

UPDATED DEC 2023

Historic Resource Evaluation

196 Spain Street East,

Sonoma, California

(APN 018-171-011, 018-171-012, 018-171-013, Pueblo Lot 23 and part of Lot 18)



Prepared for:

Amy & Ron Pritchard
196 Spain Street East
Sonoma, CA 95476

Prepared by:

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APD Preservation LLC

27 December 2023

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Project Overview & Executive Summary

The owners of 196 Spain Street East are assessing the historic character of the property in anticipation of renovating the property.¹ As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the structures on the property and identify what features, if any, render the property historically significant. Alice had originally prepared an “Historic Resource Evaluation (HRE)” as part of a pre-sale disclosure package in 2016 and then she prepared a separate HRE for the “Dairy Barn” in 2022. Both HREs were updated in April 2023 to combine the documents, as well as to reflect further research on the property.

In the Fall of 2022, the owners hired the Anthropological Studies Center (ASC) at Sonoma State University to prepare a “Cultural Resources Study (CRS)” to evaluate the property’s potential to contain pre-historically or historically significant archaeological resources. A draft study was prepared on 22 December 2022 and finalized on 14 December 2023. In the spring of 2023, they hired the Institute of Canine Forensics to survey the property for human remains.

The following update to the HRE incorporates the conclusions of the December 2023 CRS, though not the full analysis. For more detailed information on methodology and results please refer directly to the CRS. ASC’s updated DPR forms for the archaeological resources are included in Appendix D.

Background

The farm complex is on what was originally Lots 18 and 23 of the Pueblo Map of Sonoma. The land was part of the early land grant to the Mission, and was developed before 1888. Amelia Brunck Colton Russell lived on the property as early as 1895, and enlarged the house and built the first barn on the property around 1904. Before 1911, she and her second husband raised the barn from one story to two stories, and between 1911-1913 they significantly rebuilt the house, adding the two-story gambrel roof section on the east. In 1916 the Russells moved to Michigan.

The Castagnasso family purchased the property in 1919 and further improved the property in 1922. They built the large horse barn at the north end of the property and modified the two-story Dairy Barn with the addition of shed-roof wings on the north and south and a small porch on the western gable end.

C.F. Leiding (probably)

< 1888 one story, “L” shaped cottage

Russells:

~ 1904 rebuilt house, added porch on southeast, built one-story Dairy Barn

< 1911 raised Dairy Barn to two stories

1911-13 enlarged house (“New 8 Room Residence”), added
two-story gambrel section (matches Dairy Barn)

Castagnassos:

1922 built horse barn at north end of property

1922 built shed additions on Dairy Barn (north and south)

1938-41 added open porch on west elevation of house

1941-53 added west wing to Dairy Barn

1987 “remodel” house

1999 “upgrade” front porch

¹ Parcel 13 is on Lot 18 is not currently owned by the Pritchards but is still included in the research of the overall property.



Conclusion: Architectural Evaluation

The farm at 196 Spain Street East is over 100 years old, is within the City of Sonoma's Historic Overlay Zone, is included in the Sonoma League for Historic Preservation's inventory of historic resources, is included in the California Office of Historic Preservation's "Built Environmental resource Directory" (BERD) with a status code of "1D" and is included as a contributing element to the Sonoma Plaza National Register Historic District (NRHD). Specifically, the house, two barns and pasture on the west side of the property constitute the historic resources on this site as defined in the 1992 Sonoma Plaza NRHD. The other outbuildings have either lost physical integrity or are modern structures.

As contributing elements to a National Register District, the house, two barns and pasture are automatically included in the California Register of Historic Resources, and are considered historic resources under CEQA.² The resources retain sufficient integrity to convey their historic significance.

These three resources are included as contributing elements to the 1992 NRHD because:

1. They were built during the district's period of significance (1835-1944).
2. They are associated with the early-twentieth century residential and agricultural development of the town of Sonoma.
3. They are architecturally distinctive as vernacular examples of residential/agricultural structures.

The character defining features of the residence include its cross-gabled form, gambrel and gable roofs, shingle and horizontal wood siding, chamfered bay, and paired windows (one-over-one, double-hung, wood). The character defining features of the Dairy Barn are its rectangular massing with shed additions, two-storey gambrel roof central section with one-storey shed-roof additions, irregular fenestration, horizontal wood siding and pulley beam. The Horse Barn is characterized by its "broken slope" form, vertical wood siding, and random openings. The field is characterized by gently rolling terrain.

Conclusion: Archeological Evaluation

Using a multi-pronged study method that included records review, field survey and limited soil testing, ASC concluded that the project area contains a subsurface feature partially beneath the 1904 Dairy Barn. Based on the shape and materials, ASC speculates that the feature was a dam with an outlet channel to help direct or limit the flow of water. The construction method of the fired adobe bricks, as well as the feature's position under the Dairy Barn, indicate that the dam predates the residential development of the property. ASC attributes the feature to the agricultural system of the earlier Mission San Francisco Solano, west of the project area. Note that the archaeological feature has no significance in the context of the residential/agricultural development of the project area.

ASC has determined that the feature is potentially eligible for the California Register of Historical Resources because of its association with the larger landscape of the Mission (criterion 1) and for its potential to yield information pertaining to the construction techniques and/or technology "employed by the enslaved Native American mission laborers who constructed the dam" (criterion 4).³ ASC further determined that the resource retains sufficient integrity to convey its historical significance. Therefore, the resource qualifies as an "historic resource" under CEQA.

In addition to ASC's survey, the Institute of Canine Forensics (ICF) surveyed the property for traces of human remains. "The forensic dogs did not alert to any scent of human remains on the property."⁴

² http://ohp.parks.ca.gov/?page_id=21237

³ Michael Konzak and Samantha Dollinger, "Cultural Resources Study for 196 E. Spain Street (Pritchard Farm), Sonoma, Sonoma County, California," 14 December 2023, p. 14.

⁴ Konzak, "Addendum to Cultural Resources Study for 196 E. Spain Street (Pritchard Farm), Sonoma, Sonoma County, California . – ICF Study," 27 December 2023, p. 1.



Methodology

Architectural

On 18 November 2016, Alice Duffee undertook a field survey of the property to conduct a visual review and assessment of the house. On 19 October 2022, Alice conducted a detailed evaluation of the Dairy Barn. The April 2023 update to the HRE incorporated additional research and assessments gleaned from the 2022 evaluation of the Dairy Barn. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Sonoma County Recorder's office
- Sonoma County History & Genealogy Library
- Sonoma League for Historic Preservation
- Sonoma Valley Historical Society
- Northwest Information Center (NWIC)
- San Francisco Public Library (SFPL) online research databases
- City of Sonoma (Building and Planning departments)
- California Digital Newspaper Collection

Archeological

On 13 October 2022 Samantha Dollinger, ASC Staff Archaeologist, and Mariela Martinez-Garcia, Archaeological Technician, conducted a pedestrian archaeological survey of approximately 1.5 acres of the Project Area and conducted a ground penetrating radar (GPR) survey consisting of three grids with six transects.

On 20 October 2022 Dollinger conducted a records search at NWIC and initiated a review of the Sacred Lands File with the Native American Heritage Commission (NAHC). ASC conducted additional "literature review of publications, files and maps at ASC and online further literature review of publications, files, and maps at ASC and online for ethnographic, historic-era, and prehistoric resources and background information."⁵

On 26 April 2023 the Institute of Canine Forensics (ICF) used three dog handlers and six specially trained forensic dogs to survey the project area for traces of human remains.

On 4 May 2023 ASC conducted limited soil testing and monitoring on 6 bore hole sites around the project area. "All ground disturbing activities were observed and the spoils and collected material examined for cultural material."⁶

Evaluator qualifications

Architectural

Alice Duffee of APD Preservation LLC conducted the research of the property at 196 Spain Street East in Sonoma, California. Ms. Duffee holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. She has been working in the field of Cultural Resources Management for 32 years, 27 of which have been in Northern California. For the past 9 years she has focused her attention on projects in Sonoma, Napa and Marin counties. Ms. Duffee exceeds the Secretary of Interior's Standards for "Architectural Historian" as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History.

⁵ Dollinger and Konzak, "CRS," p. 1.

⁶ Konzak, "Addendum," p. 2.



Archeological

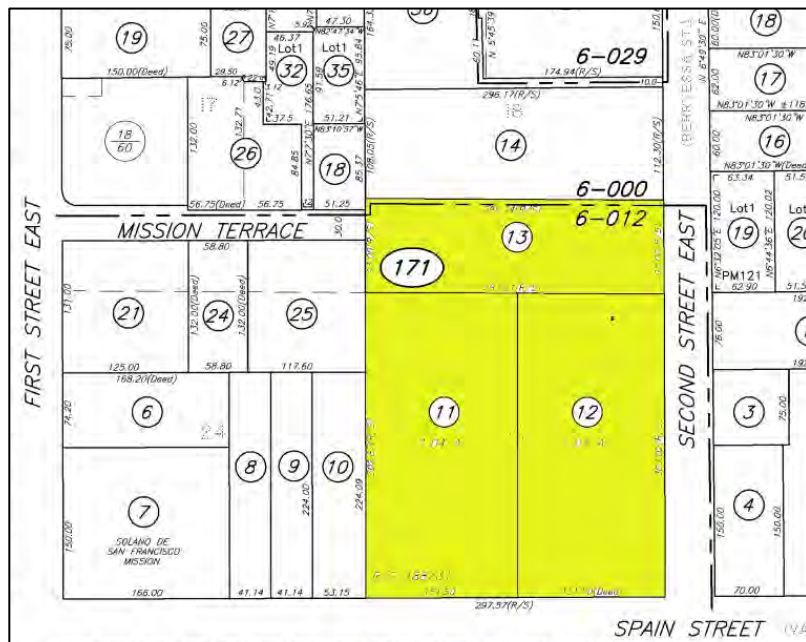
The CRS was prepared under the supervision of Dr. Thomas Whitley, Registered Professional Archaeologist (RPA) and Director of the Anthropological Studies Center at Sonoma State University. Whitley holds both a Master of Arts and a Ph.D. in Anthropology (Archeology) from the University of Pittsburgh and exceeds the Secretary of Interior's Standards for "Archeologist" as defined by the Code of Federal Regulations (36 CFR Part 61). He has worked in the field of cultural resources for over thirty years and has been a professor of Anthropology at Sonoma State University for over seven years.

The letter report was prepared by ASC Staff Archaeologists Samantha F. Dollinger, M.A., RPA, and Michael Konzak, M.A., RPA. Dollinger holds a Master of Arts in Cultural Resource Management from Sonoma State University and Bachelor of Arts in Anthropology from San Diego State; she has worked in the field of cultural resources management for over ten years and exceeds the Secretary of the Interior's standards for archaeology. Konzak holds a Master of Arts in Archeology and Prehistory from the University of Sheffield and a Bachelor of Arts in Anthropology from the University of California Berkeley; he has worked in the field of cultural resources management for over twenty-one years and exceeds the Secretary of Interior's Standards for both Prehistoric and Historical Archaeology.

Lynne Engelbert, Historic Human Remains Detection Specialist, led the ICF dog team. Engelbert has over thirty years of detection dog training and handling experience. She and her border collie, Piper, are certified in Historic Human Remains Detection (HHRD) and FEMA Human Remains Detection. Engelbert is an instructor for Human Remains Detection, disaster search and canine decontamination, and has worked with local and federal law enforcement agencies in conducting maintenance training for narcotics, explosives and arson detection dogs.

Site Location

The farm at 196 Spain Street East sits on the north side of Spain Street East, at the northwest corner of Second Street East, in the City of Sonoma. A variety of fences enclose the property, which is used as an active horse farm. The streetscape is varied landscaping around single-family residences and commercial buildings dating back to the mid-nineteenth century. This section of Spain Street East has two lanes of traffic (two-way) and parking on both sides.



Location of 196 Spain Street East (Sonoma County parcel map 18-17)





Aerial View of 196 Spain Street East (Google Earth 2016)

Description

Residence

The house at 196 Spain Street East is an offset cross-gable, 2-story, wood frame structure with an asphalt shingle roof covering the gable pitch and wood shingles covering the second slope of the gambrel sections. At the primary façade facing Spain Street East, the gable end of the cross-gable is offset to the west and features a prominent cornice with rake molding, fascia and returning boxed eaves. A pair of double-hung, one-over-one, wood sash windows is framed as a single unit inside of modestly molded trim. Coursed, irregular sized, rectangular shingles face the second story, flaring gently over a molded stringcourse. At the first floor, the siding changes to vertical, V-grooved wood siding.

A 3-sided bay window extends across the first floor of this projected cross gable on the south façade. Each face of the bay windows has a double-hung, one-over-one, wood sash window set in chamfered trim. Beadboard encloses the projecting corners of the second story (see figure 7). Vertical trim delineates the corners of the bay.

A pedimented dormer window is centered over a flat roof porch at the southeast corner of the house. Turned posts support a fascia and boxed soffit with overhanging eaves. The balusters are also turned and the handrail is shaped. Two brick steps lead from the sidewalk to the brick floor of the porch. The poured concrete foundation of the porch is veneered with brick. A large, double-hung, one-over-one, wood sash window fills the majority of the wall under the porch. Two paneled, half-glass doors are situated at right angles to each other at the intersection of the projecting gable end and the eastern section of the house (see figures 2-5). The ceiling is faced in beadboard and a modern light fixture is positioned right of the primary door. Per records on file at the Sonoma Building Department, the porch was rebuilt in 1999.

A brick chimney with a simple brick crown projects from the south slope of the roof (see figure 9).

A one-story, hipped-roof addition abuts the north end of the west elevation of the house. The wing continues the V-groove, horizontal wood siding and the boxed soffit found on the main house to its east. A pair of



double-hung, one-over-one, wood sash windows are framed as a single unit. An unadorned fascia extends across the face of the wing, while plain wood boards delineate the corner (see figure 11).

The second story of the main house features an intersecting gable with a decorative, triangular, louvered wood vent at the peak of the gable to ventilate the attic. Like the front of the house, the second story is clad in coursed, irregularly sized shingles that flare above a wide stringcourse detail that separates the first and second stories. A pair of double-hung, one-over-one, wood sash windows are framed as a single unit at the base of the gable (see figure 17).

A shed-roof, enclosed porch wraps around the west and north sides of the hipped roof wing. A pair of windows (double-hung, one-over-one, wood sash) is framed as a single unit at the south end of the west elevation of this porch. A band of four windows fills the northwest corner of the west elevation. A single window is centered on the south side of the porch, where the gabled pitch is faced with vertical wood siding (see figures 12 and 13). On the north side of the porch, concrete steps with a metal railing lead up to a small porch and a half-glass door entering the porch (see figure 19). Like the rest of the house at this level, the porch is faced in V-groove wood siding.

