for the City of Petaluma.

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SONOMA-MARIN FAIRGROUNDS HISTORIC RESOURCE EVALUATION

PETALUMA, CALIFORNIA
[21199]

PREPARED FOR THE CITY OF PETALUMA
APRIL 1, 2022



*Cover photo: The Midway (Gross Concourse) at the Sonoma-Marin
Fairgrounds on July 26, 1965. Photographer: Harold R. Skinner.
Source: Sonoma County Library Photograph Collection.*

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EXECUTIVE SUMMARY

The Sonoma-Marín Fairgrounds, known colloquially as the Petaluma Fairgrounds, is located at 175 Fairgrounds Drive in East Petaluma. The Fairgrounds consists of an approximately 55.5-acre site within a larger 65.3-acre parcel (APN 007-031-005-000) that is owned by the City of Petaluma. The Study Area for the following Historic Resource Evaluation (HRE) focuses on the portion of the property that is leased by the Fourth Agricultural District Association and utilized for Sonoma-Marín Fair purposes, excluding the Main Parking Lot and other areas that serve non-fair related uses. The HRE Study Area consists of approximately 47 acres and contains 58 extant buildings and structures, and nine primary landscape features.

Through the evaluation of the Study Area within the HRE, the Sonoma-Marín Fairgrounds was identified as a California Register-eligible historic district with 22 contributing buildings, structures, and landscape features. One building—Herzog Hall—was additionally identified as individually eligible for the California Register.

The following sections briefly review the history of the Fairgrounds from 1882 to the present and provide a summary of the historic significance of the eligible historic district and eligible individual historic resource. A map and gallery of photographs illustrating all 67 extant buildings, structures, and landscape elements within the Study Area is included at the end of this Executive Summary.

BRIEF HISTORY OF THE SONOMA-MARIN FAIRGROUNDS SITE

The following is a brief history of the Sonoma-Marín Fairgrounds from 1882 to the present day. For additional information on the development history of the site, history of district agricultural fairs in California, history of Petaluma’s agricultural fair, history of Kenilworth Park and automobile raceways, as well as Midcentury Modern style and geodesic dome architecture, please refer to **HRE Section III. Historic Context** and **Section IV. Site History**.

The site that would become the Sonoma-Marín Fairgrounds was first used for an agricultural fair when the land was acquired by the Sonoma and Marín District Agricultural Society in 1882. With the establishment of a one-mile racetrack, grandstand, agricultural pavilion, and clubhouse, the first agricultural fair and harness races were held at the site, which was called Agricultural Park. Due to the elimination of state-sponsored subsidies for agricultural fairs in the 1890s, the final fair to be held by the Sonoma and Marín District Agricultural Society occurred in 1895. The property was sold in 1897 and remained in private ownership until 1911.

Harry Stover, a well-known horse breeder and racer, purchased Agricultural Park in 1902, renamed it Kenilworth Park after his prized racehorse, and ran the property as a private racetrack until his

death in 1909. A notable element of Stover's ownership is that the property remained in use by Petaluma residents for several events, holidays, and celebrations, retaining its role as a place of community gathering, as it had since the 1880s. Due to this history of public interaction, following Stover's death the City of Petaluma issued a referendum to voters to approve the acquisition of the property as a public park owned by the city. The referendum was approved, and the land was acquired from Harry Stover's widow in January 1911.

From 1911 to 1936, Kenilworth Park was used for a variety of recreational activities including baseball, horseracing, rodeos, car camping, picnicking, barbeques, and holiday celebrations. Kenilworth Park was also the end location of the National Egg Day parade and the site of many Egg Day festivities from 1918 to 1927. During this time, many of the circa 1882 buildings and structures erected by the Sonoma and Marin District Agricultural Society were razed or lost to fire. Only the clubhouse and the racetrack itself remained extant by 1936.

Due to an increasing interest nationwide in agricultural development and technology, district agricultural fairs were established in the 1930s. The Fourth District Agricultural Association (referred to as the Fair Board) was established by California Governor Frank Merriam in 1936, due to broad interest for a fair expressed by citizens of Sonoma and Marin counties. The Fair Board selected the Kenilworth Park site from several other potential sites in both counties, arranged a lease with the City of Petaluma for control over the majority of Kenilworth Park (this portion of the site is hereafter referred to as "the Fairgrounds"), and began preparing for their first official agricultural fair in 1937.

Early fairs by the Fair Board relied on temporary buildings and structures to house the festivities. Plans to construct permanent structures with Works Progress Administration (WPA) assistance were delayed due to the United States' entry into World War II, during which time the Fairgrounds was briefly turned over to the United States War Department. No agricultural fairs were held at the Fairgrounds during World War II.

After World War II, the Fourth District Agricultural Association resumed their plans for substantial improvements to the Fairgrounds. In 1946, a master plan was developed by the Division of Architecture of the California Department of Public Works, and the Fair Board officially adopted the Master Plan in 1947. From 1948 to 1970, the 1947 Master Plan largely guided the development of the site, with the first significant phase of development from 1948 to 1954. During this period, buildings were erected to the guidance of the Master Plan and were designed with a cohesive Midcentury Modern design (Barns 1-3, Sheep Barn, Swine Barn, the various Judging Rings, and so on). This early phase of development focused on the southeast corner of the site. It was also at this time that the one-mile racetrack was first made smaller, becoming a half-mile track, and was

converted from a track for horseracing to one for automobile racing. In 1952, the Clubhouse, which was the last building on the site that dated to the 1880s fairgrounds, was demolished.

From 1954 to 1970, construction on the Fairgrounds continued at a stable pace and largely followed the organization of the 1947 Master Plan, but introduced additional buildings for the site's evolving program needs. Buildings such as the Main Exhibit Building, Arts & Crafts Building, Herzog Hall, and the Main Stage were erected during this period and were essential in expanding the year-round programming of the Fairgrounds. These buildings provided meeting and events space to the larger community to be used outside of the annual fair. Additionally, with the completion of the new Grandstand in 1962, the racetrack was rebranded as the Sonoma-Marin Speedway (also called the Petaluma Speedway). Seasonally since 1962, automobiles have been raced weekly at the speedway.

Construction on the site since the 1970s has been relatively minor and primarily focused on support structures such as ticket booths, restrooms, concessions, and so on. The exception to this general pattern was the construction of a number of classroom buildings first used by the Santa Rosa Junior College, and later taken over, and expanded, by the Live Oak Charter School.

Despite the need to cancel the planned fairs during the COVID-19 pandemic, the Sonoma-Marin Fairgrounds continue to maintain the tradition of an agricultural fair on this site and offers broad programming to the citizens of Petaluma and the larger region through other annual events (such as the World's Ugliest Dog Show, the Petaluma Music Festival, and so on), and offering space to non-fair related uses such as schools, commercial and recreational spaces, and rentable venues for private and community events.

SUMMARY FINDINGS OF HISTORIC SIGNIFICANCE

The following is a brief summary of the findings of the historic significance and integrity analysis of the Sonoma-Marin Fairgrounds that is included within the HRE. Please refer to **HRE Section VI. Framework for Evaluation of Potential Historic Properties** and **Section VII. Evaluation**.

Page & Turnbull evaluated the buildings, structures, and landscape features of the Sonoma-Marin Fairgrounds as a potential historic resource under the California Register criterion of significance and identified that the Fairgrounds is eligible for listing in the California Register as an eligible historic district and that Herzog Hall—in addition to being a contributing building to the eligible historic district—is an individual historic resource eligible for listing in the California Register.

The Fairgrounds is eligible for listing in the California Register as a historic district under Criterion 1 (Events) for its social and agricultural history that encompasses the long history of the site as a place

of gathering and celebration for the residents of Petaluma and surrounding Sonoma and Marin counties, and as the location of the agricultural district fair that was first held at this location from 1882 to 1896 and was reestablished in 1937 and held annually – with minor exceptions – to the present day. The historic district has a period of significance from 1948 to 1970 that begins with the postwar development of the Fairgrounds under the 1947 Master Plan and ends with the completion of the last major purpose-built exhibition space – the Main Stage – in 1970. The boundaries of the eligible Sonoma-Marín Fairgrounds historic district are concurrent with the Study Area discussed within the HRE and include 22 contributing buildings, structures, and landscape features. Therefore, the Sonoma-Marín Fairgrounds, as an eligible historic district, is a historical resource for the purposes of the California Environmental Quality Act (CEQA).

Herzog Hall is individually eligible for listing in the California Register under Criterion 3 (Architecture) as the first geodesic dome building constructed in Sonoma County, a distinctive and early example of the geodesic dome as a structural system and method of construction, a distinctive example of the Midcentury Modern style locally, and as the work of Jeffrey Lindsay, a master of geodesic dome and space frame design, who designed and constructed the building. Therefore, Herzog Hall is a historical resource for the purposes of CEQA.

The following **Table A** (which is included as Table 10 in the HRE) identifies each building, structure, and landscape feature within the boundary of the Fairgrounds Study Area as a contributing feature to the historic district or as a non-contributing feature. Contributing features are those elements that are directly related to the significance of the eligible historic district, were constructed within the period of significance for the district, and retain their historic integrity. In the case of the Sonoma-Marín Fairgrounds, most non-contributing resources were either constructed outside of the period of significance or were erected as support structures that do not directly relate to the activities and use of the Fairgrounds.

A map that identifies each historic district contributor and non-contributor (**Figure A**), and photographs identifying all extant buildings, structures, or landscape features within the Fairgrounds, are included following this table.

TABLE A. ELIGIBLE FAIRGROUNDS HISTORIC DISTRICT CONTRIBUTORS & NON-CONTRIBUTORS

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
Maintenance Shop	1940	Non-Contributor	Constructed outside the period of significance. While the earliest extant building on the site, it was constructed as a utilitarian addition to an earlier Exhibition Pavilion, and has since been moved and altered. It now serves an ancillary function as a maintenance area.
Gross Concourse (Midway)	1948-49	Contributor	Gross Concourse is an important circulation feature of the Fairgrounds that serves the primary function of the Fair and is a public gathering space. The Gross Concourse follows the alignment of the original 1882 one-mile racetrack. Minor alterations have been limited to changing fixtures. This significant feature retains historic integrity.
Jefferson Street Extension	1948-49	Contributor	Purpose-built for the Fair to the guidance of the 1947 Master Plan, this serves an important circulation function for the Fair and is the location of most large-scale exhibition spaces that were erected to serve the Fair. Minor alterations have been limited to changing fixtures. Retains historic integrity.
Carnival Lawn	c. 1948-53	Contributor	Important landscape feature that serves as an event space and the location of the Carnival during the Fair. Retains historic integrity.
Cattle Barn 1	1948-49	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Despite some alterations to cladding materials and an extension constructed in 1973 in the same style, the building retains its historic integrity overall.
Cattle Barn 2	1948-49	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to areas of exterior cladding. Building retains historic integrity.
Restroom 2	1950	Non-Contributor	While erected in accordance with 1947 Master Plan, this building serves a support function and does not directly contribute to the significance of the Fairgrounds.
Sheep Barn	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Attached colonnade connecting to the Swine Barn was removed within the period of significance and

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
			minor alterations to cladding have been made. Building retains its historic integrity.
Sheep Judging Ring	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to areas of exterior cladding. Building retains historic integrity.
Swine Barn	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Attached colonnade connecting to the Sheep Barn was removed within period of significance and minor alterations to cladding have been made. Building retains its historic integrity.
Swine Judging Ring	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to areas of exterior cladding. Building retains historic integrity.
Cattle Barn 3	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to areas of exterior cladding. Building retains historic integrity.
Poultry Building – Community Building	1951	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Alterations to exterior to facilitate change of use. Addition located along a secondary façade. Overall, despite material changes, building retains sufficient historic integrity to convey its association with the Fair.
Administration Building	1952	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Addition constructed within the period of significance. Building retains historic integrity.
Restaurant – BCW Hall	1953	Non-Contributor	This purpose-built Fair building was heavily altered after the period of significance and its original Midcentury Modern style design has been obscured. Building does not retain historic integrity.
Restroom (Restroom 1)	c. 1953	Non-Contributor	While erected in accordance with the 1947 Master Plan, this building serves a support function and does not directly contribute to the significance of the Fairgrounds.
Dormitory – Fur & Feathers – Annex	1954	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to secondary façade. Retains historic integrity.

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
Judging Ring (Cattle/Livestock)	1954	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alteration with addition of roof structure at north façade. Building retains historic integrity.
Exhibit Building	1956	Contributor	Purpose-built Fair exhibit hall. Minor alterations include a small addition to a rear facade and replacement of doors within an original opening. Building retains historic integrity.
Floriculture – Showcase (Arts & Crafts Building)	1958	Contributor	Purpose-built Fair exhibit hall with Midcentury Modern style features that contributes to the post-war character of the Fairgrounds. Minor alterations that minimally impact the original design and massing. Building retains historic integrity.
Wine Garden	c. 1958-60	Contributor	Purpose built display area for the Fair that supports the Floriculture building (Arts & Crafts) and was originally planned during the construction of that building. Minor alterations to hardscape; retains historic integrity.
Grandstand Restroom (Restroom 3)	1962	Non-Contributor	Ancillary support structure.
Grandstand	1962	Contributor	Purpose-built Fair structure to replace the previous Grandstand. Minor alterations to materials. Structure retains a strong association with the original and continued use of the Fairgrounds, including racing, and retains historic integrity.
Brick Planter & Water Fountain	1962	Non-Contributor	Ancillary structure. Only extant example of eleven planters installed on the site in 1962.
Herzog Hall	1963-65	Contributor	Purpose-built Fair exhibit hall with Midcentury Modern style features that contributes to the post-war character of the Fairgrounds. Built in two phases during the period of significance. Retains historic integrity.
Pumphouse	c. 1963-65	Non-Contributor	Ancillary support structure.
Racetrack	1965-77	Contributor	Modern iteration of the automobile speedway, which replaced the 1882 horse track that was also used for auto racing on the site as early as 1921. The racetrack retains a strong association with the original and continued use of the Fairgrounds despite changes to its shape and materials. Retains historic integrity.

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
Parking Lot B	c. 1965	Non-Contributor	Use is ancillary to the significance of the district.
Red Barn	c. 1965-68	Non-Contributor	Ancillary support structure.
Entrance Gate	1968	Contributor	Purpose-built Fair building that, while altered in 2019, retains its overall rectilinear form, decorative lettering, and flagpoles. Significant material replacement and changes to design during a 2019 remodel; however, building maintains a strong association with the historic entrance to the site and the public-facing aspects of the Fairgrounds. Retains historic integrity overall.
Bleachers (West) (Bleachers 1)	c. 1968-72	Non-Contributor	Constructed to expand the Grandstand and serve as ancillary seating.
Grandstand Concession (Concession 1)	c. 1968-72	Non-Contributor	Ancillary support structure.
Wash Rack	c. 1968-73	Non-Contributor	Ancillary support structure.
Stage	1970	Contributor	Purpose-built Fair building. Minor alterations have been made, but the structure retains its Midcentury Modern design and a strong connection to the public programming of the site. Retains historic integrity.
Carnival Restroom (Restroom 4)	1971	Non-Contributor	Constructed outside the period of significance.
Picnic Area	1973	Non-Contributor	Constructed outside the period of significance.
Barn Area Restroom (Restroom 5)	1974	Non-Contributor	Constructed outside the period of significance.
BBQ Pit	c. 1974	Non-Contributor	Constructed outside the period of significance.
Dairy Barn	1976	Non-Contributor	Constructed outside the period of significance.
Bleachers (East) (Bleachers 2)	c. 1976-82	Non-Contributor	Constructed outside the period of significance.
Classroom/Admin Building (Classroom 1)	1979	Non-Contributor	Constructed outside the period of significance.
Classroom Building (Classroom 2)	1979	Non-Contributor	Constructed outside the period of significance.
"Petaluma Pete" Chicken Statue	1979	Non-Contributor	Installed at the site outside of the period of significance.
ROP Building / First Aid (Classroom 3)	c. 1979	Non-Contributor	Constructed outside the period of significance.
Livestock Office	c. 1980-82	Non-Contributor	Constructed outside the period of significance.
Kiwanis White Building	c. 1982	Non-Contributor	Constructed outside the period of significance.
Mobile Home (Speedway Promoter)	c. 1982	Non-Contributor	Constructed outside the period of significance.

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
Classroom Modular Building (Classroom 4)	c. 1982-93	Non-Contributor	Constructed outside the period of significance.
Sponsor's Lounge	c. 1982-93	Non-Contributor	Constructed outside the period of significance.
New Maintenance Shop	1984	Non-Contributor	Constructed outside the period of significance.
Milk Barn	c. 1985-87	Non-Contributor	Constructed outside the period of significance.
Grandstand Concession (Concession 2)	1988	Non-Contributor	Constructed outside the period of significance.
Ticket Booth (Ticket Booth 1)	1988	Non-Contributor	Constructed outside the period of significance.
Concession (Speedway East) (Concession 3)	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Horse Arena	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Restroom (Speedway East) (Restroom 6)	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Ticket Booth (Grandstand) (Ticket Booth 2)	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Ticket Booth (Speedway East) (Ticket Booth 3)	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Grandstand Concession (Concession 4)	1996	Non-Contributor	Constructed outside the period of significance.
Classroom Modular Building (Classroom 5)	2004	Non-Contributor	Constructed outside the period of significance.
Maintenance Mobile Home	2004	Non-Contributor	Constructed outside the period of significance.
Classroom Modular Building (Classroom 6)	2008	Non-Contributor	Constructed outside the period of significance.
Live Oak Charter School Storage Buildings (Storage)	2012	Non-Contributor	Constructed outside the period of significance.
Classroom Modular Building (Classroom 7)	2013	Non-Contributor	Constructed outside the period of significance.
BBQ Pit Storage	c. 2010s	Non-Contributor	Constructed outside the period of significance.
Livestock Exhibitor Trailer Parking	Unknown	Non-Contributor	Constructed outside the period of significance.
Temporary (Second) Stage Lawn	Unknown	Non-Contributor	Constructed outside the period of significance.

PHOTOGRAPHS OF BUILT RESOURCES IN THE ELIGIBLE SONOMA-MARIN FAIRGROUNDS HISTORIC DISTRICT

CONTRIBUTING BUILDINGS, STRUCTURES, AND LANDSCAPE FEATURES



Gnos Concourse (Midway), built 1948-49.



Jefferson Street Extension, built 1948-49.



Carnival Lawn, built c. 1948-53.



Cattle Barn 1 (Barn 1), built 1948-49, expanded 1973.



Cattle Barn 2 (Barn 2), built 1948-49.



Sheep Barn, built 1950.



Sheep Judging Ring, built 1950.



Swine Barn, built 1950.



Swine Judging Ring, built 1950.



Cattle Barn 3 (Barn 3), built 1950.



Poultry Building – Community Building, built 1951.



Administration Building, built 1952.



Dormitory – Fur & Feathers – Annex, built 1954.



Judging Ring (Cattle/Livestock), built 1954.



Exhibit Building, built 1956.



Floriculture – Showcase (Arts and Crafts), built 1958.



Wine Garden, built c. 1958-60.



Grandstand, built 1962



Herzog Hall, built 1963-65. *Also an individual historic resource.*



Racetrack, built 1965-77.



Entrance Gate, built 1968, remodeled 2019.



Stage, built 1970.

NON-CONTRIBUTING BUILDINGS, STRUCTURES, AND LANDSCAPE FEATURES



Maintenance Shop, built 1940.



Restroom 2, built 1950.



Restaurant – BCW Hall, built 1953, remodeled 1987.



Restroom (Restroom 1), built c. 1953.



Grandstand Restroom (Restroom 3), built 1962.



Brick Planter & Water Fountain, built 1962.



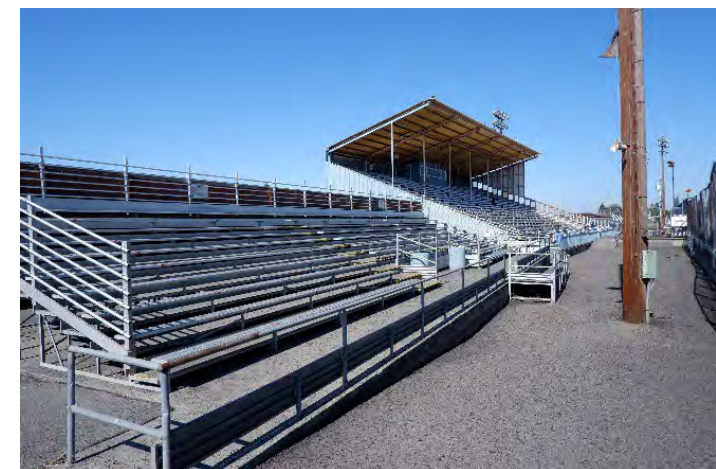
Pumphouse, built c. 1963-65.



Parking Lot B, built c. 1965.



Red Barn, built c. 1965-68.



Bleachers (West) (Bleachers 1), built c. 1968-72.



Grandstand Concession (Concession 1), built c. 1968-72.



Wash Rack, built c. 1968-73.



Carnival Restroom (Restroom 4), built 1971.



Picnic Area, built 1973.



Barn Area Restroom (Restroom 5), built 1974.



BBQ Pit, built c. 1974.



Dairy Barn, built 1976.



Bleachers (East) (Bleachers 2), built c. 1976-82.



Classroom/Admin Building (Live Oak – Classroom 1), built 1979.



Classroom Building (Live Oak – Classroom 2), built 1979.



“Petaluma Pete” chicken statue installed at the Fairgrounds in 1979.



ROP Building/First Aid (Live Oak – Classroom 3), built c. 1979.



Livestock Office, built c. 1980-82.



Kiwanis White Building, built c. 1982.



Mobile Home (Speedway Promoter), built c. 1982.



Classroom Modular Building (Live Oak – Classroom 4), built c. 1982-93.



Sponsor's Lodge, built c. 1982-93.



New Maintenance Shop, built 1984.



Milk Barn, built c. 1985-87.



Grandstand Concession (Concession 2), built 1988.



Ticket Booth (Ticket Booth 1), built 1988.



Concession (Speedway East) (Concession 3), built c. 1993-2004.



Horse Arena, built c. 1993-2004.



Restroom (Speedway East) (Restroom 6), built c. 1993-2004.



Ticket Booth (Grandstand) (Ticket Booth 2), built c. 1993-2004.



Ticket Booth (Speedway East) (Ticket Booth 3), built c. 1993-2004.



Grandstand Concession (Concession 4), built c. 1996.



Classroom Modular Building (Live Oak – Classroom 5), built 2004.



Maintenance Mobile Home, built 2004.



Classroom Modular Building (Live Oak – Classroom 6), built 2008.



Live Oak Charter School Storage Buildings, built 2012.



Classroom Modular Building (Live Oak – Classroom 7), built 2013.



BBQ Pit Storage, built at an unknown date (c. 2010s).



Livestock Exhibitor Trailer Parking, built at an unknown date.



Temporary Stage Lawn, built at an unknown date.

I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of the City of Petaluma for the Sonoma-Marin Fairgrounds at 175 Fairgrounds Drive, located in East Petaluma.¹ The overall property is roughly bounded by Kenilworth Drive to the east, East Washington Street to the north, Payran Street to the west, and an irregular property line to the south that stretches between Kenilworth Drive and Payran Street (**Figure 1**).² The 55.5-acre site of the Sonoma-Marin Fairgrounds is part of a larger 63.5-acre property (APN 007-031-005-000) owned by the City of Petaluma since 1911.³

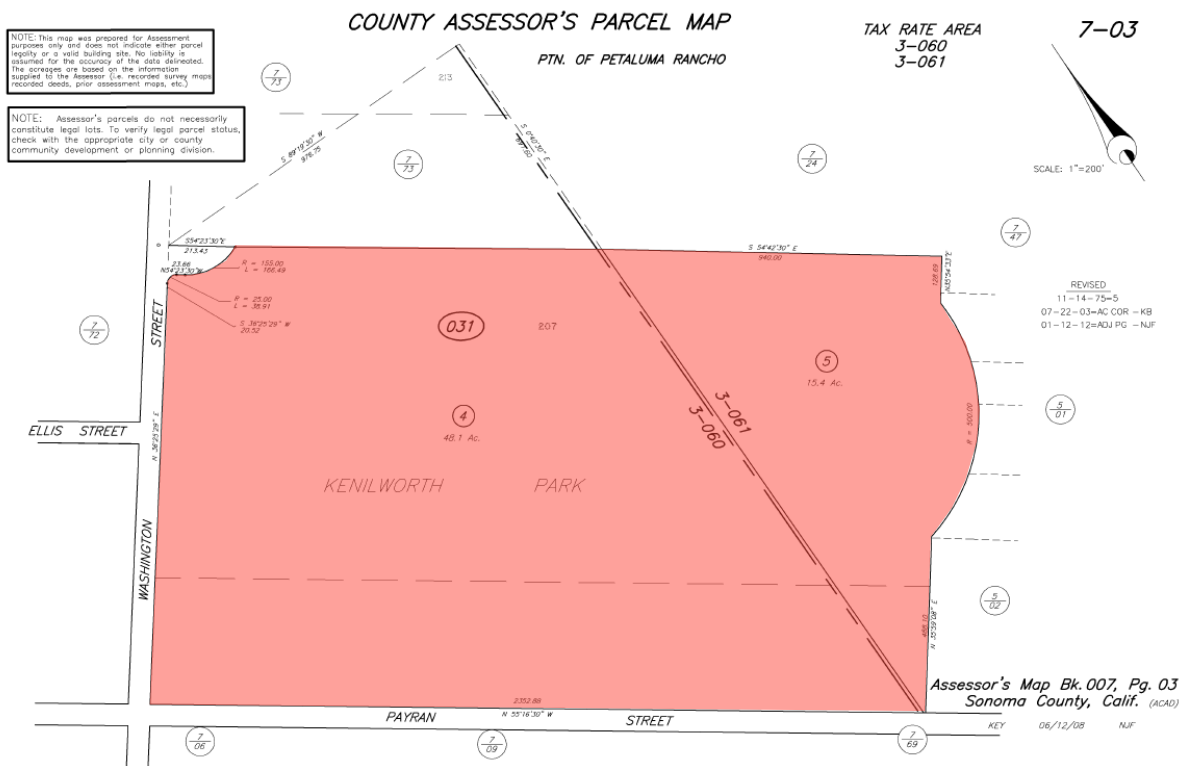


Figure 1. Sonoma County Assessor's parcel map with subject property (APN 007-031-005-000) shaded in red. Source: Sonoma County Office of the Assessor, 2021. Edited by Page & Turnbull.

The site was known as Kenilworth Park from 1911 to 1936, at which point the Fourth Agricultural District Association leased the site for the Sonoma-Marin Fair from the City, and the site became known as the Sonoma-Marin Fairgrounds ("Fairgrounds"). The Study Area for this HRE focuses on the

¹ The Sonoma-Marin Fairgrounds is sometimes colloquially referred to as the Petaluma Fairgrounds.

² The property is not oriented along true cardinal directions. For the purposes of this report, E. Washington Street is referred to as the north side of the property, Kenilworth Drive as the east side, and so on.

³ Sonoma County Assessor's Parcel Map, 2021. Supplied by the City of Petaluma.

portion of the property that is leased by the Fourth Agricultural District Association and utilized for Sonoma-Marin Fair purposes, excluding the Main Parking Lot.

The Sonoma-Marin Fair is typically hosted in June, and buildings and portions of the site are subleased to other organizations throughout the remainder of the year. Current subtenants include the Petaluma Fairgrounds Speedway, Live Oak Charter School, Happy Hearts Preschool, and Playland (paintball). Other regular annual events include the Petaluma Music Festival, 4th of July Fireworks, Ag Days, and the World's Ugliest Dog Contest. The property is also used for emergency purposes, including but not limited to wildfire and natural disaster evacuations (for humans and agricultural animals) and the City's COVID-19 response. However, the focus this HRE is the primary use of the site as the Sonoma-Marin Fairgrounds.

Sonoma-Marin Fairgrounds Site & Study Area Boundary Justification

The Sonoma-Marin Fairgrounds at 175 Fairgrounds Drive in East Petaluma is part of a larger 63.5-acre site owned by the City of Petaluma (APN 007-031-005-000, also known by address 100 Fairgrounds Drive). The Fourth Agricultural District Association, which operates the Sonoma-Marin Fair, leases 55.5 acres of the property. The City's property, in addition to the Fairgrounds, includes the Petaluma Swim Center and Skate Park at the northeast corner and the Petaluma Branch Library, Kenilworth Park, and Kenilworth Teen Center at the northwest corner of the property.

The Sonoma-Marin Fairgrounds HRE Study Area encompasses approximately 47 acres of the property (**Figure 2**). Within the Fairgrounds area are several areas with year-long non-Fair related uses, including a dog boarding facility (Play Dog Play, 460 Kenilworth Drive) and the non-profit Rebuilding Together Petaluma (at the former fire station, 301 Payran Street); these portions of the Fairgrounds are excluded from the HRE Study Area as they do not have buildings or site uses that are associated with the Sonoma-Marin Fair. The Main Parking Lot, which does serve the annual Fair, includes a drive-through coffee shop (Java Hut) and an airport shuttle service (Airport Express). The Main Parking Lot is excluded from the HRE Study Area because there are no built structures that are related to the Sonoma-Marin Fair.

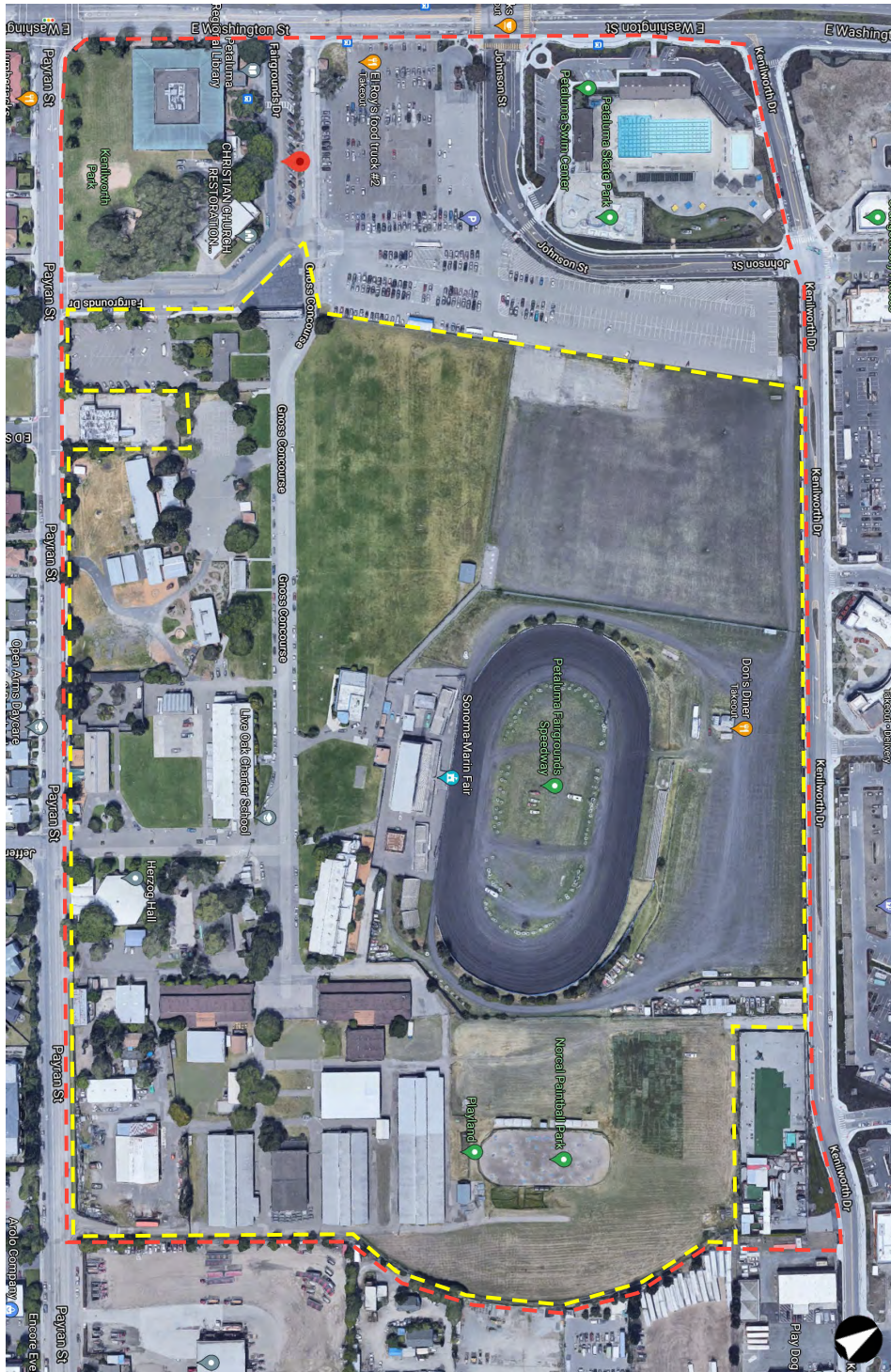


Figure 2. Aerial photograph of the property in 2021. The property boundary of the area owned by the City of Petaluma is outlined with a dashed red line. The study area of this HRE is outlined in dashed yellow line.

Source: Google Maps, 2021. Edited by Page & Turnbull.

Located on the east side of Petaluma, the property is surrounded a mix of land uses, including a residential neighborhood to the west, a commercial corridor along E. Washington Street to the north, a large shopping center and the US-101 Highway to the west, and industrial properties to the south. The main entrance to the Fairgrounds is off of Fairgrounds Drive, a curved road that connects from E. Washington Street to Payran Street, wrapping around the Petaluma Branch Library. The primary pedestrian and vehicular thoroughfare through the Fairgrounds is Gness Concourse, which extends south from the Entrance Gate at Fairgrounds Drive to the barn area of the Fairgrounds. The Jefferson Street extension of Gness Concourse is perpendicular to the main concourse, and extends to the intersection of Payran Street and Jefferson Street (Gate 2). Three additional gates are located on Payran Street, one at the Live Oak Charter School area (Gate 1), one south of Herzog Hall (Gate 3), and one south of the maintenance yard at the southwest corner of the site (Gate 4). A gate off of Kenilworth Drive, at the south end of the Petaluma Fairgrounds Speedway area, is known as the “Livestock Gate” (Gate 5) and provides access to the Horse Arena area. Vehicular access to Parking Lot B and the Speedway are provided through a gate along the south side of the Main Parking Lot.

The Study Area includes 58 extant buildings and structures, and nine primary landscape features, which are listed in the following table in the order of year built (see also **Figure 3**).

TABLE 1. EXTANT BUILDINGS, STRUCTURES & LANDSCAPE FEATURES IN FAIRGROUNDS STUDY AREA

Name ⁴	GSA Number ⁵	Year Built	Alternate Name(s)
Buildings & Structures			
Maintenance Shop	4 DAA - 27098	1940	Old Shop
Cattle Barn 1	4 DAA - 27102	1948-49	Barn 1
Cattle Barn 2	4 DAA - 27101	1948-49	Barn 2
Restroom 2	4 DAA - 27114	1950	Behrens Park Restroom
Sheep Barn	4 DAA - 27107	1950	
Sheep Judging Ring	4 DAA - 27106	1950	
Swine Barn	4 DAA - 27108	1950	
Swine Judging Ring	4 DAA - 27109	1950	
Cattle Barn 3	4 DAA - 27099	1950	Barn 3
Poultry Building - Community Building	4 DAA - 27116	1951	Junior Exhibit Building
Administration Building	4 DAA - 27089	1952	
Restaurant - BCW Hall	4 DAA - 27091	1953	Beverly C. Wilson Hall

⁴ The primary name utilized in the table is the name assigned in the California Department of General Services (GSA) Real Estate Services Division “Statewide Property Inventory” (revised June 17, 2015), provided by the Sonoma-Marín Fair Association.

⁵ The building or structure number assigned by the GSA in the Statewide Property Inventory. The GSA Statewide Property Inventory that was provided to Page & Turnbull did not include all buildings and structures within the Study Area, so not all buildings and structures in the table have a GSA-assigned structure number.

Name ⁴	GSA Number ⁵	Year Built	Alternate Name(s)
Restroom	4 DAA – 27113	c. 1953	Restroom 1
Dormitory – Fur & Feathers – Annex	4 DAA – 27110	1954	Fur & Feathers; Happy Hearts Preschool
Judging Ring (Cattle/Livestock)	4 DAA – 27100	1954	Dairy Cattle Judging Ring
Exhibit Building	4 DAA – 27097	1956	Main Exhibit Hall
Floriculture – Showcase	4 DAA – 27118	1958	Arts & Crafts Building
Grandstand Restroom	4 DAA – 27095	1962	Restroom 3
Grandstand	4 DAA – 27094	1962	Petaluma Fairgrounds Speedway
Herzog Hall	4 DAA – 27112	1963-65	Home Arts Building
Pumphouse		c. 1963-65	
Racetrack		1965-77	Petaluma Fairgrounds Speedway
Red Barn	4 DAA – 27115	c. 1965-68	Kiwanis Red Barn
Entrance Gate	4 DAA – 27090	1968	
Bleachers (West)		c. 1968-72	Bleachers 1
Grandstand Concession		c. 1968-72	Concession 1
Wash Rack		c. 1968-73	
Stage	4 DAA – 27117	1970	Main Stage; Gardenway Stage
Carnival Restroom	4 DAA – 27096	1971	Restroom 4
Picnic Area	4 DAA – 27111	1973	Behrens Picnic Area
Barn Area Restroom	4 DAA – 27103	1974	Restroom 5
BBQ Pit		c. 1974	
Dairy Barn	4 DAA – 27105	1976	A. J. Bianchi Barn
Bleachers (East)		c. 1976-82	Bleachers 2
Classroom/Admin Building		1979	Live Oak Charter School – Classroom 1/Admin (formerly Santa Rosa Junior College)
Classroom Building		1979	Live Oak Charter School – Classroom 2 (formerly Santa Rosa Junior College)
ROP Building / First Aid	4 DAA – 51520	c. 1979	Live Oak Charter School – Classroom 3 Kindergarten (formerly Santa Rosa Junior College)
Livestock Office		c. 1980-82	
Kiwanis White Building		c. 1982	
Mobile Home (Speedway Promoter)		c. 1982	
Classroom Modular Building		c. 1982-93	Live Oak Charter School – Classroom 4 (formerly Santa Rosa Junior College)
Sponsor’s Lounge		c. 1982-93	
New Maintenance Shop		1984	New Shop
Milk Barn		c. 1985-87	Howard Clementino Memorial Milking Barn
Grandstand Concession	4 DAA – 27093	1988	Concession 2
Ticket Booth	4 DAA – 27092	1988	Ticket Booth 1

Name ⁴	GSA Number ⁵	Year Built	Alternate Name(s)
Concession (Speedway East)		c. 1993-2004	Concession 3
Horse Arena		c. 1993-2004	Playland
Restroom (Speedway East)		c. 1993-2004	Restroom 6
Ticket Booth (Grandstand)		c. 1993-2004	Ticket Booth 2
Ticket Booth (Speedway East)		c. 1993-2004	Ticket Booth 3
Grandstand Concession	4 DAA – 38365	1996	Concession 4
Classroom Modular Building	4 DAA – 45521	2004	Live Oak Charter School – Classroom 5
Maintenance Mobile Home	4 DAA – 45520	2004	
Classroom Modular Building		2008	Live Oak Charter School – Classroom 6
Live Oak Charter School Storage Buildings		2012	Live Oak Charter School – Storage
Classroom Modular Building		2013	Live Oak Charter School – Classroom 7
BBQ Pit Storage		c. 2010s	
Landscape Features			
Gross Concourse (Midway)		1948-49	
Jefferson Street Extension		1948-49	
Carnival Lawn		c. 1948-53	
Wine Garden		c. 1958-60	
Brick Planter & Water Fountain		1962	
Parking Lot B		c. 1965	
“Petaluma Pete” Chicken Statue		1979	
Livestock Exhibitor Trailer Parking		Unknown	
Temporary (Second) Stage Lawn		Unknown	

Sonoma-Marin Fairgrounds

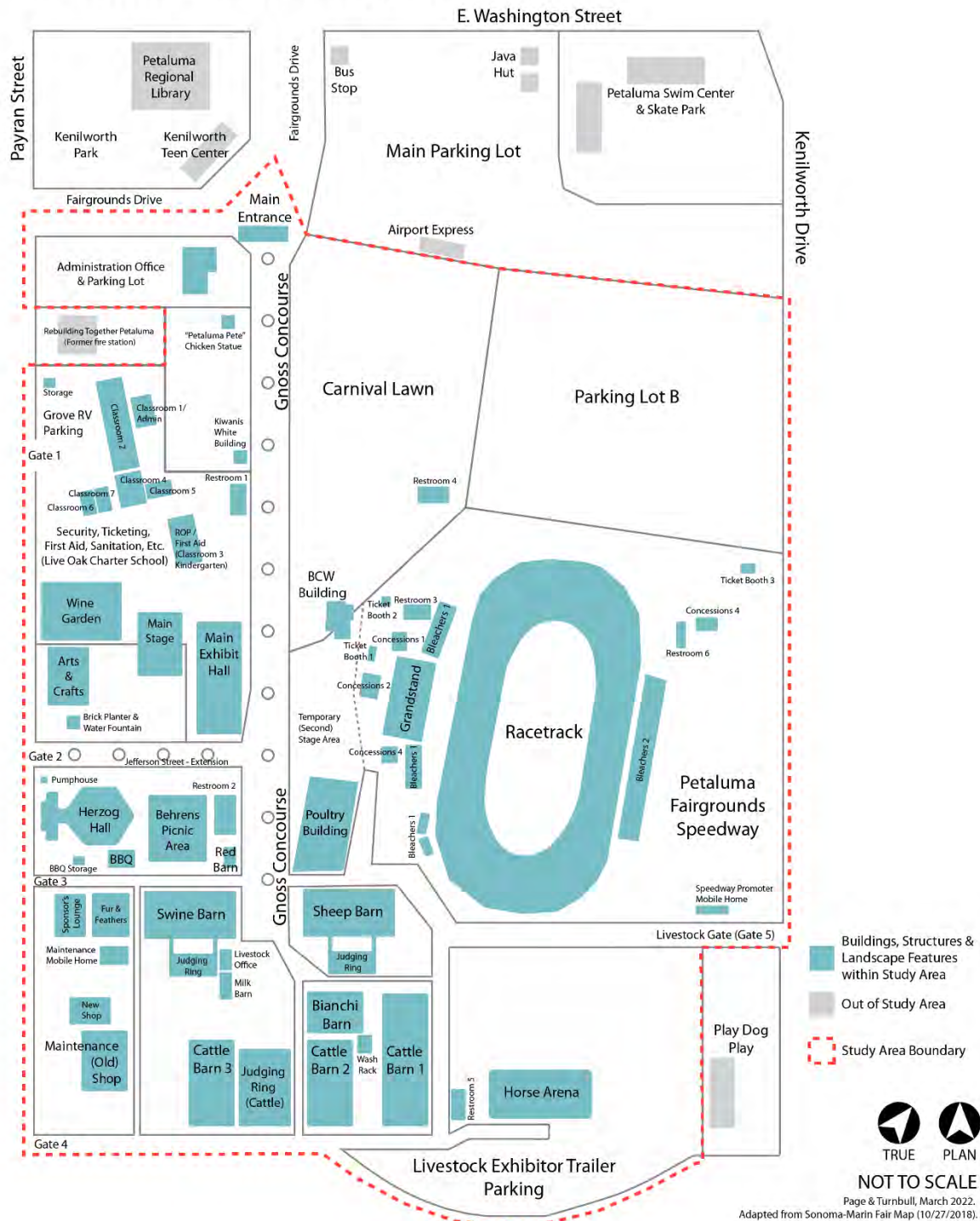


Figure 3. Map of the Sonoma-Marin Fairgrounds site and Study Area.
Source: Sonoma-Marin Fair Association, 2018. Edited by Page & Turnbull, March 2022.