The south elevation of the house is dominated by an offset gable with prominent soffit and returning eaves, similar to the gable end on the primary façade. A molded stringcourse differentiates the first story and continues around the gabled bay to become the fascia of the adjoining gambrel-roofed section. A single one-over-one, double-hung, wood sash window is centered at the first story; a pair of one-over-one, double-hung, wood sash windows, framed as a single unit, is centered at the second story of the gabled bay. Another one-over-one, double-hung, wood sash window fills the space between the gabled bay and the main block of the house (see figure 18).

The east elevation, which faces Second Street East, is the gable end of the main block of the house. At the first floor, adjacent to the front porch, an oversized, double-hung, one-over-one, wood sash window is framed with modestly molded trim. At the northeast corner, there is a smaller double-hung, one-over-one, wood sash window. A stringcourse divides the wood clapboard first floor from the shingled second floor. At the second floor, two pairs of double-hung, one-over-one, wood sash windows are evenly spaced across the gable (see figure 24). A triangular, louvered wood vent at the peak of the gable ventilates the attic, and is identical to the vent on the west elevation (see figures 22 and 23).

Dairy Barn?

The Dairy Barn lies immediately north of the residence, and is a two-story, gambrel roof, wood frame building with remnants of an asphalt shingle roof that is pulling away to reveal an older wood shake roof underneath. A severely dilapidated, one-storey, shed-roof addition extends west from the southeast corner of the south elevation (see figure 27). Another one-storey, shed-roof addition extends west across the north elevation from the northeast corner and has a corrugated metal roof (see figure 32). Both of these shed-roof additions are flush with the east elevation and do not extend the full width of the two-storey block.

Between 1941 and 1953 the main block of the gambrel roof barn was extended west, past the shed additions and has a matching gambrel roof. At the west gable end, a one-storey, shed-roof addition extends south from the northwest corner of the two-storey block; an open entrance is centered on the western face of the addition (see figure 37). The north wall of this small addition is flush with the north face of the gambrel block.

Rustic channel wood clapboards in varying states of decay sheath all sides. The openings on all four elevations are asymmetrical and usually lack trim or detail (the openings in the gable peaks have board trim). Many of the window openings lack sash and/or glazing; those that do have sash appear to have recycled the materials from elsewhere. Window placement is dictated by interior function.

⁷ Please refer to the HRE for the Dairy barn (10/22) for updated photographs of this structure.



Severely deteriorated remnants of a wood gutter are present at the north eaves of the shed-roof addition. Throughout the building the eaves project past the face of the walls.

On the east gable, remnants of a pulley and tackle system are present above a hay door (see figures 28 and 29). At the ground level, a vehicle bay with no door and no trim is cut into the southeast corner of the gambrel roof section. At the northeast corner, on the shed addition, a large sliding door provides access to an oversized bay (see figure 34). A smaller, sliding door in a state of great deterioration is located at the northwest corner of the northern shed addition. A wood pedestrian door with beaded vertical boards and horizontal battens is roughly centered on the south side of the original section of the gambrel roof block and is sheltered under the collapsing shed roof addition.



Horse Barn

The “Horse Barn” sits due north of the Dairy barn, on the eastern edge of the property. This gable-roofed, wood frame structure is a typical “broken slope barn” with a central mass flanked by descending lean-to additions along each long side. The sheathing is board and batten siding, with many battens having been removed. The roof is corrugated metal.

Numerous openings for access to the loft, ventilation and light have been cut into the building in a somewhat haphazard fashion (see figure 46). An additional shed-roof lean-to extends across the entire west side and has no walls (see figure 48).

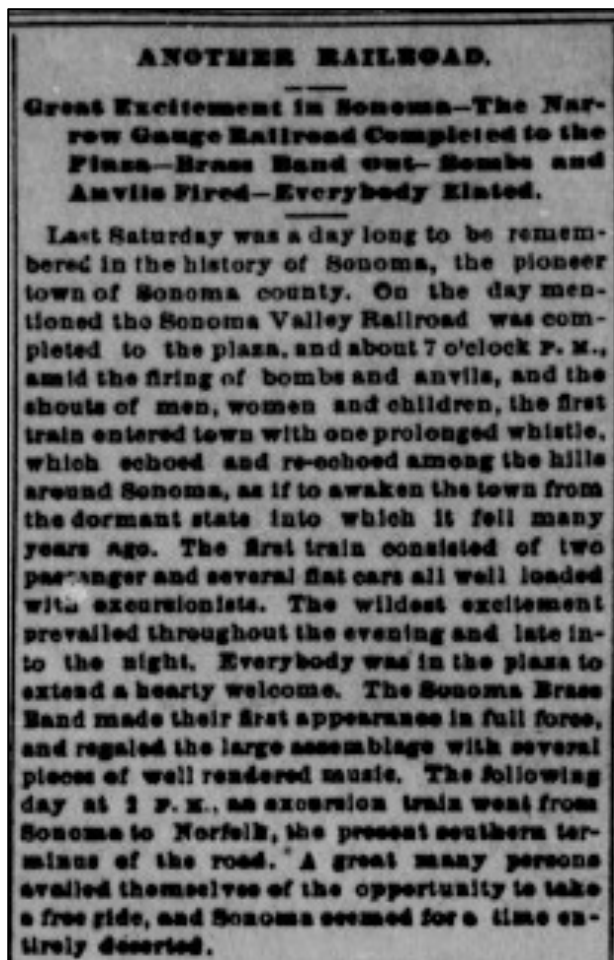


Historical Context of Sonoma

The property at 196 East Spain Street sits on lands granted by the Mexican Government to the San Francisco Solano Mission in 1823. In 1835 General Mariano Guadalupe Vallejo set about transitioning the area from mission to pueblo, using the name “Sonoma” in his progress report to the governor. Later that year, on June 24, 1835, the governor signed an order officially establishing Sonoma as a “presidial” town—the headquarters for the military in the north. With the help of William A. Richardson from Yerba Buena (the precursor to the city of San Francisco), General Vallejo laid out the town of Sonoma around a traditional plaza and grid design. The 8-acre plaza they laid out was the largest plaza in California and remains so today. The orderly street grid was symmetrical around the 110’ wide Broadway, centered on the plaza.

For a brief period in 1846 (25 days), Sonoma was the capital of the newly formed “Bear Flag Republic.” The infant Republic, now state of California, was quickly annexed by the United States and later made a state in 1850. Vallejo was elected a State Senator and lobbied to keep Sonoma as the county seat; Santa Rosa, however, took over the position in 1854 and Sonoma reverted to a sleepy agricultural crossroads.

The arrival of the railroad in 1875 ignited development of the area. The “Prismoidal Railroad” broke ground in March 1875 to connect Sonoma and Sears Point. In 1878, the Sonoma Valley Railroad Company purchased the “Prismoidal Railroad” and incorporated as a company with the intent of constructing a railroad between San Pablo Bay to the town of Sonoma. By January 1879 the railroad had reached “Schell’s Ranch” near the current town of Schellville.



29 November 1879, *Sonoma Democrat*

On 22 November 1879 the first train rolled into the Plaza to great fanfare. Daily service between Sonoma and San Francisco opened the region to tourism and transportation of agricultural and quarried goods. A train depot was built on the plaza in 1880, and the train service extended north up Sonoma Valley to Glen Ellen by 1882. In 1883 the blossoming town of Sonoma was incorporated as a city. The arrival of the train facilitated a major expansion of the building industry in Sonoma Valley as the trains brought significant quantities of prefabricated materials, as well as raw building materials and the large machinery necessary to create building materials.

Following lengthy legal battles about the legitimacy of the private use of public land for a depot, the depot was relocated to its current location at 270 First Street West around 1890. The Sonoma Valley Railroad merged with Northern Pacific Railroad, and launched a major rail improvement campaign. For at least the next three decades, the expanded Northern Pacific Railroad competed intensely with the South Pacific railroad, which serviced Santa Rosa to the north. The growing town of Sonoma benefitted all the while: populations skyrocketed, industry thrived, and tourism became a major source of revenue for the valley.

The arrival of the automobile and bus in the twentieth century marked the end of the railroad, and the depot between First Street East and First



Street West closed its doors in 1942. Freight trains, however, continued to frequent the valley through the 1960s.

From the 1880s until the early 1900s, residential development near the downtown area of Sonoma was primarily “Queen Anne Victorian,” which was characterized by decorative details, porches, wood clapboard siding, front-facing gabled roofs or pyramidal roofs and asymmetrical massing. Beginning in the 1910s, however, architectural styles changed with the popularization of the arts and crafts movement, which rebelled against industrialization and emphasized craftsmanship, creative expression and the use of natural materials found locally.

The 1910s, 1920s and 1930s also witnessed a great nostalgia for a previous era, resulting in a proliferation of revival styles of architecture. Sonoma has examples of Tudor Revival, Spanish Colonial Revival, Mission Revival and Colonial Revival. The majority of its revival examples are focused on more regionally specific characteristics of the Spanish Colonial and Mission periods.

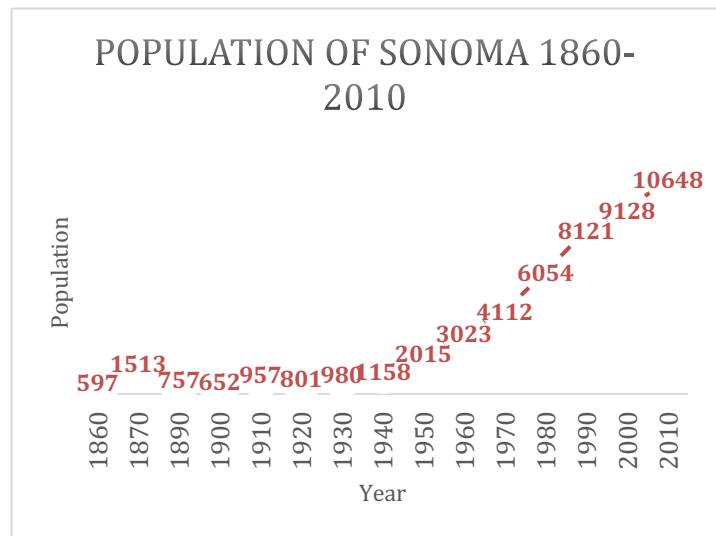
Adam Adler has started the erection of a planing mill, which will be the first in the Sonoma valley. It will be run by electricity.

31 December 1904, *Petaluma Daily Morning*

A series of infrastructure improvements facilitated a major building boom in Sonoma in the yearly years of the twentieth century. In 1905 Adam Adler constructed a lumber mill on East Spain Street, greatly improving access to building materials. In 1909, construction of the bridge over Nathanson Creek on Second Street East near Napa Street opened up Second Street East and southeastern Sonoma for residential

development. In 1910, developers successfully lobbied the city of Sonoma to build a public sewer system and in 1914 the city began development of a gas plant and started plumbing properties for natural gas. Local real estate developers and entrepreneurial contractors purchased larger lots, including agricultural pieces, and subdivided them into smaller parcels. Many of these lots were sold vacant, though some lots were developed with new homes built on speculation. Residential development grew at a brisk pace through the first quarter of the twentieth century, with a particular focus on the east side of Sonoma roughly between First Street East, Spain Street, Second Street East, and Patten Street.

Following World War II, Sonoma redirected its energy inward, growing in leaps and bounds in terms of land area, density and population. In 1900 Sonoma boasted a population of 652 residents; by 1940 this number had crept up to 1,158. By 1950, the population had doubled to 2,015, and by 1960 it increased another 50% to 3,023.



⁸ <http://www.bayareacensus.ca.gov/cities/Sonoma50.htm#1940>



Like other communities both large and small across the nation during the 1940s and 1950s, Sonoma's developers/contractors used pattern books, magazines and federally issued design books to meet Sonoma's tremendous housing demand. Neighborhoods throughout the City of Sonoma and its surrounding area grew quickly, with local builders erecting a wide a variety of small houses and prefabricated buildings. Sonoma saw the construction of hundreds of modest, compact houses from the 1930s through the 1960s. Most of these houses were built as infill within the city limits. Like other houses of this national trend, Sonoma's "American Small Houses" were basic variations of a one-story box, single family unit with or without meager applied details to suggest a particular "style."

With this boom of infill construction and the creation of new neighborhoods, the City of Sonoma and its surrounding area grew rapidly. In 1947, Sonoma's City Council unanimously adopted its first "General Plan," prepared by the planning firm Hahn and Campbell Associates out of Palo Alto. This document included both zoning designations and the recommendation to create a separate Planning Commission, all in an effort to manage the rapid growth and development of Sonoma.

As financial stressors lessened, the "American Small House" evolved into the "Minimal Traditional" style, which was characterized by diminutive and compact massing, single story, detached garages at the rear of property and generally an "updated cottage" feeling. Though these houses had slightly more ornamentation than their "American Small House" predecessors, their decoration remained subdued.⁹ Early examples were built in areas where new sites for World War II production plants created an urgent local need for worker housing. After the war, developers populated the early planned subdivisions with these economical dwellings.¹⁰

The pace of modernization accelerated through the 1950s and Sonoma continued to make an intense effort to expand and modernize. As the population rose by 50% from 1950 to 1960, so too did its housing stock, which rose 46% with the addition of 356 new dwellings. Many commercial buildings were also added to the building stock, while older buildings like the Union Hotel were razed to make way for modern construction.

As post-war prosperity grew in the 1950s, "Ranch Style" architecture (or "Ranchers") grew out of the "Minimal Traditional." This style continued the use of prefabricated, standardized building materials and represented a natural progression away from its earlier counterparts. The style is characterized by low pitched roofs with moderate to wide roof overhangs and no dormer windows, close-to-the-ground profile, off-centered front entries sheltered under the main roof, large picture windows, asymmetrical facades and attached garages.¹¹ The nation's increasing access and dependence on automobiles is reflected in this style, as the garage becomes a defining element of the front façade, drawing out the horizontal nature of the building and taking priority in the design. As the decades progressed, "Ranchers" gradually became larger as a result of builders actively lobbying the Federal Home Administration (FHA) for higher loan limits. Neighborhoods throughout the City of Sonoma and its surrounding area grew quickly, with local builders erecting a wide a variety of small and medium-sized houses and pre-fabricated buildings.

History of 196 Spain Street East

The lot that contains 196 Spain Street East contains the entirety of Lot 23 and a portion of Lot 18 on the early Pueblo Map of Sonoma.¹² In 1847 Jesse Beasley received the original land grant that included this property.¹³ Soon thereafter, Beasley sold the west portion of Lot 23 to Lewis Adler,¹⁴ while he and his wife retained ownership of the east section until 1855.

⁹Jeffery Howe, *The Houses We Live In* (San Diego, CA: Thunder Bay Press, 2002), page 372.