Methodology

This Historic Resource Evaluation provides a summary of the current historic status of the property; a description of the site's buildings, structures, and objects; and a historic context of the Sonoma-Marin Fairgrounds. The report also includes a discussion and evaluation of any potential historic districts and individual historic resources. Integrity discussions and lists of contributing resources in the case of an historic district, and character-defining features for individually eligible historic resources have been provided for eligible historic resources. Brief descriptions are provided for all 58 extant buildings and structures and nine primary landscape features in the Study Area; descriptions include at least one current photograph and historic photographs, if available. The appendices include chronological historic aerial photographs and site maps (refer to **Appendix B – Historic Aerial Photographs** and **Appendix C – Historical Maps & Site Plans**).

Page & Turnbull prepared this report using research collected at various local repositories, including the Sonoma-Marin Fair Archive (on site at the Administration Building), Petaluma History Room at the Petaluma Regional Library, Sonoma County History and Genealogy Library, Petaluma Historical Library and Museum, Northwest Information Center, the California State Archives, Canadian Architectural Archives at the University of Calgary, and the California Polytechnic State University, San Luis Obispo Special Collections and Archives. While the City of Petaluma Planning Department does not have building permit records on file for the construction or alteration of the buildings on the subject property, the Sonoma-Marin Fair Fourth District Agricultural Association has some architectural drawings on file, including original construction drawings and alteration drawings for some buildings. Online repositories and sources were also consulted, including Calisphere, Sonoma County Library Digital Collections, David Rumsey Map Collection, University of California Santa Barbara Library FrameFinder, California Digital Newspaper Collection, and Newspapers.com. Key primary sources consulted and cited in this report include Sanborn Map Company fire insurance maps, USGS topographical maps, historical photographs (including aerial photographs), newspaper articles, and architectural drawings.

Page & Turnbull staff conducted a site visit to the Fairgrounds site on September 7, 2021. All photographs within this report were taken at that time, unless otherwise noted.

Summary of Findings

The Sonoma-Marin Fairgrounds is eligible for listing in the California Register under Criterion 1 (Events), with a period of significance of 1948 to 1970. Therefore, the Sonoma-Marin Fairgrounds is a historic resource for the purposes of CEQA. Herzog Hall is individually eligible for listing in the California Register under Criterion 3 (Architecture), with a period of significance of 1964, and is a historic resource for the purposes of CEQA.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historic status currently assigned to the Sonoma-Marín Fairgrounds at 175 Fairgrounds Drive.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The Sonoma-Marín Fairgrounds property is not currently listed in the National Register, nor are any of its individual built resources.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The Sonoma-Marín Fairgrounds property is not currently listed in the California Register, nor are any of its individual built resources.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).⁶ Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either

⁶ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Sonoma County, updated March 2020.

register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.⁷

The Sonoma-Marin Fairgrounds property at 175 Fairgrounds Drive is not currently listed in the BERD database for Sonoma County with a status code, nor are any of its individual built resources. The most recent update to the BERD database was in March 2020. Thus, it appears that the subject property has not been previously evaluated as potential historical resource.

Petaluma Historic Landmarks & Historic Districts

Petaluma Historic Landmarks are buildings, structures, districts, sites, and/or objects that the Petaluma City Council has determined to be significant based on local, state, and federal criteria, after receiving a recommendation by the Historic and Cultural Resource Committee and Planning Commission. Individual Landmarks and Historic Districts are officially listed through a “designating ordinance” (Petaluma Zoning Chapter 15.040).

The Sonoma-Marin Fairgrounds property is not currently listed as a Petaluma Historic Landmark, nor are any of its individual built resources. The property is not located within a Petaluma Historic District.

⁷ California State Office of Historic Preservation, Department of Parks and Recreation, *Technical Assistance Bulletin No. 8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory* (Sacramento, November 2004).

III. HISTORIC CONTEXT

Early Petaluma History

The following brief history of Petaluma has been adapted from the “Historic Resources Background Report” prepared by Page & Turnbull for the update to the City of Petaluma General Plan, which is currently in progress.⁸

Prior to European Settlement

Prior to European settlement in the area of Sonoma County, the region was inhabited by the Coast Miwok, a geographically and culturally distinct subgroup of the larger Miwok Native American group, who made their home in the areas known today as Marin County and southern Sonoma County.⁹ A number of Coast Miwok villages existed in the modern-day area of Petaluma.

One of these villages was named “Péta Lúuma” and was located to the east of current day Petaluma and the Petaluma River. “Péta Lúuma,” which means “hillside ridge” or “hillside back,” was adapted to “Petaluma” by the Spanish and was the name given to the Rancho Petaluma land grant in 1834.¹⁰ From Rancho Petaluma, the name was later adopted by the growing town.

European Settlement

With the arrival of Spanish explorers in the 18th century, several exploratory expeditions along the California coastline resulted in the strategic placement of Missions and proposed towns to secure the continued settlement of the territory. While the areas of present-day Santa Rosa and Petaluma were identified as promising locations for permanent settlement, early attempts to occupy these lands were met with fierce opposition from established Coast Miwok villages and groups. Through the beginning of the 19th century, Spanish colonial efforts in the area were focused on securing the Mission at Sonoma.¹¹

With the Mexican War of Independence (1808-1821), Alta California became a territory of the Mexican government in 1821. In 1833, the Secularization Act removed the power of the Mission system largely through reallocating its extensive land holdings through land grants to private citizens, expanding the rancho system that was started by the Spanish government. In 1834, the

⁸ Page & Turnbull, “City of Petaluma General Plan Update: Historic Resources Background Report,” submitted to the City of Petaluma, October 5, 2021. Refer to “Historic Context,” p. 7-10.

⁹ Mel Scott, *The San Francisco Bay Area: A Metropolis in Perspective* (Second Edition), (Berkeley: University of California Press, 1985), 2, 7.

¹⁰ Erwin Gustav Gudde, *California Place Names: The Origin and Etymology of Current Geographical Names* (Fourth Edition), (Berkeley: University of California Press, 1998), 287.

¹¹ Scott, *The San Francisco Bay Area*, 19.

area of Petaluma was deeded by Governor José Figueroa to Mariano Guadalupe Vallejo as part of the 66,000-acre Rancho Petaluma land grant. The Rancho Petaluma Adobe (a local Petaluma landmark, a California Historic Landmark, and a National Historic Landmark) was constructed in Petaluma only two years later. The Petaluma Adobe was the site of a working ranch that produced meat, hides, and tallow, and functioned through the compulsory servitude of approximately 2,000 Native American people, who were generally paid only in food and clothing. Most of the ranch's workers were housed in tule huts outside the walls of Vallejo's adobe.¹²

California Gold Rush and Establishment of Petaluma as a Trading Port

The development of the current town of Petaluma took off with the discovery of gold in California in 1848. As the navigable rivers, sloughs, and creeks provided easier and more reliable transportation from the San Francisco Bay to the mining areas of the Sierra, many towns along these waterways experienced rapid growth.¹³ Petaluma, located along the Petaluma River (then Petaluma Creek), was one such town. Its earliest economic market was through professional game hunting and fishing that supplied fresh game, poultry, and fish to San Francisco, Stockton, and Sacramento.¹⁴ Tanneries were another important early industry in Petaluma, which had four tanneries by 1850.¹⁵

In 1850, Petaluma had a population of 560 people, and by 1854 its population had doubled and the town was growing as a center of livestock raising and farming in the Sonoma Valley.¹⁶ Tom Baylis, an early Petaluma resident and hunter, erected a stone building along the slough to serve as a wild game warehouse. This building, now the Great Petaluma Mill on B Street (a Petaluma Historic Landmark and a contributor to the National Register-listed and locally listed Petaluma Historic Commercial District), illustrated the stable growth and opportunities of the area.

In 1858, the town of Petaluma was incorporated, and infrastructure improvements, including paved roads and water service, were installed. The town set aside the land for Penry Park (originally called Hill Plaza) as a public plaza at the time of incorporation.¹⁷ The establishment of institutions such as schools, churches, and a fire station, all symbols of the town's long-term future, soon followed.¹⁸ It was at this time, in the late 1850s, that the Sonoma and Marin District Agricultural Society formed and the district agricultural fair was started (refer to the following section titled **The Early**

¹² Stephen W. Silliman, *Lost Laborers in Colonial California: Native Americans and the Archaeology of Rancho Petaluma*, (Arizona: University of Arizona Press, 2004).

¹³ Scott, *The San Francisco Bay Area*, 28.

¹⁴ Skip Sommer, "Early Settlers Shaped Petaluma's History," *Petaluma Argus-Courier*, May 22, 2016.

¹⁵ Skip Sommer, "Petaluma's Past: Petaluma and the two disasters of 1906," *Petaluma Argus-Courier*, November 1, 2019.

¹⁶ Sommer, "Early Settlers Shaped Petaluma's History."

¹⁷ David Templeton, "Penry Park: Petaluma's Original 'Plaza' Still a Gem," *Petaluma Argus-Courier*, January 15, 2020.

¹⁸ Sommer, "Early Settlers Shaped Petaluma's History."

Agricultural District Fair in Petaluma). In 1873, the town set aside the land of today's Walnut Park (originally D Street Plaza) as a second public plaza.¹⁹

The main commercial street, Petaluma Boulevard, was rapidly developed from the 1850s through the 1890s and remains a significant example of a Victorian-era town center. By 1880, Petaluma had 3,326 residents, and by 1885, a bird's eye view pictorial map of the town listed eight churches, five schools, four hotels, a bank, fire house, theater, and several social halls, industrial warehouses, and factories.²⁰ While business and commercial uses in Petaluma were centered along the west bank of the Petaluma River, the town's residential districts were erected to the west of the downtown. These early residential areas that cover the flatlands and hills to the west of the commercial core consist of freestanding single-family homes.

Beyond the town's commercial core and residential districts, Petaluma also had a thriving industrial sector. Its early tanneries supported local businesses in harness, saddle, shoe, and glove manufacturing.²¹ Most of these industrial uses were grouped in East Petaluma, which became an industrial center with pockets of 19th century residential workers' housing.

Petaluma was not strongly impacted by the San Francisco earthquake and fires of 1906, and only suffered minor damage to its buildings. However, Petaluma was active in the relief effort, providing provisions and refuge for those fleeing San Francisco and neighboring Santa Rosa, which had seen extensive damage.

Petaluma Leads the Poultry Industry

In the late nineteenth century, Petaluma became the center of the poultry industry after Canadian immigrant and Petaluma resident Lyman Byce made improvements to the existing chicken incubator. While the poultry industry had a presence in Petaluma since the 1860s with the establishment of the first commercial hatchery in the United States, the Pioneer Hatchery, the improved incubator was the catalyst that led to hatcheries and poultry farms becoming a main industry of Petaluma. The significance of the poultry industry in Petaluma as an economic generator led to the establishment of National Egg Day in 1918, which celebrated the significance of the poultry industry in Petaluma and Petaluma's role in the regional and national economy (for more information on Egg Day, which was held at the subject property, refer to the following section titled **The Early Agricultural District Fair in Petaluma**).

¹⁹ David Templeton, "Petaluma's Walnut Park a Landmark of History, Community Effort," *Petaluma Argus-Courier*, January 30, 2020.

²⁰ For reference to the number of residents, refer to Scott, *The San Francisco Bay Area*, 67.

²¹ Sommer, "Petaluma's Past."

At the end of World War II, Sonoma County reached the peak production of its hatcheries, and from 1945 until 1989, when the last Petaluma hatchery closed, the poultry industry entered a period of decline.²²

Petaluma in the Post-War Period

Simultaneous to the decline in the poultry industry in the post-war period, Petaluma began to attract residents looking to live in a small town while commuting to San Francisco for work. The completion of the Golden Gate Bridge in 1937 had placed Petaluma within a relatively easy distance traveled by automobile to San Francisco. By removing the need for multiple modes of transport to reach San Francisco, the appeal of residing in the towns and small cities of Marin and Sonoma counties increased, and many of these communities became commuter towns during the mid-20th century.

The increasing suburbanization of the post-war period, coupled with the construction of US Highway 101 in the 1950s, caused Petaluma to experience additional growth as a residential community for commuters. As hatcheries and poultry farms began to close, the acreage that was previously devoted to agricultural use was sold and subdivided to support the construction of additional housing. The completion of US-101 through East Petaluma (located just northeast of the study area) focused this new residential construction on the east side of the river and the construction of post-war tract housing allowed Petaluma to grow without the extensive redevelopment of its historic core.

District Agricultural Fairs in California

The following summary of the development of district agricultural fairs in California is excerpted from *Creating the Magic of a Great Fair: Operating Principles & Tools*, published by the California Division of Fairs & Expositions:

In California, the history of government involvement in fairs and expositions dates back to 1854 when the legislature created the California State Agricultural Society to hold an exhibition of livestock, manufactures and production. A major recognition took place in 1929 when the Department of Finance took over the powers and duties of the Board of Agriculture, which the legislature had created in 1863 to administer the business activity of the Society, and established in its place a Division of Exhibits. This reorganized Division of Exhibits coordinated and administered the "state rules"

²² Diane Peterson, "History of Petaluma Eggs," *Sonoma Magazine*, Accessed April 14, 2021, <https://www.sonomamag.com/history-petaluma-eggs/>

for exhibiting at fairs. A 1941 law changed the name of the agency to the Division of Fairs & Exhibitions. By 1963, the legislature transferred the division to the California Department of Food and Agriculture. Today this division is known as Fairs & Expositions.

Development of the California Network of Fairs

The first six fairs in California were established during the 19th century before the Civil War. Their mission was to advance public knowledge of agriculture and to provide facilities for community gatherings timed to coincide with the seasonal rhythms of agriculture. Fairs were generally once-a-year events, operated mostly by volunteers.

Toward the end of the 19th century, California followed the lead of other states by sanctioning the creation of agricultural societies for the purpose of conducting annual fairs or expositions. California laws passed in that era authorized formation of district agricultural associations (DAAs) wherever 50 or more citizens in a specific locale organized for this purpose and had the support of their local legislator.

Six DAAs had formed prior to 1933. Within ten years of passage of the 1933 California Horse Racing Act, another 48 had been established. Until the 1940s, fairs were still mostly volunteer operated.

Today the network of California fair organizations includes 80 local fair organizations and the state fair. Of the 80 local organizations, there are still 54 DAAs, which are state institutions. In addition, there are 24 county fairs and two citrus fruit fairs (a special designation in state law). In aggregate, the network annually supports as many as 30,000 full-time positions and generates an estimated \$1.6 billion in economic impact.

California Fairgrounds

Throughout the 1940s, the federal Work Projects Administration and the California Conservation Corps were primarily responsible for the initial development of fairgrounds. These agencies constructed more than 3,000 structures to house annual fair events, which at that time emphasized agricultural activities almost exclusively (especially 4-H and FFA [Future Farmers of America] shows).

The inventory of fairgrounds in California (county-owned, privately held and state-owned) includes more than 3,000 buildings on nearly 5,500 acres at locations

throughout the state. Current market estimates of California's fairground property indicate the aggregate value of real estate and improvements may be as high as \$1 billion.

For nearly thirty years [from approximately 1970 to the date of this publication in 1999], year-round use of fairgrounds has been increasing dramatically. In addition to satellite wagering facilities, fairgrounds provide space for private events, public or community events, exhibitions and trade shows, and emergency services staging grounds and evacuation centers. Particularly in rural communities, a fairground is the central activity site and the fair event serves as the annual gathering. This unique community-based identity sets fairs apart from the myriad other events and attractions available to consumers and enables fair organizations to touch the lives of people residing in their immediate market areas 12 months a year.²³

²³ "The Origin of Fairs," Solano County Fairgrounds, accessed online September 17, 2021, <https://www.scfair.com/the-origin-of-fairs>. The website provides an excerpt from: D. J. Marquart, S. Jensen, S. Travers, and P. Stolfi, *Creating the Magic of a Great Fair: Operating Principles & Tools*. (Sacramento, California: State of California, Division of Fairs & Expositions, Department of Food and Agriculture, 1999).

CALIFORNIA FAIRS



Figure 4. Map of California Fairs. Source: California Department of Food & Agriculture (CDF) Division of Fairs and Expositions.

Previously Evaluated County & District Agricultural Fairgrounds in California

The following fairgrounds properties in **Table 2** are listed with California Historical Resource Status Codes in the State of California Office of Historic Preservation Built Environment Resource Directory (BERD) (refer to **Section II. Existing Historic Status** for additional information about BERD). Several fairgrounds include individually eligible historical resources, such as the Pleasanton Racetrack (at Alameda County Fairgrounds), several buildings at the Humboldt County Fairgrounds, the Pattee Arena (at Monterey County Fairgrounds), and three buildings at the Santa Clara County Fairgrounds. The Antelope Valley Fairgrounds was found to be eligible for the National Register as a historic district. Other fairground sites have not been fully evaluated as potential historic districts, but in two cases evaluations identified potential historic districts—Alameda County Fairgrounds and Solano County Fairgrounds.

TABLE 2. PREVIOUSLY EVALUATED COUNTY & DISTRICT AGRICULTURAL FAIRGROUNDS IN CALIFORNIA

Name	Year Built / Period of Significance	CA Historical Resource Status Code	Year Evaluated	Notes ²⁴
Alameda County Fairgrounds	1858-1940	3S	2017	Pleasanton Racetrack (on Alameda County Fairgrounds) found eligible for NRHP and CRHR at state and national level as the third oldest horse racing track in the country. Evaluation also notes “Additionally, both the racetrack and grandstands may also potentially be considered a contributor to an Alameda County Fairgrounds Historic District, which requires further evaluation that is outside the scope of this report. As such, both the Pleasanton Racetrack and grandstands should be considered a potential historical resource for the purposes of CEQA.”
Antelope Valley Fairgrounds	c.1939-1941	2D2	1999	The Antelope Valley Fairgrounds was found eligible for listing in the NRHP as a historic district; however, some buildings may have since been demolished.

²⁴ NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources.

Name	Year Built / Period of Significance	CA Historical Resource Status Code	Year Evaluated	Notes ²⁴
Fairplex Trade & Convention Center (Los Angeles County Fairgrounds)	Unknown ²⁵	6Y	2001	Only building 8A evaluated and determined ineligible for NRHP; not evaluated for CRHR or local listing.
Humboldt County Fairgrounds	c.1896-1965	3S/6Y	2010	Eight vernacular buildings constructed 1938-1950 were found individually eligible for the NRHP under Criteria A and C.
Marin County Civic Center	1956-1970	1CL; 1S; 3S	1991	National Historic Landmark, includes Marin Civic Center which serves as the Marin County Fairgrounds. Listed for architectural significance; designed by Frank Lloyd Wright and Aaron Green.
Monterey County Fairgrounds	1939; c. 1950	6YM; 2S2	2016	The Pattee Arena was found eligible for NRHR. Four Rustic style barns and a livestock office built c. 1950 were found ineligible for individual listing in NRHP or CRHR. Fairgrounds does not appear to have been evaluated as a potential district.
Santa Clara County Fairgrounds	1910-1939; 1951	6Y	1999	San Jose Speedway (a.k.a. San Jose Driving Park) racetrack found ineligible for individual listing in the NRHP, but evaluation noted that “the original racetrack may be eligible for the California Register under Criterion 1, as associated with events significant to the history of the City of San Jose.” Similarly, the 1951 Art Moderne Sheep & Swine Building was found not individually eligible for the NRHP, but potentially eligible for the CRHR under Criterion 1. The Santa Clara County Fairgrounds Revitalization Project Draft EIR (1999)

²⁵ Records from the South Central Coastal Information Center (SCCIC) were not able to be retrieved during the research timeframe of this report.

Name	Year Built / Period of Significance	CA Historical Resource Status Code	Year Evaluated	Notes ²⁴
				identified three historical resources for CEQA, which were individually eligible for CRHR: State House Replica (1949-50), Sheep & Swine Building (1950-51); and Racetrack (1910).
Solano County Fairgrounds	Grandstand: 1950-1971; other fairgrounds buildings in c. 1950	6Y	2016	Grandstand found ineligible individually for NRHP or CRHR, but evaluation noted “it may potentially be considered a contributor to a Solano County Fairgrounds Historic District, which has the potential for significance under Criterion A at the local level. A comprehensive evaluation of the fairgrounds as a whole would be required to determine any potential significance of the fairgrounds as a historic district, though that is outside the scope of this report due to limited access.”

Some 34 state and county fairgrounds buildings and/or sites are listed in the National Register of Historic Places nationally; however, none of the sites and buildings are located in California.²⁶ Most of the properties are listed under Criterion A, for association with themes such as agriculture, entertainment/recreation, and social history, and some are additionally listed under Criterion C for their architectural design.

The Early Agricultural District Fair in Petaluma

The following section provides a brief history of the development of agricultural district fairs in Sonoma and Marin counties and the beginning of the agricultural fair in Petaluma, covering the period prior 1882, when the first fairgrounds was established at the subject property. More detailed discussions of the ownership and general use patterns of the study area since 1882 are included within **Section IV. Site History**, titled **Site Development**.

²⁶ “National Register of Historic Places: NPGallery Digital Asset Search,” National Park Service, accessed online October 19, 2021, <https://npgallery.nps.gov/nrhp>.

Early Years of the Sonoma and Marin District Agricultural Society (1859-1882)

Sonoma and Marin District Agricultural Society was first formed as the Sonoma Agricultural and Mechanic's Society on April 12, 1859. The first fair was held in Healdsburg in that year, and the second fair was held in Petaluma.²⁷ For nearly the first decade of the fair, it was held at a series of locations within Sonoma County. For a brief period from 1863 to 1867, the Society's name was changed to the San Pablo District Agricultural Society.²⁸ In 1867, it was reorganized under the name Sonoma and Marin District Agricultural Society.²⁹ In 1868, a property was purchased through membership subscription to create a permanent home for the fair.³⁰ This initial site proved too small for the fair, and in 1870 a decision was made to buy new grounds and to erect a half-mile racetrack and a grandstand. From 1870 until 1881, the Fairgrounds were located at the site that is now Petaluma High School, along Fair Street (**Figure 5 and Figure 6**).

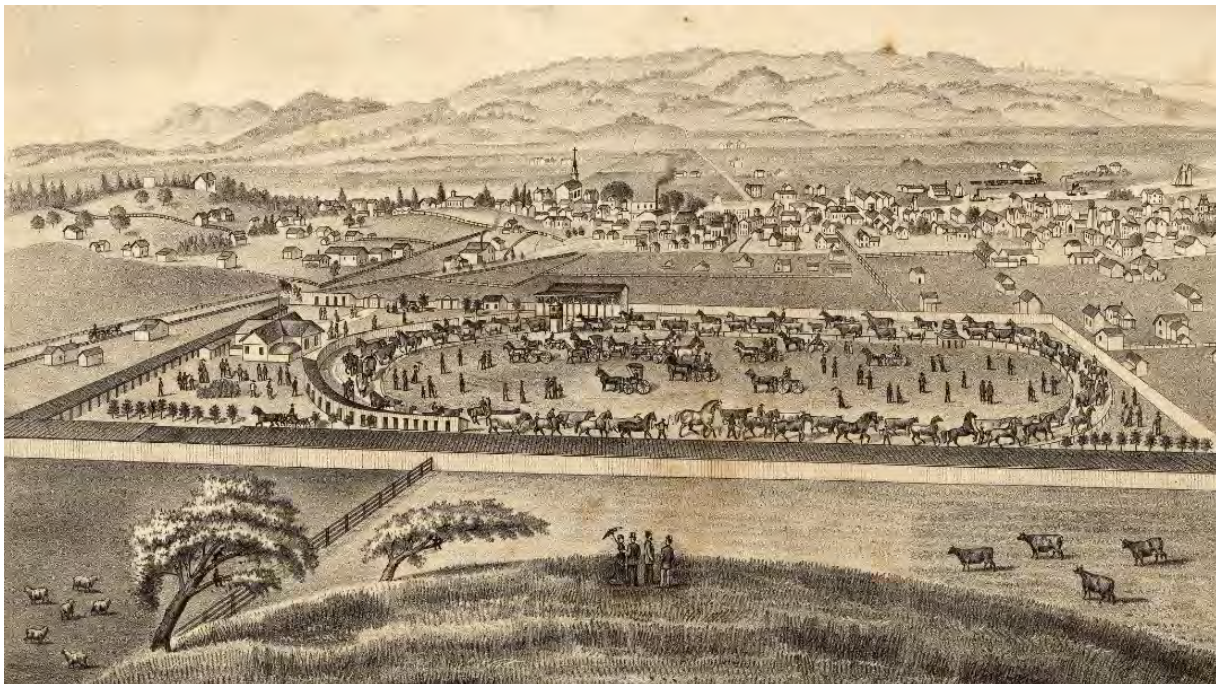


Figure 5. Lithograph of the Sonoma and Marin District Agricultural Fair Grounds in 1877. Thomas H. Thompson & Co. Source: David Rumsey Historic Map Collection.

²⁷ "Chapter XIX: Sonoma and Marin District Agricultural Society," from Samuel Cassiday, *Pen Pictures From the Garden of the World, An Illustrated History of Sonoma County* (The Lewis Publishing Co., Chicago, 1889), 178. The first fair in Petaluma was held on the property of Uriah Edwards.

²⁸ Agricultural fairs were organized by "District" and for many years the size of the district fluctuated. In 1868 it consisted of Sonoma, Marin, Lake, and Mendocino counties, while in 1874 it was enlarged to include Solano and Napa counties. In 1876 it was further expanded to include Humboldt and Yolo.

²⁹ Cassiday, *Pen Pictures From the Garden of the World*, 178.

³⁰ Summarized from Cassiday, *Pen Pictures From the Garden of the World*.

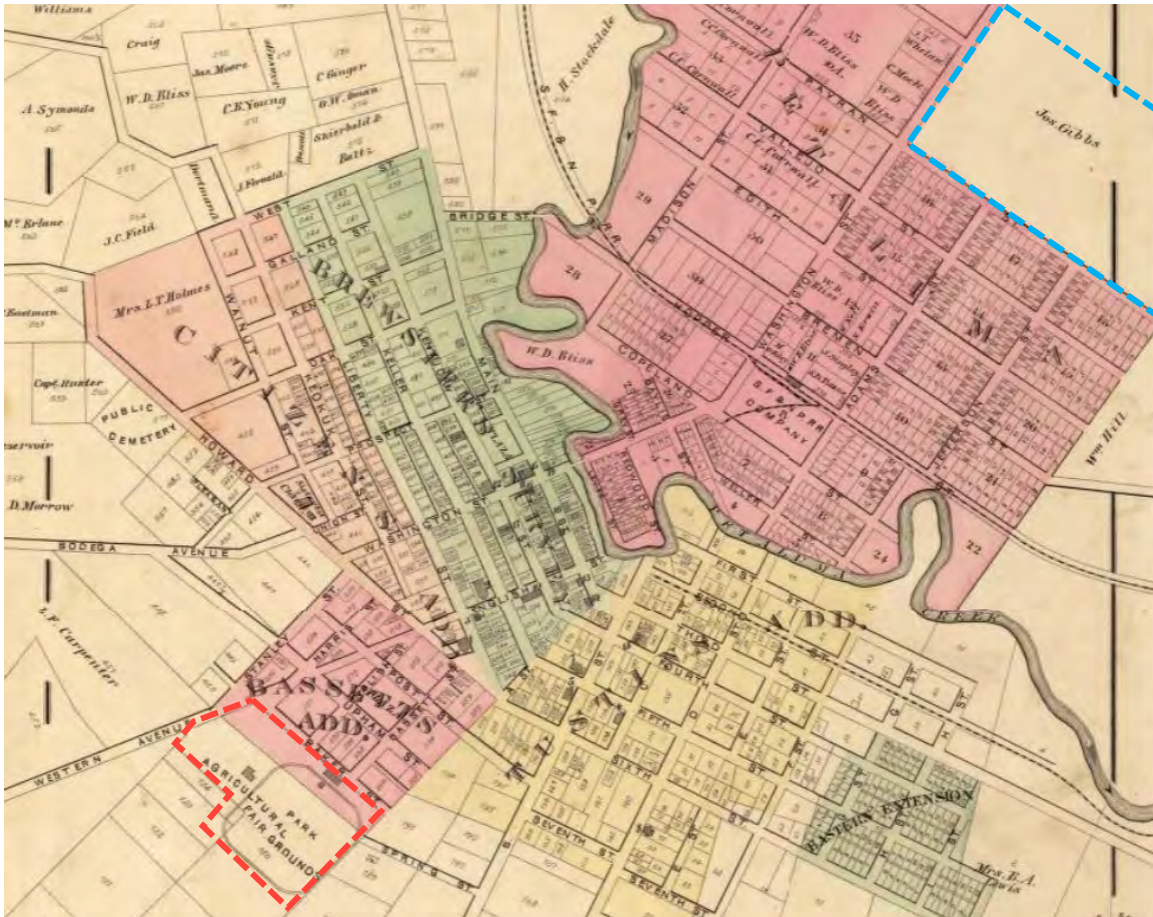


Figure 6. Map of Petaluma in 1877. Red dashed line shows the second location of the Fairgrounds from 1870-1881. Blue dashed line shows the third, and current, location of the Fairgrounds. Thomas H. Thompson & Co. Source: David Rumsey Historic Map Collection. Edited by Page & Turnbull.

In 1881, the Fairgrounds had again grown and needed a larger site, despite the various improvements that had been made to the grounds. In 1882, “a tract of 100 acres in the eastern edge of the city limits” was purchased, and the first fairgrounds at the existing study area was established.³¹

³¹ Cassiday, *Pen Pictures From the Garden of the World*, 181.; The property was previously owned by Judge Payran, refer to the later section on **Site Development** for additional information. The original boundaries of the 100 acres mentioned here was not researched for the purposes of this HRE.

Automobile Raceways in Northern California

The history of automobile racing extends back about as far as the history of automobiles themselves, as people were eager to test out the speed of the newly invented machines. A road race from Chicago to Evanston, Illinois on Thanksgiving 1895 is said to be the first organized automobile race in the United States. The first known organized automobile race in California was held at the dirt oval Ingleside Raceway in San Francisco in 1900.³² The American Automobile Association (AAA), formed in 1902, established a Contest Board to run sanctioned automobile races in 1904 as automobiles and racing were gaining popularity. The first known race in Sonoma County appears to have been held in 1906 at the Sonoma County horse track.³³ The first California Grand Prize Race in Sonoma County occurred in 1909, starting in Santa Rosa and looping through Healdsburg, Dry Creek Valley, and Geyserville back to Santa Rosa.³⁴ The first race at the Santa Rosa Fairgrounds was a 100-lap race in 1917. A 1.25-mile wood board banked track was constructed in 1921 in Sonoma County known as Cotati Speedway, but was dismantled by 1923. The first automobile race at Calistoga Fairgrounds in nearby Napa County was held in 1938 on the horse track.

Following World War II, there was a resurgent interest in automobile racing, as the vehicles were able to reach higher speeds and ownership became more widespread. Many former horse tracks were adapted or reconfigured to accommodate the more popular automobile racing, and auto tracks typically were shorter and thus needed a smaller amount of valuable land. In California, it is common for current auto speedways to be associated with fairgrounds which typically had a horse track originally. After numerous speedways were opened in the second half of the twentieth century, in the twenty-first century a number of speedways have closed.³⁵ This trend may be due to waning interest in smaller local races (in favor of events like NASCAR and Formula 1 races) and increasing development pressures on the sites.

The three primary types of professional raceways are dirt (clay) ovals, paved ovals, and road courses. In Sonoma County, the Sonoma Raceway is a road course that was built in 1968 and hosts NASCAR, Indy Car, and SCCA races. There are no paved oval tracks in Sonoma County. The following table lists extant dirt oval tracks in northern and central California (**Table 3**; also **Figure 7 and Figure 8**).

³² Originally a horse track, the location was redeveloped for housing and the street Urbano Drive is located on the former track alignment. Refer to Saroyan Humphrey, *Guide to Northern & Central California Raceways* (San Francisco, CA: Greencat San Francisco, 2015), 285.

³³ Humphrey, *Guide to Northern & Central California Raceways*, 285.

³⁴ Janet Balicki, "Vintage photos show a long history of auto racing in Sonoma County," *Press Democrat*, November 29, 2018.

³⁵ For example, San Jose Speedway at the Santa Clara County Fairgrounds closed in 1999, Vallejo Speedway 2 in 2003, and Altamont Raceway in 2008. Speedways in Fremont, San Mateo, and Brisbane have also closed. Refer to Humphrey, *Guide to Northern & Central California Raceways*, 295-97.

TABLE 3. DIRT OVAL TRACKS IN NORTHERN & CENTRAL CALIFORNIA

Track Name	City	Year Built	Track Type	Notes
American Valley Speedway	Quincy	1948; 1979	0.375-mile, slightly banked clay oval	Plumas-Sierra County Fairgrounds
Antioch Speedway	Antioch	1950; 1952; 2009	0.375-mile banked clay oval	Contra Costa County Fairgrounds
Bakersfield Speedway	Bakersfield	1946; 1992	0.33-mile semi-banked clay oval	
Calistoga Speedway	Calistoga	1937	0.5-mile semi-banked clay oval	Nap County Fairgrounds
Chowchilla Speedway	Chowchilla	2000	0.33-mile semi-banked clay oval	Chowchilla Fairgrounds
Dimond Mountain Speedway	Susanville	1954; 1993	0.25-mile semi-banked clay oval	Lassen County Fairgrounds
Hayfork Speedway	Hayfork	1964; 2009	0.375-mile semi-banked dirt oval	Trinity County Fairgrounds
Kings Speedway	Hanford	1983	0.375-mile banked clay oval	Kings County Fairgrounds
Marysville Raceway	Marysville	1957; 2007	0.25-mile banked clay oval	
Merced Speedway	Merced	1946; 1961	0.25-mile semi-banked clay oval	Merced County Fairgrounds
Ocean Speedway	Watsonville	1960; 1975	0.25-mile semi-banked clay oval	Santa Cruz County Fairgrounds
Petaluma (Fairgrounds) Speedway	Petaluma	1949; 1965; 1971; 1976	0.375-mile banked clay oval	Sonoma-Marin County Fairgrounds
Placerville Speedway	Placerville	1965	0.25-mile semi-banked clay oval	El Dorado County Fairgrounds
Silver Dollar Speedway	Chico	1962	0.25-mile banked clay oval	Silver Dollar Fairgrounds
Siskiyou Motor Speedway	Yreka	1952	0.25-mile banked clay oval	Siskiyou Golden Fairgrounds
Stockton Dirt Track	Stockton	2013	0.375-mile semi-banked clay oval	San Joaquin County Fairgrounds
Thunderbowl Raceway	Tulare	1989; 1994	0.333-mile banked clay oval	Tulare County Fairgrounds



Figure 7. Antioch Speedway, opened in 1950 at the Contra Costa County Fairgrounds. Source: Saroyan Humphrey, *Guide to Northern & Central California Raceways*



Figure 8. Merced Speedway, opened in 1946 at the Merced County Fairgrounds. Source: Saroyan Humphrey, *Guide to Northern & Central California Raceways*

Architectural Context

Midcentury Modern Architectural Style

Many of the extant buildings at the Sonoma-Marín Fairgrounds were constructed between the 1940s and 1960s and exhibit characteristics of the Midcentury Modern style. In some cases, the buildings are fully articulated examples of the Midcentury Modern style, such as the Arts & Crafts Building and Herzog Hall, while others are more utilitarian with Midcentury Modern features such as flat entry canopies or applied sans serif font lettering, such as the Main Exhibit Hall. Midcentury Modern is a generalized term that defines a period of adaptation of the International Style after World War II. The International Style was part of the early 20th century Modern Movement that marked a major shift in architecture. Emphasizing functionalism and rationalism, the International Style was characterized by clear expression of structural forms, smooth wall surfaces, rectilinear shapes, lack of ornament, and extensive use of glass. While forms remain geometric in a Midcentury Modern building, elements of texture, materiality, and color began to appear. Often, there is a variation of elements based on a region's climate and topography.

The resulting wide-ranging architecture from the 1940s and 1950s is broadly categorized as Midcentury Modern and generally consists of less strict interpretations of the International Style. The construction techniques that separate building structure from the envelop or skin, mass-produced materials, expansive glass walls, horizontal orientations, open floor plans, and integrated outdoor spaces became the hallmarks of Midcentury Modern in California. Simultaneously, landscape architects were experimenting with these same modern materials and forms to further develop the outdoors as habitable room-like spaces and part of the casual, informal California lifestyle.