¹⁰ Virginia McAlester, *A Field Guide to American Houses* (New York, NY: Knopf, 2015), page 588.

¹¹ McAlester, page 597.

¹² Parcel 13 is on Lot 18 and is not owned by the Pritchards.

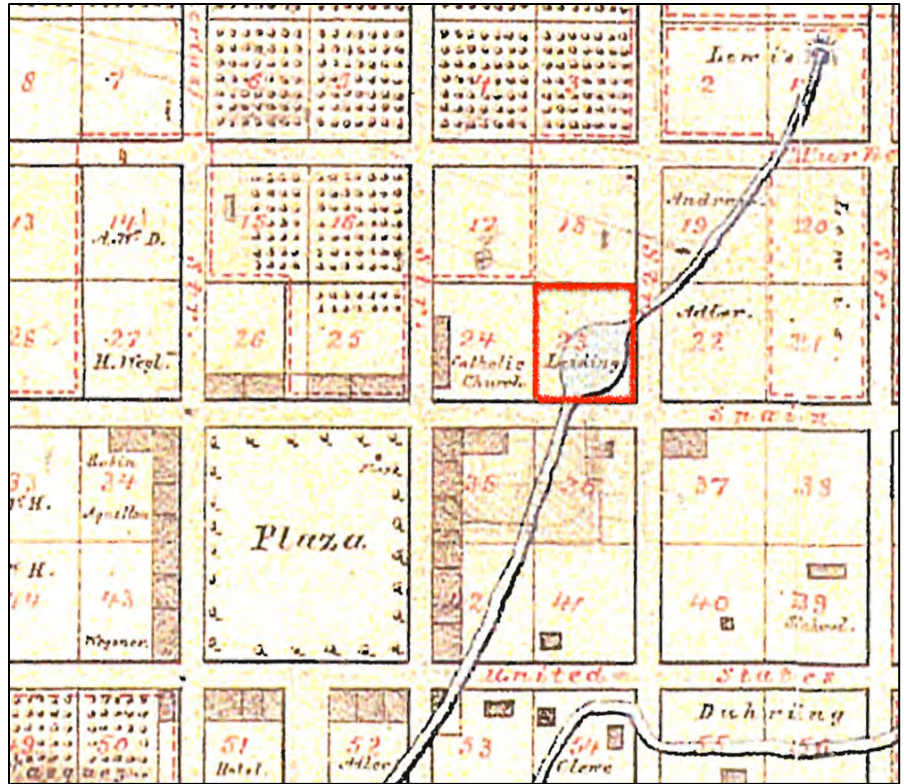
¹³ Sonoma County Records, Deed Book A2-8, 4/24/1847.

¹⁴ Sonoma County Records, Deed Book D-20, 8/29/1848.

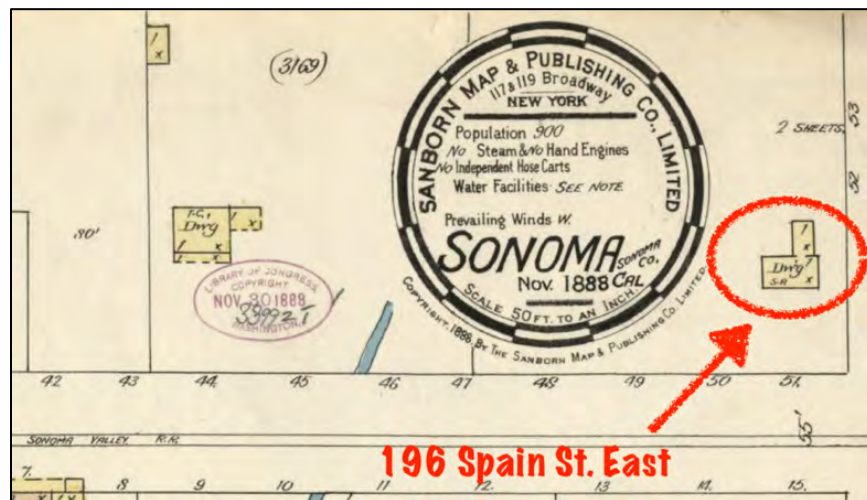


By 1875 Christopher Frederick ("C.F.") Leiding and Minna Leiding owned both the west and east sections of Lot 23. Leiding owned and operated a store at what is now the Toscano Hotel, west of the project area, from 1860-1877. Their primary residence, however, was east of town on Eighth Street East.¹⁵

According to the Sanborn Fire Insurance Maps, a structure stood on the current site of 196 Spain Street East as early as 1888 (see figure below). That early structure was an "L"-shaped, one-story, wood frame, dwelling with a shingled roof and a stove pipe. It stood roughly in the same location as the current residence. The occupant and construction date of that early structure are not known. A second dwelling was positioned at what is now the southwest corner of the horse pasture. That building has since been razed.



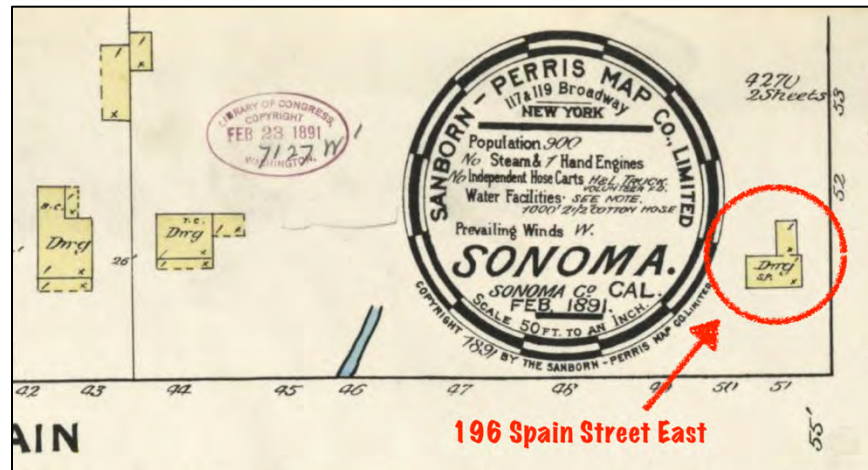
1875 Geldern Map of Sonoma



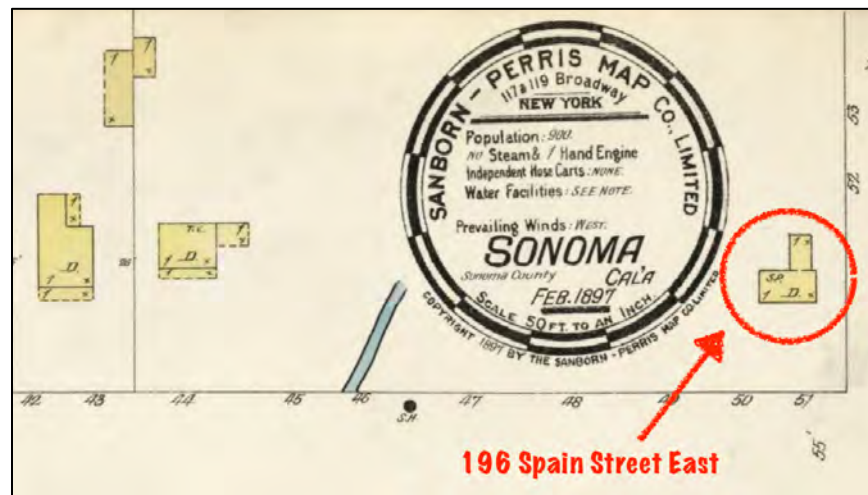
Sanborn Fire Insurance Map, 1888

¹⁵ Fred Allebach, "C.F. Leiding," April 15, 2014 (<http://fallebach.blogspot.com/2014/04/cf-leiding.html>)





Sanborn Fire Insurance Map, 1891



Sanborn Fire Insurance Map, 1897

C.F. Leiding died in 1899, whereupon his childless widow began divesting herself of real estate. In January 1899, she transferred the western half of Lot 23 to her nephew, Otto Rufus (son of her sister Fredericke Mantigel Rufus);¹⁶ two years later (3 December 1900) she transferred the eastern half of the lot (with the current project area) to Otto Rufus.¹⁷ According to census records, Rufus lived with his mother and siblings next to the Leidings east of the town of Sonoma. He did not occupy the property on Spain Street.

By September 1895 Charles and Amelia Colton were living in Sonoma, where their second child was born. According to census records, they were renting the house at 196 East Spain by 1900. Colton was a rancher who was born in Wisconsin in 1848, and who had moved to the west coast by 1892 when he married Amelia Brunck in Seattle. Amelia Brunck was born in New York state in 1857, and was Colton's third wife. When the couple married Charles was a railroad man and Amelia was a dressmaker.¹⁸

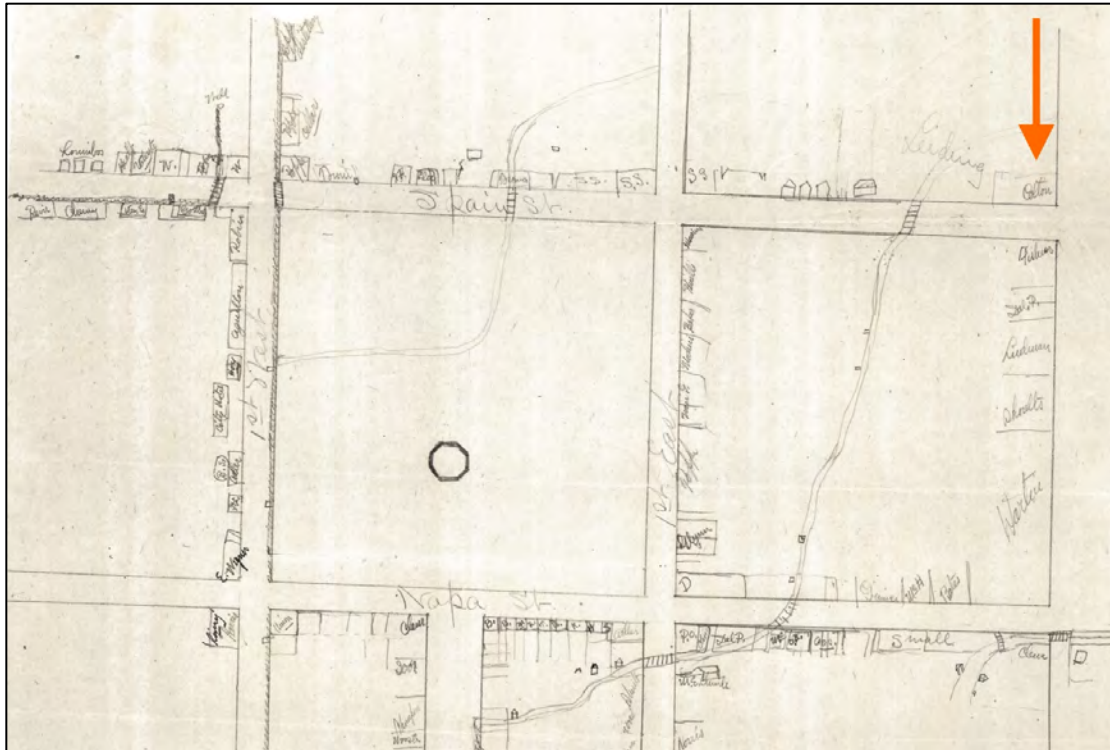
The Coltons divorced in 1902, and Amelia remained in the house at Spain and Second Street. Given her German ancestry, Amelia was probably connected to Sonoma's large Germany community; Charles Colton died in Los Angeles in 1910.

¹⁶ *Press Democrat*, 8 February 1899.

¹⁷ Sonoma County Records, Deed Book 202, page 37.

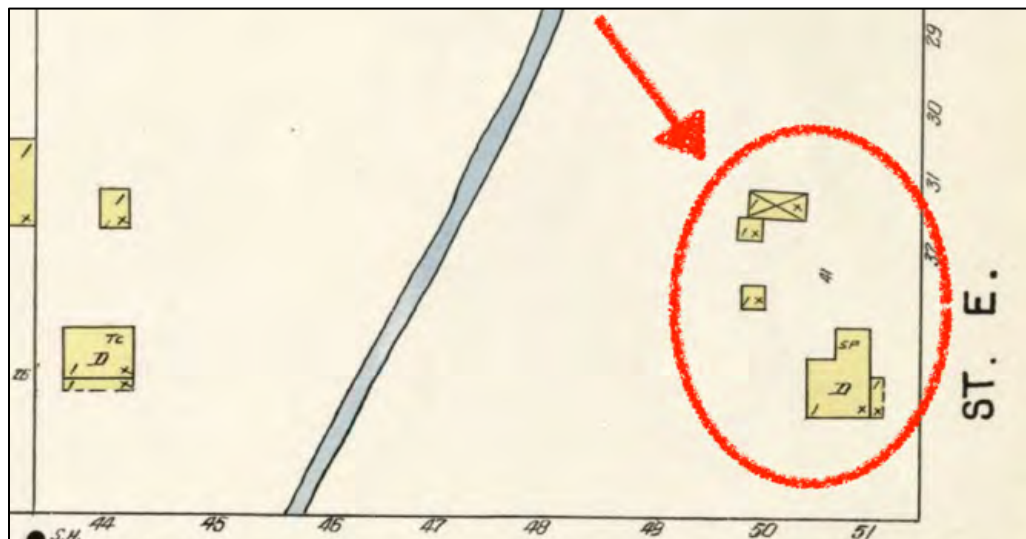
¹⁸ www.ancestry.com





Map of Sonoma Plaza Area, ca 1895-1902 (courtesy of UC Berkeley)

In March 1904 Amelia Brunck Colton married William ("Wild Bill") J. Russell, a house carpenter from Michigan. Russell was orphaned at age 7 and eventually enlisted in the army where he served as a private in the Spanish American War from 1898-1899.¹⁹ It is possible that he settled in Sonoma following his discharge from the army. In Sonoma he worked as a carpenter, building several cottages and water tanks across Sonoma Valley.²⁰



Sanborn Fire Insurance Map, 1905

¹⁹ Ibid.

²⁰ Sonoma Index-Tribune.



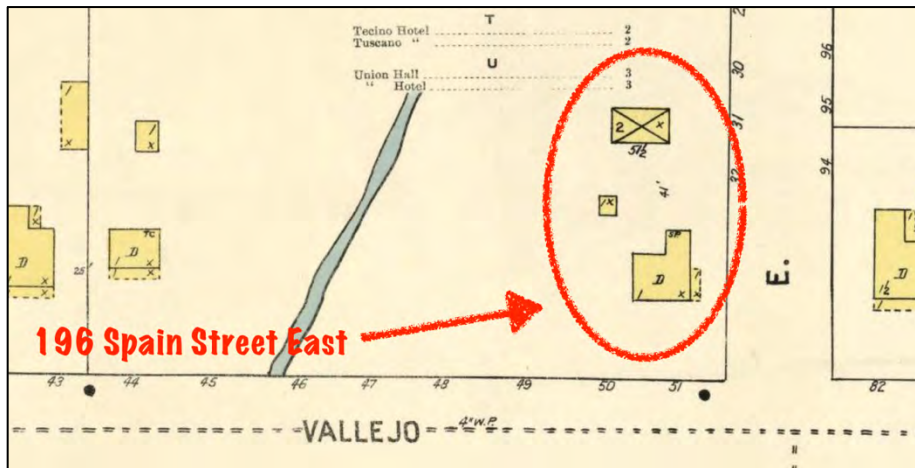
The Sanborn maps show major changes to the property between 1897 and 1905 during Amelia Brunck Colton Russell's tenure, even though she was only renting the property. Amelia Colton Russell may have had an agreement with Otto Rufus to buy the property, though she did not officially take title until 1907. Similarly, William Russell may have embarked on a building campaign on the property shortly before or after his marriage to Amelia in March 1904. The original house, which was merely a cabin, was enlarged and possibly reoriented to face Second Street (based on the porch added to the southeast corner). This second iteration of the building, however, was still significantly smaller than the current residence.

A one-storey, wood-frame barn with a small one-storey wing was also constructed during this period (1904) and later became the core of the existing Dairy Barn (see Sanborn map above). By 1911 the Russell family had raised the barn to two-storeys and removed the small southwestern wing. This 1904/1911 barn is most likely the eastern section of the current Dairy Barn (see Sanborn map below).

Sonoma Home for Sale.
Corner lot on Spain and Second street East, 151x300 feet. Now eight room residence, barn, chicken houses, etc. Will be sold at a sacrifice. Address Wm. Russell, Sonoma, Cal.

1 March 1913, *Sonoma Index-Tribune*

The Russell family stayed in the house at the corner of Spain Street East and Second Street East until 1916 when they moved to Michigan to be closer to William Russell's brother.²¹ Based on the sales notice for the property, the family had rebuilt the house in its current configuration between 1911 and 1913 (see notice to the left). It is worth noting that the gambrel roof on the enlarged house matches the gambrel roof on the Dairy Barn, suggesting the same builder.



Sanborn Fire Insurance Map, 1911

Reverend Samuel Long traded the Russell family a farm in Michigan for the property at Spain and Second Street East, though this transaction was under litigation for several years. Amelia Russell claimed that Long misrepresented the Michigan property, which was "little more than a sheep corral, with no regular doors or windows."²² The Russells, however, lost their lawsuit in 1918 and Long sold the property soon thereafter to Henry Castagnasso, Sr., in 1919.²³

²¹ Sonoma County Records, Deed Book 237, page 327 and Deed Book 341, page 19.

²² "Here to Fight for Return of Home," *Sonoma Index-Tribune*, 18 February 1918.

²³ Sonoma County Records, Deed Book 379, page 301 (4 December 1919).





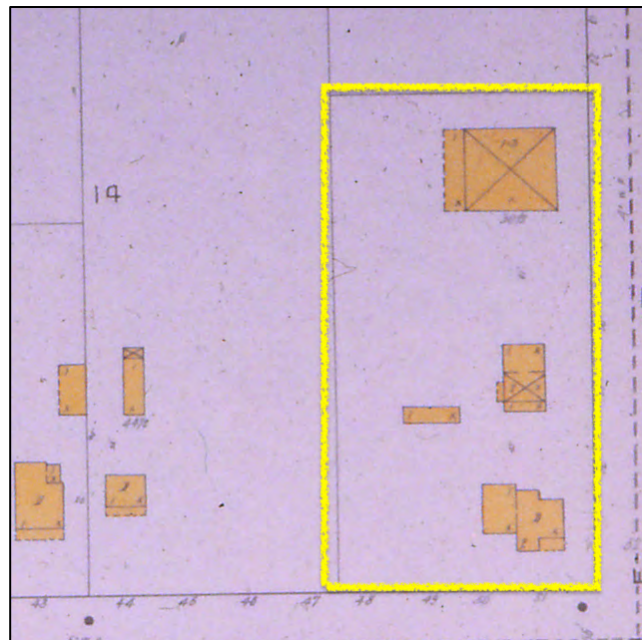
256 Spain Street East, ca. 1974

Andrea “Henry” Castagnasso was born in Italy in 1863 and immigrated to the United States with his father between 1869 and 1878. He married Maria Boccoli in 1883 and had seven children over the next twenty years. By 1890, when he was naturalized, Henry had settled in Sonoma where he was a respected gardener. He and his family initially lived at 256 Spain Street (one block east of the project area) in a modest two-story farmhouse that had originally been the “Pioneer Saloon” before being moved from the corner of Napa and First Street east to the site on Spain Street.

By early 1921 Henry was running “Sonoma Vegetable Garden” on Second Street East with his son, Harry.²⁴ The garden later became known as “The Patch” and is still in operation on the east side of Second Street East north of the current bike path.²⁵

Mr. and Mrs. Harry Castagnasso are making many improvements on their property. They have built a large new barn and have had their attractive cottage painted by Muller & Downey. Mr. **Castagnasso** is in the teaming business.

22 April 1922, *Sonoma Index-Tribune*
(misprinted Harry instead of Henry)



Sanborn Fire Insurance Map, 1923

In 1922 the Castagnassos improved the property, including building the large horse barn at the north end of the property.²⁶ Sanborn maps also show that they had modified the Dairy Barn with the construction of

²⁴ “Castagnasso Again in Vegetable Business,” *Sonoma Index-Tribune*, 26 February 1921.

²⁵ Sonoma Ecology Project, “The Oral History Project,” January 2002, p. 109.

²⁶ According to the 2002 interview between Arthur Dawson and Milton Castagnasso, a dam near the dairy barn created a large pond that provided water to the mission in the 19th century. This pond, which is shown on Geldern’s 1875 map, was infilled in 1922 and



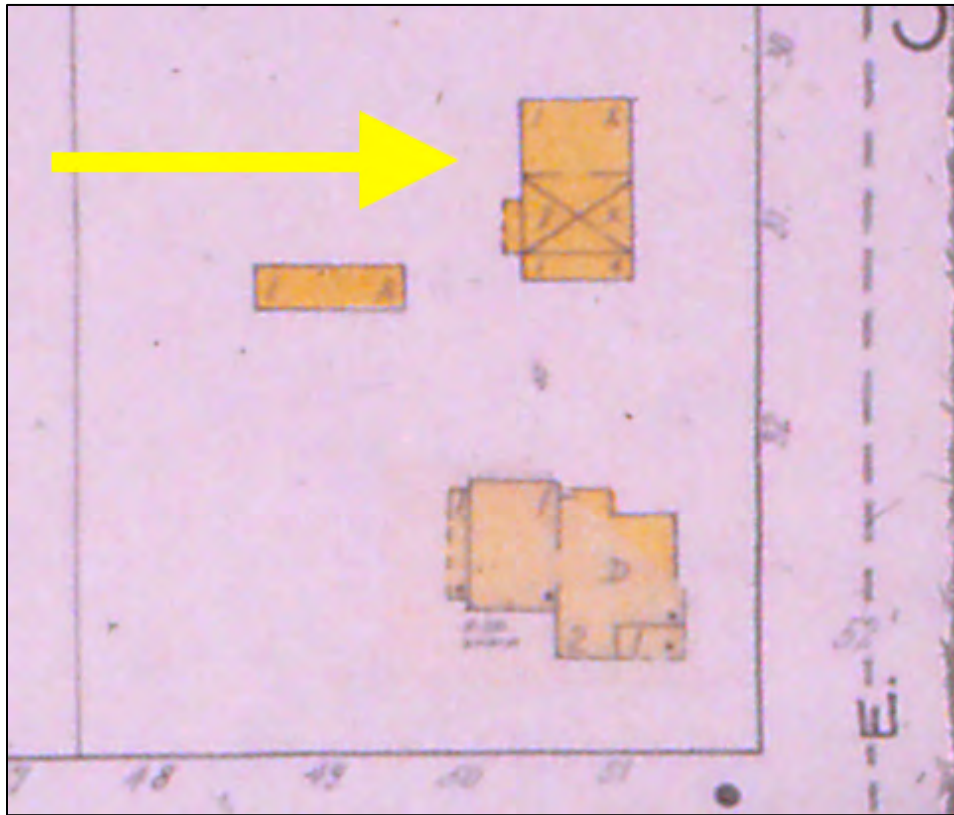
the two shed-roof additions on the north and south and a small porch off of the western gable end (see 1923 Sanborn map above).²⁷

The “Horse Barn” appears for the first time on the 1923 Sanborn map, as well.

In 1929, Harry Castagnasso purchased what is now parcel 13 (the northern parcel) from Solomon Schocken.²⁸ (This parcel is not currently owned by the Pritchards.)

By 1938, Henry and Maria’s youngest son, Harry Antone Castagnasso (1894-1967), and his wife Irene (1897-1966), were living in the house at 196 Spain Street East with their two sons (Milton and Donald).²⁹ Henry and Maria had moved back into the property at 256 E Spain Street. In 1951 Henry and Maria gifted the property at 196 East Spain Street to Harry and Irene.

Harry and Irene modified the house between 1938-1941, adding an open porch along the western elevation (see Sanborn map below). The Dairy Barn remained unchanged during this period. Aerial photographs and Sanborn maps reveal that between 1941 - 1953 Harry and Irene extended the two-story section of the horse barn westward and added the one-storey shed roof addition off the western gable. The barn remains in this configuration today.



Sanborn Fire Insurance Map, 1941

covered by the current horse barn (Oral History, p. 116). It is also worth noting that Milton only discussed “Indian mounds” and Indian artifacts being found at “The Patch”, not the project area (Oral History, p. 124).

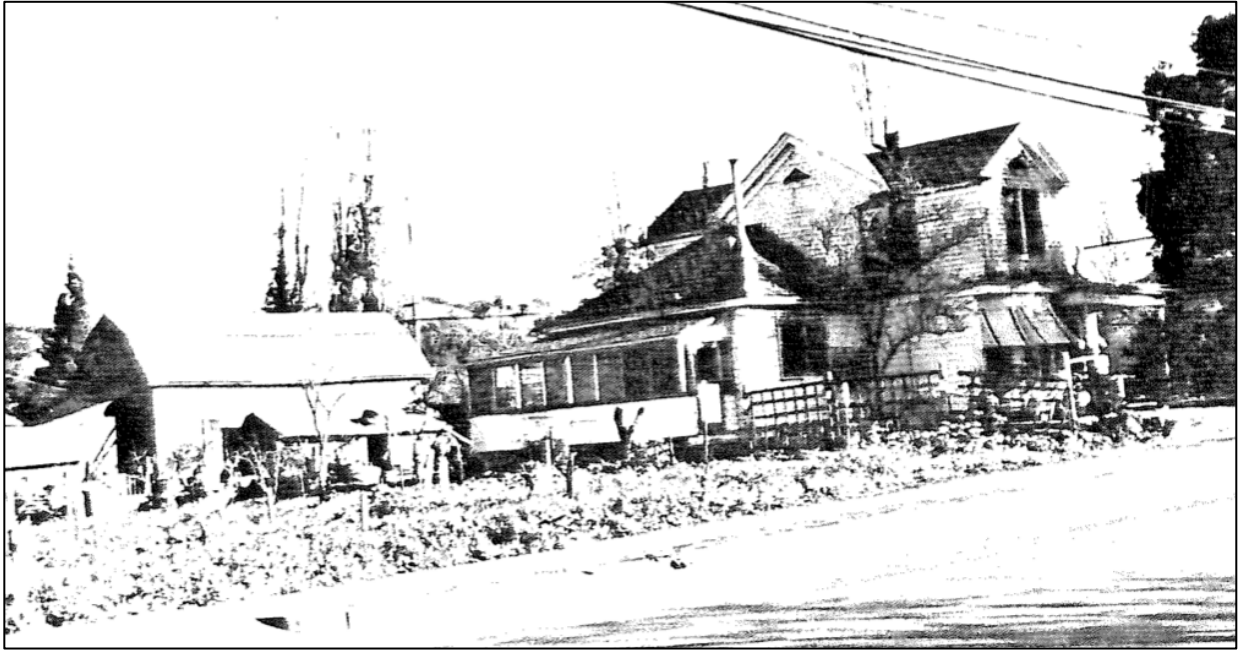
²⁷ Given the brief tenure of the Longs, who spent most of their time in litigation, it is unlikely that they enlarged the barn before selling the property in 1919.

²⁸ Sonoma County Records, Deed Book 519, page 178.

²⁹ “Homestead Declaration,” Sonoma County Records, Deed Book 446, page 313 (10 February 1938).



The Castagnasso family owned the property until 2021, periodically making modifications to the residence and outbuildings. A 1978 photograph of the house shows the porch on the west side as being open, suggesting that it was enclosed sometime after that date (see photo below). The front porch was rebuilt and modified in 1999.



1978 Photo, Sonoma League for Historic Preservation

Permit records for the house include:

- 1967: electrical permit
- 1970: re-roof barn
- 1970: re-roof house
- 1977: repair foundation
- 1978: addition to barn
- 1982: repair porch roof, gutters, windows, etc.
- 1987: remodel residence
- 1990: re-roof residence
- 1999: renovate and "upgrade" front porch





Pacific Air Industries Aerial Map, 1957



Pacific Air Industries Aerial Map, 1965





Hauts-Monts Aerial Photo, 2000³⁰

Owner	Acquisition	Reference
196 E Spain Street LLC (Ron/Amy Pritchard)	4/23/2021	2021050229
Deana Castagnasso	7/16/2013	2013072591 & 2013072592
Milton H. Castagnasso, married (Dorothy)	11/26/1986	1986098177
Milton H. Castagnasso, Donald A. Castagnasso	1/30/1979	OR 3517-166
Harry A. Castagnasso (& Irene)	11/20/1929	DB 519-178
Henry Castagnasso, Sr.	12/4/1919	DB 379-301
(Rev) Samuel & Grace Long	2/18/1916	DB 341-19
Amelia A Russell (wife of William Russell)	7/6/1907	DB 341-19
Otto Rufus (nephew of Mina Leiding)	12/3/1900	DB 202-37
Minna Leiding (inherits)	Sept 1899	---
C. F. Leiding	9/25/1873	DB 44-417
America S Simpson (widow of Thomas H Tate), John H Tate, Jessee T Tate, Augustus E Tate, George S Tate, Joseph L Tate, Margaret A Hamilton, Jane E Casebolt (heirs of Thomas Tate)	12/22/1858	---

³⁰ Pacific Western Aerial Surveys, Hauts-Mont, Inc. Flight HM-2000-USA.