While closely associated with postwar residential work, Midcentury Modern lent itself to several different building types, including commercial, educational, civic, and religious buildings, including college campuses and corporate offices and campuses. Additional variants of Modern architectural design, including New Formalism and Brutalism, further modified the International Style beyond Midcentury Modern. The Modern Movement in architecture also included advances in structural systems which drove innovative approaches to building, such as the geodesic dome, which is discussed in greater detail in the following section, as Herzog Hall at the Sonoma-Marín Fairgrounds has a geodesic dome roof structure.

Some common elements often incorporated into Midcentury Modern buildings include, but are not limited to:

- Strong geometric forms
- Glazed and solid components
- Flat, low-pitch gable, shed, butterfly, folded plate, or barrel vault roofs
- Strong right angles and simple cubic forms
- Horizontal bands of windows
- Linear accents
- Sun shading devices such as cantilevered overhangs, brise solies, perforated screens, grided screen walls, etc.
- Aluminum floor-to-ceiling or window wall glazing systems
- Atrium or courtyard entries
- Flow of indoor-outdoor spaces.

Many cities in California experienced extensive commercial, residential, and institutional growth in the post-World War II period and many new buildings were designed in the Midcentury Modern style – including buildings designed by renowned architects or burgeoning young architects, and more modest examples of the style executed by contractors and other builders and developers. Petaluma has fewer examples of Midcentury Modern design relative to other comparable cities in California. However, examples do include buildings such as the Veteran’s Memorial Hall, commercial buildings (especially along corridors beyond the older central downtown), gas stations and auto shops, institutional buildings like Petaluma City Hall and Petaluma High School, and scattered residential buildings. Adjacent to the Fairgrounds, on the City-owned property, is a former fire station (now Rebuilding Petaluma Together, 301 Payran Street), Kenilworth Teen Center, and Petaluma Swim Center, which were all designed in the Midcentury Modern style.

The buildings at the Sonoma-Marín Fairgrounds that were constructed in the 1950s and 1960s, in accordance with the 1947 Master Plan, are designed in the Midcentury Modern style. Even the

agricultural barns and show rings exhibit features of Midcentury Modern design in their geometric forms, rooflines, sans serif metal signs, and tall flag poles.

Geodesic Dome Structural Systems

The geodesic dome is a unique structural system that was developed in the twentieth century, during a period in which technological advances were driving new methods of construction, as well as an optimism about what societal problems could be solved through scientific and technological advancement. The hemispherical structures are built with triangular lattice, based on a geodesic polyhedron, which evenly distributes structural loads (stress) throughout the structure. When used as shelter, the domes are typically covered in a thin shell structure, which could be made of concrete, aluminum, plywood, plastic, or other materials. The first known geodesic dome to be constructed was built by the firm Dykerhoff and Wydmann in 1926, based on an earlier design by Walther Bauersfeld, the chief designer of the Carl Zeiss optical company; the dome was constructed to house a planetarium on the roof of the Zeiss plant in Jena, Germany.

Some twenty years later, Richard Buckminster “Bucky” Fuller (1895-1983) was credited with coining the term “geodesic” dome and was instrumental in popularizing the geodesic dome over the course of the next decades (**Figure 9**). The geodesic dome intrigued Fuller for its structural capacity to enclose large volumes with uninterrupted spans, its stability, lightweight quality, and the possibility of cheap and quick construction that could be used to address the building and housing crisis in the post-World War II period. In the summers of 1948 and 1949, Fuller, a mathematician and theorist, taught at Black Mountain College in North Carolina where he worked with a group of fellow professors and students to develop a self-supporting geodesic dome. Fuller went on to receive U.S. Patent 2682235A for his geodesic dome design in 1954 (**Figure 10**).³⁶ The oldest extant dome built by Fuller is located in Woods Hole, Massachusetts, and was built with his students in 1953.

³⁶ Richard Buckminster Fuller, U.S. Patent 2682235A, June 29, 1954, accessed online via Google Patents, October 14, 2021, <https://patents.google.com/patent/US2682235A>.



Figure 9. Bucky Fuller in front of the Expo 67 United States Pavilion.
Source: Wired.com.

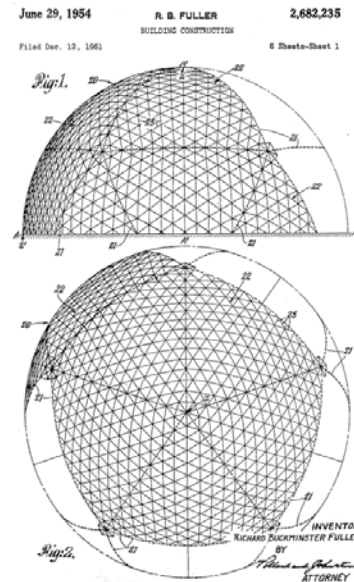


Figure 10. Image from Fuller's U.S. Patent 2682235A. Source: Google Patents.

Through Fuller's teaching, prolific writings and public lectures, and the Fuller Research Foundation, he advocated for many uses of the geodesic dome in construction and shelter. In 1952, the Museum of Modern Art in New York displayed Fuller's geodesic dome house concept to a wide audience, and in the 1950s and 1960s, newspapers and magazines across the country abounded with articles on geodesic domes and the future of construction and housing.³⁷ The first geodesic domes known to be constructed on the West Coast were built by architecture students. In 1956, five UC Berkeley architecture students built a geodesic dome bird cage (extant) at Lake Merritt Wildlife Refuge in Oakland after hearing a lecture given by Fuller; the aluminum used for construction was donated by the Kaiser Company (**Figure 11**).³⁸ Shortly thereafter, in the spring of 1957, architecture students at California Polytechnic State University (Cal Poly), San Luis Obispo built a permanent geodesic dome on the Architectural Engineering plaza, which was later relocated to Poly Canyon.³⁹

Research suggests that Herzog Hall at the Sonoma-Marin Fairgrounds, designed by Jeffrey Lindsay and originally known as the Home Arts Building, was the first geodesic dome structure constructed in Sonoma County when it was built in 1963-64. A few years earlier, in 1961, a diamond-shaped

³⁷ "At N. Y. Museum - Strange Concepts Of Housing Shown," *Daily Independent Journal*, September 13, 1952; and S. A. Schreiner, Jr., "You may live in a 'Bubble' house," *Oakland Tribune*, May 25, 1952.

³⁸ "Oakland's Big Bird Cage," *Oakland Tribune*, September 16, 1956.

³⁹ "Geodesic Dome," Cal Poly, accessed online October 14, 2021, <https://polycanyon.calpoly.edu/history/geodesic-dome/>; and "Cal Poly Students Construct First Coast Geodesic Dome," *Santa Maria Times*, April 4, 1957.

building with a geodesic dome roof, also designed by Jeffrey Lindsay, was constructed to serve as the Floriculture Pavilion (extant) for the San Joaquin County Fair and Central Valley Exposition in Stockton, and newspapers observed that the geodesic dome was “still a rarity on the construction scene.”⁴⁰ In 1966, a newspaper article announced that Marin County’s first geodesic dome was being constructed by ceramicist Charles P. McKee as his studio at 164 Linden Lane, Mill Valley (since demolished) (**Figure 12**).⁴¹



Figure 11. Geodesic Bird Dome at Lake Merritt Wildlife Refuge, built in 1956 by UC Berkeley architecture students with materials donated by the Kaiser Foundation. Source: Ander Sandberg (CC BY-NC 2.0), LocalWiki.org.



Figure 12. Paul McKee’s studio in Mill Valley, 1966. Source: “Marin’s First Geodesic Dome,” *Daily Independent Journal*, June 14, 1966.

In the 1960s, the geodesic dome epitomized the spirit of techno-optimism and futurism that proliferated in the post-World War II Space Race era. Massive geodesic dome buildings and pavilions were constructed at the 1964 World’s Fair in Queens and Expo 67 in Montreal, as well as the 1968 Olympics in Mexico City. These international events helped to galvanize the image of the geodesic dome in the popular imagination. By the mid-1960s, the counterculture “hippie” community had also begun to utilize the geodesic dome toward their own social utopian ends such as in the Colorado commune Drop City (1965). The low cost and quick construction of geodesic domes was appealing to the self-sufficient and “do-it-yourself” (DIY) tendencies of counterculture communities, and publications such as the *Whole Earth Catalog* (first published in 1968 by Stewart Brand), *The Dome Builder’s Handbook* (1973 and 1978) and Lloyd Kahn’s *Domebooks* (1970 and 1971) included

⁴⁰ “Cool Covering,” *Contra Costa Times*, June 25, 1961; and “File FL0012 – San Joaquin County Fair Floricultural Pavilion,” Canadian Architectural Archives, University of Calgary, accessed online October 14, 2021, <https://searcharchives.ucalgary.ca/san-joaquin-county-fair-floricultural-pavilion>.

⁴¹ “Marin’s First Geodesic Dome,” *Daily Independent Journal*, June 14, 1966.

instructional guides and descriptions of tools. Kahn was an early proponent of geodesic domes, building 17 experimental domes with fellow students at the alternative Pacific High School in the Santa Cruz Mountains from 1968 to 1971; however, Kahn would later denounce geodesic domes as a practical system for residential buildings.⁴² By the 1970s, geodesic domes were used for many residential buildings and continued to be used for some major event centers and pavilions. An article in the *AIA Journal* about the awarding of their 1970 Gold Medal to Buckminster Fuller estimated that some 10,000 geodesic domes had been built in 50 countries.⁴³ By the 1980s, the enthusiasm for geodesic domes began to wane, but the structural system continues to be used, often for temporary structures and prefabricated residential builds.



Figure 13. Drop City in southern Colorado, c. 1965.
Source: Boulder Museum of Contemporary Art.



Figure 14. Pacific High School geodesic domes, c. 1968-1971. Source: Lloyd Kahn.

Other notable early geodesic domes in North America include:

- **1957** - Kaiser Aluminum domes built in numerous cities including Waikiki, Hawaii and Virginia Beach, Virginia by Buckminster Fuller (with Jeffery Lindsay) for Kaiser Aluminum (both since demolished)⁴⁴
- **1958** - Union Tank Car Company Dome, near Baton Rouge, Louisiana by Thomas C. Howard, Synergetics, Inc.
- **1958** - Gold Dome, Oklahoma City, Oklahoma, built based on a Fuller design by Bailey, Bozalis, Dickenson & Roloff

⁴² Katya Tylevich, "The Utopian Impulse: Buckminster Fuller and the Bay Area," *Domus*, May 21, 2021, accessed online October 14, 2021, <https://www.domusweb.it/en/architecture/2012/05/21/the-utopian-impulse-buckminster-fuller-and-the-bay-area.html>; and Lloyd Kahn, "Dome Builders at Pacific High School in the Santa Cruz Mountains," *Lloyd's Blog*, accessed online October 14, 2021, <https://www.lloydkahn.com/2020/03/dome-builders-at-pacific-high-school-in-the-santa-cruz-mountains-in>.

⁴³ "AIA's 1970 Gold Medalist Fuller Goes 'One Step Beyond' His Geodesic Domes," *AIA Journal* (February 1970), 10.

⁴⁴ "Henry J. Kaiser, geodesic dome pioneer," *Kaiser Permanente*, December 11, 2014, accessed online October 14, 2021, <https://about.kaiserpermanente.org/our-story/our-history/henry-j-kaiser-geodesic-dome-pioneer>; and "Domed Theater Will Be Built At Walnut Creek," *Appeal-Democrat* (Marysville, CA), December 3, 1957.

- **1960** – Climatron Greenhouse, Missouri Botanical Gardens by Thomas C. Howard, Synergetics, Inc.
- **1964** – World’s Fair pavilion, Queens, New York by Thomas C. Howard, Synergetics, Inc.
- **1967** – United States Pavilion (now known as the Biosphere), Expo 67, Montreal World’s Fair by Buckminster Fuller and Shoji Sado with Jeffrey Lindsay
- **1967** – Pioneer Theater Auditorium “Golden Turtle,” Reno, Nevada by Bozalis, Dickenson & Roloff
- **1968** – Placio de los Deportes for the 1968 Olympics, Mexico City, Mexico by Félix Candela, Antonio Peyri and Enrique Castañeda Tamborell
- **1982** – Spaceship Earth, Epcot Center, Walt Disney World Resort, Bay Lake, Florida by Walt Disney Imagineering
- **1983** – Queen Mary Dome, Long Beach, California built to house Howard Hughes’s wooden airplane, the Spruce Goose
- **1985** – Expo 86 (World’s Fair) Expo Center, Vancouver, Canada by Bruno Freschi.⁴⁵



Figure 15. Architectural model in front of the Kaiser Dome in Virginia Beach during construction in 1957. Source: Kaiser Permanente.



Figure 16. United States Pavilion at Expo 67 in Montreal by Fuller, Sadao, and Lindsay. Source: Jeffrey Lindsay. Canadian Architectural Archives, University of Calgary.

⁴⁵ "50 Geodesic Domes To Discover Around The World," My GeoDome, March 30, 2021, accessed online October 14, 2021, https://mygeodome.com/geodesic-domes-around-world/#Geodesic_Domes_in_North_America.

Jeffery Lindsay, Architect

Jeffery Lindsay (1924-1984) was a Canadian architect who worked closely with Buckminster Fuller and founded the Fuller Research Foundation Canadian Division, which was based in Montreal from 1949 to 1956.⁴⁶ Lindsay's firm, Jeffery Lindsay & Associates (also known as Jeffery Lindsay, Space Frames and Jeffrey Lindsay Construction Co.), built the Home Arts Building (now Herzog Hall) at the Sonoma-Marín Fairgrounds in the early 1960s. Lindsay was an early student of Fuller and proponent of geodesic domes after attending one of Fuller's seminars at Chicago Institute of Design in 1948, and then studying with Fuller at Black Mountain College.⁴⁷ Lindsay's geodesic dome Weatherbreak, built in 1950 with a team of friends, is considered the first realized "self-supporting, large-span geodesic dome" and was published on the August 1951 cover of *Architectural Forum* (**Figure 17**).⁴⁸ Weatherbreak was built in Baie-D'Urfé, outside of Montréal, and Lindsay then built Skybreak (1951) in Beaufort, Skigloo (1952) in Morin-Heights, and the Hackney Barn (1954), a dome for a dairy farmer outside of Montréal that was published in the *Oakland Tribune* (**Figure 18**).⁴⁹



Figure 17. Weatherbreak (December 1950) in Baie d'Urfé, Canada by Lindsay. Source: Jeffrey Lindsay, Canadian Architectural Archives, the University of Calgary.



Figure 18. Skybreak (Summer 1951) in Beaufort, Canada by Lindsay. Source: Jeffrey Lindsay, Canadian Architectural Archives, the University of Calgary.

In the late 1950s, following his involvement with the Fuller Research Foundation Canadian Division, Lindsay moved to Los Angeles and established his firm Lindsay & Associates. The firm worked on a number of projects in California involving geodesic domes, including the San Diego Children's Zoo

⁴⁶ Cammie McAtee, ed., *Montreal's Geodesic Dreams: Jeffrey Lindsay and the Fuller Research Foundation Canadian Division* (Halifax, Canada: Dalhousie Architectural Press, 2017), 5.

⁴⁷ Allison Meier, "The Geodesic Dome Dreams of Quebec," *Hyperallergic*, January 5, 2018, accessed online October 14, 2021, <https://hyperallergic.com/416763/the-geodesic-dome-dreams-of-quebec/>.

⁴⁸ Allison Meier, "The Geodesic Dome Dreams of Quebec."

⁴⁹ Hackney Barn was demolished in 2011, and Weatherbreak was disassembled and shipped to California to be reassembled and photographed by Julius Shulman before being again disassembled and stored at the Smithsonian Institution; the fates of Skybreak and Skigloo are unknown. "He Farms Under Glass," *Oakland Tribune*, February 6, 1955.

Clark Theater (1958) and two projects for fairgrounds in Northern California—the Floriculture Pavilion at the San Joaquin County Fairgrounds in Stockton (1961-62) and the Home Arts Building (now Herzog Hall) at the Sonoma-Marín Fairgrounds (1963-64) (**Figure 19 and Figure 20**).⁵⁰ Research suggests that both of the fairgrounds buildings were the first geodesic domes constructed in their respective counties.



Figure 19. San Diego Children's Zoo Clark Theater, designed by Lindsay in 1959. Source: "A Geodesic Dome Theater by Jeffrey Lindsay and Associates," *Arts & Architecture* (January 1960), 16.

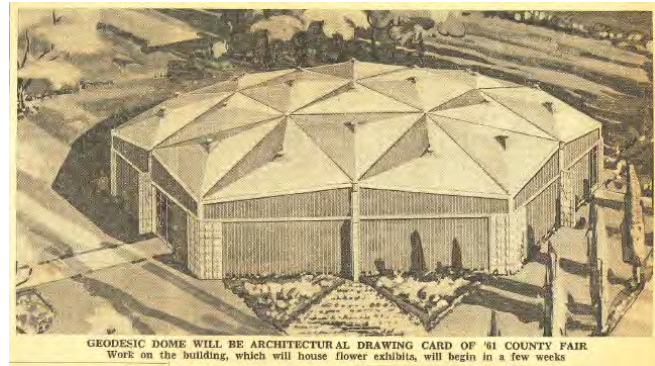


Figure 20. Rendering of the Floriculture Pavilion at San Joaquin County Fairgrounds in Stockton, built in 1961 by Lindsay. Source: "Dome to Start," *Stockton Record*, May 6, 1961.

Lindsay received the contract for the San Joaquin County Fair (Second District Agricultural Association) after the fair's manager, R. E. Walker, had contacted Buckminster Fuller and Synergetics, Inc., another firm that specialized in geodesic domes, stating that they were "in the process of constructing an entirely new Fairgrounds and would like to utilize the newest and most modern innovations in [their] construction planning."⁵¹ James W. Fitzgibbon of Synergetics replied back to Walker with the contact information for Jeffrey Lindsay, Space Frames (also copied on the letter) apparently as a recommendation for a California-based designer of geodesic domes.⁵² Lindsay replied back eager to provide slides of his previous projects and discuss the specific project requirements. Lindsay went on to provide a design for the fair's floriculture building and won the bid contract in 1961. Walker later helped Lindsay make arrangements to share a model of the building at the Western Fairs Association (WTA) Convention held at Disneyland in 1962 to promote the use of geodesic dome buildings at other fairs.⁵³ Walker also provided Lindsay with information on how California fairs allocated funds for capital construction projects, and provided him with a list of

⁵⁰ "Cool Covering," *Contra Costa Times*, June 25, 1961; and "Dome to Start," *Stockton Record*, May 6, 1961.

⁵¹ Letter from R. E. Walker, Manager, San Joaquin County Fair to James W. Fitzgibbon, Vice President, Synergetics, Inc., March 4, 1957. On file at Canadian Architectural Archive, University of Calgary, Jeffrey Lindsay Collection.

⁵² Letter from James W. Gitzgibbon to R. E. Walker, copying Jeffrey Lindsay, Space Frames, March 21, 1957. On file at Canadian Architectural Archive, University of Calgary, Jeffrey Lindsay Collection.

⁵³ Letter from R. E. Walker to Jeffrey Lindsay, February 27, 1963. On file at Canadian Architectural Archive, University of Calgary, Jeffrey Lindsay Collection.

approved “capital outlay” for various fairs, with the contact information for managers at several district agricultural associations, including Art Caravan at the Fourth District Agricultural Association in Petaluma. Correspondence between Lindsay and the State of California Fairs and Expositions Division from early 1963 include an early sketch of the concept for the Home Arts (Economics) Building at the Sonoma-Marin Fairgrounds.⁵⁴ Notably, the sketch illustrates an overhanging dome roof, as constructed, which may have been directly inspired by a previous comment from Walker that he had wished that the San Joaquin County Fair Floriculture building had an overhanging roof (rather than no eave, as designed and constructed). Lindsay developed a full set of architectural drawings for the building, and was able to win the construction bid in spring 1963.⁵⁵

Lindsay also worked on the United States Pavilion for Expo 67 in Montreal, one of the largest and most influential geodesic domes ever constructed, with Buckminster Fuller and Shoji Sado. In 1957, Lindsay conducted a seminar on the “structural physics” of geodesic domes with industrial design students at the University of California, Los Angeles, which he wrote about in the June 1957 cover article of *Arts & Architecture* with photographs of the models and temporary structures completed by the students.⁵⁶ Like Fuller, Lindsay spread knowledge of and excitement for geodesic domes through public lectures and student seminars and workshops. Lindsay also worked with Arthur Erikson and Geoffrey Massey on the space frame at Simon Fraser University Convocation Mall (1965-66) in Burnaby, British Columbia, Canada, and on geodesic dome and space frames at Expo 70 in Osaka, Japan and the 1967 Annual Aspen Design Conference in Colorado. Lindsay’s archives, held at the Canadian Architectural Archive at the University of Calgary, indicate that he consulted with prominent architects and builders, including John Savage Bolles on the San Francisco Giant’s Candlestick Park baseball stadium (1958-60) and Buckminster Fuller on the Kaiser Domes in Waikiki, Hawaii and Virginia Beach, Virginia (1957). Lindsay’s collaboration with Fuller on the US Pavilion at Expo 67 and advancement of the geodesic dome was the subject of an exhibition at the Centre de design de l’UQAM in Montreal called “Montreal’s Geodesic Dreams” and book of the same name in 2017.⁵⁷

⁵⁴ Letter from H. Gregg Myers, Construction Examiner, Fairs and Expositions Divisions to Jeffery Lindsay, January 18, 1963. On file at Canadian Architectural Archive, University of Calgary, Jeffrey Lindsay Collection.

⁵⁵ Letter from H. Gregg Myers to Jeffrey Lindsay, March 11, 1963, regarding construction bid process. On file at Canadian Architectural Archive, University of Calgary, Jeffrey Lindsay Collection.

⁵⁶ Jeffrey Lindsay, “Space Frames and Structural Physics,” *Arts & Architecture* (July 1957): 17-19.

⁵⁷ Cammie McAtee, ed., *Montreal’s Geodesic Dreams: Jeffrey Lindsay and the Fuller Research Foundation Canadian Division* (Halifax, Canada: Dalhousie Architectural Press, 2017).

IV. SITE HISTORY

Site Development

The following section provides a development history of the Sonoma-Marin Fairgrounds site. A summary chronology is provided in **Appendix A – Development Chronology Summary**.

Prior to the Establishment of the Fairgrounds

The property that today consists of the Sonoma-Marin Fairgrounds was the ranch of Judge Payran in the 1850s and 1860s. Judge Payran was a notable early resident of Petaluma who was involved in the San Francisco Committee of Vigilance in the 1850s. He spent the last years of his life in the late 1870s in Ukiah, and at some point, the land that is now the Sonoma-Marin Fairgrounds was sold to a man named Joseph Gibbs. Gibbs sold the property to the Sonoma and Marin Agricultural Society in 1882.⁵⁸ While the property likely contained some structures while it served as the ranch of Judge Payran, no built structures were identified in 1882 at the time of the property's sale to the Agricultural Society, and no structures have survived from that period.

Agricultural Park: Sonoma and Marin County Agricultural Society, 1882-1897

When the property was purchased by the Sonoma and Marin County Agricultural Society and became known as "Agricultural Park" (or less commonly the "Agricultural Fairgrounds"), the property was immediately improved with the construction of a one-mile horse racing track, which was twice the size of the Society's previous track. The buildings from the prior fairgrounds were moved to the new site, including the Grandstand and the Agricultural Pavilion, among others.⁵⁹ Other buildings erected at the site included a half-mile long horse stall shed that extended along the property's western boundary with Copeland Street (now Payran Street), a number of hitching sheds, and some small structures without an identified use. The Society enclosed the grounds by planting a large hedge that was a notable feature of the property for many decades.⁶⁰

The Clubhouse at Agricultural Park was built at an unknown date, likely in the 1880s, and it remains unclear whether this was one of the buildings moved to the new site or built subsequently. The Clubhouse was present by 1896, when mention in the *Petaluma Courier* related an incident of disorderly conduct at the building, which was used as a bar, restaurant, and boarding house for men who trained horses at the track.⁶¹ The Clubhouse was later used as a residence and an office by the

⁵⁸ "Polly Larkin's Pot-Pourri," *Petaluma Courier*, March 23, 1881, 3.

⁵⁹ Described within Cassidy's narrative as the "pavilion, grandstand, and other movable buildings from the old grounds"; Cassidy, *Pen Pictures From the Garden of the World*, 181.

⁶⁰ "History of Fair is Full of Many Interesting Sidelights," *Petaluma Argus-Courier*, July 16, 1952, 10.

⁶¹ "Trouble at the Track," *The Petaluma Courier*, August 5, 1896, 8.

Sonoma-Marín Fair Board until it was demolished in 1952 (refer to **Section IV. Site History: Site Development**, sections titled **Kenilworth Park: Harry Stover, 1902 – 1910** and **Sonoma-Marín Fairgrounds: Sonoma-Marín Fourth District Agricultural Fair, 1936-present**).

As depicted on an 1894 Sanborn Map Company fire insurance map, the Agricultural Pavilion was a large wood frame building that faced Washington Street (now East Washington Street) near the corner of Copeland Street (now Payran Street) (**Figure 21**). The building had a hipped roof with a two-story center section with interior balconies at the second floor, while the side aisles of the building were one story in height. The north façade (facing East Washington Street) had a small entrance porch with flanking one- and three-story sections.⁶² Sanborn Map Company maps produced in 1906 and 1910 show that the side aisles were used for hay storage.⁶³

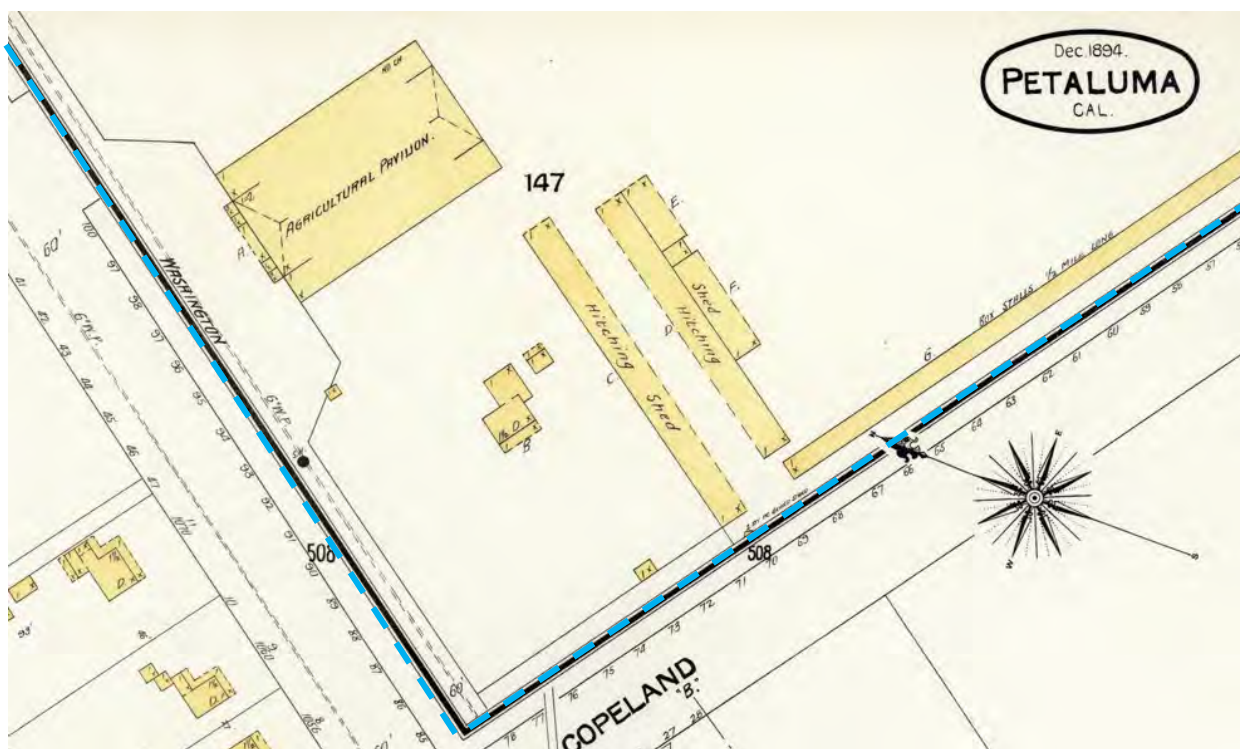


Figure 21. 1894 Sanborn Map Company map, page 14, showing a portion of the Fairgrounds site that held the Agricultural Pavilion, hitching sheds, and a half-mile-long stall building. The dashed blue line shows a portion of the property boundary. Source: San Francisco Public Library. Edited by Page & Turnbull.

⁶² For the purposes of this report East Washington Street is defined as north of the study area although it is located northwest of true north. Refer to the Introduction for additional information.

⁶³ Sanborn Map Company, 1906 (page 5) and 1910 (page 21).

Many California district fairs ceased in the mid-1890s due to changes in the state's funding and subsidy programs for county fairs. Without state subsidies to support these large agricultural fairs, many were unable to find adequate private funding or independently raise revenue to support these large events and pay the taxes and maintenance for the large fairgrounds that they had acquired. The Sonoma and Marin County Agricultural Society found private funding for its 1895 fair and held a limited harness racing meet for five days in 1896, but was unable to weather the changing financial needs of the Fairgrounds.⁶⁴ The last event to be held at Agricultural Park under the administration of the Sonoma and Marin District Agricultural Society was in 1896, and in 1897 the property was sold to Fred A. Wickersham, due to a foreclosed mortgage.⁶⁵

Agricultural Park: F.A. Wickersham, 1897-1902

During the ownership of Fred A. Wickerman, a local Petaluma banker, no physical changes appear to have been made to the grounds of Agricultural Park (**Figure 22**).⁶⁶ The facilities were largely maintained and used as they had been historically.



Figure 22. 1898, Reynolds & Proctor map of Petaluma, showing the location of the current Sonoma-Marin Fairgrounds with a dashed blue line. Source: David Rumsey Historic Map Collection. Edited by Page & Turnbull.

⁶⁴ John Patrick Sheehy, "The Mystery of McKinney Livery Stable," *Petaluma Historian* (website), December 9, 2020, Accessed September 28, 2021, <https://petalumahistorian.com/the-mystery-of-mckinney-livery-stable/>

⁶⁵ "Agricultural Park: Sold this Morning by court Commissioner Under Foreclosure of Mortgage." *Petaluma Daily Courier*, March 9, 1897; "Fair Grounds Sold," *Petaluma Daily Courier*, August 7, 1897.

⁶⁶ Wickerman was a local banker who appears to have purchased the property as an investment, not due to a personal interest in horse racing. During his ownership of Agricultural Park, there is little mention of him in newspapers of the period in relation to the activities of the Park.

Articles from 1897, at the time of the property's sale, describe the park as consisting of just over 69 acres, historically called "the old Payran Place," that straddled the city limits of Petaluma.⁶⁷ During Wickersham's ownership, Agricultural Park continued to be used for horse racing and a number of other events and celebrations.⁶⁸ However, due to a lack of available state funding, as discussed above, no fairs were held at the site during this period.

Kenilworth Park: Harry Stover, 1902 – 1910

Agricultural Park was purchased by Harry Stover in November 1902 to be used as a private horseracing track and training grounds.⁶⁹ The property retained that use until it was purchased by the City of Petaluma in January 1911. In 1903, Stover renamed the property "Kenilworth Park" in honor of his favorite racing horse, Kenilworth.⁷⁰

When purchased by Stover in late 1902, the grounds included the one-mile track, the Grandstand, the Agricultural Pavilion, the Clubhouse, and 300 stalls for horses.⁷¹ Stover and his wife converted the existing Clubhouse into a residence for their personal use, and lived at Kenilworth Park part-time.⁷²

Celebrations, events, and holidays continued to be held at Kenilworth Park with Stover's consent, and the property retained its identity as a semi-public park that was used by the citizens of Petaluma. Some of the events that took place at Kenilworth Park during Stover's ownership included celebrations for the Fourth of July and Labor Day, picnics for fraternal organizations and mutual benefit societies, and numerous horse races.⁷³

Notably, as part of the larger San Francisco Bay Area relief effort following the 1906 earthquake and fires, Kenilworth Park was the temporary home of the Protestant Orphan Asylum of San Francisco

⁶⁷ "Agricultural Park," *Petaluma Daily Courier*, March 9, 1897.

⁶⁸ "Agricultural Park," *Petaluma Daily Courier*, March 9, 1897. Appears that the horse races were planned and ran through the leasing of the property.

⁶⁹ "Local Brevities," *Petaluma Daily Morning Courier*, December 2, 1902, 3.

⁷⁰ Kenilworth had a very successful racing career in the early 1900s and his permanent home was Kenilworth Park.

⁷¹ "Local Brevities," *Petaluma Daily Morning Courier*, December 2, 1902, 3.

⁷² "Ten Day Race Meet in May," *Petaluma Argus-Courier*, March 2, 1903.; Stover appears to have also erected other small cottages on the property for rent and to house some of his employees, visiting horse trainers, and stable hands. Stover bought additional land adjacent to the park to expand the original 69-acre parcel and these cottages may have been located on portions of the property that were sold separately from the main portion of Kenilworth Park.

⁷³ Events known to have taken place at Kenilworth Park include picnics and events for the Danish Brotherhood of America and the Fraternal Order of the Eagles, in addition to general holiday celebrations, dances, and parades. The local Company C band provided music for many of these events.

from May to September 1906, and housed approximately 200 children.⁷⁴ A January 1907 newspaper article written about the temporary rental of the old pavilion to house the orphans provides the most thorough description of the property during this period:

The pavilion is very large and leaky. The first night that we there it rained, and we had to get up and move our beds under the gallery. It did not leak there. The boys had stalls, which had been made ready for horses, but which had not been used.

The boys had a grove back of the pavilion for their playground. In the right there is a yard where they put the colts [...]. On the far right there is a row of stables about three blocks long and containing over three hundred stalls. [...] The race track is on the left and is nearly covered with weeds. The pasture in the middle is sometimes planted with hay. The grandstand is near Mrs. Stover's house. It is very large, and was built to hold many people.⁷⁵



Figure 23. 1907 Steeplechase Racing at Kenilworth Park. 1882 Grandstand (later demolished) at far left; unidentified building (later demolished) at center. Source: Sonoma County Library Digital Collections.

Little archival information was uncovered that documents Stover's additions to the built structures on the property. It is likely, however, that Stover made some improvements in regard to the stabling of his horses and the construction of additional training facilities, though these improvements have

⁷⁴ "Visited the Orphans," *Petaluma Daily Courier*, September 14, 1906.; "Orphans Arrive," *Petaluma Daily Courier*, May 23, 1906, 1.; "Orphans Will Soon Leave," *Petaluma Daily Morning Courier*, September 14, 1906, 1. The matron in charge of the orphanage was a past resident of Petaluma, Mrs. Nettie McNear.

⁷⁵ "Kenilworth Park," *Petaluma Daily Courier*, January 10, 1907.

not survived to the present day.⁷⁶ Stover also purchased adjacent parcels to expand the property, and additional buildings that were known to have existed prior to 1910 may have been located on other parcels that are outside the boundaries of the present Sonoma-Marin Fairgrounds site. Brief mention of small cottages within Kenilworth Park can be found in newspaper articles of the period, but no details regarding their location on the site have been found at this time.

Fewer events were held in the later years of Stover's ownership due to his poor health and his obligations to stables and training grounds, in which he was an investor, in Nevada. Stover passed away in 1909, and the property, including his numerous racehorses, was managed by his wife.⁷⁷

Kenilworth Park: City of Petaluma, 1911-1936

In 1910, the City of Petaluma entered negotiations to purchase 65.74 acres of Kenilworth Park from Stover's widow. On December 29, 1910, Petaluma voters passed a 20-year bond issue to buy the property for use as a public park, and the City of Petaluma officially purchased the property in early 1911.⁷⁸ At that time, Kenilworth Park contained the old Agricultural Pavilion and Grandstand from 1882, the Clubhouse building from the 1880s that was converted to the Stovers' residence in 1903, the half-mile-long horse stall structure, some shed buildings, and the mile-long racetrack. Nearly immediately, the park was used for baseball, horse racing, rodeos, car camping, picnicking and barbeques, and a variety of events and celebrations.⁷⁹

In 1919, the old pavilion was razed, and in the 1920s the old horse sheds were also razed due to deferred maintenance and poor conditions.⁸⁰ While the historic Grandstand was planned to be retained, repaired, and improved, in 1931 it was lost to fire.⁸¹ At this time, only the old Clubhouse and the one-mile racetrack were left from the original 1882 improvements made by the Agricultural Society.

⁷⁶ The presence of small residential cottages within Kenilworth Park are occasionally mentioned in newspapers articles of the period and may have been constructed for Stover's employees. However, the locations of these cottages have not been established and if they were located within the existing boundary of the Sonoma-Marin Fairgrounds, they do not appear to have existed within Kenilworth Park by the 1920s.

⁷⁷ "Master of Kenilworth is Dead," *Petaluma Daily-Courier*, June 3, 1909.

⁷⁸ "67 Acre Park Assured for Petaluma Playground," *Petaluma Daily Morning Courier*, December 30, 1910, 1.

⁷⁹ "The History of the Sonoma-Marin Fair," presented to LEADERSHIP PETALUMA, on June 11, 1998. A transcription of this history is located in the files of the Petaluma Historical Library & Museum.; The first rodeo in Kenilworth Park was in 1920. "Great Exhibitions of Skill Shown by Cow Boys at Thrilling Rodeo," *Petaluma Daily Morning Courier*, August 22, 1920, 1.

⁸⁰ "Old Building Razed," *Petaluma Daily Morning Courier*, January 17, 1919.; David Gutermute, "Petaluma's White Elephant," *Petaluma Argus-Courier*. November 13, 1928.

⁸¹ "Grandstand is Repaired," *Petaluma Argus-Courier*, May 25, 1929.; "Old Landmark is Reduced to Ashes in Fire," *Petaluma Argus-Courier*, December 24, 1931.

While the park was not used for a district or county agricultural fair, it was the location of Petaluma's National Egg Day fair and celebrations which took place annually from 1918 through 1927.⁸² Kenilworth Park was used annually as the main event space for the free lunch, events, competitions, and activities of Egg Day that were attended by thousands of residents and visitors.⁸³ Temporary structures and tents were erected for exhibitions from 1919 until 1922, until a new pavilion was erected in 1923 to serve as an exhibit hall and event space. The new Exhibition Pavilion was a wood frame structure clad in corrugated iron that measured 50-feet wide and 200-feet long.⁸⁴ This building was present until 1963, when it was demolished to construct Herzog Hall.⁸⁵

Other improvements that were undertaken by the City of Petaluma included the construction of formal auto camping facilities in 1922 to support the increased popularity of car camping, and the installation of children's play equipment and a baseball field.⁸⁶

Sonoma-Marín Fairgrounds: Sonoma-Marín Fourth District Agricultural Fair, 1936-present

In the 1930s, an interest in district agricultural fairs was increasing nationwide, and a number of fairgrounds were established at this time. In California, the funding for fairgrounds was alleviated through the passage of a law allowing pari-mutuel betting on horse racing where a portion of the proceeds would fund various causes including fairs.⁸⁷ The passage of this law incentivized the construction of racetracks on fairgrounds' sites. Additionally, the availability of additional funding through the Works Progress Administration (WPA) allowed a number of fairs to benefit from federal assistance in building, grading, and bringing infrastructure to new fairgrounds or in updating existing fairgrounds.

During this time, a significant focus of district and county fairs was placed on junior exhibitions involving the Future Farmers of America and the 4-H organizations. These organizations grew out of county school programs and youth farming groups that partnered with land-grant university

⁸² The first Egg Day was held in 1918, and then was held annually until 1927. Egg Day was conceived as a way to support the egg industry and raise awareness over the health benefits and availability of eggs. "What National Egg Day Means," *Petaluma Daily Morning Courier*, July 23, 1918.; "Petaluma Invites Everybody to Join its 'Egg Day' Festival" [two-page advertisement], *San Francisco Examiner*, August 24, 1919.

⁸³ "Visitors are Arriving for Egg Day," *Petaluma Daily Morning Courier*, August 11, 1926, 1.; "Crowds Break Records at Park Egg Day: 11,000 or more attend," *Petaluma Daily Morning Courier*, August 18, 1927, 1.

⁸⁴ "Work is commenced on New Fair Grounds Building," *Petaluma Argus-Courier*, July 6, 1923.; "Petaluma 25 Years Ago," *Petaluma Argus-Courier*, July 22, 1948.

⁸⁵ "Star Bright Effect in Fair Building," *Petaluma Argus-Courier*, June 12, 1963.

⁸⁶ "Petaluma," *Concord Transcript*, July 6, 1922.; "Park Board Plans Much Work," *Petaluma Argus-Courier*, April 4, 1923.; "Rumors of Close of Auto Park," *Petaluma Argus-Courier*, April 27, 1928.

⁸⁷ Ernest Latimer Finley, *History of Sonoma County, California: Its People and Its Resources*, (Santa Rosa, California: Press Democrat Publishing Company, 1937), 376.

programs to proactively adopt new farming techniques.⁸⁸ 4-H as a national organization was formed in 1921 and was soon followed by the Future Farmers of America in 1925. As county and district fairs were enabled through state and federal funding, all fairs incorporated junior exhibits, and some, like the Sonoma-Marín Fair, were exclusively junior fairs.

The Fourth District Agricultural Association was re-established by California Governor Frank Merriam in 1936, due to broad interest in Sonoma and Marin counties. The Association selected the Kenilworth Park site from several other potential sites and began its lease of the park in 1936 in order to begin preparing for a fair in 1937.⁸⁹ Although the property continued to be referred to as Kenilworth Park, for clarity, this report will refer to the property as the Sonoma-Marín Fairgrounds, or the "Fairgrounds", when discussing the history of the property since 1936.

While the Fair Board was developing the acreage of the Sonoma-Marín Fairgrounds, the City of Petaluma retained control of some areas of the larger property and erected some community facilities. These facilities include the former fire station along Payran Street, the playground (which retains the name "Kenilworth Park"), the Petaluma Regional Library, and the Kenilworth Teen Center at the corner of East Washington Street and Payran Street, as well as the Petaluma Swim Center and the skate park at the corner of East Washington Street and Kenilworth Drive.⁹⁰ As these portions of the larger property are outside of the Study Area covered within this HRE, the development patterns and history of these portions of the City's larger property have not been examined.

An aspect of the Association's formal lease of the property was in order to allow them to seek federal assistance through Works Progress Administration (WPA) resources for improvements to the Sonoma-Marín Fairgrounds. While the extent of work completed by the WPA is unknown at this time, in July 1936, a WPA engineer visited the property to establish plans for completing general improvements, including tree trimming, landscaping, and the painting and repair of existing structures.⁹¹ Existing structures in 1936 included the 200-foot-long Exhibition Hall built in 1923, the 1882 Clubhouse, a temporary Grandstand, the one-mile racetrack, three small sheds, and 56 stalls for cattle and a shed for poultry.⁹²

⁸⁸ "The Complicated Growth of 4-H," *The Smithsonian Magazine* (online), Accessed October 8, 2021, <https://www.smithsonianmag.com/innovation/complicated-growth-4-h-180964191/>

⁸⁹ "History Repeats Itself; Petaluma Again to See Fairs of Days of Old," *Petaluma Argus-Courier*, August 4, 1937.

⁹⁰ "Kenilworth Recreation Progresses," *Petaluma Argus-Courier*, September 2, 1953; and "'Constant Use' of Fairgrounds is Urged," *Petaluma Argus-Courier*, February 15, 1954.

⁹¹ "Work Starts on Sonoma-Marín Fair Grounds As Beautifying Plans Shape," *Petaluma Argus-Courier*, July 16, 1936.

⁹² Handwritten notes on file with the "Minutes," October 10, 1946, Executive Committee of the Fourth District Agricultural Association, Sonoma-Marín Fair Archives; and "Looks Like Arson Case," *Petaluma Argus-Courier*, December 24, 1931, 2. The 1931 article mentions other "large buildings" in the vicinity of the Grandstand (likely the Clubhouse and Exhibition Pavilion).

The Fair Board also retained the services of an architect, W. D. Peugh, to create a master plan for the site that would inform their application to the WPA. Peugh's design was not located in available archival records for this report; however, newspaper articles in August 1936 relate some elements of the "verbal sketch" provided by Peugh to the Petaluma Chamber of Commerce. Peugh's description included a phased master plan to be completed over 30 years with many purpose-built buildings and "provision for ample pedestrian traffic lanes, horse show arena, judging stands, washing racks for the livestock and general exhibit features."⁹³ Buildings would be erected in accordance with the fair's immediate needs and available funding and would have concrete foundations with stucco and plaster cladding.⁹⁴ No work is known to have been completed to Peugh's 1936 Master Plan, and it is not known if drawings were made. It remains unclear how his 1936 plan informed the master plan developed in 1946 and adopted in 1947.

A small Stock Fair was held at the Fairgrounds by the Future Farmers of America in August 1936, with assistance from the Fair Board, and the first official fair by the Fourth District Agricultural Association was held in August 1937.⁹⁵

Known work completed at the Fairgrounds prior to the United States' involvement in World War II included the construction of a new Grandstand in 1938 to replace temporary bleachers that had been in use since the old Grandstand had burned down in 1931, and the construction of an addition to the 1923 Exhibition Pavilion in 1940 (this addition was moved in 1964 to become the "Old Shop" Maintenance Building).⁹⁶ An aerial photograph of the Fairgrounds in 1942 shows the property much as it would remain until after the close of World War II and the implementation of the 1947 Master Plan (**Appendix B – Historic Aerial Photographs, Figure 45**).

During World War II, military units were housed in the Exhibition Pavilion (built 1923, expanded in 1940, partially demolished in 1963) at the property and the park was leased by the United States

⁹³ W.D. Peugh had previously completed plans for the San Francisco-San Mateo Fairgrounds. "Sonoma-Marin County Fair Plans Given at C. of C.: W. Peugh, Architect, and D. Young Sketch Buildings to be Erected," *The Sebastopol Times*, August 14, 1936.; "Fair Board names A.J. Gallaher as Manager; Will Aid FFA Fall Stock Show," *Petaluma Argus-Courier*, July 14, 1936.

⁹⁴ "Sonoma-Marin County Fair Plans Given..." *The Sebastopol Times*, August 14, 1936.

⁹⁵ "Success is Assured: As Five 2-County Ag Schools Exhibit," *Petaluma Argus-Courier*, August 13, 1936,1.; "Fair Board names A.J. Gallaher as Manager III Aid FFA Fall Stock Show," *Petaluma Argus-Courier*, July 14, 1936.

⁹⁶ "Build Addition to Pavilion Here Soon," *Petaluma Argus-Courier*, April 16, 1940.; "Petaluma Asks For \$580,000 in Improvements," *Petaluma Argus-Courier*, May 4, 1938.; Alterations were made to the 1923 portion of the exhibition pavilion in 1941 to update the building. For additional details, refer to "\$11,291 In Premiums for Sonoma-Marin 4th Dist. Fair July 25-27," *Petaluma Argus-Courier*, April 29, 1941.

War Department from January 1942 until the end of the war.⁹⁷ No agricultural fairs were held during the years of United States' involvement in World War II.⁹⁸

After World War II, the Fourth District Agricultural Association resumed their plans for substantial improvements to the Fairgrounds. In 1946, a master plan was developed through the Division of Architecture of the California Department of Public Works, and the Fair Board officially adopted the Master Plan in 1947 (which will be referred to as the "1947 Master Plan" throughout this report).

1947 Master Plan and Primary Phase of Development of the Sonoma-Marín Fairgrounds (1947-1954)

The 1947 Master Plan effort was led by A. E. Snider, Chief of the California Division of Fairs & Expositions, and Earl Hampton of the California Department of Public Works Division of Architecture.⁹⁹ Site development drawings were developed in 1946, and the Fair Board adopted the plan in 1947 to guide construction on the site. The Master Plan established an organizational framework for the site with barns and show rings located in the southeast section of the grounds and exhibition halls and other concessions located around the intersection of the current Gness Concourse and Jefferson Street Extension (**Figure 24**).

⁹⁷ "Petaluma's Guard Now on Active Duty," *The Press Democrat*, January 15, 1942; and "Kenilworth Pavilion to House Pile Casting Yard Workers," *Petaluma Argus-Courier*, June 29, 1945.

⁹⁸ "Petaluma to Abandon Fair for this Year," *Petaluma Argus-Courier*, June 14, 1942, 3. Fair directors voted to cancel the fair to conserve rubber and labor.

⁹⁹ Letter from Dolph Young, Secretary of the Sonoma-Marín Fourth District Agricultural Association, to Mr. A. P. Behrens, January 15, 1947; "4th District Master Plan Reproduced in A-C [Argus-Courier]," *Petaluma Argus-Courier*, January 6, 1947.

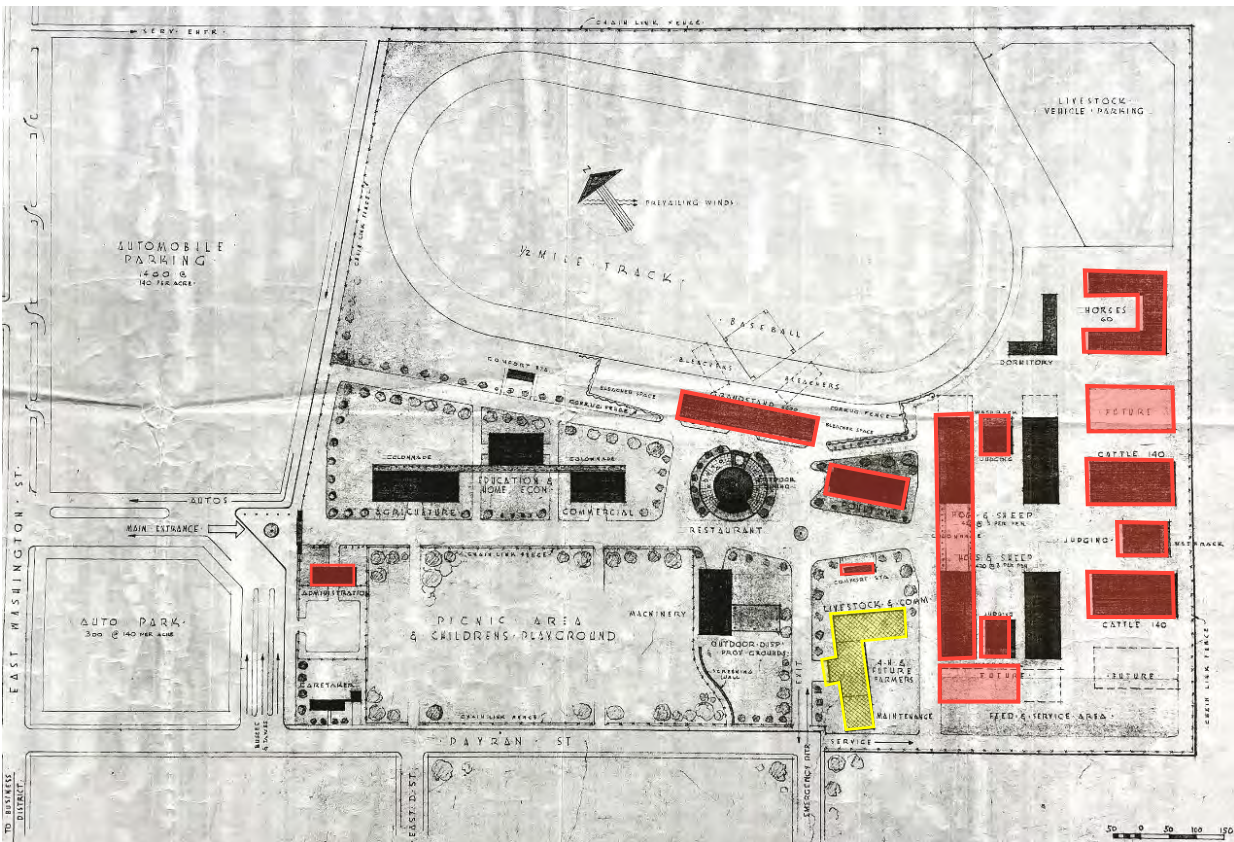


Figure 24. Master Plan drawing dated November 1946. Adopted by the Fair Board in 1947. Buildings shaded and outlined in red were constructed according to the Master Plan. Building shaded and outlined in yellow was the only existing building that was incorporated into the Master Plan. Source: Sonoma-Marin Fair Archives. Edited by Page & Turnbull.

The most significant change to the site was the replacement of the one-mile track with a half-mile track. The original straight section of the one-mile track along its southwestern side was extended and enlarged to become Gness Concourse, and Jefferson Street was extended to the east to provide additional access to the Fairgrounds (**Figure 25**). The Concourse was graded, paved, and wired for electric lighting in 1949.¹⁰⁰

¹⁰⁰ Mike Pardee, "Fair Time in Petaluma," *The Press Democrat*, July 16, 1950.; "S.F. Firm Low Bidder on Fair Barns," *Petaluma Argus-Courier*, April 7, 1949.



Figure 25. View of Gness Concourse in 1959, looking southeast with the Grandstand (built 1948-50; replaced in 1962) at the left. Other visible buildings include the Restaurant Building (1953) right of the Grandstand, the Poultry Building (1951), at center, and the Main Exhibit Hall (1956) at the right. Source: Sonoma County Library Digital Collections.

The wooded section along Payran Street, labeled as the “Picnic Area and Children’s Playground” (also known as the “grove”), was fenced separately from the rest of the Fairgrounds, and appears to have anticipated broader, possibly year-round, use by the community. This area was historically used as a picnic area and was widely known for its grove of mature trees, which were remarked upon during the City’s purchase of Kenilworth Park in 1911.¹⁰¹ The Master Plan proposed two paths from Payran Street to provide access to the picnic area without entering the larger Fairgrounds (**refer to Figure 24**).

While the Master Plan was never fully implemented, it did inform the subsequent changes to the site and initiated a significant period of construction and development at the Sonoma-Marin Fairgrounds. From 1948, when grading and infrastructure improvements commenced, until 1954, nearly all development closely matched the Master Plan.¹⁰² The buildings, structures, and landscape features that were constructed during this period are listed in **Table 4** and were all designed by the

¹⁰¹ “Kenilworth Park Now Owned by the City,” *Petaluma Argus-Courier*, (April 14, 1911).

¹⁰² “State Surveyors Make Kenilworth Contour Map,” *Petaluma Argus-Courier*, July 17, 1946.; “Work on Kenilworth to Be Started Soon,” *Petaluma Argus-Courier*, January 25, 1947. Infrastructure improvements included grading the site, installing fencing, and running water and sewer lines through the property.

California Department of Public Works, Division of Architecture. Buildings erected during this period that have since been demolished are included with notes about their date of demolition.

TABLE 4. BUILDINGS, STRUCTURES & LANDSCAPE FEATURES ERECTED FROM 1947-1954

Name ¹⁰³	Year Built	Alternate Name(s)	Demolished?
Buildings			
Cattle Barn 1	1948-49	Barn 1	
Cattle Barn 2	1948-49	Barn 2	
Horse Barn	1948-49 ¹⁰⁴		c. 1993 ¹⁰⁵
Grandstand	1949-50 ¹⁰⁶		Lost to fire in 1961 ¹⁰⁷ ; Replaced in 1962.
Restroom 2	1950	Behrens Park Restroom	
Sheep Barn	1950		
Sheep Judging Ring	1950		
Swine Barn	1950		
Swine Judging Ring	1950		
Cattle Barn 3	1950	Barn 3	
Poultry Building – Community Building	1951	Junior Exhibit Building	
Administration Building	1952		
Restaurant – BCW Hall	1953	Beverly C. Wilson Hall	
Restroom	c. 1953	Restroom 1	
Dormitory – Fur & Feathers – Annex	1954	Fur & Feathers; Happy Hearts Preschool	
Judging Ring (Cattle/Livestock)	1954	Dairy Cattle Judging Ring	
Landscape Features			
Gross Concourse (Midway)	1948-49		
Jefferson Street Extension	1948-49		
Carnival Lawn	c. 1948-53		

The majority of these buildings, including the barns for cattle, horses, sheep, and pigs, the judging rings, the Poultry Building, the Administration Building, the Dormitory (now called Fur & Feathers), two restrooms, and the Grandstand (damaged by fire and razed in 1961, replaced in 1962), that were constructed from 1948 to 1954 were located according to the Master Plan and constructed

¹⁰³ The primary name utilized in the table is the name assigned in the California Department of General Services (GSA) Real Estate Services Division "Statewide Property Inventory" (revised June 17, 2015), provided by the Sonoma-Marín Fair Association.

¹⁰⁴ 1948 Grading Plan, Sonoma-Marín Fair Archive.; "Al Behrens is New President of Fair Board," *Petaluma Argus-Courier*, January 7, 1948, 8.

¹⁰⁵ Refer to **Appendix B – Historic Aerial Photographs, Figure 57.**

¹⁰⁶ 1948 Grading Plan, Sonoma-Marín Fair Archive.; "Al Behrens is New President of Fair Board," January 7, 1948, 8.

¹⁰⁷ "Fairgrounds Grandstand Hit By Blaze," *Petaluma Argus-Courier*, September 6, 1961, 1.

with a uniform Modern aesthetic designed by the California Department of Public Works, Division of Architecture. This overall design theme featured canted roofs, wood framing and cladding, and incorporated designed lettering and ornamental flagpoles, with colonnades in some locations (**Figure 26**). The buildings also followed a uniform color scheme of beige, tan, and green that no longer survives.¹⁰⁸



Figure 26. View of all three Cattle Barns in late 1949, while Cattle Barn 3 was still under construction. Source: California State Archives. Department of Public Works (Durkee Collection), F3253: 34

A 1959 photograph of the Poultry Building (completed in 1951) shows many of the elements of the established design of the Fairgrounds, including decorative lettering, flagpoles, and the now removed colonnade that crossed Gness Concourse between the Sheep and Swine Barns (**Figure 27**). In addition to the colonnade, which was removed c. 1968-1973, the other buildings from this period that are no longer extant include the wood-clad Grandstand (**refer to Figure 25**), which was lost to fire in 1961 and replaced with a concrete Grandstand, and the Horse Barn (**Figure 28**), which was demolished c. 1993 and replaced with the existing Horse Arena.

¹⁰⁸ Mike Pardee, "Fair Time in Petaluma," *The Press Democrat*, July 16, 1950, 15.



Figure 27. View of Poultry Building with the colonnade (no longer extant) connecting the Sheep and Swine Barns in the distance. Photograph taken in 1959. Source: Sonoma County Library Digital Collections.

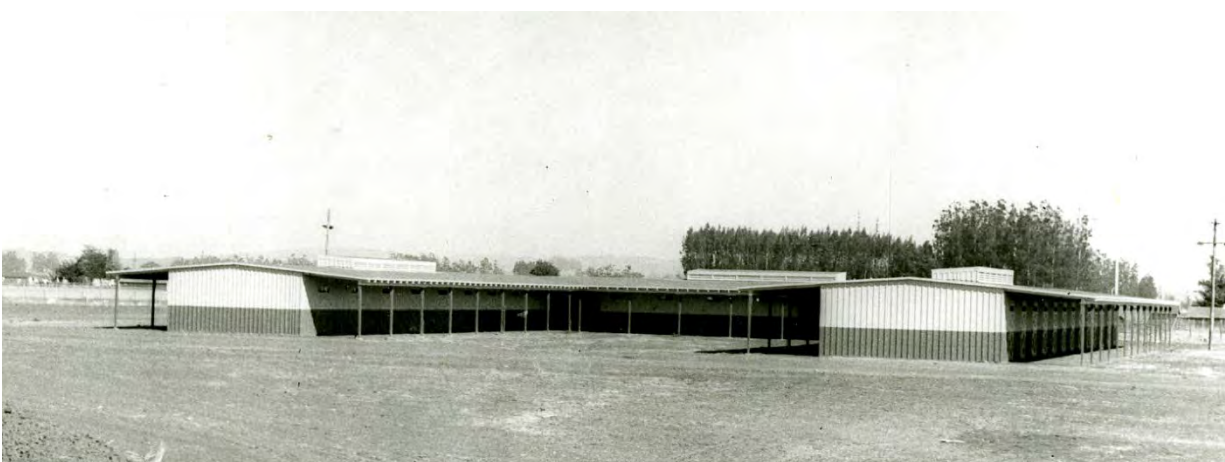


Figure 28. Photograph of the Horse Barn (no longer extant) c. 1949. Source: California State Archives. Department of Public Works (Durkee Collection), F3253: 34

The one building constructed during this period of 1948-1954 that did not follow the guidance of the master plan was the Restaurant Building (now Beverley Wilson Hall). In the Master Plan, the proposed Restaurant Building was located directly between the concourse and the Grandstand and was shown with a circular footprint and a covered outdoor patio around its perimeter. Instead, the restaurant that was built in 1953 was rectilinear in its footprint and located to the northwest of its originally intended location (**Figure 29**).



Figure 29. Restaurant Building completed in 1953. This building has been extensively remodeled and is now the Beverley Wilson Hall. Source: Sonoma County Library Digital Collection.



Figure 30. The old Clubhouse in 1952, prior to its demolition, looking east. Note that Cattle Barn 2 can be seen at the left of the photograph. Source: Sonoma County Library Digital Collection.

Prior to the completion of the Administration Building in 1952, the Fair Board kept offices in the 1880s Clubhouse building that had been constructed by the Sonoma and Marin Agricultural Society (**Figure 30**). This structure, which was demolished in 1952, stood at the southwest corner of the original one-mile racetrack, where the straight section started to curve. Today, this is the approximate location of the Milk Barn.



Figure 31. Sonoma-Marín Fair sign designed by Barber Sign Co., present at the entrance to the Fairgrounds circa 1950s-1960s. Source: Sonoma-Marín Fair Archive.

Another known built feature of the Sonoma-Marín Fairgrounds in the 1950s and 1960s was the Fair sign that was created by the Barber Sign Co., a well-known Petaluma sign company (**Figure 31**). The Sonoma-Marín Fair sign was located at the current entrance to the Fairgrounds at Gness Concourse, and was removed at an unknown date, possibly for the construction of the Entrance Gate in 1968. The 1947 Master Plan showed an entrance gate planned for this location, but it appears to have not been realized until that time.¹⁰⁹

Features of the Master Plan that were never realized include the caretakers house, the various exhibit and home economics buildings that were intended to be located on the current carnival lawn, and the retention of the “picnic area & children’s playground” as a more natural, wooded area. The three exhibit and home economics buildings, which would have been connected by a colonnade (a recurring feature of the Master Plan design), were rejected early on in favor of a single larger exhibit hall, and the picnic area & children’s playground remained heavily wooded until the late 1960s, when the area began to see more programming and development (refer to **Appendix B – Historic Aerial Photographs, Figure 52**).

¹⁰⁹ “Expansion at Petaluma Fair,” *Petaluma Argus-Courier*, February 28, 1969.

Overall, the Fair Board was proud of the work completed under the guidance of the Master Plan and as early as 1950, the site was described as modern and “present[ing] a picture of uniformity.”¹¹⁰ This was largely due to the decision by the Fair Board to continue to work with the California Department of Public Works, Division of Architecture in the design and implementation of the Master Plan. Dolph Young, the Manager of the Fairgrounds in 1950, explained that the Fair Board “decided right after World War II to bypass surplus metal buildings and the ‘quonset hut’ type of building in favor of waiting until we could get a uniform plan going.”¹¹¹ In 1953, a newspaper article that again interviewed Young stated that the master plan produced “what probably is the most uniform fairgrounds of its type in California.”¹¹²

Secondary Period of Development of the Sonoma-Marín Fairgrounds (1955-1977)

Following this initial phase of development, buildings were erected nearly continuously, with one or more each year until approximately 1976. Many of these were located according to the organization of the 1947 Master Plan but differed in their style and exact location. The following buildings, structures, and landscape features in **Table 5** were built during this period of development. Resources that have since been demolished are also included, and their date of demolition has been noted.

TABLE 5. BUILDINGS, STRUCTURES & LANDSCAPE FEATURES ERECTED FROM 1955-1976

Name ¹¹³	Year Built	Alternate Name(s)	Demolished?
Buildings			
Exhibit Building	1956	Main Exhibit Hall	
Gardenway Stage	1956		1970 (possibly remodeled as the Main Stage)
Floriculture – Showcase	1958	Arts & Crafts Building	
Grandstand Restroom	1962	Restroom 3	
Grandstand	1962	Petaluma Fairgrounds Speedway	
Herzog Hall	1963-65	Home Arts Building	
Pumphouse	c. 1963-65		
Racetrack	1965-77	Petaluma Fairgrounds Speedway	
Red Barn	c. 1965-68	Kiwanis Red Barn	
Entrance Gate	1968		
Bleachers (West)	c. 1968-72	Bleachers 1	
Grandstand Concession	c. 1968-72	Concession 1	

¹¹⁰ Mike Pardee, “Fair Time in Petaluma,” *The Press Democrat*, July 16, 1950, 15.

¹¹¹ Pardee, *The Press Democrat*, July 16, 1950, 15.

¹¹² Mike Pardee, “Howdy, Petaluma Youth Fair,” *The Press Democrat*, July 19, 1953.

¹¹³ The primary name utilized in the table is the name assigned in the California Department of General Services (GSA) Real Estate Services Division “Statewide Property Inventory” (revised June 17, 2015), provided by the Sonoma-Marín Fair Association.

Name ¹¹³	Year Built	Alternate Name(s)	Demolished?
Buildings			
Wash Rack	c. 1968-73		
Stage	1970	Main Stage	
Carnival Restroom	1971	Restroom 4	
Picnic Area	1973	Behrens Picnic Area	
Barn Area Restroom	1974	Restroom 5	
BBQ Pit	c. 1974		
Dairy Barn	1976	A. J. Bianchi Barn	
Landscape Features			
Wine Garden	c. 1958-60		
Brick Planters & Water Fountains	1962		Ten examples since demolished. One extant.
Parking Lot B	c. 1965		

While this secondary phase of development did not always follow the exact guidance of the 1947 Master Plan, the constructed buildings did generally conform to the existing organization of the Fairgrounds and sought to retain the cohesive feeling and aesthetic of the Fairgrounds.

This phase of development was primarily focused on developing and programming the section of the Fairgrounds around Jefferson Street Extension (**Figure 32**). Buildings like the Main Exhibit Building, Arts & Crafts, Herzog Hall, the Main Stage (and its predecessor, the Gardenway Stage), Behrens Picnic Area, and Barbeque Pit were erected in proximity to the main locus of activity of the Fairgrounds – the intersection of Gness Concourse and Jefferson Street Extension – and created structures and buildings that offered planned programming. Many of these structures also increased the year-round use of the Fairgrounds, providing locations for community events and public services. Gness Concourse and the Jefferson Street Extension were also improved with brick planter boxes in 1962 and new lighting circa 1964-1965 (**Figure 32**).¹¹⁴

¹¹⁴ "Five-Year Program Outlined for the Fair," *Petaluma Argus-Courier*, May 10, 1963. New electric light poles were planned for the 1964-1965 season.



Figure 32. Detail of a c. 1970-1972 aerial photograph of the Fairgrounds, showing many of the buildings that were developed along the Jefferson Street Extension during this secondary phase of development. Note also the presence of brick planter boxes and new lighting along the Concourse. Source: Sonoma-Marín Fair Archive.

The Main Exhibit Hall, the Main Stage, and Arts & Crafts reflected the established modern design of the existing Fairgrounds, but moved away from the flat, low rooflines and lettering of the other structures. The Main Exhibit Building was designed to be utilitarian and flexible, akin to a large warehouse with an open interior, but its pedestrian entrances included flat projecting awnings supported on round posts that retained a Modern aesthetic. Arts & Crafts was a more formally designed building, with wide eaves supported by large projecting beams at its primary façade, and a peaked ridgeline skylight that ran the length of the building. Arts & Crafts retained the materiality of the other fair buildings with its board-and-batten wood cladding, which matched the original cladding of the Poultry Building.

The Main Stage also left behind the flat roof line of the 1950s fair buildings, but unlike the gable roof lines of the Main Exhibit Hall and Arts & Crafts, the Main Stage had a sawtooth roof that is cut straight along its primary façade and sharply undercut along its rear façade. The sawtooth roof had become a popular roof type in mid-century modern architecture and while its use here at the Main

Stage was near the end of its period of popularity, the choice to use a sawtooth roof illustrates the desire to retain the Fairgrounds' modern aesthetic.¹¹⁵

Construction that took place outside of the general area of the Jefferson Street Extension included the erection of the new main entrance gate in 1969, an addition to the Administration building in 1970, and the construction of a new Grandstand in 1962, after the earlier Grandstand was lost in a fire in September 1961.¹¹⁶ The construction of three restroom buildings – at the Grandstand, the Carnival lawn, and near Cattle Barn 1 – also took place at this time, reflecting the need to accommodate more visitors and provide convenient facilities located off the main concourse.

The new main entrance gates were designed to be very similar to the existing aesthetic established by the Master Plan and retained the same long rectilinear shape with a flat roof, decorative sans-serif lettering, and ornamental flagpoles that projected through the roofline like those at the Judging Rings, the colonnade between the Sheep and Swine Barns, and the 1950 Grandstand building (razed 1961). As elevations and individual building designs for the 1947 Master Plan have not been located in the archival record, it remains unknown whether the 1969 Main Entrance was designed from a circa 1947 design or whether it was contextually designed to fit the established visual identity of the Fairgrounds.

The construction of Herzog Hall, with its hexagonal geodesic roof which created its distinctive low and rounded silhouette, was a clear break from the previous design principles of the Fairgrounds' buildings, but was still modern in its aesthetic. As described by one journalist at the time of the building's construction, "this new structure follows a trend at many fairs to have an exotic design here and there to 'break the monotony' of straight roofs and walls."¹¹⁷ Herzog Hall was also designed to serve the Fairgrounds and provide a connection to the outside community, as its early designs included a covered open-air pedestrian entrance from Payran Street. This lateral connection to Payran Street was enclosed and fenced off sometime in the 1980s.

Between 1965 and 1968, the wooded section of the Fairgrounds, historically the picnic grounds, started to be cleared (**Figure 51** and **Figure 52**). The choice to clear the picnic grounds appears to have been part of a larger plan to develop the area with future concession stands, and included the extension of additional infrastructure to the area. This represented a break with the previous treatment of this area to remain more natural and wooded, and diverged from the guidance of the 1947 Mater Plan, which left this area largely separate from the Fairgrounds. By the early 1970s,

¹¹⁵ The use of sawtooth roofs can also be found at the Monterey County Fairgrounds.

¹¹⁶ "Fairgrounds Grandstand Hit By Blaze," *Petaluma Argus-Courier*, September 6, 1961, 1.

¹¹⁷ Bob Wells, "Fair Fun On Tap in Petaluma," *The Press Democrat*, July 5, 1964.

temporary buildings are located within the area just west of the Concourse restroom (**Figure 54**). While permanent structures were not erected at this location until the late 1970s, the preparation of this area for development was in progress by 1968, and nearly all trees had been removed by the early 1980s (**Figure 55**).

Overall, the Fairgrounds buildings that were erected prior to 1976 largely retained the organization, aesthetic, and purpose of the 1947 Master Plan.

Petaluma Fairgrounds Speedway

As previously discussed, the Fairgrounds site has a history of horse racing extending back as far as 1882 when the Sonoma Marin Agricultural Society built a one-mile racetrack and grandstand. As Harry Stover's Kenilworth Park in the early 1900s, the track was known as "one of the fastest mile tracks in the West" based on the number of records set and broken at the track.¹¹⁸ Following 1908, the track was not used regularly for races; however, from the 1910s through 1930s, the track was used periodically for horse races, horse shows, rodeos, and automobile races.¹¹⁹ The first known automobile race occurred on the site in 1921, and the professional and amateur event also included motorcycle racing.¹²⁰

The era of modern automobile racing at the Fairgrounds began in 1949 when a new flat half-mile hardtop automobile racetrack was constructed (refer to **Figure 47 in Appendix B – Historic Aerial Photographs**).¹²¹ Races were delayed until a new grandstand was completed in 1950, and newspaper accounts suggest that only two race events were held between 1950 and 1953.¹²² After the Grandstand (built in 1950) burned down in 1961, promoter and former racer, Jack Frost, reopened the speedway as the Sonoma-Marín Speedway with a newly resurfaced track and a new, larger covered Grandstand to seat 2,000 people in 1962.¹²³ Seasonally since 1962, automobiles have been raced weekly at the speedway, which is also known as the Petaluma Fairgrounds Speedway or Petaluma Speedway.

¹¹⁸ "At Kenilworth Park," *Petaluma Daily Courier*, May 4, 1903; "Fourth District Fair Held At Petaluma," *Petaluma Argus-Courier*, May 9, 1941; and "Petaluma Plans Civic Auditorium," *Petaluma Argus-Courier*, April 21, 1948.

¹¹⁹ "Horse Races At Kenilworth," *Petaluma Argus-Courier*, June 29, 1929; and "Kenilworth Park Track To Be Put In Shape Next Week For Auto Races," *Petaluma Argus-Courier*, October 24, 1936.

¹²⁰ Planned races on Armistice Day in 1920 were called off; refer to "Armistice Exercises To Be Held At Dreamland," *Petaluma Daily Morning Courier*, November 11, 1920; "Preparing for the Races," *Petaluma Argus*, April 7, 1921; and "Racing at Kenilworth Attraction Sunday," *Petaluma Morning Courier*, April 19, 1921.

¹²¹ "Walter Olson's Grandstand Bid Is Low," *Petaluma Argus-Courier*, May 11, 1949.

¹²² "Buildings Being Rushed for Petaluma Agricultural Fair," *The Press Democrat*, July 3, 1949; "Back in Service," *Petaluma Argus-Courier*, September 10, 1953.

¹²³ "Five-Year Program Outlined for the Fair," *Petaluma Argus-Courier*, May 10, 1963; "Auto Racing Begins at Fairgrounds," *Petaluma Argus-Courier*, September 20, 1962; "Big Car Racing To Open Petaluma Speedway," *The St. Helena Star*, September 27, 1962; and "Sprint Cars: Marin Racers in Santa Rosa [sic Petaluma] Event," *Daily Independent Journal*, September 28, 1962.

By 1965, the track was redesigned as a 1/5-mile clay (dirt) track by operator Bob Barkheimer Associates, under the leadership of promoter and manager John Soares.¹²⁴ In 1971, Soares extended the track further to the south to create a banked 1/4-mile dirt track and built a new concrete crashwall along the main straightaway in front of the Grandstand.¹²⁵ Soares and his wife, Gladys, took over the operating contract for the Petaluma Fairgrounds Speedway in 1976, after Bob Barkheimer, who Soares had been working for as the manager, lost the contract in 1972.¹²⁶ The racetrack was expanded again by Soares in 1976 to its current 3/8-mile length—prompted at least in part by the introduction of “larger tires and quick change rear-ends in the super stock division” and the opportunity to open up the track for faster racing.¹²⁷ The last time a NASCAR series was raced on a dirt track was the NASCAR Pro Series West held at the Petaluma Fairgrounds Speedway in 1978.¹²⁸ The speedway is known for its uniquely tacky clay surface, which is only ten feet above sea level and is directly affected by the tides of nearby Petaluma River (connected to San Pablo Bay) and the ocean marine layer.¹²⁹

Soares, who also built and promoted the Antioch Speedway and West Capitol Speedway (demolished), retired in 2002. He handed over operation of Petaluma Fairgrounds Speedway to his son Jim and daughter-in-law Karen. In 2014, former racer and Shasta Speedway promoter Rick Faeth took over operation of the speedway and has operated it since. Several races were cancelled in 2020 due to the COVID-19 pandemic and local wildfires, but 18 races were still held during the 2020 season without any spectators in the stands, and the speedway reopened for its regular season in 2021.

¹²⁴ “Progressive Bike Races At Petaluma Saturday,” *The Press Democrat*, September 5, 1969; and refer to **Figure 51** in **Appendix B – Historic Aerial Photographs**.

¹²⁵ “Petaluma Hardtops Season Opener Friday,” *The Press Democrat*, April 22, 1971.

¹²⁶ Mark Sublett, “Petaluma Speedway – Standing the Test of Time,” *Dirt Empire Magazine*, May 27, 2021, accessed online October 19, 2021, <https://dirtempiremagazine.com/2021/05/27/petaluma-speedway-standing-the-test-of-time/>.

¹²⁷ “Petaluma Fairgrounds will expand speedway,” *The Independent*, September 4, 1976; and “Karnes seeks title,” *Concord Transcript*, April 27, 1977.

¹²⁸ “Guide to Northern California Dirt Tracks,” *TrailblazerMag*, accessed online September 23, 2021, <https://www.trailblazermag.com/blog/guide-to-northern-central-california-raceway-dirt>.

¹²⁹ Humphrey, *Guide to Northern & Central California Raceways*, 93.



Figure 33. Advertisement for automobile races at Kenilworth Park in 1926. Source: *Press Democrat*, July 4, 1926.



Figure 35. Race circa 1963, shortly after construction of the new grandstand and resurfaced racetrack. Source: Sonoma County Library.



Figure 34. Advertisement for hardtop races at Petaluma Fairgrounds Speedway in 1954. Source: *Daily Independent Journal*, August 7, 1954.

Construction since 1978

From 1978 until approximately 1984, there was little new construction at the Fairgrounds that was related directly to Fair use, and construction since the mid-1980s has been relatively minor, consisting of smaller structures, prefabricated buildings, and support services like restrooms and ticket booths. The Santa Rosa Junior College began leasing a portion of the Fairgrounds site along Payran Street, south of the Administration Building, in 1978, and built three new buildings in 1979, and a fourth by 1993 before they vacated the property in 1996; these classrooms, along with three newer ones, are currently occupied by the Live Oak Charter School.¹³⁰ While used as educational facilities for most of the year, these buildings are also used for the Fair each year. The majority of a stand of tall mature trees, known as the “grove” and previously used as a picnic area, was cleared for construction of the Santa Rosa Junior College buildings, but several redwoods remain. **Table 6** lists the buildings, structures, and landscape features that were constructed since 1978. All remain extant.

TABLE 6. BUILDINGS, STRUCTURES & LANDSCAPE FEATURES ERECTED SINCE 1978

Name ¹³¹	Year Built	Alternate Name(s)
Buildings and Structures		
Bleachers (East)	c. 1976-82	Bleachers 2
Classroom/Admin Building	1979	Live Oak Charter School – Classroom 1/Admin (formerly Santa Rosa Junior College)
Classroom Building	1979	Live Oak Charter School – Classroom 2 (formerly Santa Rosa Junior College)
ROP Building / First Aid	c. 1979	Live Oak Charter School – Classroom 3 Kindergarten (formerly Santa Rosa Junior College)
Livestock Office	c. 1980-82	
Kiwanis White Building	c. 1982	
Mobile Home (Speedway Promoter)	c. 1982	
Classroom Modular Building	c. 1982-93	Live Oak Charter School – Classroom 4 (formerly Santa Rosa Junior College)
Sponsor’s Lounge	c. 1982-93	
New Maintenance Shop	1984	New Shop
Milk Barn	c. 1985-87	Howard Clementino Memorial Milking Barn
Grandstand Concession	1988	Concession 2
Ticket Booth	1988	Ticket Booth 1
Concession (Speedway East)	c. 1993-2004	Concession 3

¹³⁰ “City planners find old Petaluma school building a ‘problem child,’” *Petaluma Argus-Courier*, November 25, 1981; and “Upscale move for SRJC,” *Petaluma Argus-Courier*, January 2, 1996.

¹³¹ The primary name utilized in the table is the name assigned in the California Department of General Services (GSA) Real Estate Services Division “Statewide Property Inventory” (revised June 17, 2015), provided by the Sonoma-Marín Fair Association.