Thomas H Tate	2/2/1855	DB B-142
Jesse & Clara Beasley	4/24/1847	DB A2-8

Determination of Eligibility

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines historic resources as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:³¹

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et seq);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g); OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

The house, two barns, and pasture at 196 Spain Street East are contributing elements to the Sonoma Plaza National Register Historic District (NRHD, 1992). As such, the resources are automatically included in the California Register of Historic Resources, and are considered “historic resources” under CEQA.³²

This NRHD is an extension of the Sonoma Plaza National Historic Landmark District (NHLD, 1974). The larger NRHD includes 82 contributing resources, including 10 NHL contributors. The NRHD is a mixed-use district of commercial and residential buildings with relatively few intrusions. The district is significant at the statewide and local levels for its association with significant events, association with significant people, its architectural distinction, and its potential to yield information; its period of significance is 1835-1944. The overall integrity of the district, physically and architecturally, remains high.³³

Specifically, the Sonoma Plaza NRHD is significant for:

- Its importance in the exploration and settlement of Northern California (criterion A),
- Its association with town planning in California (criterion A),
- Its association with commerce and the introduction of wine-making in California (criterion A)
- Its association with General Mariano Guadalupe Vallejo (criterion B),
- Its architectural distinction, including Monterey style adobe buildings and later American residential and commercial structures from the nineteenth and twentieth centuries (criterion C),
- Its potential to yield important information through archeological investigation (criterion D).³⁴

For a resource to be considered a contributing element to a National Register district it must reflect the significance of the district as a whole, either through its association with a significant event, its association

³¹ [https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default))

³² http://ohp.parks.ca.gov/?page_id=21237

³³ Michael F. Crowe, Architectural Historian, USDI/NPS NRHP Sonoma Plaza National Register Boundary Increase (1992), p. 4.

³⁴ USDI/NPS NRHP Sonoma Plaza National Register Boundary Increase (1992), ps. 23-24.



with a significant person, its architectural distinction or its archeological features. It must also retain enough integrity to convey its historic significance.

The house, two barns, and pasture at 196 Spain Street East are included as contributing elements to the 1992 NRHD because:

1. They were built during the district's period of significance (1835-1944).
2. They are associated with the early-twentieth century residential and agricultural development of the town of Sonoma.
3. They are architecturally distinctive as vernacular examples of residential/agricultural structures.

Integrity Analysis

Integrity is the ability of a property to convey its historic significance. It consists of seven aspects: location, design, setting, materials, workmanship, feeling and association.³⁵

Integrity Element	196 Spain Street East	Conclusion
Location (“place where the property was built”)	The entire property (residence, barns and pasture) retains its integrity of location from the time of its construction circa 1920.	INTACT
Design (“combination of elements that create the form, plan, space, structure, and style” (NPS))	<p><u>Residence</u>: The basic cross-gable form of the residence remains intact. While the porch has been rebuilt, it remains in its original location and in its basic original form. The porch at the northwest corner has been extended to wrap around the north side and was enclosed after 1978.</p> <p><u>Dairy Barn</u>: The original 1904 barn has been modified, and is in poor condition. Originally it was one story with a rectangular footprint. In 1911 it was raised to two stories; in 1922 wings were added on the north and south; and in 1938-41 a wing was built on the west.</p> <p><u>Horse Barn</u>: Like the Dairy Barn, the Horse Barn has been modified since its construction in 1922. The original one-story shed on the west side was replaced and significantly enlarged, but is not readily visible from the public right-of-way. The overall design of the barn, however, still reads visually as a classic broken slope barn.</p>	<p><u>RESIDENCE:</u> INTACT</p> <p><u>DAIRY BARN:</u> COMPROMISED</p> <p><u>HORSE BARN:</u> INTACT</p>
Setting (“physical environment”)	The early 1900s farm setting within a neighborhood remains unchanged.	INTACT

³⁵ http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm



<p>Materials</p>	<p><u>Residence</u>: The original materials of the 1911 house, with the exception of the front porch, which was rebuilt in 1999, are intact and in fair condition.</p> <p><u>Dairy Barn</u>: This structure is in poor condition, with elements of the various design periods severely dilapidated. Specifically, the south lean-to shed has partially collapsed, and the rustic shiplap siding has been patched at places and is deteriorated in others. The roof is precarious.</p> <p><u>Horse Barn</u>: The batten elements of the siding are missing in many places, and the barn has been extensively patched over the past century. Openings have been cut into the building at various locations on all four sides. Many materials have been replaced over time as part of general maintenance and upkeep, as well as functional modifications.</p>	<p><u>RESIDENCE:</u> INTACT</p> <p><u>DAIRY BARN:</u> COMPROMISED</p> <p><u>HORSE BARN:</u> COMPROMISED</p>
<p>Workmanship <i>("evidence of labor and skill")</i></p>	<p><u>Residence</u>: Minor changes have been made to the building since its 1911 construction.</p> <p><u>Dairy Barn</u>: Much of the trim and finer detailing of the building have been removed or are severely dilapidated.</p> <p><u>Horse Barn</u>: This utilitarian building never had significant decoration or evidence of workmanship. The trim and hardware have been replaced or removed for routine maintenance and upkeep.</p>	<p><u>RESIDENCE:</u> INTACT</p> <p><u>DAIRY BARN:</u> COMPROMISED</p> <p><u>HORSE BARN:</u> N/A</p>
<p>Feeling (<i>"expression of the aesthetic or historic sense of a particular period of time"</i>)</p>	<p>The property fully retains its early-twentieth century farm feeling. The property remains a working farm today.</p>	<p>INTACT</p>
<p>Association (<i>"direct link between an important historic event or person"</i>)</p>	<p>The property has maintained its association with the early-twentieth century residential and agricultural development of the town of Sonoma.</p>	<p>INTACT</p>



Character Defining Features

The National Park Service defines character and “character defining features” as:

...those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.³⁶

The following table addresses the standard elements of “character defining features” as applied to the residence and two barns at 196 Spain Street East.

Feature	196 Spain Street East
Shape	<p><u>Residence</u>: Cross-gable with wing and porch on west. Chamfered first floor bay.</p> <p><u>Dairy Barn</u>: Rectangular with wings abutting three sides. West wing is a later addition and is not historic.</p> <p><u>Horse Barn</u>: Square footprint with full-length shed on west.</p>
Roof and roof features	<p><u>Residence</u>: Varied roof line: gambrel, cross gable, hipped, shed.</p> <p><u>Dairy Barn</u>: Gambrel roof with shed roof additions.</p> <p><u>Horse Barn</u>: Broken slope barn with shed-roof shed on west.</p>
Openings	<p><u>Residence</u>: Windows (one-over-one, wood, double-hung) framed as pairs and as single units. Half-glass doors. Tripartite bay with chamfered trim on primary (south) façade.</p> <p><u>Dairy Barn</u>: Fixed sash, 6-paned, wood windows in peaks of gables. Large bay with rolling door at primary façade (northeast). Open bay at southeast corner. Utilitarian.</p> <p><u>Horse Barn</u>: Variety of functional hay doors, rolling doors across large bays, and windows randomly cut into elevations. Utilitarian.</p>
Projections	<p><u>Residence</u>: Brick chimney.</p> <p><u>Dairy Barn</u>: Pulley.</p> <p><u>Horse Barn</u>: Pulley.</p>
Trim & Secondary Features	<p><u>Residence</u>: Shingles flared at junction with stringcourse. Triangular, wood, louvered vents at gable peaks on east and west elevations. Returning eave at gable ends.</p> <p><u>Dairy Barn</u>: Minimal window trim. Fascia. Pulley.</p> <p><u>Horse Barn</u>: Pulley.</p>
Materials (from a distance)	<p><u>Residence</u>: Horizontal wood siding, wood shingles.</p> <p><u>Dairy Barn</u>: Horizontal wood siding.</p> <p><u>Horse Barn</u>: Vertical wood siding.</p>

³⁶ Lee H. Nelson, FAIA, Preservation Brief 17: Architectural Character (Washington, D.C. National Park Service, 1988), p. 1.



Setting	Agricultural/residential, “large open field with a slight roll topographically with a rise toward the north and Schocken Hill” (from 1992 NRHP form).
Materials (at close range)	<u>Residence</u> : Wood frame, channel rustic siding. Coursed, irregular sized wood shingles. <u>Dairy Barn</u> : Wood frame, channel rustic siding. <u>Horse Barn</u> : Board and batten siding, missing many battens.
Craft Details	<u>Residence</u> : Pedimented dormer on south façade. Boxed soffits on all sides. <u>Dairy Barn</u> : None <u>Horse Barn</u> : None

Archaeological Summary³⁷

The Anthropological Studies Center (ASC) conducted a thorough survey of the property to identify potential archeological resources. The process had seven main aspects:

- 1) Records and literature search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS), administered by the California Office of Historic Preservation
- 2) Literature review of publications, files and maps at ASC and online
- 3) Communication with the Native American Heritage Commission (NAHC) request a review of the Sacred Lands File and to contact appropriate tribal communities
- 4) Pedestrian survey
- 5) Non-invasive subsurface survey using ground penetrating radar (GPR)
- 6) Archeological monitoring of soil testing (limited)
- 7) Forensic dog survey (Institute of Canine Forensics)

The records search identified two previously recorded historic-era resources in the project area: the farm at 196 E. Spain Street and the Sonoma Plaza National Register Historic District. The search also identified twenty-eight additional cultural resources within a 0.25-mile radius of the project area. The literature review found forty cultural resource studies that included portions of the project area.

The pedestrian survey found an “artifact concentration in the horse pasture” and “the fired adobe/brick alignment within the farmyard.”³⁸

The GPR study expanded on the pedestrian survey and identified a subsurface feature that predates the 1904 barn that overlays it. This feature appears in the GPR profile to be a fairly substantial square structure with an interior channel. This is easily interpreted as a dam with an outlet channel to help direct or limit the flow of water. Given the proximity of the mission, the construction methods of fired adobe, and that the dam pre-dates the barns, we attribute this feature to the mission agricultural system.³⁹ (See figure below for locations.)

³⁷ For more detailed information please refer to the full “Cultural Resources Study.”

³⁸ Dollinger & Konzak, p. 7.

³⁹ Ibid., p. 13.



To further evaluate potential presence of cultural materials in the area, ASC conducted a limited soil testing survey. They excavated six bore holes in random locations around the farmyard (see figure below). "All ground disturbing activities were observed and the spoils and collected material examined for cultural material. No cultural material was observed."⁴⁰

To identify possible human remains on the property, three dog handlers and their six specially trained dogs surveyed the property. A tribal monitor (Robin Meely) attended the canine survey, as well. "The forensic dogs did not alert to any scent of human remains on the property."⁴¹ Refer to the figure below for a graphic of the area the dogs surveyed.

To date, only representatives from the Graton Rancheria have responded to requests for comment. According to the CRS and its addendum, no significant concerns have arisen and tribal representatives have agreed to assist in the monitoring.

Using guidance from the 2000 "Water Conveyance Systems in California, Historic Context Development and Evaluation Procedures" (JRP Consulting Services and Caltrans), ASC assessed the potential historic significance of the subsurface adobe dam feature and determined that it is potentially eligible for the California Register based on its association with the Mission San Francisco Solano (criterion 1) and for its potential to yield information about construction techniques and technology employed by the Native American laborers who constructed the dam (criterion 4). ASC further determined that the feature retains sufficient integrity to convey the historic significance of the feature.

Because of the project area's moderate sensitivity for prehistoric archaeological resources and high sensitivity for historic archaeological resources, ASC proposed an "Archeological Monitoring Plan," in conjunction with tribal representatives, to mitigate potential impacts to resources. They also recommended avoiding ground disturbing activities and the use of heavy machinery near the adobe dam and installing a temporary fence around the adobe dam as an extra layer of protection during construction.

⁴⁰ Konzak, "Addendum," p. 2.

⁴¹ Ibid., p. 1.





Project area for "Cultural Resources Study"⁴²

⁴² Dollinger and Konzak, "CRS," p. 38.





Ground Penetrating Radar Survey Locations⁴³

⁴³ Dollinger and Konzak, "CRS," p. 39.





ASC Borehole Locations, 4 May 2023⁴⁴

⁴⁴ Konzak, "Addendum," p. 61.

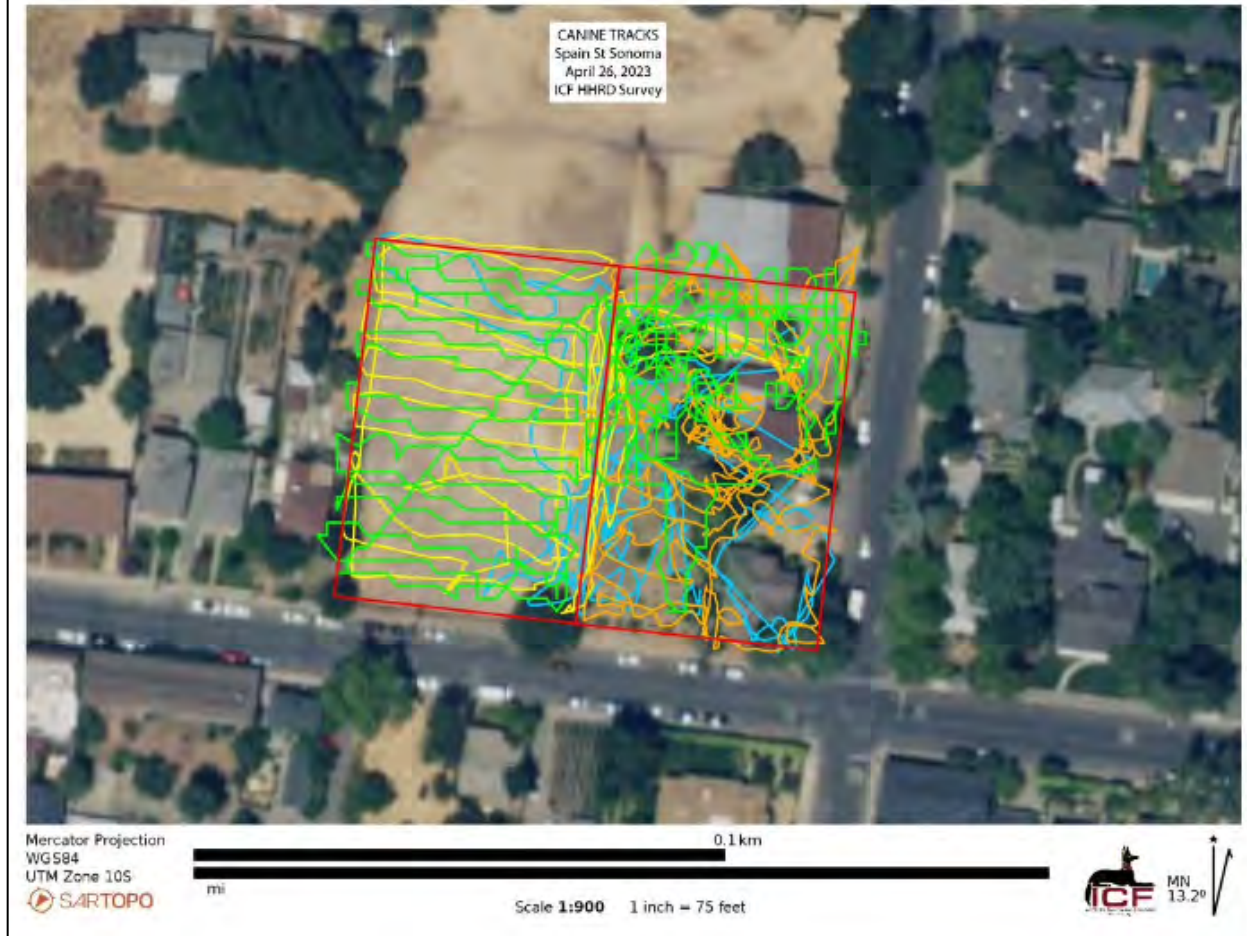


Sonoma State University / Spain Street Project

ICF Canine Survey

Map of Alerts: There were no alerts in this area

Map of Tracks for Area A and Area B



ICF Map of Canine Tracks, 26 April 2023⁴⁵

Conclusion – Architectural Evaluation

The farm at 196 Spain Street East is over 100 years old, is within the city’s Historic Overlay zone, is included in the Sonoma League for Historic Preservation’s “Historic Resource Inventory,” is included in the California Office of Historic Preservation’s “Built Environmental resource Directory” (BERD) with a status code of “1D” and is listed as contributing resources to the 1992 Sonoma Plaza National Register District (NRHD) (house, two barns, pasture). The property is listed in the California Register and qualifies as a “historic resource” under CEQA.