Name ¹³¹	Year Built	Alternate Name(s)
Horse Arena	c. 1993-2004	Playland
Restroom (Speedway East)	c. 1993-2004	Restroom 6
Ticket Booth (Grandstand)	c. 1993-2004	Ticket Booth 2
Ticket Booth (Speedway East)	c. 1993-2004	Ticket Booth 3
Grandstand Concession	1996	Concession 4
Classroom Modular Building	2004	Live Oak Charter School – Classroom 5
Maintenance Mobile Home	2004	
Classroom Modular Building	2008	Live Oak Charter School – Classroom 6
Live Oak Charter School Storage Buildings	2012	Live Oak Charter School – Storage
Classroom Modular Building	2013	Live Oak Charter School – Classroom 7
BBQ Pit Storage	c. 2010s	
Landscape Features		
“Petaluma Pete” Chicken Statue	1979	

Ownership and Occupant History

Table 7 provides a summary of the ownership of the Fairground site and the name of the property during each period of ownership.

TABLE 7. OWNERSHIP HISTORY

Dates	Owner	Name of Property
1882-1897	Sonoma & Marin County Agricultural Society	Agricultural Park
1897-1902	Fred A. Wickersham	Agricultural Park
1902-1910	Harry Stover/Estate of Harry Stover	Kenilworth Park
1911-present	City of Petaluma (land) State of California (Fairgrounds buildings)	Kenilworth Park (1911-1936) Sonoma-Marín Fairgrounds (1936-present)

A condition of the lease of the Fairgrounds by the Fourth District Association was the ability of the Fair Board to improve the property and erect and maintain buildings for use by the Fair. The buildings, structures, and landscape features constructed by the Fair Board are owned by the State of California until the end of the Fourth District Association’s lease, at which time, the ownership of the buildings will revert to the City of Petaluma as the owners of the property upon which they sit.

Other Fairgrounds Occupants and Uses

The Fairgrounds are also used for a variety of events, purposes, and uses outside of the annual Fair. Perhaps most notably, the Sonoma-Marín Fairgrounds has hosted the annual World’s Ugliest Dog competition since 1976; the contest was originally hosted to benefit the Old Adobe Association in

Petaluma, but has been part of the Sonoma-Marin Fair since 1988. Other recurring events hosted at the Fairgrounds include the annual Petaluma Music Festival and a Fourth of July Fireworks show. As previously noted, the Petaluma Fairgrounds Speedway has a contract with the Sonoma-Marin Fair Board to operate the Speedway's weekly races.

The Live Oak Charter School leases the cluster of buildings on the west side of Gness Concourse, which includes buildings that were originally constructed for the Santa Rosa Junior College and several buildings constructed by the Live Oak Charter School. The school also utilizes the Poultry Building (Junior Exhibit Hall) and Arts & Crafts (Floriculture) building during the school year. The Fur & Feathers building is currently occupied by Happy Hearts Preschool during the school year. Playland, a paintball venue, leases the area in and around the Horse Arena, including part of Cattle Barn 3; several impermanent structures and obstacles have been installed by Playland, but are moved for each annual fair. The Sonoma-Marin Fair also rents out several buildings and facilities for private events, including Herzog Hall, Beverly C. Wilson Hall, Behrens Picnic Area, the Gardenway Lawn and Main Stage, and the Main Parking Lot.

Additionally, the Fairgrounds site is utilized by the City of Petaluma for emergency services. For example, during recent wildfires, the Fairgrounds was used as an evacuation site for both humans and livestock, and served as a COVID-19 testing site.

V. BUILDING, STRUCTURE & LANDSCAPE FEATURE DESCRIPTIONS

The following section includes brief descriptions of all extant buildings, structures, and major landscape features within the Study Area at the Sonoma-Marin Fairgrounds (**Figure 36**).

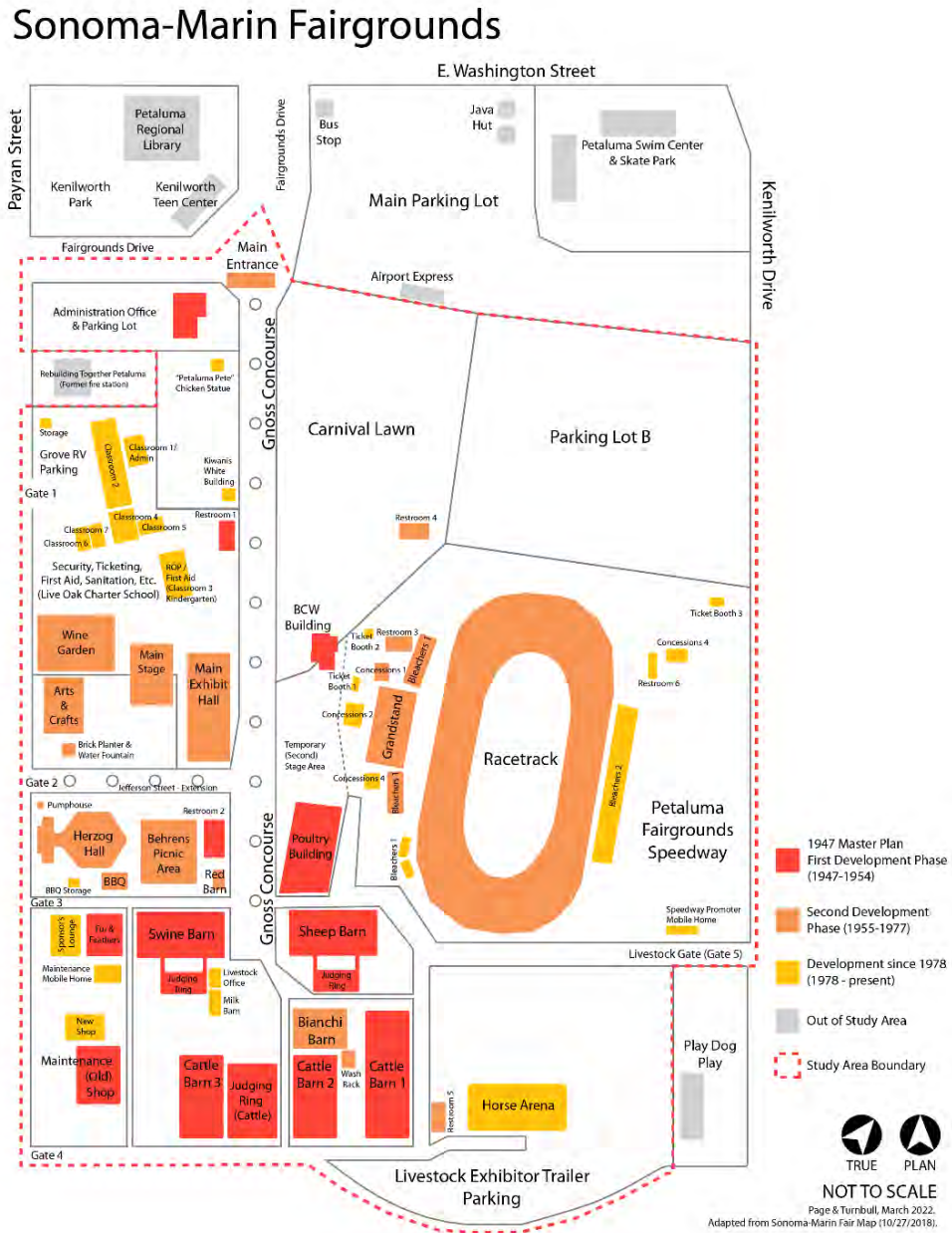


Figure 36. Map of Sonoma-Marin Fairgrounds.
Source: Sonoma-Marin Fair Association, 2018. Edited by Page & Turnbull, March 2022.

The descriptions are organized in chronological order of year of original construction, beginning with the oldest buildings, structures, and landscape features. Photographs included in the following tables were taken during a site visit on September 7, 2021, unless otherwise noted.

Building & Structure Descriptions

There are 58 extant buildings and structures within the Study Area at the Sonoma-Marín Fairgrounds. **Table 8** provides a brief description of each building and structure, along with the building name, General Services Administration (GSA)-assigned structure number (if known), year built, alternate names, architect or builder (if known), building use(s), and a brief description of known alterations, a current photograph, and a historic photograph (if available). The table is ordered by the building or structure's date of construction, and aligns with the order presented in **Table 1**.¹³²

TABLE 8. DESCRIPTION OF EXTANT BUILDINGS & STRUCTURES AT SONOMA-MARIN FAIRGROUNDS

Maintenance Shop (4 DAA – 27098)

Year Built: 1940; relocated 1964 (Source: Drawings on file at Sonoma-Marín Fair Archives)

Alternate Names: Old Shop

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Facilities maintenance

Description: One-story wood frame building clad in corrugated metal with a gabled roof. Openings have hung sliding barn doors.

Alterations: Constructed in 1940 as an addition to the Exhibition Pavilion (built in 1923, later demolished). Moved to current location in 1963-64 to make way for Herzog Hall.¹³³ Flat roof addition along north façade present by 1973 aerial. Low, shed roof addition along



Maintenance Shop in 2021.

¹³² The primary name utilized in the table is the name assigned in the California Department of General Services (GSA) Real Estate Services Division "Statewide Property Inventory" (revised June 17, 2015), provided by the Sonoma-Marín Fair Association. The building or structure name is followed by the GSA-assigned structure number. The GSA Statewide Property Inventory that was provided to Page & Turnbull did not include all buildings and structures within the Study Area, so not all buildings and structures in the table have a GSA-assigned structure number.

¹³³ "Star Bright Effect in Fair Building," *Petaluma Argus-Courier*, June 12, 1963.

west façade present by 1982 aerial. Shed roof addition at northwest corner of building added at an unknown date after 1993.¹³⁴

Cattle Barn 1 (4 DAA – 27102)

Year Built: 1948-1949 (Source: 1948 Grading Plan; *The Press Democrat*, 1949)¹³⁵

Alternate Names: Barn 1

Architect/Builder: State Department of Public Works, Division of Architecture

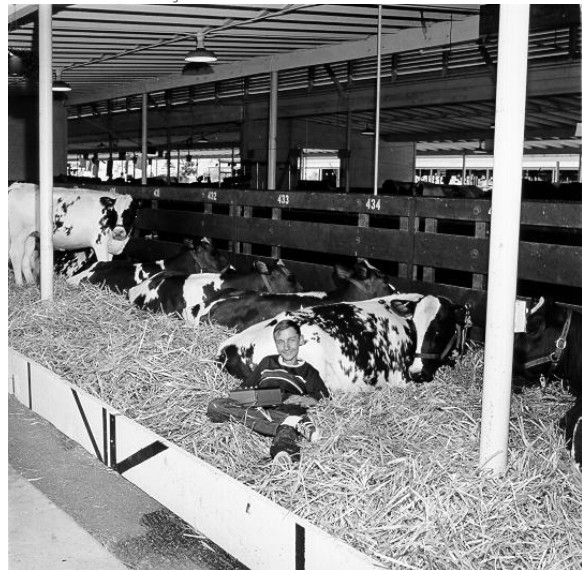
Use(s): Barn for milk cattle. Temporarily being used for storage and a paint ball facility.

Description: One-story, rectilinear barn building with shed roof side aisles and a raised center portion with a canted roof and louvered clerestory. Open to the air on its east and west façades with large openings at north and south façades. The south façade is clad in corrugated metal siding and the north façade is clad in horizontal wood siding. The interior features a wood frame roof structure supported on metal posts and a number of cattle stalls.

Alterations: Expanded to the north by 1973.¹³⁶ Side aisles were originally slatted at the north façade (refer to Cattle Barn 2).¹³⁷ Exterior cladding altered at an unknown date.



East façade of Cattle Barn 1 in 2021.



Cattle barn, 1978. Source: Don Meacham, Sonoma County Library.

¹³⁴ Refer to aerials in **Appendix B – Historic Aerial Photographs, Figure 54 to Figure 57.**

¹³⁵ Cattle Barns 1 and 2 were completed in 1949, although one was used in 1948 in a semi-finished state; see “Buildings Being Rushed for Petaluma Agricultural Fair,” *The Press Democrat*, July 30, 1949, 4.; “Camera Records Progress of District Fair Building Progress,” November 19, 1949.; Refer also to “Al Behrens is New President of Fair Board,” January 7, 1948, 8.

¹³⁶ Refer to **Appendix B – Historic Aerial Photographs, Figure 54.**

¹³⁷ Refer to “Camera Records Progress of District Fair Building Progress,” November 19, 1949.

Cattle Barn 2 (4 DAA – 27101)

Year Built: 1948-1949 (Source: 1948 Grading Plan; *The Press Democrat*, 1949)¹³⁸

Alternate Names: Barn 2

Architect/Builder: State Department of Public Works,
Division of Architecture

Use(s): Barn for milk cattle.

Description: One-story, rectilinear barn building with shed roof side aisles and a raised center portion with a canted roof and louvered clerestory. Open to the air on its east and west façades with large openings at north and south façades. The south façade is clad in corrugated metal siding, and the north façade is clad in vertical wood siding. The interior features a wood frame roof structure supported on metal posts and a number of cattle stalls.

Alterations: Side aisles were originally slatted at the north façade and possibly slatted or open at the south façade; exterior cladding altered at an unknown date.



Cattle Barn 2 in 2021.



Interior of Cattle Barn 2 in 2021.



Cattle Barn 2 in 1952. Source: Sonoma County Library.¹³⁹

¹³⁸ Cattle Barns 1 and 2 were completed in 1949, although one was used in 1948 in a semi-finished state; see "Buildings Being Rushed for Petaluma Agricultural Fair," *The Press Democrat*, July 30, 1949, 4.; "Camera Records Progress of District Fair Building Progress," November 19, 1949.; Refer also to "Al Behrens is New President of Fair Board," January 7, 1948, 8.

¹³⁹ Detail of a 1952 photograph that is shown in full at **Figure 30**.

Restroom 2 (4 DAA – 27114)

Year Built: 1950 (Source: GSA Statewide Property Inventory; *The Press Democrat*, 1950)¹⁴⁰

Alternate Names: Behrens Park Restroom

Architect/Builder: State Department of Public Works, Division of Architecture (architect); Vogensen Construction Co. (contractor)¹⁴¹

Use(s): Restroom

Description: One-story, wood-frame Midcentury Modern style building clad in board-and-batten and vertical wood siding. Shed roof has a wide projecting overhang on the higher side of the roof, with exposed rafters. A ribbon of metal hopper windows is located below the wide eave. The lower portion of the roof has a shallow eave, below which are two deeply recessed windows. The building is split between a men's and women's restroom, which are respectively entered from the opposite ends of the building. Concrete planters at front and rear facades.

Alterations: Interior upgrades in 1987. Replacement of board-and-batten siding at sides and rear facades sometime after 1987.



Restroom 2 in 2021.



Restroom 2 in 1987. Source: Sonoma-Marín Fair Archives.

Sheep Barn (4 DAA – 27107)

Year Built: 1950 (Source: *The Press Democrat*, 1949 and 1950)¹⁴²

Alternate Names: None

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Barn



¹⁴⁰ Mike Pardee, "Fair Time in Petaluma," *The Press Democrat*, July 16, 1950.; "S.F. Firm Low Bidder on Fair Barns," *Petaluma Argus-Courier*, April 7, 1949.

¹⁴¹ "Street Breakfast, Horse Parade to Herald 4th Ag District Fair," *Petaluma Argus Courier*, May 29, 1950.

¹⁴² "Buildings Being Rushed for Petaluma Agricultural Fair," *The Press Democrat*, July 3, 1949,4.; "Camera Records Progress of District Fair Building Progress," November 19, 1949.; Pardee, "Fair Time in Petaluma," July 16, 1950.

Description: One-story, rectilinear barn building with shed roof side aisles and a raised center portion with a canted roof and louvered clerestory. Open to the air on its north, south, and east façades, with a large central opening at its west façade with pedestrian entrances along the side aisles. The west façade and the west portions of the north and south facades are clad in stucco. Decorative Modernist sans-serif lettering reading "SHEEP & SWINE" is located at the west end of the north façade. An attached restroom structure is located along the south façade and is clad in horizontal wood siding over a half-height painted concrete wall and has some multi-lite awning sash windows.

The interior features a wood frame roof structure supported on metal posts and stalls divided by low wood barriers.

Alterations: The Sheep Barn was originally connected to the Swine Barn to the west by two colonnades that stretched between the pedestrian entrances to both structures. These colonnades, with their decorative lettering and flagpoles, were removed sometime between 1968 and 1973 (refer to aerial photographs in **Appendix B – Historic Aerial Photographs**). At an unknown date a portion of the building was clad in stucco.

Sheep Barn in 2021.



Sheep & Swine sign at the Sheep Barn in 2021.

Sheep Judging Ring (4 DAA – 27106)

Year Built: 1950 (Source: *Petaluma Argus Courier*, 1949)¹⁴³

Alternate Names: Show Ring

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Event space, judging ring

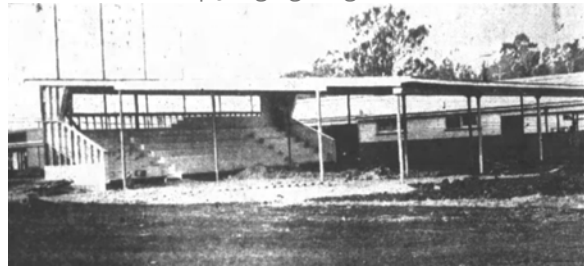


¹⁴³ "Camera Records Progress of District Fair Building Progress," *Petaluma Argus-Courier*, November 19, 1949.

Description: The Sheep Judging Ring is open to the air but covered by a canted wood frame roof supported on metal posts. At the west side of the ring is bleacher style seating consisting of wood benches and stairs that are protected with angled side walls and a rear wall with large openings without glazing that overlook the concourse. The area for display and judging is enclosed with a low chain link fence. The exterior walls are clad in what appears to be painted plywood panels. Along the west façade, six flagpoles break through the roofline and are connected by decorative sans-serif lettering that reads "SHEEP & SWINE." The building is designed in a Midcentury Modern style.

Alterations: The cladding on the exterior walls of the judging ring appears to have been replaced at an unknown date and was originally horizontal wood siding.

Sheep Judging Ring in 2021.



Sheep Judging Ring under construction in 1949.



Showing goats in the Sheep Judging Ring, 1978.
Source: Don Meacham, Sonoma County Library.

Swine Barn (4 DAA – 27108)

Year Built: 1950 (Source: *The Press Democrat*, 1949 and 1950)¹⁴⁴

Alternate Names: None

Architect/Builder: State Department of Public Works,
Division of Architecture

Use(s): Barn

Description: One-story, rectilinear barn building with shed roof side aisles and a raised center portion with a canted roof and louvered clerestory. Open to the air on its north, south, and west façades, with a large



Swine Barn in 2021.

¹⁴⁴ "Buildings Being Rushed for Petaluma Agricultural Fair," July 3, 1949.; "Camera Records Progress of District Fair Building Progress," November 19, 1949.; Pardee, "Fair Time in Petaluma," July 16, 1950.

central opening at its east façade with pedestrian entrances along the side aisles. The east façade and the east portions of the north and south facades are clad in stucco. Decorative Modernist sans-serif lettering reading "SHEEP & SWINE" is located at the east end of the north façade. An attached restroom structure is located along the south façade and is clad in horizontal wood siding and has some awning sash windows. The interior features a wood frame roof structure supported on metal posts and stalls divided by low wood barriers.

Alterations: The Swine Barn was originally connected to the Sheep Barn to the east by two colonnades that stretched between the pedestrian entrances to both structures. These colonnades, with their decorative lettering and flagpoles, were removed sometime between 1968 and 1973 (refer to aerial photographs). At an unknown date a portion of the building was clad in stucco.



Swine Barn in 2021.



Swine Barn in 1949. Source: *Petaluma Argus-Courier*.

Swine Judging Ring (4 DAA – 27109)

Year Built: 1950 (Source: *Petaluma Argus-Courier*, 1949)¹⁴⁵

Alternate Names: Show Ring

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Event space, judging ring

Description: The Swine Judging Ring is open to the air but covered by a canted wood frame roof supported on metal posts. At the east side of the ring is bleacher style seating consisting of wood benches and stairs that are protected with angled side walls. The rear wall has large openings without glazing that overlook the concourse. The area for display and judging is enclosed with a low chain link fence. The exterior walls are clad in a mixture of painted wood vertical



Swine Judging Ring in 2021.

¹⁴⁵ "Camera Records Progress of District Fair Building Progress," November 19, 1949.

cladding and flat painted wood panels. Along the east façade, six flagpoles break through the roofline and are connected by decorative sans-serif lettering that reads "SHEEP & SWINE." The building is designed in a Midcentury Modern style.

Alterations: The cladding on the exterior walls of the Judging Ring appear to have been replaced at an unknown date and was originally horizontal wood siding.



Swine Judging Ring in 2021.

Cattle Barn 3 (4 DAA – 27099)

Year Built: 1950 (Source: *Petaluma Argus-Courier*, 1949)¹⁴⁶

Alternate Names: Barn 3

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Barn for beef cattle.

Description: One-story, rectilinear barn building with shed roof side aisles and a raised center portion with a canted roof and louvered clerestory. Open to the air on its east and west façades with large openings at the north and south façades. The south façade is clad in corrugated metal siding, and the north façade is clad in vertical wood siding. The interior features a wood frame roof structure supported on metal posts and a number of cattle stalls.

Alterations: Side aisles were originally slatted at the north and south façades; exterior cladding altered at an unknown date.



Cattle Barn 3 in 2021.



Cattle Barn 3 in 1949.

¹⁴⁶ "Camera Records Progress of District Fair Building Progress," November 19, 1949.

Poultry Building - Community Building (4 DAA - 27116)

Year Built: 1951 (Source: GSA Statewide Property Inventory)

Alternate Names: Junior Exhibit Building

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Poultry building originally. Adapted as a multi-use exhibit hall with classrooms in 1984.

Description: Rectangular in plan, the Poultry Building (also called the Junior Exhibit) is similar in design to the various Fairground barns with a taller center section with a canted roof and long side aisles. The building is clad in stucco and has significant HVAC ductwork that is visible along the exterior. Pedestrian entrances to the building are located at the midpoints of the north, east, and west facades. Low planter boxes with applied stone cladding are located at the entrances to the north and west façades, while the planter at the entrance to the east façade is made of concrete masonry units. The entrance at the south façade features a roll up metal door. Glazing consists of horizontal aluminum frame windows along the east and west facades. The building is designed in a Midcentury Modern style.

Alterations: Originally constructed as a Poultry Building that matched the various barn buildings at the Fairgrounds, the building was extensively remodeled in 1984 to become a school building.¹⁴⁷ Alterations included erecting an addition at the north end of the building to install bathrooms and a teachers' lounge, as well as a covered entrance porch. Along the east and west façades, the louvered clerestory vents were replaced with glazing, and existing hinged panels along the original side aisles were replaced with aluminum sliding windows. The



Poultry Building in 2021.



Poultry Building in 1959. Source: Sonoma County Library.

¹⁴⁷ Drawings of this alteration are on file at the Sonoma-Marin Fair Archive.

original painted wood board and batten siding may have been replaced with stucco cladding at the time of this remodel but is not clearly marked on the available drawings. The "Poultry" sign, which consisted of freestanding sans-serif lettering was removed at this time. The stone cladding on the planters at the north and west facades was installed over the older concrete masonry unit planters at an unknown date.

Administration Building (4 DAA – 27089)

Year Built: 1952 (Source: *Petaluma Argus-Courier*, 1952; *The Press Democrat*, 1953)¹⁴⁸

Alternate Names: None

Architect/Builder: State Department of Public Works, Division of Architecture

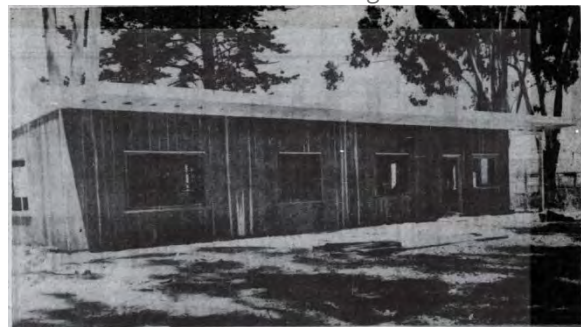
Use(s): Administration

Description: One-story rectangular structure with a shallow pitched canted roof with exposed rafter tails. The 1970 addition at the north end of the building is clad in stucco and textured masonry units. The original south end of the building is clad in painted vertical wood siding. Windows are a mixture of aluminum slider windows and steel sash in fixed and casement varieties (steel sash is limited to some examples along the 1952 portion of the building). The building is designed in a Midcentury Modern style.

Alterations: When completed, the building was described as "redwood rustic" and was clad in unpainted wood.¹⁴⁹ The building was expanded with a northwest addition in 1970.¹⁵⁰ Some windows replaced and others infilled at unknown dates. Additional door openings installed along west façade at an unknown date.



Administration Building in 2021.



Administration Building in 1952.
Source: *Petaluma Argus-Courier*.

¹⁴⁸ "History of Fair is Full of Many Interesting Sidelights," *Petaluma Argus-Courier*, July 16, 1952; Mike Pardee, "Howdy, Petaluma Youth Fair," *The Press Democrat*, July 19, 1953.

¹⁴⁹ Pardee, "Howdy, Petaluma Youth Fair," July 19, 1953.

¹⁵⁰ Drawings are on file at the Sonoma-Marin Fair Archive.

Restaurant – BCW Hall (4 DAA – 27091)

Year Built: 1953 (Source: Drawings on file at Sonoma-Marín Fair Archives; *The Press Democrat*, 1953)¹⁵¹

Alternate Names: Beverly C. Wilson Hall

Architect/Builder: State Department of Public Works, Division of Architecture; Martin Fredericks (contractor)

Use(s): Originally a dining room/cafeteria. Later, an auditorium/hall with a demonstration kitchen.

Description: One-story stucco-clad building with an irregular footprint and roof form, featuring hipped and decorative shed roofs with blue tile and a flat roof with skylights. West and north façades feature ornamental angled timber buttresses that insert beneath the building's shed roof. The east façade is largely utilitarian in design. The building's few windows consist of metal frame slider windows, and doors are fully glazed metal frame doors.

Alterations: The original Midcentury Modern style Restaurant Building was expanded in 1963 to add additional bathrooms and square footage at its north end. Extensive exterior alterations in 1987 remodeled the building, including new cladding, wood buttressing, new tile roofing, a new entry vestibule, and the addition of a covered lawn patio. The lawn patio was fully enclosed at an unknown date.



Restaurant – BCW Hall in 2021.



Restaurant soon after 1953 construction. Source: Sonoma-Marín Fair Archives.



Immediately after 1987 remodel and expansion. Source: Sonoma-Marín Fair Archives.

¹⁵¹ Pardee, "Howdy, Petaluma Youth Fair," July 19, 1953.

Restroom (4 DAA – 27113)

Year Built: c. 1953 (Source: Aerial photographs)

Alternate Names: Restroom 1

Architect/Builder: State Department of Public Works,
Division of Architecture

Use(s): Restroom

Description: Similar design as Restroom 2. One-story, wood-frame building clad in vertical wood siding. Shed roof has a wide projecting overhang on the higher side of the roof, with exposed rafters. A ribbon of metal hopper windows is located below the wide eave. The lower portion of the roof has a shallow eave, below which are two deeply recessed windows. The building is split between a men's and women's restroom, which are respectively entered from the opposite ends of the building. Concrete planters are located at the rear facade. The building is designed in a Midcentury Modern style.



Restroom in 2021.

Alterations: No documented alterations.

Dormitory – Fur & Feathers - Annex (4 DAA – 27110)

Year Built: 1954 (Source: *Petaluma Argus-Courier*, 1954)¹⁵²

Alternate Names: Fur & Feathers; Happy Hearts Preschool

Architect/Builder: State Department of Public Works,
Division of Architecture (likely)

Use(s): Originally a dormitory. Later changed to an exhibit hall for small animals such as birds and rabbits. Temporarily used as a preschool.



Fur & Feathers in 2021.

Description: The Fur & Feathers building is a Midcentury Modern style, rectilinear, wood-frame

¹⁵² "Constant Use' of Fairgrounds is Urged," *Petaluma Argus-Courier*, February 15, 1954, 8.; "The Flags, Bands are Missing," *Petaluma Argus-Courier*, April 12, 1954.

building clad in vertical wood siding and features a butterfly roof that has wide eaves and exposed angled rafters. Pedestrian entrances at both east and west facades are covered with flat roofs supported on metal posts. These entrances are recessed and have multi-lite glazed surrounds. Fenestration consists of arrangements of two-lite steel sash windows in a ribbon configuration within a wood surround. The north façade contains a large opening and a pedestrian door within an infilled surround.

Alterations: Openings at north façade appear to have been altered at an unknown date.

Judging Ring (Cattle/Livestock) (4 DAA – 27100)

Year Built: 1954 (Source: *Petaluma Argus-Courier*, 1954)¹⁵³

Alternate Names: Dairy Cattle Judging Ring

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Exhibit and judging ring

Description: The Dairy Cattle Judging Ring, which was designed in a Midcentury Modern style, is open to the air but covered by a wood frame butterfly roof supported on metal posts. At both the north and south sides of the ring are bleacher style seating consisting of wood benches and stairs that are protected with angled side walls. The south wall contains a large opening without glazing behind the bleacher seating. The north wall contains an opening with wood louvers behind the bleacher seating. The display and judging area is enclosed with a low chain link fence. The exterior walls are clad in painted horizontal wood cladding and flat painted wood panels. Along the east façade, six flagpoles break through the roofline and are connected by decorative sans-serif lettering that reads "CATTLE." A wood post



Cattle Judging Ring in 2021.



Cattle Judging Ring in 2021.

¹⁵³ "Constant Use' of Fairgrounds is Urged," February 15, 1954.; "The Flags, Bands are Missing," April 12, 1954.

and beam roof structure with a wood lattice roof is located at the north wall of the building. The building is designed in a Midcentury Modern style.

Alterations: The wood roof structure at the north end of the building appears to have been added in the 1980s.

Exhibit Building (4 DAA – 27097)

Year Built: 1956 (Source: *Petaluma Argus-Courier*, 1956)¹⁵⁴

Alternate Names: Main Exhibit Hall

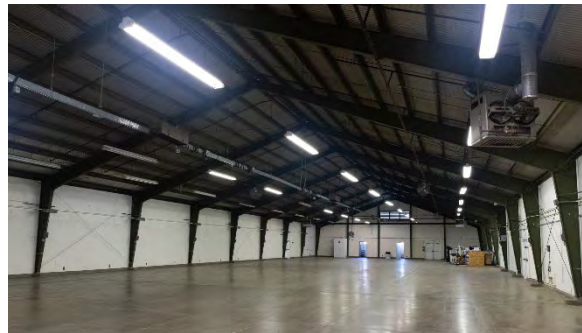
Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Exhibit hall. Used as a roller rink (Pleasure Time Roller Rink, c. 1956-70s)¹⁵⁵ and, later, a commercial warehouse for multiple antiques businesses.

Description: The Exhibit Building is a one-story metal frame building with a rectangular plan, set on a concrete slab foundation. The building is clad in vertical resawn channel redwood siding and capped with a gable roof clad in corrugated aluminum. Metal vents are located along the ridge of the roof. The primary entrance is located at the center of the east façade and includes two sets of paired metal doors which are covered by a flat canopy, supported by four metal pipe columns. Two secondary entrances are located toward either end of the west façade, each with one paired metal door covered by a flat canopy supported by two metal pipe columns. At the north façade is a paired metal door with a flat canopy, a metal vent in the gable end, and a projecting restroom addition with a shed roof. At the south façade is a metal rollup garage door, a metal vent in the gable end, and a single metal door. The building is



Main Exhibit Hall in 2021



Main Exhibit Hall in 2021.

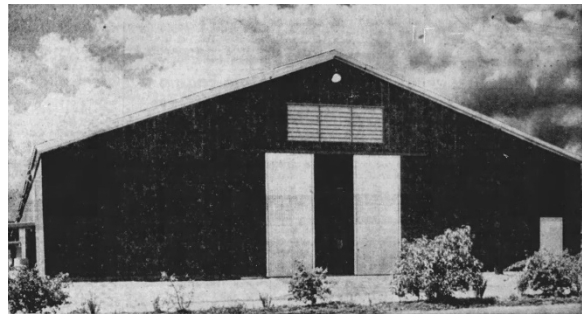


Exhibit Hall in 1956. Source: *Petaluma Argus-Courier*.

¹⁵⁴ "Fair Plans Completed – City All Set," *Petaluma Argus-Courier*, August 14, 1956.

¹⁵⁵ "Roller Rink Holds First Jamboree," *Petaluma Argus-Courier*, November 26, 1956.

utilitarian with Midcentury Modern features, such as the flat canopies with pipe columns.

Alterations: A bathroom and kitchen addition were added to north end of the building in 1960. The tall loading entrance on the south façade appears to have originally had paired sliding doors, which were later altered to one large opening with a rollup door. Lettering reading “EXHIBITS” mounted on the east façade above the primary entrance has been removed.



Main Exhibit Hall during 1965 fair. Source: Harold R. Skinner. Sonoma County Library.

Floriculture – Showcase (4 DAA – 27118)

Year Built: 1958 (Source: *Petaluma Argus-Courier*, 1958)¹⁵⁶

Alternate Names: Arts & Crafts Building

Architect/Builder: State Department of Public Works, Division of Architecture; Colombini Construction Co. (contractor)¹⁵⁷

Use(s): Exhibit hall. Temporarily used as classrooms.

Description: The Floriculture Building is a one-story, wood frame building, designed in a Midcentury Modern style, with a rectangular footprint set on a concrete foundation. The building is clad with board-and-batten wood siding and capped with a gable roof. The roof is clad in asphalt shingles and has overhanging eaves with wood fascia, exposed rafter tails, and wood board soffits. At the ridge of the roof is a central skylight that runs the length of the building. Globe light fixtures are suspended from the exposed rafters along the central axis of the building, including at the exterior recessed entryway and at the



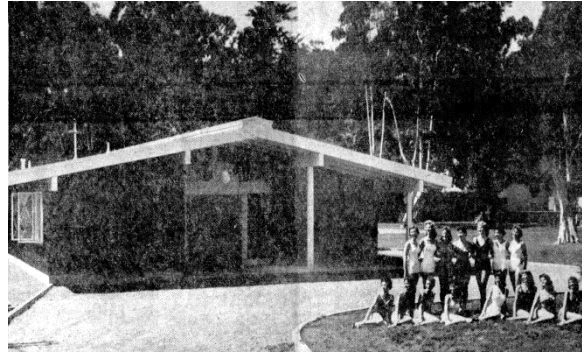
Floriculture Building in 2021.

¹⁵⁶ “Works Starts on Flower Unit at Fair,” *Petaluma Argus-Courier*, January 23, 1958. Note that the Floriculture Building was always planned to include landscaping and a garden, however the current Wine Garden appears to not have been developed until circa 1958-1960; “Fair Presents New Building,” *Petaluma Argus-Courier*, July 30, 1958.

¹⁵⁷ “Petaluma Fair Building Job All Set,” *Petaluma Argus-Courier*, December 12, 1957; and “Here’s The Way It Goes,” *Petaluma Argus-Courier*, January 23, 1958.

interior. The primary entrance is recessed at the south façade; a paired metal door is flanked by wide sidelites and topped by two clerestory windows. Sliding glass doors with aluminum frames and aluminum sliding windows are located along the side facades. A non-original wood shade structure, fabric shade structure, and a metal swing set are located in the side yard along Payran Street.

Alterations: The bays at either side of the primary entrance have been enclosed and clad in board-and-batten siding.



Floriculture Building, 1958. Source: *Petaluma Argus-Courier*.

Grandstand Restroom (4 DAA – 27095)

Year Built: 1962 (Source: GSA Statewide Property Inventory)

Alternate Names: Restroom 3

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Restroom

Description: Low-pitched, gable roof restroom building with wide eaves and exposed rafter tails. Gable end is clad in vertical wood siding and the rest of the building is constructed of concrete masonry units. Wood privacy walls enclose the pedestrian entrances on its west and east façades. North and south façades feature horizontal awning sash windows located high on the wall.

Alterations: No notable exterior alterations.



Grandstand restroom in 2021.

Grandstand (4 DAA – 27094)

Year Built: 1962 (Source: Drawings on file at the Sonoma-Marín Fair Archives; *Petaluma Argus-Courier*, 1962)¹⁵⁸

Alternate Names: None

Architect/Builder: Russell & Russell

Use(s): Petaluma Fairgrounds Speedway Grandstand

Description: Open-air grandstand structure clad in corrugated metal siding on a concrete foundation. Stadium seating for approximately 2,000 people faces east overlooking the Speedway racetrack. A shed roof supported on metal posts partially covers the seating area, and a windbreak with fixed plastic windows is located along the Grandstand's north façade. A small, enclosed announcers' box is located at the rear of the structure. Some openings into the base of the Grandstand structure include a pedestrian door on the north façade and a hung barn door on the south façade. Concrete stairs and ramps with metal pipe railings provide access to the Grandstand. The 1962 Grandstand replaced an earlier grandstand in the same location built in 1950 (destroyed in 1961 fire).

Alterations: Modern bleacher seating and a windbreak at the north façade were installed at an unknown date. Heaters were installed at the roof of the Grandstand in 1972.



Grandstand in 2021.



Grandstand in 1963, soon after construction. Source: Sonoma County Library.

¹⁵⁸ "Sept. 30 Auto Racing Begins at Fairgrounds," *Petaluma Argus-Courier*, September 20, 1962.

Herzog Hall (4 DAA – 27112)

Year Built: 1963-65 (Source: Drawings on file at Sonoma-Marín Fair Archives; various newspaper articles)¹⁵⁹

Alternate Names: Home Arts Building

Architect/Builder: Jeffrey Lindsay & Associates (Jeffrey Lindsay); refer to **Section III. Historic Context:**

Architectural Context for additional information.

Use(s): Exhibit hall and events space.



Herzog Hall in 2021.

Description: Refer to detailed architectural description following this table.

Pumphouse

Year Built: circa 1963-65 (Source: Drawings for Herzog Hall on file at Sonoma-Marín Fair Archives, and historic aerials)

Alternate Names: None

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Pumphouse



Pumphouse in 2021.

Description: Small one-story wood frame building with an approximately square footprint. The building is clad in stucco, has a slab door and a small window with a metal vent above, and a shed roof with overhanging eaves. The roof has a similar style to Restroom 2 (near the Red Barn) and the restroom near Live Oak School, with a wider eave at the upper end of the roof and a shallower eave at the lower end, with exposed rafter tails.

Alterations: No documented alterations.

¹⁵⁹ "Home Arts Building at the Fair," *Petaluma Argus-Courier*, March 8, 1963.; "Star Bright Effect in Fair Building," *Petaluma Argus-Courier*, June 12, 1963.; "Home Arts Building to Have Animated Carousel at Fair," *The Press Democrat*, June 28, 1964.; "Fair's Budget Up \$6,000 in 1965," *Petaluma Argus-Courier*, January 20, 1965.

Racetrack

Year Built: 1965; 1971; 1976 (Source: various newspaper articles)¹⁶⁰

Alternate Names: Petaluma Fairgrounds Speedway

Architect/Builder: Bob Barkheimer and John Soares

Use(s): Petaluma Fairgrounds Speedway automobile racing. Temporary uses have included horse racing and rodeos. Temporary uses of the previous (larger) racetracks on the site also included outdoor boxing, parades, shooting club events, the Egg Day Festival, bicycle races, horse shows, and marathons.

Description: Three-eighths-mile dirt oval track with banked sides. The track is surrounded by concrete crash walls except at three locations where vehicles can enter and exit. The main entrance for vehicles racing is at the northwest end of the track ("Turn 4") and the main exit is at the southwest end ("Turn 1"); a third exit is at the north end of the east straightaway. The "infield" area at the center of the track is roughly delineated by grass and a perimeter of white-painted tires. Floodlights are located around the infield, and along the main straightaway outside the crashwall. The area to the east of the track (including the east bleachers, ticket booth, concession stand, and restroom) is utilized by the drivers and pit crews during race days.

Alterations: A half-mile flat track for automobiles had been constructed in 1949 and resurfaced in 1962, which replaced the 1882 one-mile horse track. The track was redesigned as a fifth-mile oval dirt track in 1965. In 1971, the track was lengthened at the south end to create a banked quarter-mile track. In 1976, the track was further lengthened to the current three-eighths-mile banked oval track.



Racetrack in 2021.



Racetrack during a horse show in July 1965.
Source: Harold R. Skinner. Sonoma County Library.

¹⁶⁰ "Progressive Bike Races At Petaluma Saturday," *The Press Democrat*, September 5, 1969; "Petaluma Hardtops Season Opener Friday," *The Press Democrat*, April 22, 1971; "Petaluma Fairgrounds will expand speedway," *The Independent*, September 4, 1976; and "Karnes seeks title," *Concord Transcript*, April 27, 1977.

Red Barn (4 DAA – 27115)

Year Built: c. 1965-68 (Source: Aerial photographs)

Alternate Names: Kiwanis Red Barn

Architect/Builder: Unknown

Use(s): Beverage sales and storage operated by the Kiwanis Club.

Description: One-story, wood-frame barn style building with a gambrel roof clad in wood shingles. The building has board-and-batten wood siding and paired swinging barn doors with the same siding. Order windows are located on the north and east facades.

Alterations: No documented exterior alterations.



Red Barn in 2021.

Entrance Gate (4 DAA – 27090)

Year Built: 1968 (Source: GSA Statewide Property Inventory; *Petaluma Argus-Courier*, 1969.)¹⁶¹

Alternate Names: None

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Entrance gate and ticketing.

Description: Rectangular structure clad in stucco and corrugated metal cladding. This structure contains several openings with metal gates and metal revolving doors. Enclosed spaces include ticket windows and some storage areas. The structure has a flat roof with freestanding sans-serif lettering that reads "SONOMA-MARIN FAIR." Groupings of four angled flagpoles are located at each end of the building. The building is designed in a Midcentury Modern style.

Alterations: Remodeled in 2019 with new cladding and new gates. Vertically projecting roof feature was



Entrance Gate in 2021.



Newly constructed Entrance Gate in 1969.
Source: *Petaluma Argus-Courier*.

¹⁶¹ "Expansion at Petaluma Fair," *Petaluma Argus-Courier*, February 28, 1969.

removed. Original lettering was retained and reinstalled as freestanding lettering. The general organization of the structure and groupings of decorative flagpoles were also retained from the 1968 design.

Bleachers (West)

Year Built: c. 1968-72 (Source: aerial photographs)

Alternate Names: Bleachers 1

Architect/Builder: Unknown

Use(s): Seating at Petaluma Fairgrounds Speedway

Description: One set of tiered metal bleachers is located on either side of the Grandstand, west of the Racetrack; these two sets of bleachers were installed c. 1968-73. Two additional sets of bleachers are located at the southwest end of the track. The bleachers are uncovered.

Alterations: An additional set of bleachers was installed to the south between 1982 and 1993, and another smaller set of bleachers further south between 1993 and 2002.



Bleachers in 2021.

Grandstand Concession

Year Built: c. 1968-72 (Source: aerial photographs)

Alternate Names: Concession 1

Architect/Builder: Unknown

Use(s): Concessions at Petaluma Fairgrounds Speedway

Description: One-story, wood-frame Midcentury Modern building located immediately north of the Grandstand. The building is clad in stucco and has a shed roof with overhanging eaves; the eave at the



Grandstand Concession in 2021.

upper end of the roof extends wide, sheltering the main order windows. Order windows on three sides have sills and metal rollup security gates.

Alterations: The building appears to have been re-clad in rough stucco. The building may have originally been stuccoed or clad in wood siding.

Wash Rack

Year Built: c. 1968-73 (Source: aerial photographs)¹⁶²

Alternate Names: None

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Wash rack for cattle

Description: The Wash Rack is partially enclosed at three sides by a concrete block wall. A gabled, wood-frame roof is supported by metal pipe columns and clad in corrugated metal roofing. The concrete block wall does not extend the full height up to the roof. Metal tie rings are embedded along the interior side of the concrete block wall.

Alterations: No documented alterations.



Wash Rack in 2021.

Stage (4 DAA - 27117)

Year Built: 1970 (Source: GSA Statewide Property Inventory; *The Press Democrat*, 1970)¹⁶³

Alternate Names: Main Stage; Gardenway Stage

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Stage

Description: The stage base consists of a concrete pad over a masonry unit base with an integrated staircase and an added metal accessibility ramp. The Stage



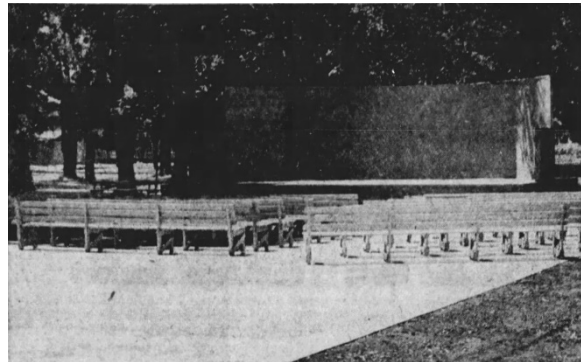
Main Stage in 2021.

¹⁶² A 1963 newspaper article about the Fair's five-year building plan noted that additional livestock wash racks were planned for construction in 1965-66; refer to "Five Year Program Outlined for the Fair," *Petaluma Argus-Courier*, May 10, 1963.

¹⁶³ Bob Wells, "Big Fair in Petaluma to Open on Thursday," *The Press Democrat*, June 21, 1970.

structure is a wood frame building clad in stucco with a sawtooth roof that is straight cut along the south façade and deeply undercut along the north façade. Fixed glazing and rectangular hopper sash fill the triangular areas underneath the roof form at the north façade. Pedestrian doors are located at both east and west façades. The building is designed in a Midcentury Modern style.

Alterations: An accessible ramp was added to west side. The 1970 Main Stage was replaced or was a remodel and expansion of the earlier Gardenway Stage (1956) in same location, which had no roof structure.¹⁶⁴



Gardenway Stage in 1956.
Source: *Petaluma Argus-Courier*.

Carnival Restroom (4 DAA – 27096)

Year Built: 1971 (Source: GSA Statewide Property Inventory)

Alternate Names: Restroom 4

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Restroom

Description: Low-pitched, gable roof restroom building with wide eaves and exposed rafter tails. Gable end is clad in vertical wood siding and the rest of the building is constructed of rough textured concrete masonry units. Pedestrian entrances with metal doors are located on its north and south façades. Windows consist of aluminum sash slider windows located high on the wall.

Alterations: No documented alterations.



Carnival Restroom in 2021.

¹⁶⁴ "Fair Plans Completed – City All Set," *Petaluma Argus-Courier*, August 14, 1956.

Picnic Area (4 DAA – 27111)

Year Built: 1973 (Source: GSA Statewide Property Inventory; *Petaluma Argus-Courier*, 1973)¹⁶⁵

Alternate Names: Behrens Picnic Area

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Sheltered picnic area

Description: Sheltered picnic structure with a wood lattice roof supported on wood beams with metal posts and cross bracing. Two large trees grow through original openings in the roof, and low brick planters with an L-shaped footprint are located at each corner of the structure.

Alterations: Additional metal posts and cross-bracing were added at an unknown date. Brick planters were installed to replace moveable hemispherical planters at an unknown date.



Picnic area in 2021.



Picnic area soon after completion in 1973.
Source: *Petaluma Argus-Courier*.

Barn Area Restroom (4 DAA – 27103)

Year Built: 1974 (Source: GSA Statewide Property Inventory)

Alternate Names: Restroom 5

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Restroom

Description: Low-pitched, gable roof restroom building with wide eaves and exposed rafter tails. The gable end is clad in vertical wood siding and the rest of the building is constructed of concrete masonry units. Privacy walls constructed of masonry units enclose



Barn Area Restroom in 2021.

¹⁶⁵ "Fairgrounds Serve Need for Community Projects," *Petaluma Argus-Courier*, July 28, 1973.

the pedestrian entrances on its north and south façades. Windows consist of horizontal awning sash windows located high on the wall.

Alterations: No documented alterations.

BBQ Pit

Year Built: c. 1974 (Source: *Petaluma Argus-Courier*, 1973)¹⁶⁶

Alternate Names:

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Barbeque pit

Description: Metal post and beam structure with a corrugated metal roof over a concrete masonry barbeque. Bronze plaque on its south end relates to its renovation in 1996.

Alterations: Renovated in 1996.



BBQ Pit in 2021.

Dairy Barn (4 DAA – 27105)

Year Built: 1976 (Source: GSA Statewide Property Inventory)

Alternate Names: A. J. Bianchi Barn

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Barn

Description: The Dairy Barn is an open, wide span metal truss frame building. The very low-pitch gable roof is clad in corrugated metal. All four sides are fully open.

Alterations: No documented alterations.



Dairy Barn in 2021.

¹⁶⁶ "Fairgrounds Serve Need for Community Projects," *Petaluma Argus-Courier*, July 28, 1973.

Bleachers (East)

Year Built: c. 1976-82 (Source: historic aerials)

Alternate Names: Bleachers 2

Architect/Builder: Unknown

Use(s): Seating for the Petaluma Fairgrounds
Speedway

Description: Metal frame bleachers with wood board
bleacher seats, enclosed by chain-link fencing, located
along the east straightaway of the racetrack.



Bleachers in 2021.

Alterations: No documented alterations.

Classroom/Admin Building

Year Built: 1979 (Source: Drawings on file at Sonoma-
Marin Fair Archives)

Alternate Names: Live Oak Charter School – Classroom
1/Admin

Architect/Builder: John Picchi

Use(s): Classroom for Live Oak Charter School.
Originally constructed as an administration building
for the Santa Rosa Junior College.



Classroom Building in 2021.

Description: The classroom/admin building is a one-
story, wood-frame building with a rectangular
footprint. The building is clad in T1-11 siding and
capped with a flat roof with an overhanging eave at
the front and rear facades with a wood fascia.
Windows are vinyl sash sliders.

Alterations: All windows have been replaced;
according to drawings, the original windows were
louvered (jalousie) windows. A new portable entry
landing and steps with a metal railing have been
installed.

Classroom Building

Year Built: 1979 (Source: Drawings on file at Sonoma-Marín Fair Archives)

Alternate Names: Live Oak Charter School – Classroom 2

Architect/Builder: John Picchi

Use(s): Classroom for Live Oak Charter School. Originally constructed as a classroom building for the Santa Rosa Junior College.



Classroom Building in 2021.

Description: The classroom is a one-story, wood-frame building with a rectangular footprint. The building is clad in T1-11 siding and capped with a flat roof with an overhanging eave at the front and rear facades with a wood fascia. Windows are vinyl sash sliders. The classroom building is a longer building located immediately west of the classroom/admin building.

Alterations: All windows have been replaced; according to drawings, the original windows were louvered (jalousie) windows. Addition of exterior, metal accessible ramps.

ROP Building / First Aid (4 DAA – 51520)

Year Built: c. 1979 (Source: Drawings on file at Sonoma-Marín Fair Archives)

Alternate Names: Live Oak Charter School – Classroom 3 Kindergarten

Architect/Builder: John Picchi

Use(s): Live Oak Charter School. Used for sanitation, first aid, ticketing, security, and police during the Fair. Originally built for the Sonoma County Office of Education as part of the Santa Rosa Junior College complex.



ROP Building in 2021.

Description: The ROP Building is a one-story, wood-frame building with a rectangular footprint. The building is clad in T1-11 siding and capped with a flat roof with an overhanging eave at the front and rear

facades with a wood fascia. Windows are vinyl sash sliders. The ROP Building is the southeasternmost building in the Live Oak Charter School cluster.

Alterations: No documented exterior alterations. The vinyl sash windows are likely replacement windows.

Livestock Office

Year Built: c. 1980-82 (Source: Aerial photographs and historical maps)

Alternate Names: None

Architect/Builder: State Department of Public Works, Division of Architecture (likely)

Use(s): Livestock office

Description: The Livestock Office is a one-story, wood-frame building with a rectangular footprint. The building is clad in T1-11 siding and capped with a gable roof clad with asphalt shingles with a shallow eave. The south and north façades each have a slab door and a metal slider window. The east façade has a long walk-up window with a wood sill and metal roll up security door.

Alterations: No documented alterations.



Livestock Office in 2021.

Kiwanis White Building

Year Built: c. 1982 (Source: Aerial photographs)

Alternate Names: None

Architect/Builder: Unknown

Use(s): Beverage sales and storage, operated by the Kiwanis Club.

Description: The Kiwanis White Building is a small, one-story, wood-frame building with a rectangular footprint and flat roof. The building is clad in T1-11 siding, and has a slab door on the south façade and sliding doors at the west and south façades. Walk-up order windows are located at the east façade and northeast and southeast corners of the building,



Kiwanis White Building in 2021.

enclosed with rollup metal security gates. The building appears to be prefabricated.

Alterations: No documented alterations.

Mobile Home (Speedway Promoter)

Year Built: c. 1982 (Source: Aerial photographs)

Alternate Names: None

Architect/Builder: Unknown

Use(s): Residence for Petaluma Fairgrounds Speedway promoter.

Description: Not accessed during site visit. The gated area also includes a number of parked cars and trailers, as well as shipping/storage containers.

Alterations: No documented alterations.



Mobile Home in 2021.

Classroom Modular Building

Year Built: c. 1982-93 (Source: Aerial photographs)

Alternate Names: Live Oak Charter School – Classroom 4

Architect/Builder: Unknown

Use(s): Classroom for Live Oak Charter School. Originally constructed as a classroom building for the Santa Rosa Junior College.

Description: The classroom is a one-story, wood-frame building with a rectangular footprint. The building is clad in T1-11 siding and capped with a flat roof with an overhanging eave at the front and rear facades with a wood fascia. Windows are vinyl sash sliders. An entry porch is covered with a flat roof and accessed by a ramp. The building appears to be a prefabricated modular building.

Alterations: No documented alterations.



Classroom Modular Building in 2021.

Sponsor's Lounge

Year Built: c. 1982-93 (Source: Aerial photographs)

Alternate Names: None

Architect/Builder: Unknown

Use(s): Lounge for fair sponsors

Description: The Sponsor's Lounge is a one-story building with a rectangular footprint, a flat roof, T1-11 siding, and vinyl sash windows. The building appears to be a prefabricated modular building.



Sponsor's Lounge in 2021.

Alterations: No documented alterations.

New Maintenance Shop

Year Built: 1984 (Source: Drawings on file at Sonoma-Marin Fair Archives)

Alternate Names: New Shop

Architect/Builder: California Department of Food and Agriculture, Division of Fairs and Expositions; Metallic-Braden Building Company (contractor/builder)

Use(s): Maintenance shop

Description: The New Maintenance Shop is a one-story, steel-frame building with a very low-pitched gable roof. The building is clad in corrugated metal siding and roofing. Three garage doors with metal rollup doors are located on the south façade. A metal slab door is located at the south and east façades.



New Shop in 2021.

Alterations: No documented alterations.

Milk Barn

Year Built: c. 1985-87 (Source: *Petaluma Argus-Courier*, 1984)¹⁶⁷

Alternate Names: Howard Clementino Memorial Milking Barn

Architect/Builder: Unknown

Use(s): Milking barn.

Description: Rectilinear building with a low-pitched gable roof with walls constructed of concrete masonry units. Walls under the gable peaks are clad in vertical wood siding. An opening at the north façade has been covered with painted plywood. Hung sliding metal barn doors are located at the west and south facades. The south end of the east façade has been covered in corrugated metal.

Alterations: Some window and door openings have been altered or covered at an unknown date.



Milk Barn in 2021.



Milk Barn in 1987. Source: Sonoma-Marin Fair Archives.

Grandstand Concession (4 DAA – 27093)

Year Built: 1988 (Source: GSA Statewide Property Inventory)

Alternate Names: Concession 2

Architect/Builder: Unknown

Use(s): Concessions for Petaluma Fairgrounds Speedway

Description: The Grandstand Concession building is a one-story, wood-frame building with a rectangular footprint, rough stucco cladding, and a gable roof with asphalt shingles. Three walk-up order windows with rollup metal security gates are located on the east façade. A door is located on the south façade. This concessions building is located to the west of the Grandstand.



Grandstand Concession in 2021.

¹⁶⁷ "New Lighting, Heating System for Herzog Hall." *Petaluma Argus-Courier*, December 20, 1984.

Alterations: No documented alterations.

Ticket Booth (4 DAA – 27092)

Year Built: 1988 (Source: GSA Statewide Property Inventory)

Alternate Names: Ticket Booth 1

Architect/Builder: Unknown

Use(s): Ticket booth for Petaluma Fairgrounds Speedway

Description: The Ticket Booth is a small, one-story concrete masonry unit building with a narrow rectangular footprint. The building has a gable roof with rolled asphalt cladding. The west façade is clad in faux stone and has two walk-up ticket windows with rollup metal security gates. The west side of the building is flanked by a tall wood fence on either side. A metal door is located on the south façade. A temporary merchandise trailer and a temporary metal shade structure are located to the north of the Ticket Booth.



Ticket Booth in 2021.

Alterations: The faux stone cladding on the west façade may not be original.

Concession (Speedway East)

Year Built: c. 1993-2004 (Source: Aerial photographs)

Alternate Names: Concession 3

Architect/Builder: Unknown

Use(s): Concessions for Petaluma Fairgrounds Speedway

Description: One-story, wood-frame building with a side-gable roof and clad in vertical wood siding. Walk-up order windows have rollup metal security gates. A small, metal shipping/storage container is located on west side. Located east of the Racetrack.



Concession in 2021.

Alterations: No documented alterations.

Horse Arena

Year Built: c. 1993-2004 (Source: Aerial photographs)

Alternate Names: Playland

Architect/Builder: Unknown

Use(s): Horse arena. Used by Playland, a paintball, airsoft, laser tag, and nerf business, which has utilized the Horse Arena and surrounding area during the fair off-season since the early 2000s.

Description: Oval arena enclosed by a metal fence. Metal bleachers are located along the north side of the arena.

Alterations: No documented alterations. Barriers and targets utilized by Playland are impermanent structures.



Horse Arena in 2021.

Restroom (Speedway East)

Year Built: c. 1993-2004 (Source: Aerial photographs)

Alternate Names: Restroom 6

Architect/Builder: Unknown

Use(s): Restroom for Petaluma Fairgrounds Speedway

Description: Prefabricated trailer with two-sided ramp leading to two restrooms. A metal shipping/storage container is located to the north of the restroom. Located east of the Racetrack.

Alterations: No documented alterations.



Restroom in 2021.

Ticket Booth (Grandstand)

Year Built: c. 1993-2004 (Source: Aerial photographs)

Alternate Names: Ticket Booth 2

Architect/Builder: Unknown

Use(s): Ticket booth for Petaluma Fairgrounds Speedway

Description: Small, rectangular concrete block building with a gabled roof. Located northeast of the



Ticket Booth in 2021.

Grandstand, accessed by a narrow, fenced walkway from Parking Lot B.

Alterations: No documented alterations.

Ticket Booth (Speedway East)

Year Built: c. 1993-2004 (Source: Aerial photographs)

Alternate Names: Ticket Booth 3

Architect/Builder: Unknown

Use(s): Ticket booth for Petaluma Fairgrounds Speedway

Description: Prefabricated, rectangular trailer with a flat roof and horizontal wood siding. Located east of the Racetrack, near Kenilworth Drive.



Ticket Booth in 2021.

Alterations: No documented alterations.

Grandstand Concession (4 DAA – 38365)

Year Built: 1996 (Source: GSA Statewide Property Inventory)

Alternate Names: Concession 4

Architect/Builder: Unknown

Use(s): Concessions for Petaluma Fairgrounds Speedway

Description: The Grandstand Concession building is a one-story, wood-frame building with a square footprint and rough stucco cladding. The flat roof has a faux Mansard roof skirting with tile cladding and overhanging, boxed eaves. Three walk-up order windows with rollup metal security gates are located on the east façade and one on the north façade. A faux stone base extends along the west façade and portions of the north and south facades. Hollow metal doors are located at the north, south, and east facades. This concessions building is located to the south of the Grandstand.



Grandstand Concession in 2021.

Alterations: No documented alterations.

Classroom Modular Building (4 DAA – 45521)

Year Built: 2004 (Source: GSA Statewide Property Inventory)

Alternate Names: Live Oak Charter School – Classroom 5

Architect/Builder: Unknown

Use(s): Classroom

Description: The classroom is a one-story, wood-frame building with a rectangular footprint. The building is clad in T1-11 siding and capped with a flat roof with an overhanging eave at the front and rear facades with a wood fascia. Windows are vinyl sash sliders. An entry porch is covered with a flat roof supported by wood posts. Building appears to be a prefabricated modular building.

Alterations: No documented alterations.



Classroom Modular Building in 2021.

Maintenance Mobile Home (4 DAA – 45520)

Year Built: 2004 (Source: GSA Statewide Property Inventory)

Alternate Names: None

Architect/Builder: Unknown

Use(s): Residence for fair maintenance staff.

Description: Not accessed during site visit.

Alterations: No documented alterations.



Maintenance Mobile Home in 2021.

Classroom Modular Building

Year Built: 2008 (Source: Aerial photographs)

Alternate Names: Live Oak Charter School – Classroom 6

Architect/Builder: Unknown

Use(s): Classroom

Description: The classroom is a one-story, wood-frame building with a rectangular footprint. The building is clad in T1-11 siding and capped with a flat roof with an overhanging eave at the front and rear facades with a wood fascia. Windows are vinyl sash sliders. Building appears to be a prefabricated modular building.

Alterations: No documented alterations.



Classroom Modular Building in 2021.

Live Oak Charter School Storage Buildings

Year Built: 2012 (Source: Aerial photographs)

Alternate Names: Live Oak Charter School – Storage

Architect/Builder: Unknown

Use(s): Storage

Description: Two small, prefabricated storage sheds.

Alterations: No documented alterations.



Storage Building in 2021.

Classroom Modular Building

Year Built: 2013 (Source: Aerial photographs)

Alternate Names: Live Oak Charter School – Classroom 7

Architect/Builder: Unknown

Use(s): Classroom

Description: The classroom is a one-story, wood-frame building with a rectangular footprint. The building is clad in T1-11 siding and capped with a flat roof with



Classroom Modular Building in 2021.

an overhanging eave at the front and rear facades with a wood fascia. Windows are vinyl sash sliders. The building appears to be a prefabricated modular building.

Alterations: No documented alterations.

BBQ Pit Storage

Year Built: Unknown (c. 2010s)

Alternate Names: None

Architect/Builder: Unknown

Use(s): Storage for BBQ Pit

Description: Small, prefabricated storage shed with a gable roof, located south of the BBQ Pit.

Alterations: No documented alterations.



BBQ Pit Storage in 2021.

Herzog Hall (Home Arts Building)

Due to the unique design and geodesic dome structural system of Herzog Hall, originally known as the Home Arts Building (or Home Economics Building), and association with the architect Jeffrey Lindsay, a more extensive building description of Herzog Hall is warranted. For additional context on geodesic dome structures and Lindsay, refer to **Section III. Historic Context: Architectural Context**.

The Home Arts Building was constructed in two phases, totaling a cost of approximately \$90,000, on the site of the former farm machinery building.¹⁶⁸ The first phase (Phase I) was the circular main hall, which was designed and constructed by Jeffrey Lindsay & Associates, acting as architect and contractor, for a cost of approximately \$50,000. Construction began on the building in 1963, and despite many promises that it would be complete in time for that year's July fair, the building was not completed until spring 1964.¹⁶⁹ The geodesic dome structure was the source of pride and intrigue within the community, and the building was described as "unusual," "unique," and "one of the most exciting pieces of architecture ever built in the state" in local newspapers, and often emphasized the star-filled sky effect of the interior ceiling which was described as having a "planetarium" effect and looking like "an endless blue sky."¹⁷⁰

It was also noted that due to the design and materials, the building was expected to act "nearly perfect acoustically," which made it a desirable exhibit hall and events space.¹⁷¹ Outside of the Fair, when it was originally used for home economics exhibits (such as jams, jellies, cakes, and dresses), the hall was also rented out by individuals and organizations for events.¹⁷² In the mid-1960s, a weekly Saturday dance was a popular event amongst young Petalumans.¹⁷³ Even before the original call for construction bids on the first domed portion of the building, the fair manager had announced plans to expand the building with a kitchen, caterer's quarters, restroom, and entrance onto Payran Street, reflecting the nature of capital improvements budgeting at the fair and scheduling constraints which often necessitated phased planning and construction.¹⁷⁴ Phase II of construction included a freestanding barrel vault roof building, which appears to have been designed by State Department of Public Works, Division of Architecture and then built by local

¹⁶⁸ The farm machinery building was constructed in 1923 and was demolished in 1963, except for a 50-by-30-foot wing that was relocated—now known as Old Maintenance Shop; refer to "Home Arts Building Bids Set," *Press Democrat*, March 11, 1963; and "Star Bright Effect in Fair Building," *Petaluma Argus-Courier*, June 12, 1963.

¹⁶⁹ "Home Arts Building New Sonoma-Marín Fair Attraction," *Press Democrat*, July 5, 1964.

¹⁷⁰ "Star Bright Effect in Fair Building," *Petaluma Argus-Courier*, June 12, 1963; "Construction Started On Fairgrounds," *Daily Independent Journal*, June 14, 1963; and "Local Fair—New Record Crowd Seen," *Petaluma Argus-Courier*, June 18, 1963.

¹⁷¹ "The New [...]," *Press Democrat*, July 7, 1963.

¹⁷² "Star Bright Effect in Fair Building," *Petaluma Argus-Courier*, June 12, 1963.

¹⁷³ "The Talk of the Town," *Press Democrat*, October 8, 1965.

¹⁷⁴ "Home Arts Building Bids Set," *Press Democrat*, March 11, 1963; and "This Unique [...]," *Press Democrat*, October 23, 1963.

contractor David Cader in 1965. It was described as “in keeping with the ultra-modern geodesic dome [sic].”¹⁷⁵ Herzog Hall was renamed in 1970 in honor of Max Herzog, a dairyman who had served as the fair’s board of directors since at least the time of the 1947 Master Plan until 1969.¹⁷⁶



Figure 37. Herzog Hall soon after original construction, c. 1964. Source: Sonoma-Marín Fair Archives.

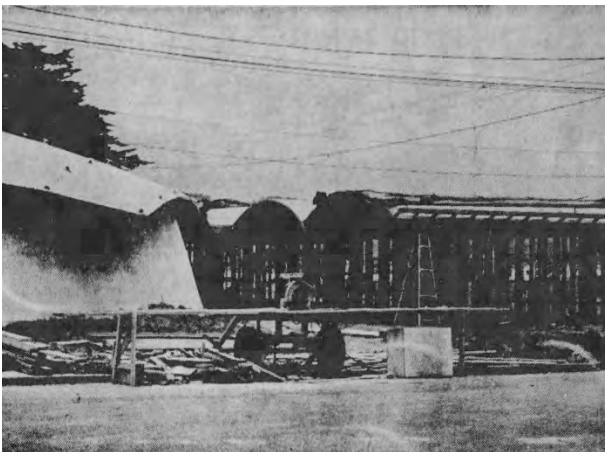


Figure 38. Barrell-vaulted addition to Herzog Hall under construction in 1965. Source: Ken Cornish, *The Press Democrat*, March 14, 1965.



Figure 39. Interior of Herzog Hall, circa 1974. Source: Sonoma-Marín Fair Archives.

¹⁷⁵ “Entrances Are [...],” *Press Democrat*, March 14, 1965.

¹⁷⁶ Dennis Pooler, “It’s Busy, Progressive Year For Petaluma,” *Petaluma Argus-Courier*, January 1, 1970, p. 14.

Exterior

Herzog Hall is a one-story building with a round footprint measuring 90 feet in diameter (**Figure 40**). The wood-frame, stucco-clad round exterior wall is canted inward. The thin shell, domed hexagonal roof measures 110 feet and overhangs the round wall.¹⁷⁷ The roof has a diagonal wood board soffit and wood fascia with a metal gutter. The roof is supported by a wood spherical hexagonal geodesic structure, whose triangular lattice is exposed at the interior. Between the six points of the roof that meet the round wall are low, arched clerestory windows. A metal vent is located at the central point of the built-up roof. The primary entrance faces north to the Jefferson Street Extension of Gness Concourse and features a paired, partially glazed metal door; the exterior wall of the building cants inward on either side of the door to accommodate the flat plane within the round wall. A secondary entrance, also with a paired, partially glazed metal door, faces east to the Behrens Picnic Area.

Connected to the west side of the main hall is a wing with a five-barrel vault roof (**Figure 41**). The central barrel vault extends to connect with the main hall and has interior doorways accessing a kitchen and catering storage rooms. The northern two barrel vaults have storefront window walls at the east side, enclosing a hall in front of the restrooms. The other walls of the barrel-vaulted wing are stuccoed with lava rock at the base in some areas. Horizontal slider windows are located on the west side of the wing.



Figure 40. North side of Herzog Hall.



Figure 41. Restroom and kitchen addition (Phase II of original construction) with a barrel-vaulted roof at the west side of the Herzog Hall.

Interior

The original, main portion of Herzog Hall has a single interior clear-span room with concrete floors and a stuccoed wall (**Figure 42**). The interior of the roof has a sprayed acoustical coating. Each wood

¹⁷⁷ As originally constructed, the roof was approximately two inches thick, built of plaster and acoustical coating.

member of the exposed geodesic dome structure has a recessed steel tie rod and an aluminum “shoe” that is bolted to a round galvanized metal “pipe hub.”¹⁷⁸ Bare bulb light fixtures are located at most of the joints of the roof structure, but larger hanging light fixtures are in several locations. The barrel-vaulted wing also has concrete floors and interior walls and ceilings are plaster. Lava stone is located at the interior base of the connecting hallway between the barrel-vaulted wing and the main hall (**Figure 43**).

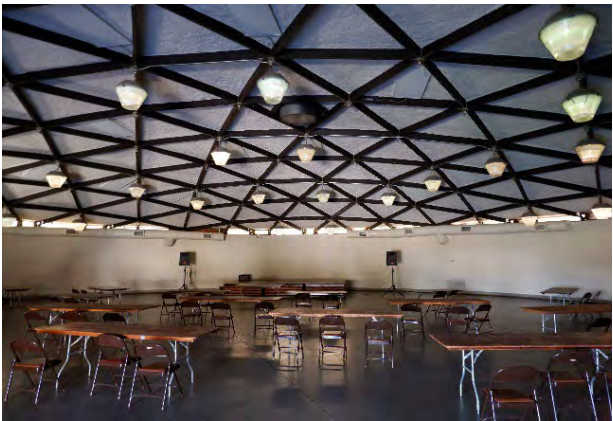


Figure 42. Interior of Herzog Hall.



Figure 43. Interior corridor built in 1973, connecting the main hall (Phase I of original construction) with the barrel-vaulted kitchen and restrooms (Phase II).

Alterations

Alterations made to Herzog Hall since the completion of Phase II of construction in 1965 included the replacement of fully glazed paired doors with new fully glazed paired doors, the addition of large hanging light fixtures at the interior, and an addition of a gutter system. In 1973, the outdoor walkway between the main hall (Phase I) and barrel-vaulted kitchen and bathrooms (Phase II) was enclosed as an interior walkway.¹⁷⁹ The central three barrel vaults were extended toward Payran Street between 1982 and 1992; an entrance on Payran Street through the barrel vaulted volume was enclosed at this time. In 1984, the heating and lighting were upgraded.¹⁸⁰

¹⁷⁸ “Home Arts Building, 4th District Agricultural Association,” February 1963, Sheet 2 of 2, drawings on file at Sonoma-Marín Fair Archives.

¹⁷⁹ “Fairgrounds Serve Need For Community Projects,” *Petaluma Argus-Courier*, July 28, 1973; and architectural drawings on file at Sonoma-Marín Fair Archives.

¹⁸⁰ “New lighting, heating system for Herzog Hall,” *Petaluma Argus-Courier*, December 20, 1984.

Landscape Feature Descriptions

There are nine primary landscape features within the Study Area at the Sonoma-Marín Fairgrounds.¹⁸¹ An account of individual trees and other vegetation plantings is outside the scope of this report. The following table provides a brief description of each landscape feature, along with the name, a current photograph, a historic photograph (if available), the designer (if known), use(s), and a brief description of known alterations. The table is ordered by the landscape feature's date of installation and aligns with the order presented in **Table 1**.

TABLE 9. DESCRIPTION OF EXTANT LANDSCAPE FEATURES AT SONOMA-MARIN FAIRGROUNDS

Gnoss Concourse (Midway)

Year Built: 1948-49 (Source: *Petaluma Argus-Courier*, 1949)¹⁸²

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Midway (central) pedestrian and vehicular thoroughfare

Description: Gnoss Concourse, sometimes called the Midway, is a wide asphalt road that runs along the north-south axis of the Fairgrounds from the Entrance Gate to the barn area. A low curb is located on either side of Gnoss Concourse, which is flanked by lawns. During the Fair, Gnoss Concourse operates as the main pedestrian thoroughfare; at other times of the year, the road is used for vehicles. Eleven metal light poles, each with two arced necks, are evenly spaced along Gnoss Concourse. Gnoss Concourse runs along the alignment of the former west straightaway of the one-mile horse track that was built in 1882. It was named after William Gnoss, who was on the fair board of directors from the 1930s through at least the 1960s.¹⁸³



Gnoss Concourse, looking north, in 2021.



Gnoss Concourse, looking south, during 1965 fair. Source: Harold R Skinner. Sonoma County Library.

¹⁸¹ The Main Parking Lot is excluded from the Study Area.

¹⁸² "S.F. Firm Low Bidder on Fair Barns," *Petaluma Argus-Courier*, April 7, 1949.; Refer also to Mike Pardee, "Fair Time in Petaluma," *The Press Democrat*, July 16, 1950.

¹⁸³ "Men Named On State Board," *Oakland Tribune*, March 21, 1934.

Alterations: The light fixtures appear to have been replaced circa 1965.¹⁸⁴

Jefferson Street Extension

Year Built: 1948-49 (Source: *Petaluma Argus-Courier*, 1949)¹⁸⁵

Architect/Builder: State Department of Public Works, Division of Architecture

Use(s): Pedestrian and vehicular thoroughfare

Description: Jefferson Street Extension is a wide asphalt road that runs perpendicular to the Gness Concourse (Midway), in alignment with Jefferson Street, from approximately the north end of the Poultry Building to Payran Street. A low curb is located on either side of the road. Four metal light poles, each with two arced necks, are evenly spaced along the Jefferson Street Extension. Square concrete curb planters surround the base of the light fixtures on the Jefferson Street Extension.



Jefferson Street Extension in 2021.

Alterations: The light fixtures appear to have been replaced between 1965 and 1972, based on available photographs.¹⁸⁶

Carnival Lawn

Year Built: c. 1948-53 (Source: 1953 Tree Planting Plan)

Architect/Builder: Unknown

Use(s): Carnival rides and booths

Description: Flat, open lawn. During the fair, the space is used for temporary carnival rides and booths.



Carnival Lawn in 2021.

¹⁸⁴ Based on aerial photographs and accounts of budgeting in "Fair's Budget Up \$6,000 in 1965," *Petaluma Argus-Courier*, January 20, 1965.

¹⁸⁵ "S.F. Firm Low Bidder on Fair Barns," *Petaluma Argus-Courier*, April 7, 1949.; Refer also to Mike Pardee, "Fair Time in Petaluma," *The Press Democrat*, July 16, 1950.

¹⁸⁶ "Five-Year Program Outlined for the Fair," *Petaluma Argus-Courier*, May 10, 1963. New electric light poles were planned for the 1964-1965 season.

Alterations: No documented alterations.



Carnival lawn (left) and Gness Concourse Midway (center) during 1965 fair. Source: Harold R Skinner. Sonoma County Library.

Brick Planter & Water Fountain

Year Built: 1962 (Source: *The Press Democrat*, 1962)¹⁸⁷

Architect/Builder: Unknown

Use(s): Water fountain and planter

Description: The brick structure has a cruciform plan with a central planter, two lower planters at the north and south, and water fountains at the east and west. The coping and fountain basins are concrete. A concrete step is located at one of the fountains. The structure is located at the center of an approximately trapezoidal lawn with curved edges and three trees. A concrete walkway with curvilinear edges extends from the north to south end of the lawn, wrapping around the planter and fountain.

Alterations: Appears to be the last remaining example of a number of brick planters with seating and water fountains that were installed throughout the site in 1962. Some of these now-lost examples appear to have been located along the Concourse (refer to **Figure 32**). Described originally as brick planters with seating, at some point, the planter and water fountain were clad in faux stone. Based on Google Maps Street View, the faux stone was removed sometime after 2017.



Brick planter and water fountain in 2021.

¹⁸⁷ "Petaluma Gets Ready for Fair," *The Press Democrat*, June 24, 1962.

Wine Garden

Year Built: c. 1958-60 (Source: Aerial photographs and maps; see Appendices C and D; various articles in the *Petaluma Argus-Courier*, 1958-1960)¹⁸⁸

Architect/Builder: Unknown

Use(s): Wine tasting and outdoor gatherings

Description: The Wine Garden is a rectangular outdoor area north of the Floriculture Building, along Payran Street. The Wine Garden has several round and biomorphic planted areas with trees and low flowering plants. Wood shade structures with flat or shed roofs are located along the north side and at the southeast corner. A storage structure enclosed with vertical barked wood is located at the southwest corner. A metal light pole with four arms is located in one of the planters next to a carved wood bench with a bear motif. The area is paved with asphalt and is enclosed by a chain-link fence along Payran Street and wood fencing at the other sides. The Wine Garden is accessed via a wood gate that is located at the path that runs along the east side of the Floriculture Building.

Alterations: Garden area was planned in 1958 to accompany the construction of the Floriculture Building (Arts & Crafts) but does not appear to have received permanent plantings from local garden groups until c. 1960. The Wine Garden area was paved with asphalt in 1987.



Wine Garden in 2021.



Wine Garden in 1987. Source: Sonoma-Marín Fair Archives.

¹⁸⁸ "Fair Presents New Building," *Petaluma Argus-Courier*, July 30, 1958.; "Clubs Plan Floral Exhibits," *Petaluma Argus-Courier*, July 24, 1959; "Stewart Wade Speaks on Culture of Roses," *Petaluma Argus-Courier*, May 24, 1960.

Parking Lot B

Year Built: c. 1965 (Source: Aerial photographs)

Architect/Builder: Not applicable

Use(s): Automobile parking

Description: Unpaved parking lot surrounded by a chain-link fence, located north of the Racetrack, just west of Kenilworth Drive. Used throughout the year as parking for the Petaluma Fairgrounds Speedway.

Alterations: No documented alterations.



Parking Lot B in 2021.

“Petaluma Pete” (Chicken Statue)

Year Built: 1979 (Source: “Petaluma Pete’ Unveiled,” *Petaluma Argus-Courier*, June 28, 1979.)

Architect/Builder: Harold Coombes

Use(s): Public art; meeting location.

Description: Large-scale plaster sculpture of a chicken on a concrete slab.¹⁸⁹ The sculpture is surrounded on two sides by a wood fence.

Alterations: Addition of wood fence for safety (to discourage climbing on the statue).



Petaluma Pete in 2021.

Livestock Exhibitor Trailer Parking

Year Built: Unknown

Architect/Builder: Not applicable

Use(s): Trailer parking

Description: Open dirt area at the far south end of the site, bounded by the curved property line.

Alterations: No documented alterations.



Livestock Trailer Parking area in 2021.

¹⁸⁹ Said to have been inspired by a large-scale chicken sculpture named Betty, made by Albert Welchert, a German carpenter-come-chicken-rancher, in 1918 for the first Petaluma Egg Day parade. The sculpture was destroyed in an explosion in 1938 (likely an act of teenage vandalism). Refer to Jeff Elliot, “Hear That Lonesome Chicken Blow,” *Santa Rosa History* (September 26, 2017), accessed online October 11, 2021, <http://santarosahistory.com/wordpress/2017/09/hear-that-lonesome-chicken-blow/>.

Temporary (Second) Stage Lawn

Year Built: Unknown

Architect/Builder: Not applicable

Use(s): Temporary second stage during fair. In the 1970s and in 1980 the area had a mini golf course during the fair.

Description: Open lawn between the Poultry Building, BCW Hall, and Grandstand. An overgrown, rectangular concrete pad is located at the east end of the lawn.

Alterations: No documented alterations.