The house, two barns and pasture are included as contributing resources to the NRHD because they were constructed during the NRHD’s period of significance (1835-1944); because they are associated with an event significant to local history (residential and agricultural development); and because of their architectural character. All four resources retain sufficient integrity to convey their historic character.

⁴⁵ Konzak, “Addendum,” p. 35.



The character defining features of the residence include its cross-gabled form, gambrel and gable roofs, shingle and horizontal wood siding, chamfered bay, and paired windows (one-over-one, double-hung, wood). The character defining features of the Dairy Barn are its rectangular massing with additions on three sides, two-storey gambrel roof central section with one-storey shed-roof additions, irregular fenestration, horizontal wood siding and pulley beam. The Horse Barn is characterized by its “broken slope” form, vertical wood siding, and random openings. The field is characterized by gently rolling terrain.

Conclusion – Archeological Evaluation

ASC concluded that the project area contains a subsurface feature partially beneath the 1904 Dairy Barn. Based on the shape and materials, ASC speculates that the feature was a dam with an outlet channel to help direct or limit the flow of water. The construction method of the fired adobe bricks, as well as the feature’s position under the Dairy Barn, indicate that the dam predates the residential development of the property. ASC attributes the feature to the agricultural system of the earlier Mission San Francisco Solano, west of the project area.

ASC has determined that the feature is potentially eligible for the California Register of Historical Resources because of its association with the larger landscape of the Mission (criterion 1) and for its potential to yield information pertaining to the construction techniques and/or technology “employed by the enslaved Native American mission laborers who constructed the dam” (criterion 4).⁴⁶ ASC further determined that the resource retains sufficient integrity to convey its historical significance. Therefore, the resource qualifies as an “historic resource” under CEQA.

⁴⁶ Michael Konzak and Samantha Dollinger, “Cultural Resources Study for 196 E. Spain Street (Pritchard Farm), Sonoma, Sonoma County, California,” 14 December 2023, p. 14.



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⁴⁷ Note that this survey predates the National Register and the National Historic Preservation Act of 1966.



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Residence



Figure 1: South facade (Spain Street)



Figure 2: South facade, porch at southeast corner





Figure 3: South facade, porch detail



Figure 4: South facade, porch - side door





Figure 5: South facade, porch floor



Figure 6: South facade, bay window





Figure 7: South facade, bay window eave detail



Figure 8: South facade, gabled dormer window





Figure 9: South facade, brick chimney



Figure 10: South facade, west wing





Figure 11: South facade, west wing, pair of windows



Figure 12: South facade, enclosed porch off of west wing





Figure 13: West elevation massing



Figure 14: West elevation





Figure 15: West elevation



Figure 16: West elevation, junction of west wing





Figure 17: West elevation, pair of windows at 2nd story



Figure 18: North elevation





Figure 19: North elevation, enclosed porch (northwest corner)



Figure 20: Northwest corner, enclosed porch





Figure 21: North elevation, pair of windows at second story



Figure 22: East elevation





Figure 23: East elevation, triangular gable vent



Figure 24: East elevation, second story windows





Figure 25: East elevation, first story windows



Figure 26: View of front porch from east elevation (2nd St. East)



Dairy Barn



Figure 27: Dairy Barn, South elevation



Figure 28: Dairy barn, east elevation, hay door, window and pulley





Figure 29: Dairy barn, east elevation gable detail



Figure 30: Dairy Barn, south wing looking east





Figure 31: Dairy barn, exposed rafter ends



Figure 32: Dairy barn, north wing





Figure 33: Dairy barn, east elevation of north wing



Figure 34: Dairy barn, northeast corner (north wing)





Figure 35: Dairy barn, west elevation of north wing



Figure 36: Location of early dam, west side of dairy barn





Figure 37: Dairy barn, north elevation of west wing



Figure 38: Dairy barn, west gable detail



Horse Barn



Figure 39: Horse barn, south elevation



Figure 40: Horse barn, southeast corner





Figure 41: Horse barn, southwest corner



Figure 42: Horse barn, hay doors on south elevation





Figure 43: Horse barn, southwest corner



Figure 44: Horse barn, north elevation





Figure 45: Horse barn, northeast corner



Figure 46: Horse barn, opening





Figure 47: Horse barn, northwest corner



Figure 48: Horse barn, west elevation and wing





Figure 49: Horse barn, west elevation



Figure 50: Horse barn, southwest corner (and well house in foreground)



Other Outbuildings



Figure 51: "Dick's Cabin," north elevation





Figure 52: Outbuildings



Figure 53: Outbuilding





Figure 54: Outbuilding (dilapidated)



Figure 55: Outbuilding relocated from high school, east elevation





Figure 56: Outbuilding relocated from high school, north elevation



Figure 57: Outbuilding relocated from high school, south elevation





Figure 58: Outbuilding relocated from high school, west elevation



Figure 59: Well house, west elevation





Figure 60: Well house, north elevation



Setting



Figure 61: Looking west from pasture



Figure 62: Looking west from pasture





Figure 63: Looking northwest from pasture



Figure 64: Looking across pasture towards northwest corner of property





Figure 65: From pasture looking southwest



Figure 66: From pasture looking west





Figure 67: Looking north from yard



Figure 68: Looking north from horse barn, neighbors





Figure 69: Looking northwest from horse barn, neighbors



Figure 70: Spain Street East looking west



APPENDIX B: SURVEY FORM FROM LEAGUE SURVEY
(1978, updated 1998, DPR Forms A and B)



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary #	
		HRI #	
		Trinomial	
		NRHP Status Code	
Other	Reviewer	Date	Listings
Review Code			

Page 1 of 2 *Resource Name or #: 196 Spain Street East, Sonoma

P1. Other Identifier (APN): 018-171-011

*P2. Location: Not for Publication Unrestricted

*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sonoma Date 2012 T 5N; R 5W; of of Sec ; B.M.

c. Address: 196 Spain Street East City Sonoma Zip 95476

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 547726 mE/ 4238530 mN

e. Other Locational Data: (e.g., SLHP Area, parcel #, directions, elevation, decimal degrees, etc.) Area 10, Pueblo Lot 23

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

CONTRIBUTING ELEMENT TO SONOMA PLAZA NRHP DISTRICT

1978: This unique rural setting, consisting of a 2-story farmhouse, 2 large barns, a couple of sheds, pasture land and the remains of an old vineyard, is located on the NW corner of E Spain St. and E. 2nd St. in a comfortable residential neighborhood. The house features a variety of roof lines, 2 high gabled roofs with cornice and broken pediment, 1 facing the street on the south side and 1 facing the west. There is a flat roof covering the entrance at the east corner. Above the entrance, at the 2nd floor, is a small gabled roof with cornice and continuous pediment over a door with glass pane on top half. There may have been a railing around the flat roof. There is a shallow bay window west of the entrance. The top half is wood shingled, the bottom is horizontal wood siding. On the west side is a hip roof wing and then a shed roof enclosed porch, both probably added many years ago. At the east side is a large, broad gambrel roof line with cornice and broken pediment. Facing north is a gabled roof with cornice and broken pediment. One barn has a gambrel roof with horizontal siding. The other barn has a 2-story center gabled roof section and a shed roof wing on each side with a shed roof overhanging on the west side. This barn is board and batten with tin roof.

*P3b. Resource Attributes: (List attributes and codes) HP2 (single family), HP32 (rural open space)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present:

- Building Structure
 Object Site District
 Element of District Other
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 2016

*P6. Date Constructed/Age and Source: 1900 (assessor)

- Historic
 Prehistoric
 Both

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

Sonoma League for
Historic Preservation

*P9. Date Recorded: 1978

*P10. Survey Type: (Describe)
reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Sonoma Plaza NRHP (1992)

- *Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

DPR 523A (9/2013)

*Required information



State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 196 Spain Street East *NRHP Status Code 1S

Page 2 of 2

- B1. Historic Name: Castagnasso House
B2. Common Name: 196 Spain Street East
B3. Original Use: Residence/Farm B4. Present Use: Residence/Farm
*B5. Architectural Style: Queen Anne
*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: UNK b. Builder: UNK

*B10. Significance: Theme Residential Architecture/Agricultural Area Sonoma

Period of Significance 1900 Property Type residential

Applicable Criteria Associated Event Associated Person Architecture Potential to Yield Information

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1978: The original owner of this property was C. Leiding. The original owner of the improved property is believed to have been "Wild" Bill Russell. Henry Castagnasso, who had lived at 256 E. Spain, purchased the property. He had Clydesdale horses and wagons on the property, which he used in parades around the countryside to advertise beer. The property is now owned by Harry Castagnasso's son. This is one of the most unique settings left in Sonoma. The property, unaltered, with a rural environment including a unique farmhouse, 2 impressive barns and open fields and an old vineyard, is situated in a comfortable residential neighborhood.

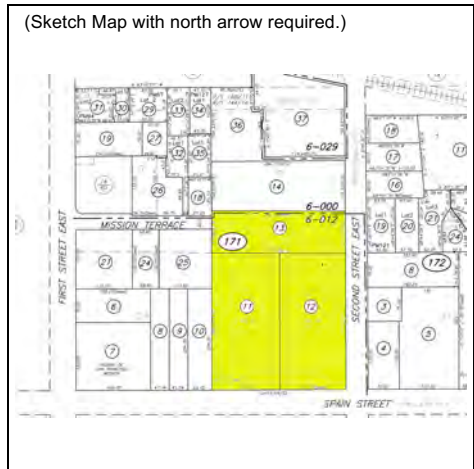
B11. Additional Resource Attributes: (List attributes and codes) HP2 (single family residence), HP32 (rural)

*B12. References:
Sonoma Plaza NRHP (1992)

B13. Remarks:

*B14. Evaluator: SLHP, DOI
*Date of Evaluation: 1978

(This space reserved for official comments.)



Appendix C: DPR forms for “Dairy Barn”



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	
Other Listings Review Code	Reviewer	Date

Page 1 of 4 *Resource Name or #: 196 Spain Street East (DAIRY BARN), Sonoma

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Sonoma Date: 2021 T 5N; R 5W; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 196 E. Spain Street City: Sonoma Zip: 95476

d. UTM: Zone: 10S; 547721.95 mE/ 4238565.49 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN 018-051-002-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The barn is a 2-story, gambrel roof, wood-frame building with remnants of an asphalt shingle roof that is pulling away to reveal an older wood shake roof underneath. A dilapidated, 1-storey, shed-roof addition extends west from the SE corner of the south elevation. A 1-storey, shed-roof addition extends west across the north elevation from the NE corner and has a corrugated metal roof. Both additions are flush with the east elevation and do not extend the full width of the 2-storey block. The main block of the barn was extended west, past the shed additions. At the far west end, a 1-storey, shed-roof addition extends south from the NW corner; an open bay is centered on the western face of the addition. The north wall of this small addition is flush with the north face of the gambrel block. Rustic channel wood clapboards in varying states of decay sheath all sides. The openings on all elevations are asymmetrical and usually lack trim or detail (the openings in the gable peaks have board trim). Window placement is dictated by interior function. Severely deteriorated remnants of a wood gutter are on the north eaves of the shed-roof addition. Throughout the building the eaves project past the face of the vertical walls. Remnants of a pulley and tackle system are above a hay door on the east gable. At the ground level, an open bay is cut into the SE corner of the gambrel roof section. At the NE corner, a sliding door accesses an oversized bay. A smaller, sliding door in a state of great deterioration is located at the NW corner of the north shed addition. A wood pedestrian door with beaded vertical boards and horizontal battens is roughly centered on the south side of the original section of the gambrel roof block and is sheltered under the collapsing shed roof addition

*P3b. Resource Attributes: (List attributes and codes) HP4 (ancillary), HP33 (farm/ranch)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
10/19/22, East & North elevations

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both

1904 -1953 (research)

*P7. Owner and Address:

Ron & Amy Pritchard
196 E. Spain St.
Sonoma, CA 95476

*P8. Recorded by: (Name, affiliation, and address)

Alice Duffee
APD Preservation LLC
13125 Arnold Dr., GE 95442

*P9. Date Recorded: Oct 2022

*P10. Survey Type: (Describe)

intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") "Historic Resource Evaluation," October 2022, Alice Duffee

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 2 of 4

*NRHP Status Code **1D**

*Resource Name or # (Assigned by recorder) 196 Spain Street East (DAIRY BARN), Sonoma

- B1. Historic Name: Dairy Barn, 196 Spain Street East, Sonoma
 B2. Common Name: Dairy Barn, 196 Spain Street East, Sonoma
 B3. Original Use: Barn B4. Present Use: Storage
 *B5. Architectural Style: N/A
 *B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1904 for Amelia & William Russell; raised to two storeys ca. 1910.
 Builder/contractor unknown (Possibly William Russell). Shed additions built on
 north and south 1922. Building extended west between 1941-1953.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:
None

B9a. Architect: N/A b. Builder: UNK

*B10. Significance: Theme: Agricultural Development of Sonoma Area: Sonoma
 Period of Significance: 1904-1952 Property Type: Agricultural Applicable Criteria: 1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Dairy Barn at 196 Spain Street East is in the middle of a property that has been used as a small farm for over a century. The first structure on the site was a one-storey, wood frame barn built in 1904; a second storey with gambrel roof was added to the barn before 1911 (ca. 1910). In 1922 Henry Castagnasso added the shed-roof additions on the north and south as part of a major building campaign to make the farm suitable for his Clydesdale horses. Harry Castagnasso extended the barn westward and added a third shed-roof addition on the west gable between 1941-1953. Various changes were made to the window and door openings over the decades as dictated by changing uses of the interior spaces. Though in poor physical condition, the building retains enough physical integrity to visually identify it as an historic structure. The barn is included as a contributing resource to the 1992 Sonoma Plaza National Register Historic District as part of the "Castagnasso Farm."