Temporary Stage Lawn in 2021

VI. FRAMEWORK FOR EVALUATION OF POTENTIAL HISTORIC PROPERTIES

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.¹⁹⁰ CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies.¹⁹¹ “Projects” are defined as “activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”¹⁹² Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of a proposed project at the Sonoma-Marín Fairgrounds, the City of Petaluma will act as the lead agency.

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”¹⁹³ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”¹⁹⁴ The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources.”¹⁹⁵ Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

¹⁹⁰ California Environmental Quality Act (CEQA), Public Resources Code (PRC), §21000 et seq., accessed online, August 20, 2021, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=21000.

¹⁹¹ California Environmental Quality Act (CEQA), California Code of Regulations, Title 14 § 15000 et seq., Thomson Reuters Westlaw, accessed August 20, 2021, [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IEB5FF9F0D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IEB5FF9F0D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)).

¹⁹² California Code of Regulations, Article 20, Subsection 15378: Project.

¹⁹³ California Code of Regulations, Article 20, Subsection 15064.5(b): Determining the Significance of Impacts to Archaeological and Historical Resources.

¹⁹⁴ California Code of Regulations, Article 20, Subsection 15064.5(b)(1).

¹⁹⁵ California Code of Regulations, Article 20, Subsection 15064.5(b)(2).

In general, the lead agency must complete the environmental review process as required by CEQA. The basic steps are:

1. Determine if the activity is a “project;”
2. Determine if the project is exempt from CEQA;
3. Perform an Initial Study to identify the environmental impacts of the Project and determine whether the identified impacts are “significant.” Based on the finding of significant impacts, the lead agency may prepare one of the following documents:
 - a. Negative Declaration for findings of no “significant” impacts;
 - b. Mitigated Negative Declaration for findings of “significant” impacts that may revise the Project to avoid or mitigate those “significant” impacts;
 - c. Environmental Impact Report (EIR) for findings of “significant” impacts.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. To be eligible for listing in the California Register, properties must have historic significance and historic integrity.

HISTORIC SIGNIFICANCE

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- **Criterion 1 (Events):** Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- **Criterion 2 (Persons):** Resources that are associated with the lives of persons important to local, California, or national history.

- **Criterion 3 (Architecture):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- **Criterion 4 (Information Potential):** Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.¹⁹⁶

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance,” or more simply defined by the National Park Service as “the ability of a property to convey its significance.”¹⁹⁷

To evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource’s integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred;

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

¹⁹⁶ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11.

¹⁹⁷ California Office of Historic Preservation, *Technical Assistance Series No. 7*, 11; and National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 44.

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

PROPERTIES LESS THAN 50 YEARS OLD

According to California Office of Historic Preservation Technical Bulletin 6, "In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance."¹⁹⁸ While 50 years is used as a general estimate of the time needed to understand the historical importance of a resource (California Code of Regulations (CCR) Title 14(11.5) §4852 (d)(2)), the State of California Office of Historic Preservation recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older.

¹⁹⁸ California Office of Historic Preservation, *Technical Assistance Series No. 6: California Register and National Register: A Comparison* (Sacramento: California Office of State Publishing, 2011), 3.

Evaluating Historic Districts

For a property to be found eligible for the California Register, it must be classified as a building, structure, object, site, or district. Historic districts are defined by the California Office of Historic Preservation in *Technical Assistance Series No. 7*:

Historic districts are unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance [...].¹⁹⁹

Features in a historic district may be individually distinctive, or lack individual distinction if the grouping achieves significance as a whole within its historic context. However, the majority of the components should add or contribute to the district's historic character, and each component must possess integrity along with the district as a whole.

DISTRICT BOUNDARIES

The boundaries of a historic district typically encompass the area of land containing the significant concentration of buildings, sites, structures, or objects that convey a shared significant context. A district's significance and historic integrity should help determine the boundaries with consideration of visual barriers, visual changes, boundaries of a specific time, and clearly differentiated patterns of historic development.

DISTRICT CONTRIBUTORS & NON-CONTRIBUTORS

In addition, historic districts may have contributing and non-contributing buildings, sites, structures, objects, or open spaces. A contributor adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
- It independently meets the California Register criteria, and contributes to the significance of the district.

¹⁹⁹ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 2001), Appendix-2.

A non-contributor does not add to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- It was not present during the period of significance or does not relate to the documented significance of the property; or
- Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period.

DISTRICT INTEGRITY

For a historic district to retain integrity, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. The relationships among the district's components also must be substantially unchanged since the period of significance. Intrusions within a district may impact its integrity based on the relative number, size, scale, design, and location of the components. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

VII. EVALUATION

Historic District Evaluation

The following section evaluates the Sonoma-Marin Fairgrounds for potential historic significance and integrity for listing in the California Register as a historic district.

Criterion 1 (Events)

The Sonoma-Marin Fairgrounds is eligible for listing in the California Register as a historic district at under Criterion 1 for its local significance to the social and agricultural history of Petaluma. The Fairgrounds has served as a place of entertainment and celebration for Petalumens since the 1880s, and this social history includes the repeated and continued use of the Fairgrounds for the early Agricultural Fair, the celebrations for National Egg Day, and the Sonoma-Marin Fair use of the property that reflects broad patterns of local agricultural history.

The Sonoma-Marin Fairgrounds was first established in 1882 as the Sonoma and Marin Agricultural Society Fairgrounds, at a time when the popularity of agricultural fairs as a method of sharing knowledge and celebrating the nation's agricultural industry was growing. As funding for fairs disappeared due to changing legislation and a series of recessions, the Fairgrounds found an interim use as a privately owned horseracing and training facility but continued to serve a broader role as a place for community celebrations, holiday displays, and events. The purchase of the park, then called Kenilworth Park, by the City of Petaluma in 1911, formalized the role of the property as a public park that was the only location in Petaluma for large-scale public gatherings and events. While agricultural fairs in California would not receive reliable funding until the 1930s, the Sonoma-Marin Fairgrounds was used for Petaluma's Egg Days from 1918 to 1927, which served as a large-scale advertising campaign for eggs and a celebration of Petaluma's nationally renowned success in the chicken and egg industry. In addition to amplifying the national identity of Petaluma as a leader in the poultry industry, the park was used for auto and horse racing, organized sports, social events, recreational car camping, and a variety of entertainment uses.

Agricultural District Fairs were reestablished in the 1930s, and the Fourth Agricultural District held the first Sonoma-Marin Fair at this location in 1937. It was at this time that the existing Fairgrounds was established through a building campaign that started with the 1947 Master Plan. This Master Plan created a purpose-built Fairgrounds that was designed with a contemporary Midcentury Modern aesthetic that reflected its significant period of growth in the post-World War II period. The buildings and structures erected according to the 1947 Master Plan and through 1970, reflect the changing entertainment and recreational needs of the Fairgrounds and the broad use of its facilities,

including the Speedway, Grandstand, Main Stage, and various exhibit buildings, by the community year-round.

The significant development of the site includes the buildings that were constructed from 1949 to 1954 according to the guidance of the 1947 Master Plan, as well as the larger, purpose-built Fair buildings that were constructed until 1970 to supply additional exhibit and event space. As it exists today, the Fairgrounds reflects the long social history of the site as a place of gathering since 1882 and illustrates the revived focus on the agricultural heritage of the nation in the middle of the twentieth century that created this distinctive local example of a fairgrounds. As no built features survive that relate to the early decades of the fair at this location, the period of significance for the social and agricultural significance of the Fairgrounds under Criterion 1 begins in 1948, when the grading and building improvements planned by the 1947 Master Plan were undertaken, and ends in 1970, when the Main Stage, as the last large, purpose-built building was erected. This period of significance encompasses the overall layout, design, and construction undertaken to develop the existing Sonoma-Marín Fairgrounds.

Criterion 2 (Persons)

The Sonoma-Marín Fairgrounds is not significant under Criterion 2 for an association with the lives of persons important to local, state or national history. Many people have been associated with the Fairgrounds since its first use as a fair site in 1882. The nature of agricultural fairs requires the participation of many organizers and thousands of participants. While some individuals who were on the Fair Board remain well-known for their contributions to the success of the Sonoma-Marín Fair, and many have had buildings on the site named in their memory, their individual contributions do not rise to a level to which the Fairgrounds would be individually significant as a historic district in association with their accomplishments.

In addition to its role as the Fairgrounds, the site is also associated with Harry Stover, who operated the Kenilworth Park racetrack from 1902 until his death in 1909. Stover's ownership coincided with a period in which he was a very successful horse breeder, trainer, and owner. He acquired the property and named it Kenilworth Park in honor of his champion racehorse who had become famous in the years prior to Stover's purchase of the Fairgrounds property. Stover's reputation is associated with the broader history of horseracing in the United States, and no built remnants associated with Stover's racing career remain extant at the Sonoma-Marín Fairgrounds. Additionally, Stover owned and operated other properties related to the horseracing and breeding fields that may better reflect his personal accomplishments. Therefore, the Fairgrounds does not appear to be eligible for the California Register under Criterion 2.

Criterion 3 (Architecture)

The Sonoma-Marin Fairgrounds is not significant under Criterion 3 as a site that embodies the distinctive characteristics of a type, period, or method of construction, or as the work of a master. The Fairgrounds has been developed over many decades since 1882, when the first Sonoma and Marin County Agricultural Society Fair was held at this site, until the present day, as the site continues to evolve to meet the needs of the Sonoma-Marin Fair. The first master plan effort for the site was implemented in 1947 and guided construction and design for the Fair for the next two decades. During this period, a number of the Midcentury Modern buildings on the site were designed and erected by the California Department of Public Works, Division of Architecture to create a cohesive Fairgrounds with a contemporary postwar aesthetic. While the extant Midcentury Modern designed buildings contribute to an association with the 1947 Master Plan, most are not distinctive examples of the Midcentury Modern style. Additionally, these buildings and structures – with the exception of Herzog Hall – were designed by the Department of Public Works, not a master architect, and were erected by local contractors, many of whom remain unknown at this time. Therefore, the buildings do not stand out as works of a master and would not be considered eligible as a historic district under Criterion 3. Today, the built resources of the Fairgrounds reflect multiple styles including Midcentury Modern and vernacular style buildings, and also include many prefabricated buildings and utilitarian structures that lack formal design elements. Overall, the Fairgrounds does not present a cohesive architectural style, or landscape design and does not appear to be eligible for the California Register as a historic district under Criterion 3.

Criterion 4 (Information Potential)

The “potential to yield information important to the prehistory or history of California” typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The extant built resources on the Sonoma-Marin Fairgrounds were built in the 1940s or later, using common and conventional construction methods and materials associated with twentieth century agricultural and institutional construction, which is well-documented in historical photographs, architectural drawings, and other existing documentation. Therefore, the built resources on Sonoma-Marin Fairgrounds would not yield potential information important to history that is not already known.

The analysis of potential archeological resources at the Sonoma-Marin Fairgrounds site, which may be eligible under Criterion 4, is beyond the scope of this report.

Historic District Boundaries

The boundaries of the eligible Sonoma-Marín Fairgrounds Historic District align with the study area of this HRE, as this area encompasses all buildings and landscape elements that have been determined to directly contribute to the significance of the eligible historic district. Additionally, this area contains the approximate boundaries of the Fair as shown in the 1947 Master Plan.

District Contributors & Non-Contributors

Contributors to the eligible Sonoma-Marín Fairgrounds Historic District include buildings that were purpose-built for the Fairgrounds during the period of significance (1948-1970) to serve the primary fair, agricultural, and recreational functions of the site, such as barns, exhibit halls, and entertainment venues. Buildings and structures that have ancillary or support functions, such as restrooms, concession booths and buildings, prefabricated structures, and maintenance or service structures, are considered non-contributors.

Table 10 lists the buildings, structures, and landscape elements that are contributors and non-contributors to the eligible Sonoma-Marín Fairgrounds Historic District as identified under Criterion 1 for its significance as a local entertainment and gathering space for the citizens of Petaluma and for its association with local agricultural history, with a period of significance from 1947 to 1970. Overall, 67 buildings, structures, and landscape elements were erected and remain extant at the Fairgrounds. Of these, 22 are contributing resources to the eligible Historic District.

TABLE 10. ELIGIBLE FAIRGROUNDS HISTORIC DISTRICT CONTRIBUTORS & NON-CONTRIBUTORS

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
Maintenance Shop	1940	Non-Contributor	Constructed outside the period of significance. While the earliest extant building on the site, it was constructed as a utilitarian addition to an earlier Exhibition Pavilion, and has since been moved and altered. It now serves an ancillary function as a maintenance area.
Gross Concourse (Midway)	1948-49	Contributor	Gross Concourse is an important circulation feature of the Fairgrounds that serves the primary function of the Fair and is a public gathering space. The Gross Concourse follows the alignment of the original 1882 one-mile racetrack. Minor alterations have been limited to changing fixtures. This significant feature retains historic integrity.
Jefferson Street Extension	1948-49	Contributor	Purpose-built for the Fair to the guidance of the 1947 Master Plan, this serves an important

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
			circulation function for the Fair and is the location of most large-scale exhibition spaces that were erected to serve the Fair. Minor alterations have been limited to changing fixtures. Retains historic integrity.
Carnival Lawn	c. 1948-53	Contributor	Important landscape feature that serves as an event space and the location of the Carnival during the Fair. Retains historic integrity.
Cattle Barn 1	1948-49	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Despite some alterations to cladding materials and an extension constructed in 1973 in the same style, the building retains its historic integrity overall.
Cattle Barn 2	1948-49	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to areas of exterior cladding. Building retains historic integrity.
Restroom 2	1950	Non-Contributor	While erected in accordance with 1947 Master Plan, this building serves a support function and does not directly contribute to the significance of the Fairgrounds.
Sheep Barn	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Attached colonnade connecting to the Swine Barn was removed within the period of significance and minor alterations to cladding have been made. Building retains its historic integrity.
Sheep Judging Ring	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to areas of exterior cladding. Building retains historic integrity.
Swine Barn	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Attached colonnade connecting to the Sheep Barn was removed within period of significance and minor alterations to cladding have been made. Building retains its historic integrity.
Swine Judging Ring	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to areas of exterior cladding. Building retains historic integrity.
Cattle Barn 3	1950	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
			alterations to areas of exterior cladding. Building retains historic integrity.
Poultry Building – Community Building	1951	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Alterations to exterior to facilitate change of use. Addition located along a secondary façade. Overall, despite material changes, building retains sufficient historic integrity to convey its association with the Fair.
Administration Building	1952	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Addition constructed within the period of significance. Building retains historic integrity.
Restaurant – BCW Hall	1953	Non-Contributor	This purpose-built Fair building was heavily altered after the period of significance and its original Midcentury Modern style design has been obscured. Building does not retain historic integrity.
Restroom (Restroom 1)	c. 1953	Non-Contributor	While erected in accordance with the 1947 Master Plan, this building serves a support function and does not directly contribute to the significance of the Fairgrounds.
Dormitory – Fur & Feathers – Annex	1954	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alterations to secondary façade. Retains historic integrity.
Judging Ring (Cattle/Livestock)	1954	Contributor	Purpose-built Fair building; constructed according to the 1947 Master Plan. Minor alteration with addition of roof structure at north façade. Building retains historic integrity.
Exhibit Building	1956	Contributor	Purpose-built Fair exhibit hall. Minor alterations include a small addition to a rear facade and replacement of doors within an original opening. Building retains historic integrity.
Floriculture – Showcase (Arts & Crafts Building)	1958	Contributor	Purpose-built Fair exhibit hall with Midcentury Modern style features that contributes to the post-war character of the Fairgrounds. Minor alterations that minimally impact the original design and massing. Building retains historic integrity.
Wine Garden	c. 1958-60	Contributor	Purpose built display area for the Fair that supports the Floriculture building (Arts & Crafts) and was originally planned during the

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
			construction of that building. Minor alterations to hardscape; retains historic integrity.
Grandstand Restroom (Restroom 3)	1962	Non-Contributor	Ancillary support structure.
Grandstand	1962	Contributor	Purpose-built Fair structure to replace the previous Grandstand. Minor alterations to materials. Structure retains a strong association with the original and continued use of the Fairgrounds, including racing, and retains historic integrity.
Brick Planter & Water Fountain	1962	Non-Contributor	Ancillary structure. Only extant example of eleven planters installed on the site in 1962.
Herzog Hall	1963-65	Contributor	Purpose-built Fair exhibit hall with Midcentury Modern style features that contributes to the post-war character of the Fairgrounds. Built in two phases during the period of significance. Retains historic integrity.
Pumphouse	c. 1963-65	Non-Contributor	Ancillary support structure.
Racetrack	1965-77	Contributor	Modern iteration of the automobile speedway, which replaced the 1882 horse track that was also used for auto racing on the site as early as 1921. The racetrack retains a strong association with the original and continued use of the Fairgrounds despite changes to its shape and materials. Retains historic integrity.
Parking Lot B	c. 1965	Non-Contributor	Use is ancillary to the significance of the district.
Red Barn	c. 1965-68	Non-Contributor	Ancillary support structure.
Entrance Gate	1968	Contributor	Purpose-built Fair building that, while altered in 2019, retains its overall rectilinear form, decorative lettering, and flagpoles. Significant material replacement and changes to design during a 2019 remodel; however, building maintains a strong association with the historic entrance to the site and the public-facing aspects of the Fairgrounds. Retains historic integrity overall.
Bleachers (West) (Bleachers 1)	c. 1968-72	Non-Contributor	Constructed to expand the Grandstand and serve as ancillary seating.
Grandstand Concession (Concession 1)	c. 1968-72	Non-Contributor	Ancillary support structure.
Wash Rack	c. 1968-73	Non-Contributor	Ancillary support structure.
Stage	1970	Contributor	Purpose-built Fair building. Minor alterations have been made, but the structure retains its

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
			Midcentury Modern design and a strong connection to the public programming of the site. Retains historic integrity.
Carnival Restroom (Restroom 4)	1971	Non-Contributor	Constructed outside the period of significance.
Picnic Area	1973	Non-Contributor	Constructed outside the period of significance.
Barn Area Restroom (Restroom 5)	1974	Non-Contributor	Constructed outside the period of significance.
BBQ Pit	c. 1974	Non-Contributor	Constructed outside the period of significance.
Dairy Barn	1976	Non-Contributor	Constructed outside the period of significance.
Bleachers (East) (Bleachers 2)	c. 1976-82	Non-Contributor	Constructed outside the period of significance.
Classroom/Admin Building (Classroom 1)	1979	Non-Contributor	Constructed outside the period of significance.
Classroom Building (Classroom 2)	1979	Non-Contributor	Constructed outside the period of significance.
"Petaluma Pete" Chicken Statue	1979	Non-Contributor	Installed at the site outside of the period of significance.
ROP Building / First Aid (Classroom 3)	c. 1979	Non-Contributor	Constructed outside the period of significance.
Livestock Office	c. 1980-82	Non-Contributor	Constructed outside the period of significance.
Kiwanis White Building	c. 1982	Non-Contributor	Constructed outside the period of significance.
Mobile Home (Speedway Promoter)	c. 1982	Non-Contributor	Constructed outside the period of significance.
Classroom Modular Building (Classroom 4)	c. 1982-93	Non-Contributor	Constructed outside the period of significance.
Sponsor's Lounge	c. 1982-93	Non-Contributor	Constructed outside the period of significance.
New Maintenance Shop	1984	Non-Contributor	Constructed outside the period of significance.
Milk Barn	c. 1985-87	Non-Contributor	Constructed outside the period of significance.
Grandstand Concession (Concession 2)	1988	Non-Contributor	Constructed outside the period of significance.
Ticket Booth (Ticket Booth 1)	1988	Non-Contributor	Constructed outside the period of significance.
Concession (Speedway East) (Concession 3)	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Horse Arena	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Restroom (Speedway East) (Restroom 6)	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Ticket Booth (Grandstand) (Ticket Booth 2)	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.
Ticket Booth (Speedway East) (Ticket Booth 3)	c. 1993-2004	Non-Contributor	Constructed outside the period of significance.

Name	Year Built	Contributor/ Non-Contributor	Notes/Reasoning
Grandstand Concession (Concession 4)	1996	Non-Contributor	Constructed outside the period of significance.
Classroom Modular Building (Classroom 5)	2004	Non-Contributor	Constructed outside the period of significance.
Maintenance Mobile Home	2004	Non-Contributor	Constructed outside the period of significance.
Classroom Modular Building (Classroom 6)	2008	Non-Contributor	Constructed outside the period of significance.
Live Oak Charter School Storage Buildings (Storage)	2012	Non-Contributor	Constructed outside the period of significance.
Classroom Modular Building (Classroom 7)	2013	Non-Contributor	Constructed outside the period of significance.
BBQ Pit Storage	c. 2010s	Non-Contributor	Constructed outside the period of significance.
Livestock Exhibitor Trailer Parking	Unknown	Non-Contributor	Constructed outside the period of significance.
Temporary (Second) Stage Lawn	Unknown	Non-Contributor	Constructed outside the period of significance.

Integrity

The Sonoma-Marin Fairgrounds retains integrity as a historic district significant for its social and agricultural history. The Sonoma-Marin Fairgrounds retains its connection to the 1882 Agricultural Fair that was the first fair to be held at this site, and retains its connection to the history of social, cultural, and agricultural events that have been held at this site since that time. Additionally, the contributing buildings that were erected within the period of significance have not been relocated; thus, it retains integrity of location. The setting surrounding the Fairgrounds was originally primarily agricultural with some spare residential use. After World War II, the blocks around the Fairground developed with residential tract housing and some commercial use. The most significant change to the area was the erection of the US-101 highway to the east and south of the Fairgrounds. Despite these changes to the surrounding area, the property of the Fairgrounds had remained intact, its boundaries have not been encroached upon, and its integrity of setting has been retained. The overall size of the Fairgrounds and its solid boundaries with fencing and vegetation have helped to retain the isolated quality of the site.

The Fairgrounds retains the majority of the buildings constructed under the guidance of the 1947 Master Plan, with the loss of only the Horse Barn and the 1949-50 Grandstand. While some alterations have occurred to these early structures, including additions to Cattle Barn 1 and the Poultry Building, and the recladding of original wood siding with stucco at some locations, the alterations do not impact the ability of these buildings to convey that they were constructed to meet

the needs of a growing and permanent Fairgrounds in the period directly after World War II. Overall, the Midcentury Modern design features of the larger purpose-built Fair structures remain intact, including the decorative flagpoles, sans-serif lettering, and canted roof forms. The large, purpose-built Fair buildings that were erected following the initial development of the Master Plan also retain Midcentury Modern style features. The original design, materials, and workmanship of the buildings are sufficiently legible, and the alterations have not impacted their ability to contribute to the significance of the district under Criterion 1. While 33 additional buildings and structures have been erected at the Fairgrounds since 1970, they have been limited to small-scale buildings and ancillary structures – including ticket booths, restrooms, and concessions – that do not detract from the overall feeling or setting of the Fairgrounds, and allow the main barns, exhibit buildings, and entertainment spaces to retain their significance. Thus, the district retains integrity of design, workmanship, and materials. The Fairgrounds retains a unique feeling and association with the history of the site as the location of the annual Fair, and reflects the importance of local agricultural events to the community.

Conclusion

The Sonoma-Marín Fairgrounds is eligible for listing in the California Register as a historic district under Criterion 1 (Events) for its social and agricultural history that encompasses the long history of the site as a place of gathering and celebration, and as the location of the agricultural district fair that was first held at this location from 1882 to 1896 and was reestablished in 1937. The historic district has a period of significance from 1948 to 1970 that reflects the postwar development of the extant built resources of the Fairgrounds as district agricultural fairs, and junior agricultural exhibits in particular, saw increasing popularity. The Sonoma-Marín Fairgrounds retains all seven aspects of integrity such that it can convey its historic significance under Criterion 1.

Sonoma-Marin Fairgrounds

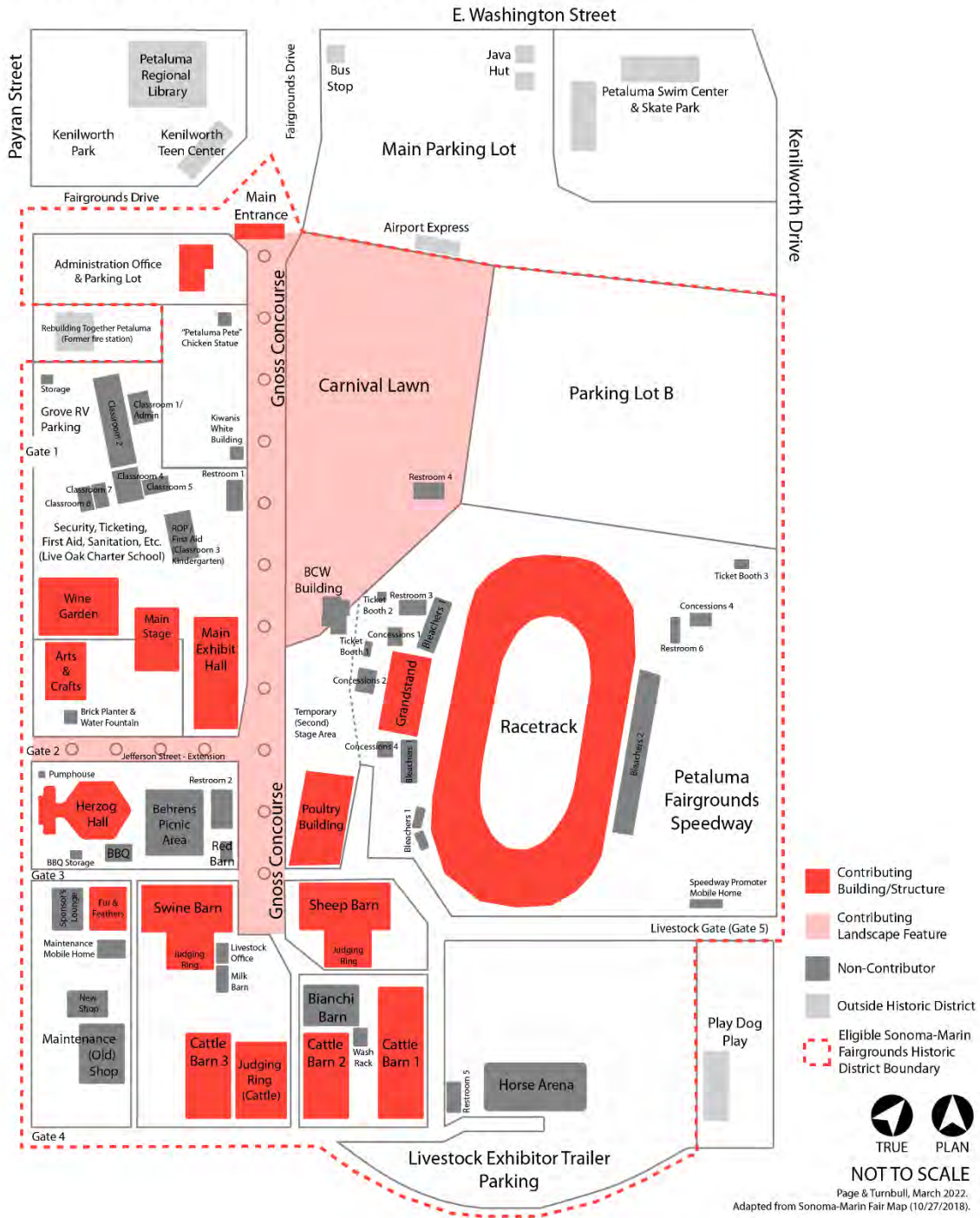


Figure 44. Map of contributors and non-contributors to the eligible Sonoma-Marin Fairgrounds historic district. Source: Page & Turnbull, March 2022.

Individual Building Evaluations

The nature of the construction and use of the built resources at the Sonoma-Marín Fairgrounds is such that they are unlikely to rise to the level of individual eligibility for the California Register, as they are part of an interrelated complex of buildings, structures, and landscape features on a large site. The buildings, structures, and landscape features that have been identified as contributors to the Sonoma-Marín Fairgrounds Historic District are eligible under Criterion 1 contribute to the overall significance of the site, but are not individually distinctive under this criterion. For the same reason that the historic district is not eligible under Criterion 2, individual buildings, structures, and landscape features are not significantly associated with the accomplishments of individual persons, as numerous Fair Board members were collectively involved with their construction and use. A namesake building is not a sufficient association for individual eligibility under Criterion 2. Nearly all of the buildings and structures at the Sonoma-Marín Fairgrounds were designed by the California State Department of Public Works, Division of Architecture and typically built by local contractors. The buildings and structures built in the 1950s and 1960s are generally a utilitarian Midcentury Modern style, and later buildings and structures are prefabricated or more utilitarian in style. Thus, the buildings and structures generally do not rise to the level of individual significance under Criterion 3. However, Herzog Hall is a notable exception, and therefore a full evaluation of Herzog Hall for individual eligibility for listing in the California Register follows.

Herzog Hall

Criterion 1 (Events)

Herzog Hall is not individually eligible for listing in the California Register under Criterion 1. Herzog Hall is a contributor to an eligible Sonoma-Marín Fair historic district under Criterion 1, but does not rise to the level of individual eligibility as it is one of a number of exhibit halls on the site. Furthermore, while numerous private events have been hosted at Herzog Hall as a rental space, none of the events are known to be of local, state, or national importance to history.

Criterion 2 (Persons)

Herzog Hall is not individually eligible for listing in the California Register under Criterion 2. Originally known as the Home Arts Building, the building was renamed in 1970 in honor of Max Herzog, a dairyman who had served as the fair's board of directors since at least the time of the 1947 Master Plan until 1969. Generally speaking, namesake buildings are not significant under Criterion 2 unless the person after which they are named was individually significant to local, California, or national history *and* their significance is directly tied to the building. Max Herzog was one of a number of Fair Board members who were collectively responsible for the commissioning and construction of Herzog Hall, and Herzog's contributions to the Sonoma-Marín Fair are not directly associated with

Herzog Hall more than any other building constructed during his tenure. Thus, Herzog Hall is not individually eligible under Criterion 2.

Criterion 3 (Architecture)

Herzog Hall is individually eligible for listing in the California Register under Criterion 3 as a building that embodies the distinctive characteristics of a type, period, or method of construction, or as the work of a master. Herzog Hall was constructed in two phases—the domed main hall in 1963-64 and the barrel-vaulted restroom and kitchen wing in 1965, with a subsequent corridor addition in 1973 and an addition to the west barrel-vaulted wing between 1982 and 1992. The main wing of Herzog Hall, designed by Jeffrey Lindsay of Jeffrey Lindsay & Associates, is a round building with a wood spherical hexagonal geodesic dome roof. The second wing, designed by the California State Department of Public Works, has a five-barrel-vault roof. Although they have distinct roof types, the two wings are both designed in the Midcentury Modern style and have matching stucco cladding. Herzog Hall has the distinctive characteristics of a geodesic dome building, including the original exposed wood roof structure and the hexagonal overhanging roof at the exterior. The geodesic dome had been invented in the 1920s, but only came to prominence and widespread use in the 1960s and 1970s, after extensive experimentation, research, and promotion by Buckminster Fuller and his disciples in the 1940s and onward. Research indicates that Herzog Hall was the first geodesic dome building constructed in Sonoma County, and remains an intact, early example of the construction method in the Bay Area. Herzog Hall is also a distinctive example of the Midcentury Modern style, inclusive of both the geodesic dome main hall and the barrel-vaulted wing.

Furthermore, the building was designed by Jeffery Lindsay, a Canadian architect who had a Los Angeles-based firm at the time and who worked closely with Buckminster Fuller. Lindsay ran the Fuller Research Foundation Canadian Division from 1949 to 1956, and worked with Fuller on a number of projects, including the U.S. Pavilion at Expo 67. Lindsay was an important disciple of Fuller, who executed many of the earliest successful examples of Fuller's vision for geodesic domes and helped to spread awareness and use of geodesic domes in California when he relocated his practice to Los Angeles. Lindsay is significant for his early role in the development, construction, and popularization of the geodesic dome and space frame construction.

Herzog Hall is significant within the local context as the first geodesic dome building constructed in Sonoma County, as a distinctive example of the method of the construction and of the Midcentury Modern style, and as an example of the work of Jeffrey Lindsay, a master architect of geodesic domes and space frames. The period of significance for Herzog Hall as an individual resource eligible under Criterion 3 is 1963, the year that Lindsay began construction of the main hall, through 1965, the year the barrel vaulted wing was completed.

Criterion 4 (Information Potential)

As previously stated, the “potential to yield information important to the prehistory or history of California” typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. While Herzog Hall is an early example of a geodesic dome, a unique structural system, the construction methods are now well understood, and the design of the dome structure is well documented in historical photographs, architectural drawings, and other existing documentation. Therefore, Herzog Hall would not yield potential information important to history that is not already known, such that it would be individually eligible under Criterion 4.

Integrity

Herzog Hall retains integrity of location, as it has not been moved since its original construction. The building also retains integrity of setting, as it remains surrounded by buildings and structures associated with the Sonoma-County Fairgrounds and fair use. The nearby Behrens Picnic Area, BBQ Pit, and Sponsor’s Lounge were constructed after Herzog Hall, but are consistent with the fair use of the site and Herzog Hall and do not detract from the building’s setting. Herzog Hall retains integrity of design, as it retains its significant geodesic dome roof and round footprint. The barrel-vaulted wing, although not designed by Lindsay, was part of an originally planned second phase of construction, contributes to the Midcentury Modern design of the building. The barrel-vaulted wing was later attached to the main hall with a compatible hyphen addition that allows the original domed roof and round walls to remain legible. The hyphen addition was additive and did not result in the removal of any portion of the original roof.

The original materials of Herzog Hall, including the wood frame geodesic dome roof structure, wood board soffit and fascia, stucco clad walls, the majority of the interior light fixtures, and concrete floor, remain intact. Original doors have been replaced with compatible new fully glazed doors. Herzog Hall’s unique workmanship is primarily illustrated through the unique wood frame geodesic dome structure, which is exposed at the interior of the main hall and remains intact. Other minor additions and alterations have occurred outside the building’s period of significance, including an expansion of the barrel-vaulted wing toward the west, addition of a gutter system, and addition of an HVAC system, but do not detract from the overall integrity of design, materials, and workmanship. Herzog Hall retains integrity of feeling as an innovative Modernist geodesic dome building constructed in the 1960s, when geodesic domes were still a relatively rare construction method but were experiencing increasing popularity. Herzog Hall also retains integrity of association

with the Sonoma-Marín Fair as it continues to be used for its original use as an exhibit hall by the fair.

Therefore, Herzog Hall retains all seven aspects of integrity.

Character-Defining Features

The character defining features of Herzog Hall include:

- One-story, circular footprint and inward-canted wood frame, stucco-clad round wall of the main hall
- Spherical geodesic dome roof structure with hexagonal overhanging eaves and wood soffit and fascia at the exterior, and exposed wood frame of the roof structure at the interior
- Open interior space and concrete floor of the main hall
- Exposed bulb light fixtures at the joints of the roof structure at interior
- Two original exterior doorways at the main hall (excluding doors, which are replacement features)
- Five-barrel-vault roof wing with wood fascia and stucco siding.

Conclusion

Herzog Hall is individually eligible for listing in the California Register under Criterion 3 (Architecture). The period of significance for Herzog Hall as an individual resource eligible under Criterion 3 is 1963, the year that Lindsay began construction of the main hall, through 1965, the year the barrel vaulted wing was completed.

VIII. CONCLUSION

The Sonoma-Marin Fairgrounds is eligible for listing in the California Register as a historic district under Criterion 1 (Events) for its social and agricultural history that encompasses the long history of the site as a place of gathering and celebration for the residents of Petaluma, and as the location of the agricultural district fair that was first held at this location from 1882 to 1896 and was reestablished in 1937 and held annually – with minor exceptions – to the present day. The historic district has a period of significance from 1948 to 1970 that begins with the postwar development of the Fairgrounds under the 1947 Master Plan and ends with the completion of the last purpose-built exhibition space – the Main Stage – in 1970. The boundaries of the eligible Sonoma-Marin Fairgrounds historic district are concurrent with the study area discussed within this report and include 22 contributing buildings, structures, and landscape elements. Therefore, the Sonoma-Marin Fairgrounds, as an eligible historic district, is a historical resource for the purposes of CEQA.

In addition to contributing to the eligible Sonoma-Marin Fairgrounds historic district, Herzog Hall is individually eligible for listing in the California Register under Criterion 3 (Architecture) as the first geodesic dome building constructed in Sonoma County, a distinctive and early example of the geodesic dome as a structural system and method of construction, a distinctive example of the Midcentury Modern style locally, and as the work of Jeffrey Lindsay, a master of geodesic dome and space frame design, who designed and constructed the building. Therefore, Herzog Hall is a historical resource for the purposes of CEQA.

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X. APPENDICES

Appendix A – Development Chronology Summary

The timeline provides a summary of construction activity at the Sonoma-Marin Fairgrounds, based on archival records, including newspaper articles and historical drawings, maps, and photographs.

Agricultural Park

- 1882** Land purchased by the Sonoma and Marin Agricultural Society. The Society erects a one-mile racetrack and relocates buildings and the Grandstand from the previous fairgrounds site. First fair at this site held in 1882.
- 1896** Last fair was held at Agricultural Park by the Sonoma and Marin Agricultural Society.
- 1897** Property foreclosed and purchased by Fred A. Wickersham.
- 1897-1902** No fairs held at the site. Park was used for private horse racing and events including holidays, picnics, etc.

Kenilworth Park

- 1902-1910** Owned and operated by Harry Stover as a private racetrack and training ground and was renamed “Kenilworth Park.” The one-mile tract was considered “one of the fastest mile tracks in the West” based on the number of records set and broken at the track.²⁰⁰
- 1902** 1880s Clubhouse was converted to residential use for the Stovers.
- 1906** The 1882 Agricultural Pavilion was the temporary home of approximately 200 orphaned boys from the Protestant Orphan Asylum of San Francisco for a period of six months.
- 1909** Harry Stover died, and the property passed to his wife.
- 1910** City of Petaluma arranged to purchase 67-acres of Kenilworth Park from Harry Stover’s widow. Bond measure for the purchase of the land to serve as a public park was approved by Petaluma voters in December 1910.
- 1911-1936** Used as a public park by the citizens of Petaluma. Events included Egg Day festivities (annually from 1918 to 1927), rodeos, horse racing, baseball games, auto camping, seasonal festivals and celebrations, horse shows, auto races, outdoor boxing, bicycle shows, picnics, and barbeques, among other uses.
- 1919** 1882 Agricultural Pavilion building razed.

²⁰⁰ “Fourth District Fair Held At Petaluma,” *Petaluma Argus-Courier*, May 9, 1941; and “Petaluma Plans Civic Auditorium,” *Petaluma Argus-Courier*, April 21, 1948.

- Ca. 1920** Half-mile-long horse stall structure from c. 1882 razed.
- 1922** City built car-camping facilities on the site.
- 1923** New Exhibition Pavilion built.
- 1931** 1882 Grandstand burned down in a fire, and temporary bleachers shaded with canvas were erected.²⁰¹

Sonoma-Marín Fairgrounds

- 1936** Sonoma-Marín Fourth District Agricultural Association started to lease the Fairgrounds from the City of Petaluma. The Fair Board hired architect W.D. Peugh to provide a master plan for the site to guide an application for WPA assistance. This master plan does not appear to have been completed.
- 1937** First fair held at this site under the leadership of the Sonoma-Marín Fourth District Agricultural Association.
- 1938** New Grandstand constructed.²⁰²
- 1939** Fair Board office moved to the old Clubhouse.
- 1940** Addition constructed to the Exhibition Pavilion.
- 1942** One-mile track was still present in aerial photographs. It was used periodically for horse and auto races.
- 1942-1945** No fairs held due to World War II. Property was leased to the United States War Department.
- 1946** Master Plan for the Fairgrounds commissioned through the California Department of Public Works, Division of Architecture.
- 1947** Master Plan adopted by the Fair Board.
- 1948** Grading, paving, drainage, and infrastructure improvement projects initiated at the Fairgrounds site.²⁰³ Preparation included the sale and removal of some of the old buildings on site, including the Grandstand, livestock sheds, and a poultry barn.²⁰⁴
- 1949** New half-mile hardtop auto racetrack was constructed, but the Grandstand was not completed in time for the 1949 fair.²⁰⁵ Races were delayed until the Grandstand was completed.²⁰⁶
Cattle Barns 1 and 2, and a Horse Barn were constructed according to the Master Plan.