B11. Additional Resource Attributes: (List attributes and codes) HP4 (ancillary), HP33 (farm/ranch)

*B12. References:

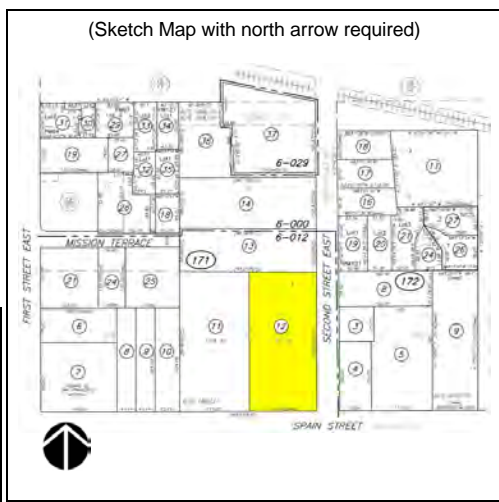
- "Historic Resource Evaluation," October 2022
- "Historic Resource Evaluation," March 2017

B13. Remarks:

*B14. Evaluator: Alice P. Duffee, APD Preservation LLC

*Date of Evaluation: March 2017, October 2022

(This space reserved for official comments.)



DPR 523B (1/95)

*Required information



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 4

*Resource Name or # (Assigned by recorder) 196 Spain Street East (DAIRY BARN), Sonoma

*Recorded by: Alice P. Duffee, APD Preservation LLC

*Date: 10/19/22

Continuation Update



South Elevation (southeast corner)



West elevation, shed addition



North and east elevations (northeast corner), shed addition on north

DPR 523L (1/95)

*Required information

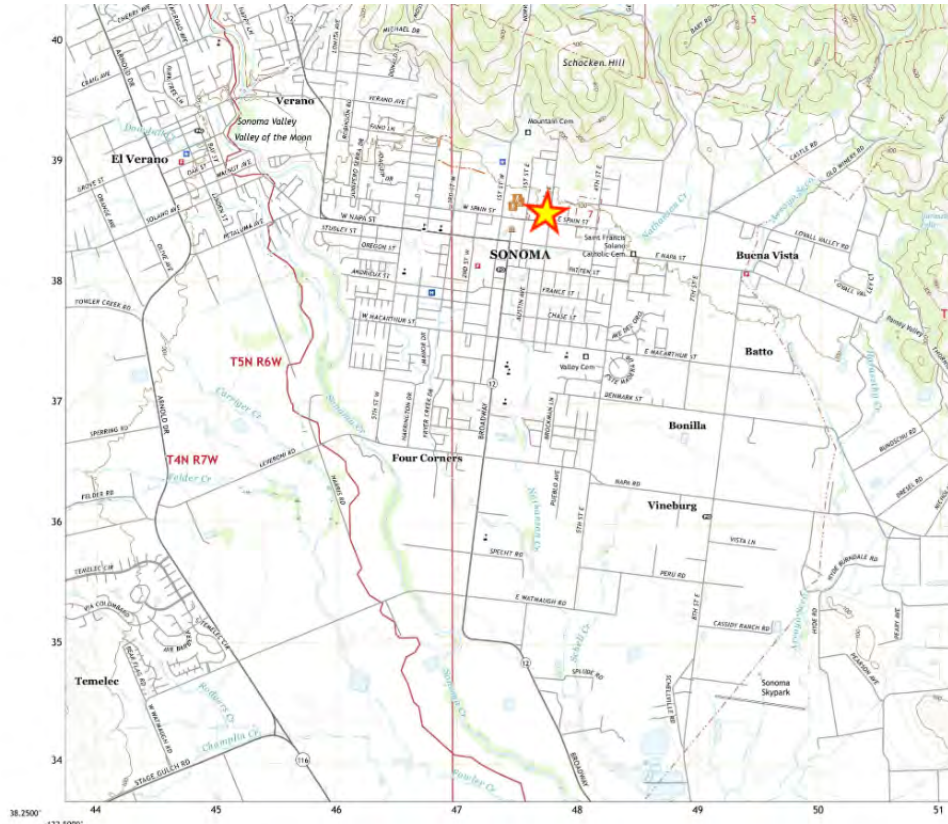


State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI#
 Trinomial

Page 4 of 4 *Resource Name or #: 196 Spain Street East (DAIRY BARN), Sonoma

*Map Name: USGS 7.5 Quadrangle Map, Sonoma *Scale: *Date of Map: 2021



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 900-meter grid/Universal Transverse Mercator, Zone 10S
 This map is not a legal document. Boundaries may be
 generalized for this map scale. Private lands within government
 reservations may not be shown. Obtain permission before
 entering private lands.

Imagery.....MAP, May 2020 - May 2020
 Roads.....U.S. Census Bureau, 2018
 Names.....GNIS, 1981 - 2021
 Hydrography.....National Hydrography Dataset, 2002
 Contours.....National Elevation Dataset, 2000
 Boundaries.....Multiple sources; see metadata file 2019
 Public Land Survey System.....BLM, 2000
 Wetlands.....FWS National Wetlands Inventory 1985 - 2009

UTM GRID MAP DATA MATHEMATICS NORTH
 DISCUSSION AT CENTER OF SHEET

U.S. National Grid
 100,000 = Square G
 10,000 = Square H
 One-Digit Designation
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SCALE 1:24 000

1 0.5 0 0.5 1 2
 1000 500 0 500 1000 2000
 METERS

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
 FEET

CONTOUR INTERVAL 20 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988
 This map was produced to conform with the
 National Geospatial Program US Topo Product Standard.

DPR 523J (1/95)

*Required information



Appendix D: Updated DPR forms for “ Castagnasso Farm; 196 Spain Street East”
(Primary # P-49-005923)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-49-005923
HRI #
Trinomial
NRHP Status Code 1S

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: Castagnasso Farm; 196 Spain Street East

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Sonoma

*b. USGS 7.5' Quad Sonoma, Calif. Date 1951 (pr 1980) T 5N; R 5W; SW ¼ of NE ¼ of Sec 7 (projected); Mt. Diablo B.M.

c. Address 196 Spain Street East

City Sonoma

Zip

d. UTM: Zone 10; 547695 mE/ 4238588 mN at the northeast corner of the horse pasture fence.

e. Other Locational Data: This site is located in unsectioned portion of the Pueblo Lands of Sonoma landgrant. The property is located on the northwest corner of East Spain Street and 2nd Street East.

*P3a. Description:

This resource is a horse farm consisting of a house, three barns including one with a partially collapsed shed addition, a vineyard, a fenced horse pasture, and an adobe and earthen mounded alignment. The site was evaluated and is listed on the National Register as a contributing element to the Sonoma Plaza District (Patri 1978). This update did not additionally record the buildings, but did add an artifact concentration in the horse pasture (Ctx. 1) and the adobe and earthen alignment, which likely functioned as a dam. The artifact concentration consists of fragments of colorless, amber, aqua, olive and milk glass, bricks, and white-improved earthenware. The artifacts are concentrated mainly in the west portion of the horse pasture and appear to be sheet scatter from the continued occupation of the farm since 1900. The adobe and earthen mounded alignment is 25 ft. long and 4 ft. wide and constructed in layers 1 to 4 in. thick.

*P3b. Resource Attributes: AH4. Privies/dumps/trash scatters; AH8. Dams

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5b. Description of Photo:
Adobe alignment overview, view northeast.
(Photo Acc. No.: ASC-2208-18)



*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

*P7. Owner and Address:
Tom Thornley Associates, Inc.
822 Broadway
Sonoma, CA 95476

*P8. Recorded by:
S. Dollinger, M. Martinez-Garcia
Anthropological Studies Center
1801 E. Cotati Ave., Bldg. 29
Rohnert Park, CA 94928

*P9. Date Recorded:
13 October 2022

*P10. Survey Type:
Reconnaissance

*P11. Report Citation:

Dollinger, Samantha F. and Michael Konzak

2022 *Cultural Resources Study for 196 E. Spain Street (Pritchard Farm), Sonoma, Sonoma County, California*. Anthropological Studies Center, Sonoma State University. Prepared for Tom Thornley Associates, Inc., Sonoma, California.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (list)

DPR 523A (1/95)

*Required information



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
ARCHAEOLOGICAL SITE RECORD

Primary # P-49-005923
Trinomial

Page 2 of 6

*Resource Name or #: Castagnasso Farm; 196 Spain Street East

*A1. Dimensions: a. Length 300 ft. (N/S) × b. Width 200 ft. (E/W)

Method of Measurement: Paced Taped Visual estimate Other: GPS- Trimble Geo XH

Method of Determination (Check any that apply.): Artifacts Features Soil Vegetation Topography
 Cut bank Animal burrow Excavation Property boundary Other (Explain):

Reliability of Determination: High Medium Low Explain:

Limitations (Check any that apply): Restricted access Paved/built over Site limits incompletely defined
 Disturbances Vegetation Other (Explain):

A2. Depth: None Unknown Method of Determination: Did not conduct a subsurface investigation.

*A3. Human Remains: Present Absent Possible Unknown (Explain): None observed on the surface.

*A4. Features:

Ctx. 2: is an adobe and earth mounded alignment measuring 25 ft. long (NW/SE), 4 ft. wide (NE/SW) and 1 to 4 in. high. The alignment is constructed of three visible layers, each approximately 1 to 4 in. thick. Adobe brick fragments are scattered on and around the alignment.

*A5. Cultural Constituents:

Ctx. 1: is an artifact concentration of fragments of colorless, aqua, olive and milk glass, white-improved earthenware, and bricks. One milk glass mason jar lid liner fragment and one rectangular paneled colorless glass bottle body fragment were observed. Several fragments of white-improved earthenware with a black or dark blue-on-white transfer print were also observed. Most of the artifacts were observed on the west side of the horse pasture, but are sheet scattered throughout the fenced-in pasture. It is likely that additional artifacts are located on the adjacent property. The artifact concentration is 225 ft. long (N/S), 150 ft. wide, and covers approximately 0.8 acres.

*A6. Were Specimens Collected? No Yes

*A7. Site Condition: Good Fair Poor:

*A8. Nearest Water: A channelized creek runs through the site.

*A9. Elevation: 70-100 ft. amsl

A10. Environmental Setting: Vegetation observed on site includes grape vines, oak trees, grasses, and ornamental trees and shrubs.

A11. Historical Information:

*A12. Age: Prehistoric Protohistoric 1542-1769 1769-1848 1848-1880 1880-1914 1914-1945
 Post 1945 Undetermined

A13. Interpretations: This is the Castagnasso Farm, a horse farm.

A14. Remarks:

A15. References:

A16. Photographs:

Original Media/Negatives Kept at: ASC

*A17. Form Prepared by: S. Dollinger

Date: 13 October 2022

Affiliation and Address: Anthropological Studies Center
1801 E. Cotati Ave., Bldg. 29 Rohnert Park, CA 94928

DPR 523C (1/95)

*Required information



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

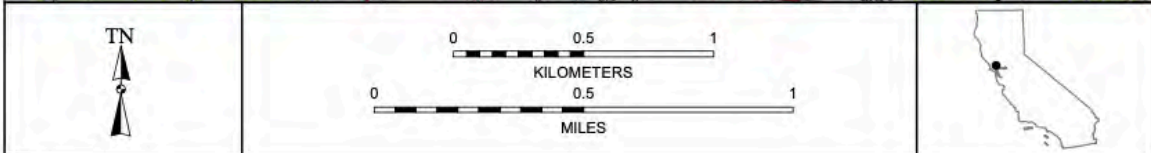
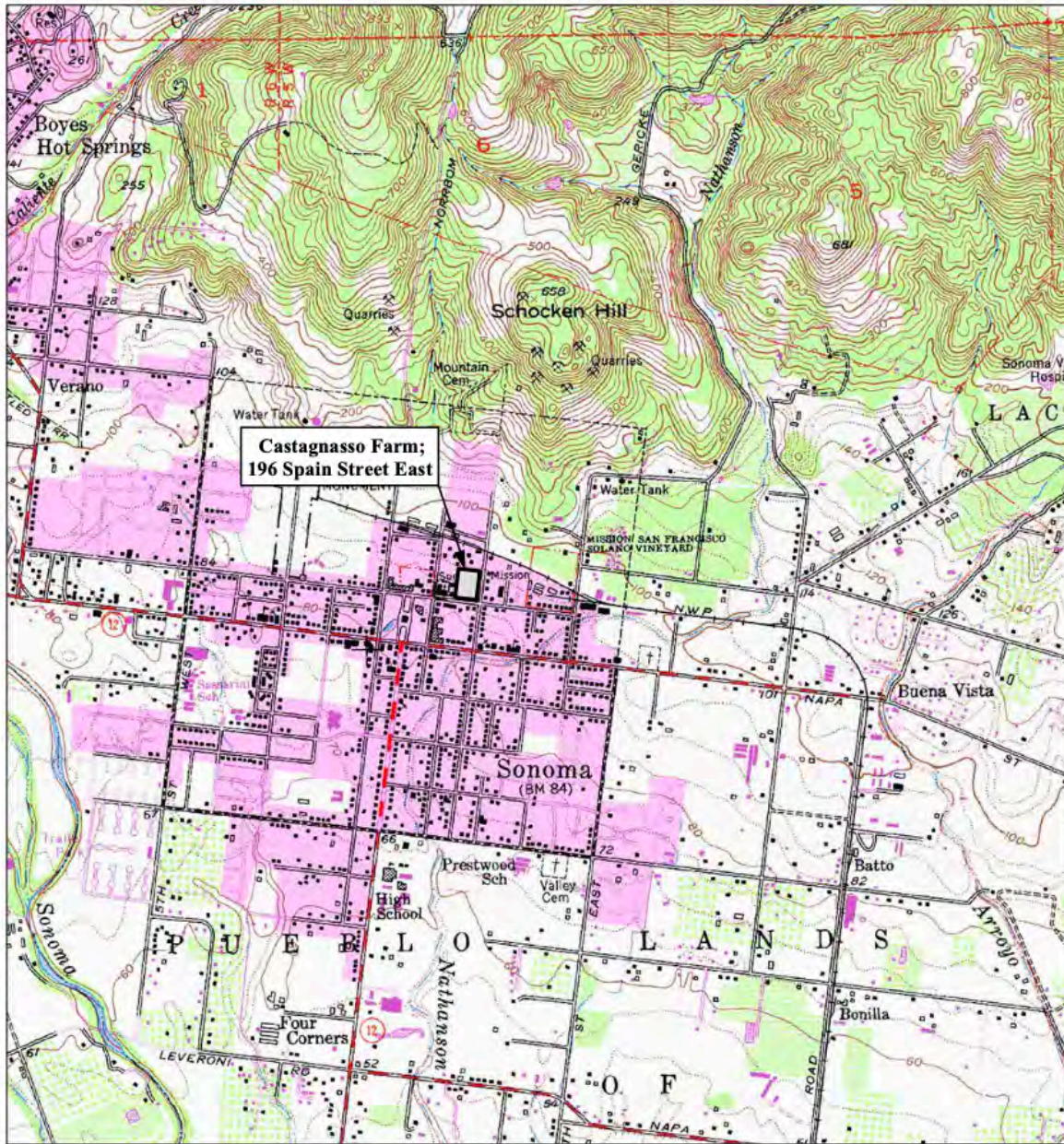
Page 3 of 6

*Resource Name or #: Castagnasso Farm; 196 Spain Street East

*Map Name: Sonoma, Calif.