²⁰¹ "Old Landmark is Reduced to Ashes in Fire," *Petaluma Argus-Courier*, December 24, 1931.; "Park Bleachers Are Completed," *Petaluma Argus-Courier*, April 18, 1932; and "Mission Reds Signed By Eagles For Sunday," *Petaluma Argus-Courier*, July 8, 1932.

²⁰² "Petaluma Asks For \$580,000 in Improvements," *Petaluma Argus-Courier*, May 4, 1938.

²⁰³ "Projects For Fairgrounds Here Given State Approval," *Petaluma Argus-Courier*, September 8, 1948.

²⁰⁴ "Fairground Improvement Starts at Kenilworth," *The Press Democrat*, September 12, 1948.

²⁰⁵ "Walter Olson's Grandstand Bid Is Low," *Petaluma Argus-Courier*, May 11, 1949.

²⁰⁶ "Buildings Being Rushed for Petaluma Agricultural Fair," *The Press Democrat*, July 3, 1949.; "Back in Service," *Petaluma Argus-Courier*, September 10, 1953.

- 1949-1950** The Grandstand, Sheep and Swine Barns, Cattle Barn 3, the Sheep and Swine Judging Rings, and one restroom were erected to the guidance of the Master Plan.
- 1951** Poultry Building erected.
- 1952** The racetrack reopened as the Petaluma Fairgrounds Speedway for hardtop auto racing on the half-mile flat track built in 1949.²⁰⁷
The new Administration Building was completed, and the old 1880s Clubhouse was demolished.²⁰⁸
- 1953** Original Restaurant Building (also called the "Fairgrounds Cafeteria," now called Beverley Wilson Hall) was completed.²⁰⁹ A second restroom building was erected in the "grove" area of the site (also referred to as the Picnic Grounds).
- 1954** Livestock Judging Ring and a dormitory (now called Fur & Feathers) were completed.
- 1956** Main Exhibit Hall and the Gardenway Stage (replaced or enlarged in 1969-1970 with current Main Stage) were constructed.
- 1958** Floriculture Showcase Building (now called the Arts & Crafts Building) was constructed.
- 1961** Grandstand built in 1949-50 was damaged by fire and razed.²¹⁰
- 1962** A new larger, covered Grandstand, bleachers, and newly resurfaced half-mile racetrack were constructed by promotor Jack Frost as the Sonoma-Marín Speedway.²¹¹ The Grandstand, designed by Russell & Russell, was built to seat 2,000 people.
Eleven brick planter boxes with integrated seating constructed throughout the site.²¹²
- 1963** Exhibition Pavilion built in 1923 was demolished to make room for the planned Home Arts Building (now called Herzog Hall).
- 1964** Phase I of the Home Arts Building (Herzog Hall), the geodesic dome roof main hall designed by Jeffrey Lindsay & Associates, was completed.

²⁰⁷ "Opening Thursday Night ... Hard Top Auto Racing," advertisement, *The Press Democrat*, May 12, 1952; and "Back in Service," *Petaluma Argus-Courier*, September 10, 1953.

²⁰⁸ "Old Building At Kenilworth May Soon Go." *Petaluma Argus-Courier*. September 3, 1952.; Final demolition completed just before fair opens in 1953. Refer to: "Holiday Mood Holds Sway in 4-Day Farm Salute," *The Press Democrat*, July 19, 1953, 4-Empire.

²⁰⁹ "Holiday Mood Holds Sway in 4-Day Farm Salute," *The Press Democrat*, July 19, 1953, 1-Empire.

²¹⁰ "Five-Year Program Outlined for the Fair," *Petaluma Argus-Courier*, May 10, 1963.

²¹¹ "Auto Racing Begins at Fairgrounds," *Petaluma Argus-Courier*, September 20, 1962; "Big Car Racing To Open Petaluma Speedway," *The St. Helena Star*, September 27, 1962; and "Sprint Cars: Marin Racers in Santa Rosa [sic Petaluma] Event," *Daily Independent Journal*, September 28, 1962.

²¹² "Petaluma Gets Ready for Fair," *The Press Democrat*, June 24, 1962.

- The 1940 addition to the previously demolished Exhibition Pavilion was moved to its current location to become the "Old Shop" Maintenance Building.
- 1965** By 1965, the track was redesigned as a 1/5-mile clay track by operator Bob Barkheimer.²¹³
A freestanding barrel-vaulted building was constructed along Payran Street as Phase II of Herzog Hall.
- c. 1965-68** Red Barn was built and was operated by Kiwanis as a beverage stand during the Fair.
The "grove" area of the Fairgrounds (also historically called the Picnic Area) begins to be cleared for future development of additional concessions.
- 1968** Entrance Gate was constructed to the Sonoma-Marin Fairgrounds.
- 1970** The Main Stage was completed (possibly a remodel of the 1956 Gardenway Stage).
The addition to the Administration Building was completed.
- 1971** The existing Petaluma Speedway track was extended to the south from 1/5-mile to a banked 1/4-mile racetrack under direction of manager John Soares.²¹⁴ A new concrete crashwall was also constructed along the main straightaway, in front of the Grandstand.
A new restroom was built at the Carnival lawn.
- 1973** Covered picnic area was constructed (now called Behrens Picnic Area). An addition to connect the two sections of Herzog Hall was completed.
- 1974** Barbeque pit near Behrens Picnic Area and a new restroom in the barn area were built.
- 1976** The racetrack was further lengthened to banked 3/8-mile oval track by new operators John and Gladys Soares.²¹⁵
A. J. Bianchi Barn (also called the Dairy Barn) was erected.
- c. 1976-78** Bleachers (east) were erected at the Speedway.
- 1978** The May 13 NASCAR Pro Series West race at Petaluma Fairgrounds Speedway was the last time a NASCAR series was raced on dirt.²¹⁶

²¹³ "Progressive Bike Races At Petaluma Saturday," *The Press Democrat*, September 5, 1969; refer also to **Figure 51** in **Appendix B – Historic Aerial Photographs**.

²¹⁴ "Petaluma Hardtops Season Opener Friday," *The Press Democrat*, April 22, 1971.

²¹⁵ "Petaluma Fairgrounds will expand speedway," *The Independent*, September 4, 1976; and "Karnes seeks title," *Concord Transcript*, April 27, 1977.

²¹⁶ "Guide to Northern California Dirt Tracks," TrailblazerMag, accessed online September 23, 2021, <https://www.trailblazermag.com/blog/guide-to-northern-central-california-raceway-dirt>.

- Santa Rosa Junior College begins leasing a portion of the Fairgrounds site along Payran Street.²¹⁷
- 1979** Santa Rosa Junior College constructed first three of four classroom and administration buildings (now occupied by Live Oak Charter School) at the former site of the "grove" along Payran Street.
- 1984** New Maintenance Shop building was constructed.
- 1985** Milk Barn (Howard Clementino Memorial Milking Barn) was built.
- 1986** Beverley Wilson Center alterations to 1953 Restaurant building were completed.²¹⁸
- 1988** A Grandstand Concession and Ticket Booth buildings were completed.
- c. 1993-2004** Horse Barn was demolished and replaced with Horse Arena. Concession (Speedway East), Restroom (Speedway East), Ticket Booth (Speedway East), and Ticket Booth (Grandstand) were constructed.
- 1996** Grandstand Concession was constructed. Santa Rosa Junior College vacated buildings at Fairgrounds (later occupied by Live Oak Charter School).²¹⁹
- 2004-2013** Three additional classrooms were added to the Live Oak Charter School complex.
- 2014** Former Bay Cities Racing Association (BCRA) racer and Shasta Speedway promoter Rich Faeth took over operation of the Petaluma Fairgrounds Speedway.²²⁰
- 2019** Remodel of Main Entrance.
- 2020-2021** Sonoma-Marin Fair was cancelled due to the COVID-19 pandemic.

²¹⁷ "City planners find old Petaluma school building a 'problem child,'" *Petaluma Argus-Courier*, November 25, 1981.

²¹⁸ Drawings for Beverley Wilson Hall, dated 1986, Sonoma-Marin Fair Archives.

²¹⁹ "Upscale move for SRJC," *Petaluma Argus-Courier*, January 2, 1996.

²²⁰ Harlan Osborne, "Toolin' Around Town: A quick, fast-paced history of the Speedway," *Petaluma Argus-Courier*, April 26, 2018.

Appendix B – Historic Aerial Photographs

The following is a selection of available historical aerial photographs illustrating the development of the Sonoma-Marin Fairgrounds site over time. Some of these photographs are reproduced elsewhere in the report, but are repeated here to provide a visual sequence of development.

1942 Aerial

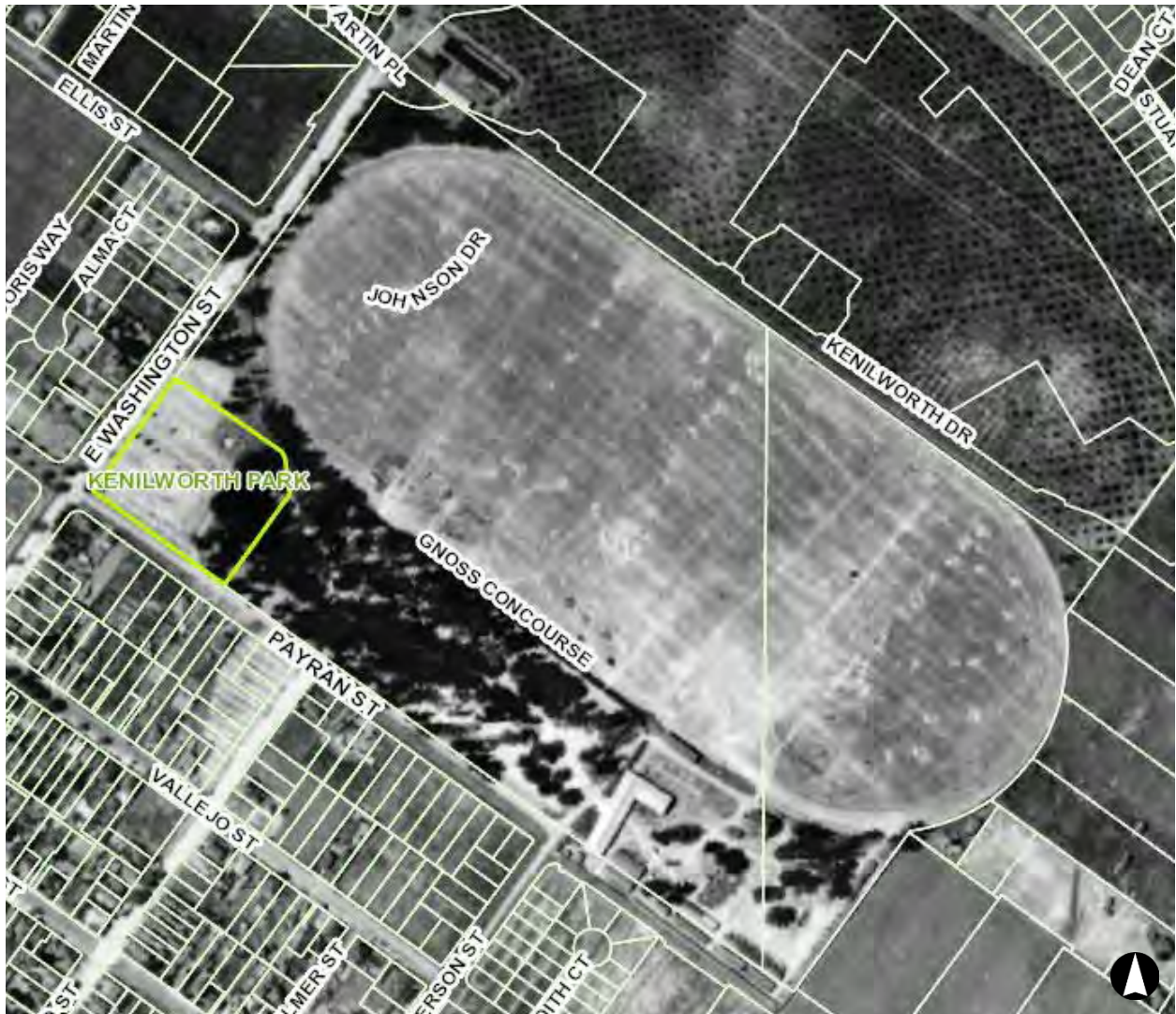


Figure 45. Aerial photograph of the Sonoma-Marin Fairgrounds, 1942. What is now the alignment of Gness Concourse is the outer edge of the original one-mile racetrack. The L-shaped Livestock & Commerce Building, located north of Pyran Street, has since been demolished. Source: City of Santa Rosa GIS Portal.

1946 Aerial



Figure 46. Aerial photograph taken in 1946. Source: Sonoma County Library Digital Collection.

1953 Aerial



Figure 47. Aerial photograph of the Sonoma-Marín Fairgrounds, July 19, 1953. A new half-mile racetrack has been constructed, but the outline of the original racetrack is still evident. Source: Pacific Air Industries, Flight CSH-1953, Frame 8K-92. UC Santa Barbara Special Collections, FrameFinder Database.

1955 Aerial



Figure 48. Bird's-eye aerial photograph of the Sonoma-Marín Fairgrounds, 1955, looking southeast. Source: Sonoma County Library Digital Collections.

c. 1956-58 Aerial



Figure 49. Bird's-eye aerial photograph of the Sonoma-Marín Fairgrounds, circa 1956-58, looking toward E. Washington Street. Note that the Main Exhibit Hall and Gardenway Stage have been constructed and that the Arts & Crafts Building has yet to be erected. Source: Sonoma County Library Digital Collections.

1964 Aerial



Figure 50. 1964 aerial photograph, looking southwest toward US-101. Note that Herzog Hall has replaced the previous Exhibition Pavilion, the horse arena is now present, and the 1940-addition to the Exhibition Pavilion has been moved to its current location to become the “Old Shop” Maintenance Building. Source: Sonoma County Library Digital Collections.

1965 Aerial



Figure 51. Aerial photograph of the Sonoma-Marín Fairgrounds, July 3, 1965. The former half-mile racetrack has been replaced with a fifth-mile racetrack, but the outline of the former track is visible. The addition to Herzog Hall along Payran Street has been completed by 1965. Source: Cartwright Aerial Surveys, Flight CAS-65-130, Frame 67-8. UC Santa Barbara Special Collections, FrameFinder Database.

1968 Aerial



Figure 52. Aerial photograph of the Sonoma-Marín Fairgrounds, 1968.
Source: NETROnline. Edited by Page & Turnbull.

c. 1970-1972 Aerial



Figure 53. Aerial photograph with an incomplete view of the Fairgrounds, circa 1970-1972.
Source: Sonoma-Marín Fairgrounds Archive.

1973 Aerial



Figure 54. Aerial photograph of the Sonoma-Marín Fairgrounds, 1973. Source: Sonoma County Library Digital Collection. Edited by Page & Turnbull.

1982 Aerial



Figure 55. Aerial photograph of the Sonoma-Marin Fairgrounds, 1982. Source: NETROnline.

c. 1980s Aerial



Figure 56. Aerial photograph of the Sonoma-Marín Fairgrounds, circa 1980s. Source: Sonoma County History and Genealogy Library.

1993 Aerial



Figure 57. Aerial photograph of the Sonoma-Marin Fairgrounds, July 9, 1993. Source: USGS via Google Earth.

c. 1993-2003 Aerial



Figure 58. Bird's-eye aerial photograph of the Sonoma-Marín Fairgrounds, circa 1993-2003.
Source: Sonoma-Marín Fair Archives.

2004 Aerial



Figure 59. Aerial photograph of the Sonoma-Marin Fairgrounds, August 11, 2004.
Source: Maxar Technologies via Google Earth.

2011 Aerial



Figure 60. Aerial photograph of the Sonoma-Marín Fairgrounds, October 21, 2011.
Source: Maxar Technologies via Google Earth.

2021 Aerial



Figure 61. Aerial photograph of the Sonoma-Marín Fairgrounds, February 25, 2021.
Source: Google Earth.

Appendix C – Historical Maps & Site Plans

The following is a selection of available historical maps and site plans illustrating the development of the Sonoma-Marin Fairgrounds site over time.

1947 Master Development Plan

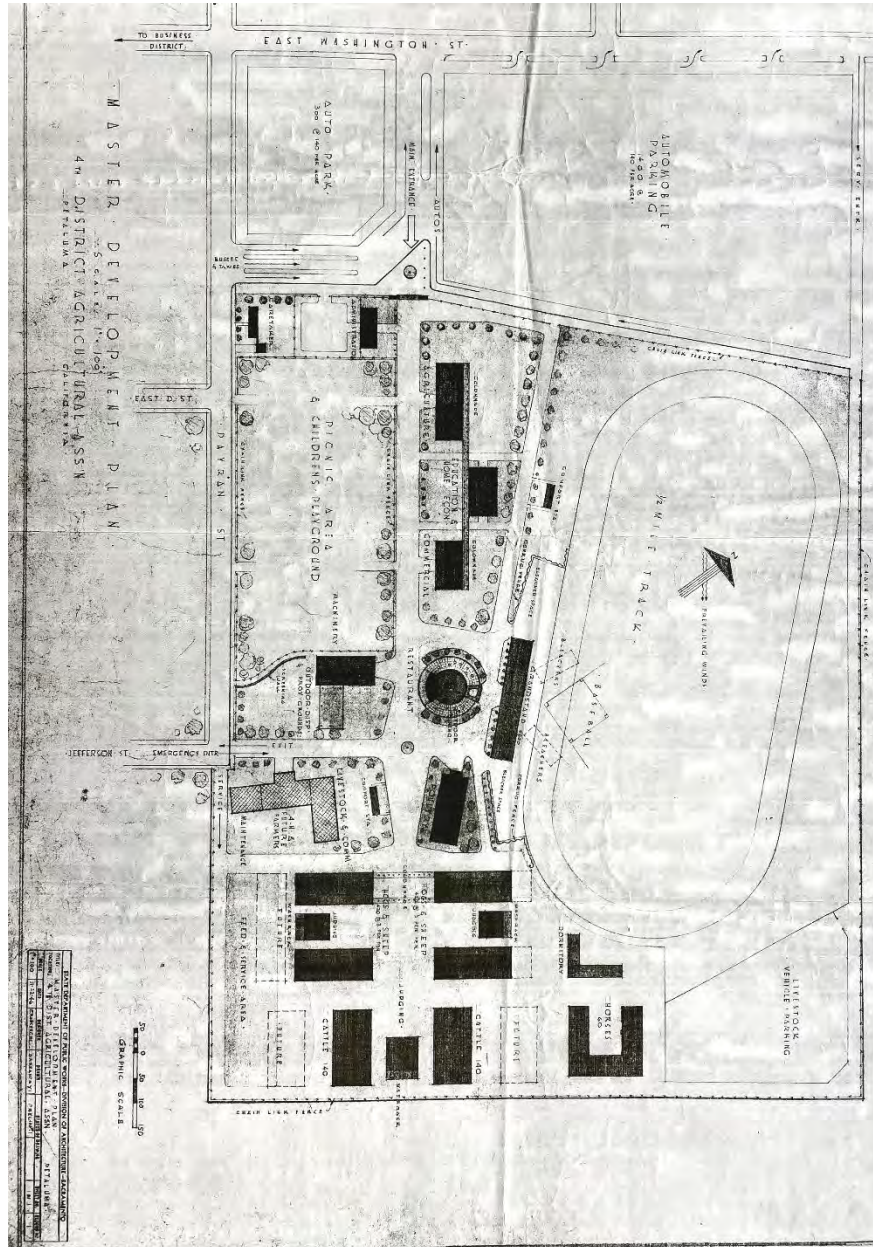


Figure 62. Master Development Plan, State Department of Public Works, Division of Architecture, dated November 22, 1946. Adopted by the Fair Board in 1947. Source: Sonoma-Marin Fair Archives.

1948 Grading & Paving Plan

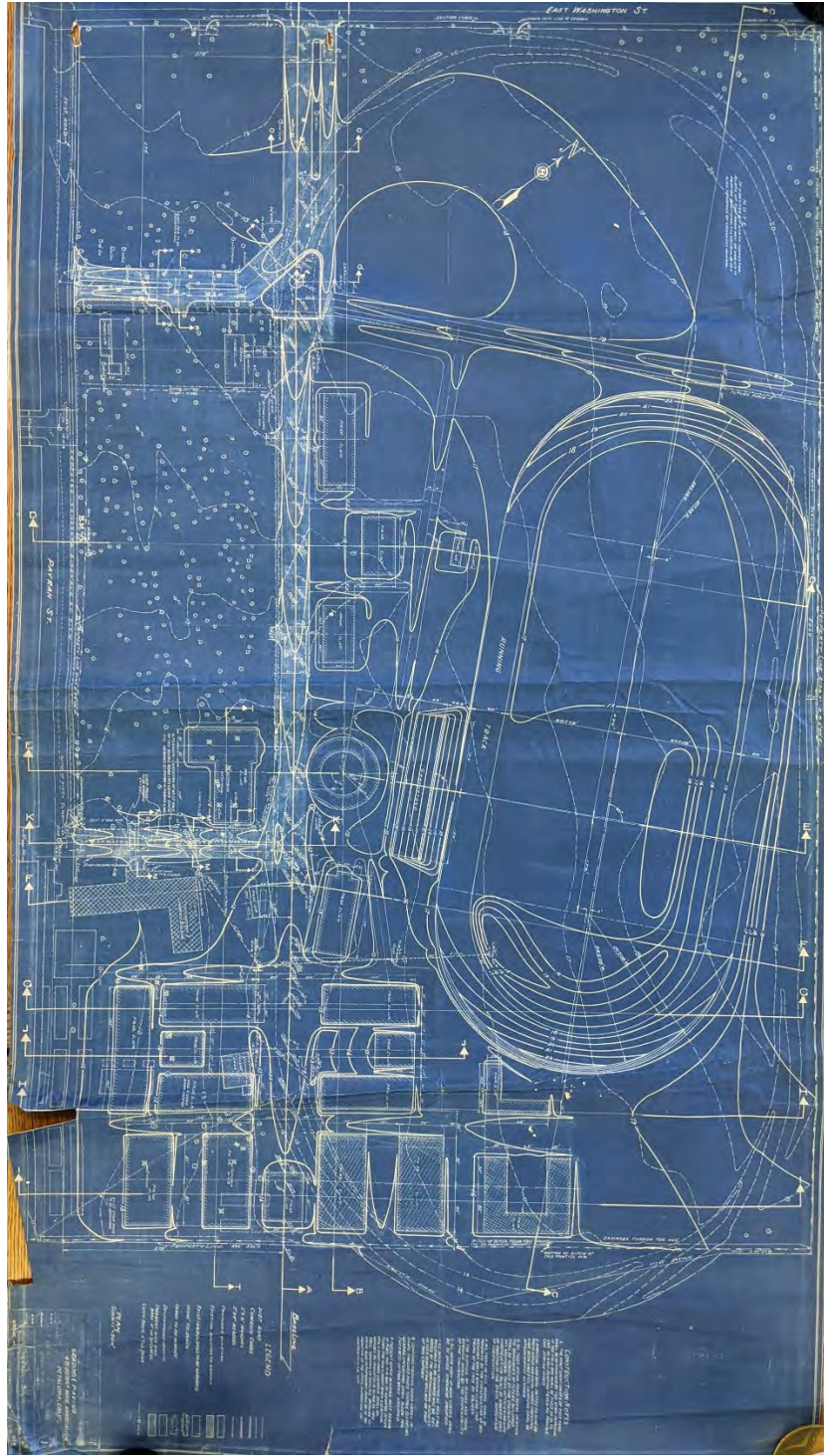


Figure 63. Grading and Paving Plan, State Department of Public Works, Division of Architecture, September 20, 1948. Source: Sonoma-Marín Fair Archives.

1953 Tree Planting Plan

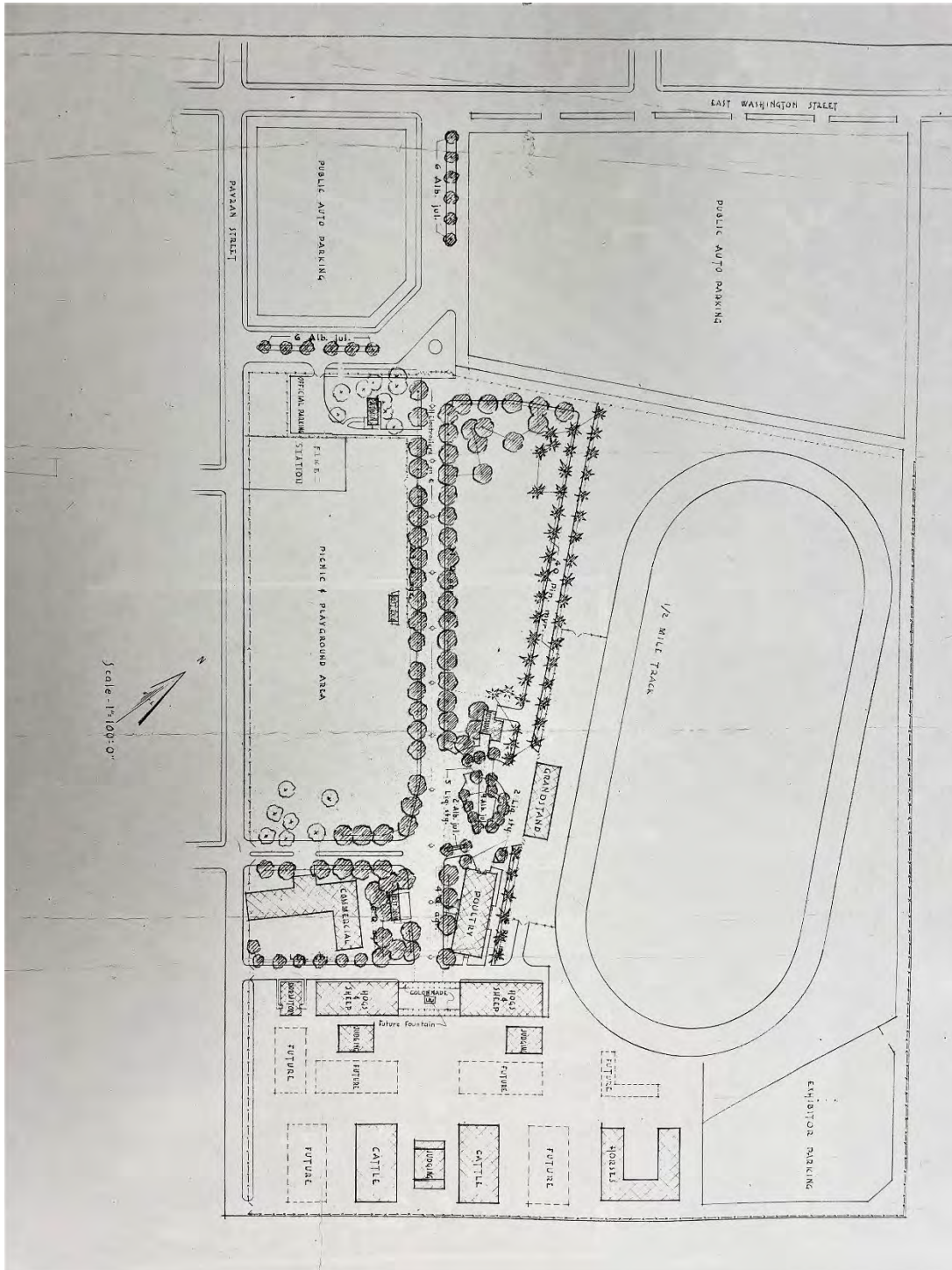


Figure 64. Tree Planting Plan, 4th District Agricultural Association. Source: Sonoma County History and Genealogy Library

1968 USGS Topographic Map



Figure 65. 1968 USGS topographic maps. Site splits across two USGS quadrangles: Petaluma (left) and Petaluma River (right). Building footprints shown in black appeared in the previous 1953-54 maps, and pink building footprints were revised based on 1968 aerial photographs. Source: USGS.

1978 USGS Topographic Map

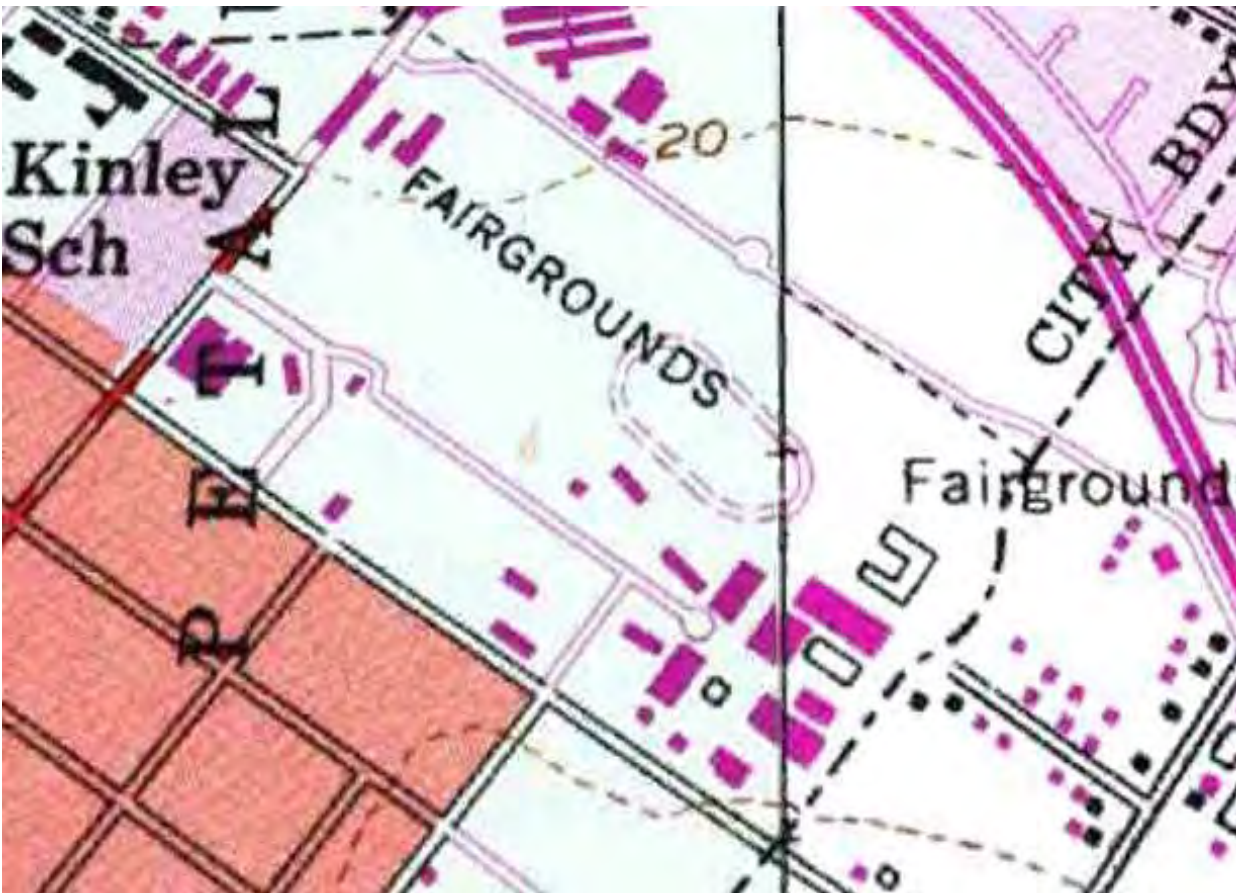


Figure 66. 1978 USGS topographic maps, published in 1980-81. Site splits across two USGS quadrangles: Petaluma (left) and Petaluma River (right). Building footprints shown in black appeared in the previous 1953-54 maps, and pink building footprints were revised based on 1978 aerial photographs. Source: USGS.

1980 Sonoma-Marín Fair Map

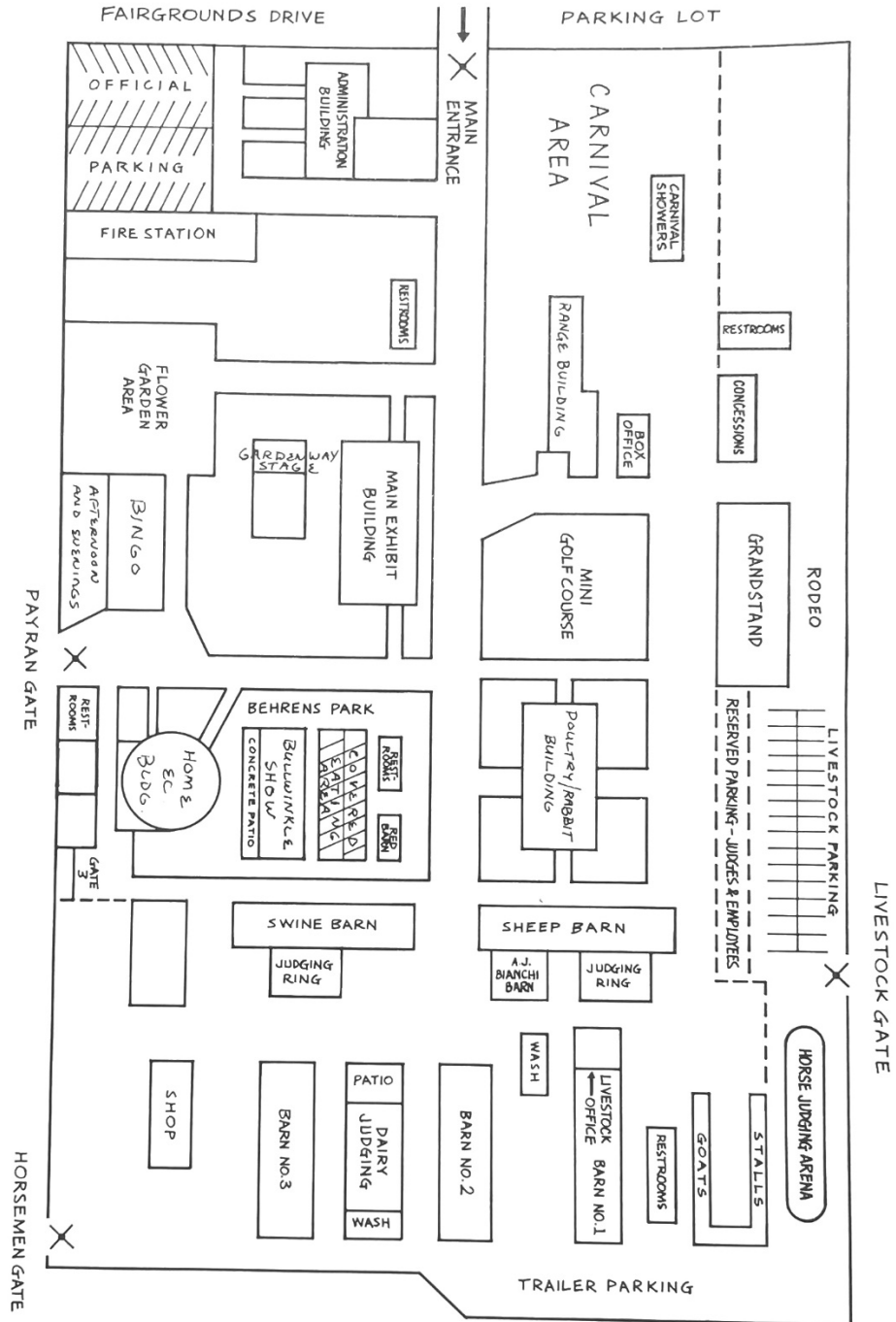


Figure 67. Fair map from 1980 "The 41st Annual Petaluma Fair" brochure.
Source: Petaluma Historical Library & Museum.

2009 Sonoma-Marin Fair Map

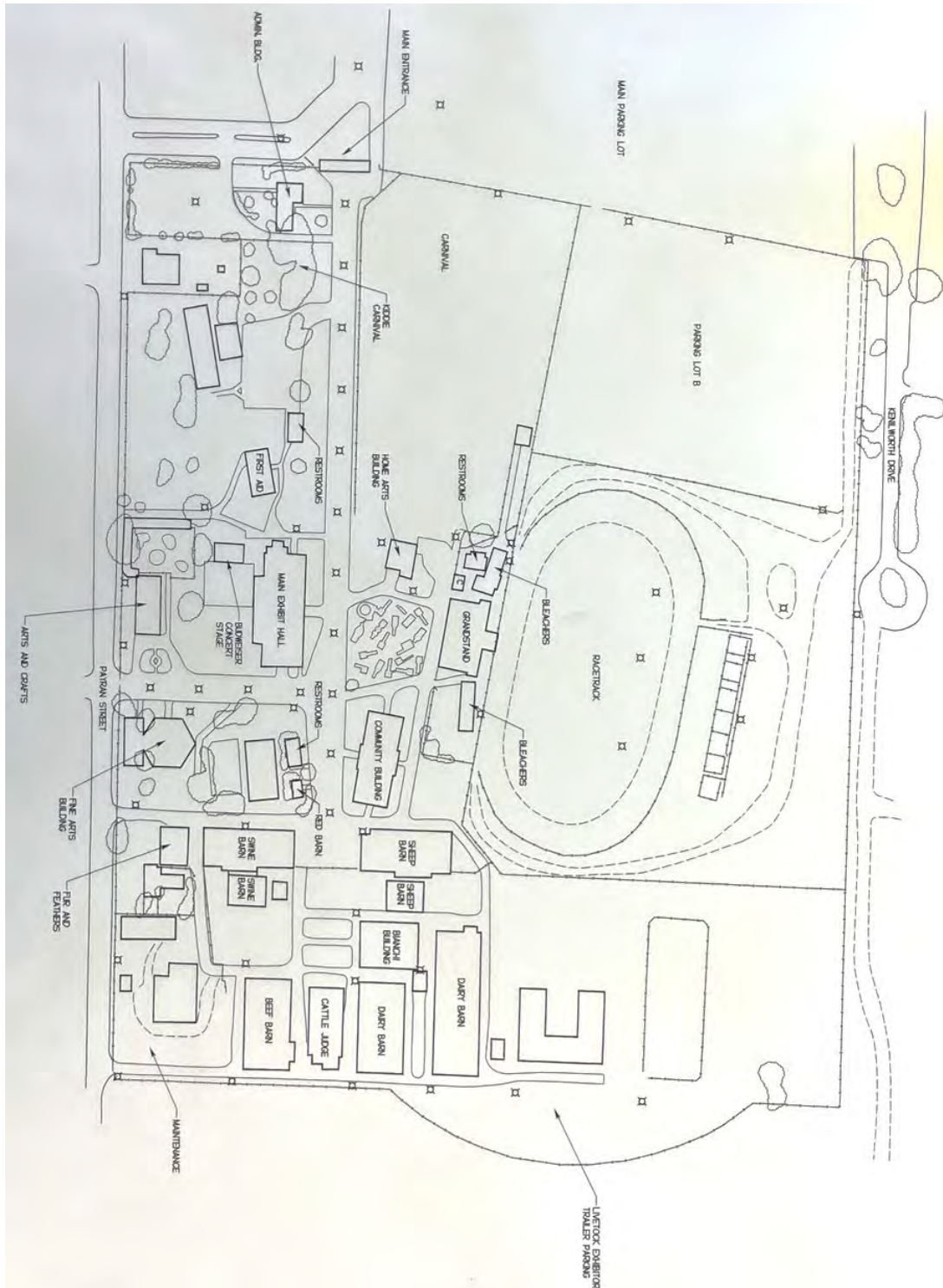


Figure 68. 2009 Fair Map. Source: Sonoma-Marin Fair Archives.

2017 Sonoma-Marín Fair Map



Figure 69. 2017 Fair Map. Source: Sonoma-Marín Fair.

Appendix D – Preparer Qualifications

This Historic Resource Evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Ruth Todd, FAIA, Principal-in-charge; Hannah Simonson, Cultural Resources Planner and project manager, author; Barrett Reiter, Cultural Resources Planner, author; and Christina Dikas, Senior Architectural Historian and QA/QC reviewer, all of whom meet or exceed the Secretary of the Interior’s Professional Qualification Standards for Historic Architecture, Architectural History, or History.

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