*Scale: 1:24,000

*Date of Map: 1951 (pr 1980)



DPR 523J (1/95)

*Required information



State of California — The Resource Agency
 DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # P-49-005923
 HRI#
 Trinomial

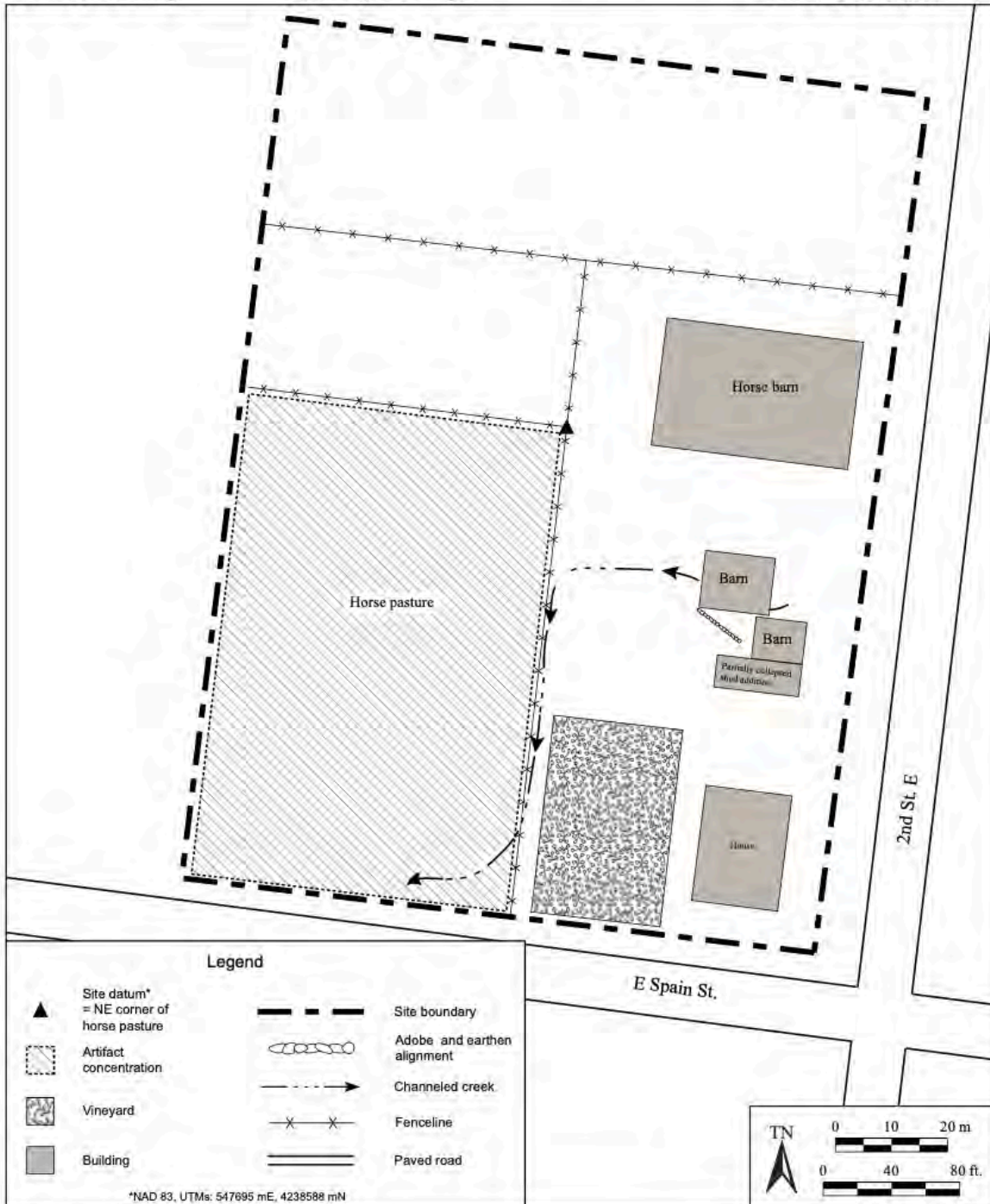
Page 3 of 4

*Resource Name or # Castagnasso Farm, 196 Spain Street East

*Drawn by: S. Dollinger

Digitized by: S. Dollinger

*Date: 13 October 2022



Legend

▲ Site datum* = NE corner of horse pasture	--- Site boundary	--- Adobe and earthen alignment
▨ Artifact concentration	--- Channeled creek	--- Fenceline
▩ Vineyard	== Paved road	
■ Building		

*NAD 83, UTM: 547695 mE, 4238588 mN

TN

0 10 20 m

0 40 80 ft.

DPR 523K (1/95)

*Required Information



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-49-005923
HRI #
Trinomial

Page 4 of 5

*Resource Name or #: Castagnasso Farm, 196 Spain Street East

*Recorded by S. Dollinger, M. Martinez-Garcia

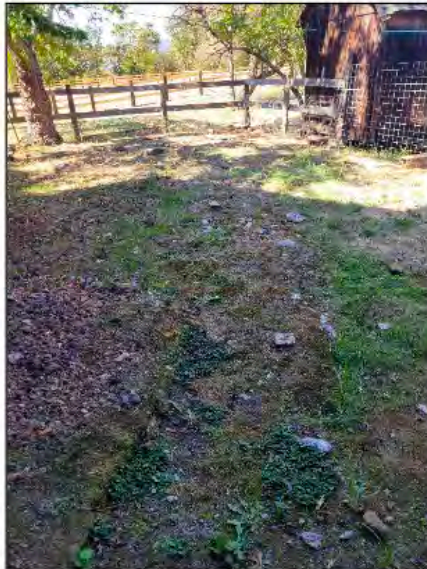
*Date 13 October 2022 Continuation Update



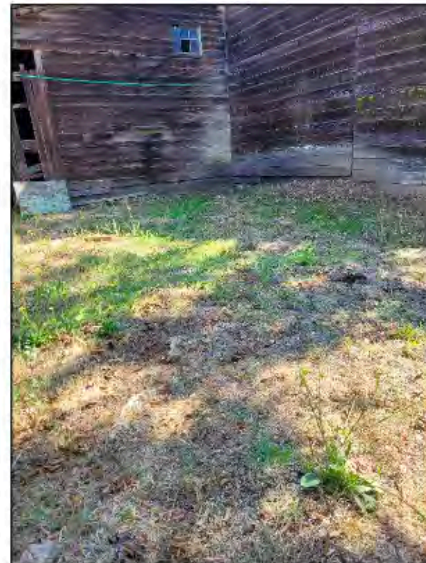
Artifact concentration in horse pasture, view southwest.
(Photo Acc. No.: ASC-2208-06)



Artifact concentration in horse pasture, view south.
(Photo Acc. No.: ASC-2208-07)



Adobe and earthen alignment, view northwest.
(Photo Acc. No.: ASC-2208-11)



Adobe and earthen alignment, view southeast.
(Photo Acc. No.: ASC-2208-13)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-49-005923
HRI #
Trinomial

Page 5 of 5

*Resource Name or #: Castagnasso Farm, 196 Spain Street East

*Recorded by S. Dollinger, M. Martinez-Garcia

*Date 13 October 2022 Continuation Update



Adobe and earthen alignment, view northeast.
(Photo Acc. No.: ASC-2208-12)



Adobe brick fragment.
(Photo Acc. No.: ASC-2208-16)



Adobe and earthen alignment, view south.
(Photo Acc. No.: ASC-2208-14)



Adobe and earthen alignment with adobe bricks,
view southwest.
(Photo Acc. No.: ASC-2208-15)





APPENDIX E: Sonoma Plaza National Register District Description



NPS Form 10-900-a
OMB Approval No. 1024-0018

Page 12

United States Department of the Interior

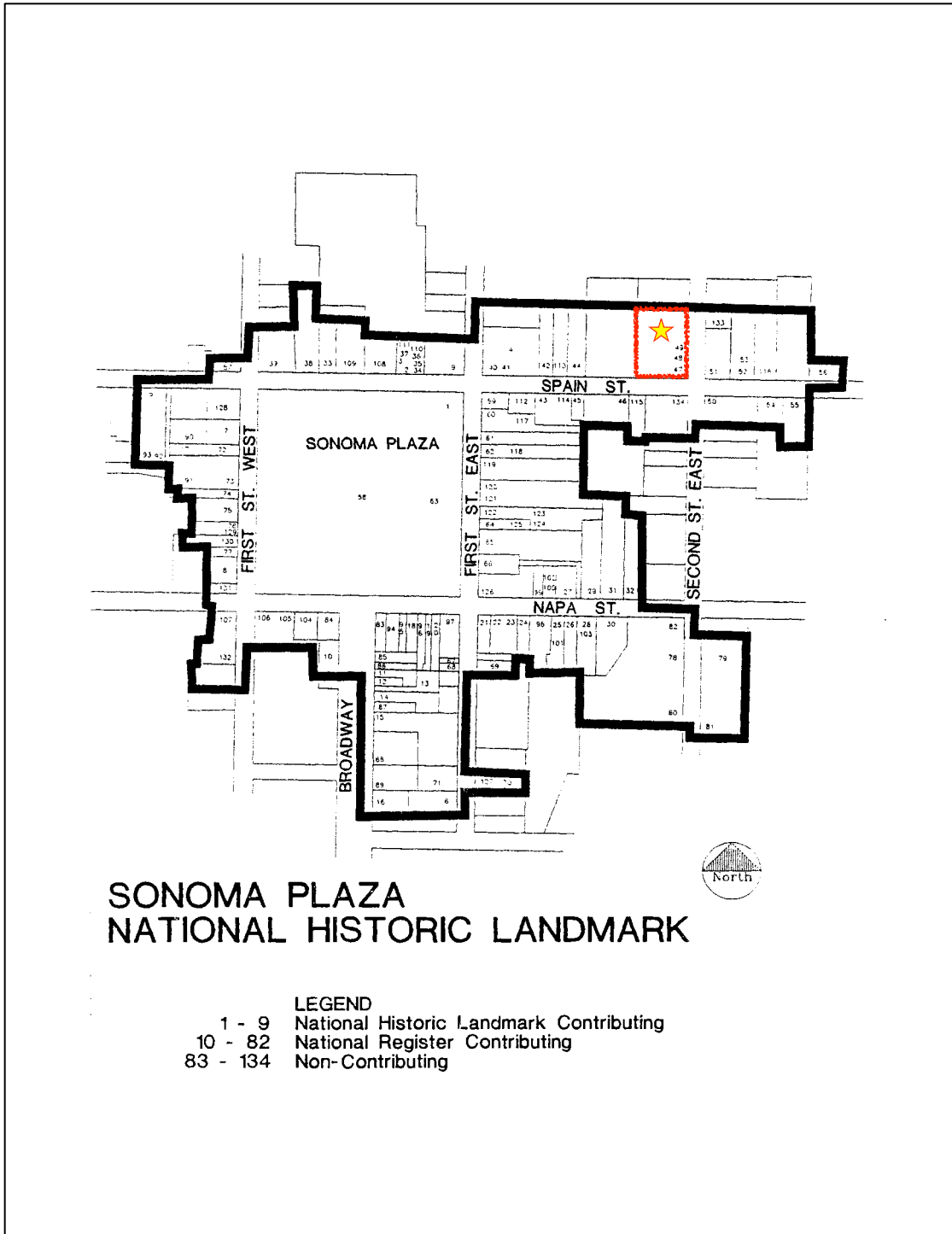
**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM: CONTINUATION SHEET**

Section No. 7 Description: Sonoma Plaza Boundary Increase

with embedded mica chips, exposed rafter ends at the eaves and over the porch. There is a non-contributing garage built outside the period of significance at the rear of the lot to the south.

47. 196 East Spain Street, a Queen Style house, was built c. 1890. It is two-story with clapboard siding on the first floor and shingles on the second story, and a chamfered first floor bay. There are 1-over-1 wood double hung windows at both levels. The side gambrel roof section has a front facing pedimented gable window. The field adjacent to the house was part of the Castagnasso farm and part of the original area of the Mission complex. It is a large open field with a slight roll topographically with a rise toward the north and Schocken Hill.
48. 196 East Spain Street, at the rear, is a two-story board and batten barn with gambrel roof, built about 1890-1900, with a one-story shed roof addition.
49. 196 East Spain Street, at the rear, is a vernacular one and half story wood barn with gable roof, built about 1900.
50. 205 East Spain Street. The Ray-Adler Adobe was built of wood in 1848 with shiplap siding as a one and a half story house. In 1851 a two-story adobe portion was added to the west elevation, giving it a somewhat Monterey Colonial style look. The wood shingle gabled roof extends beyond the west and north elevations to form a covered two story porch. The roof has a low brick chimney centered on the gable ridge. There is a break in the roof pitch over the porch section which has slim chamfered columns set on a high square pedestal base. Between the columns at the sidewalk edge is a white picket fence with a picket entry gate at the entrance. The windows are 6-over-6 double hung wood sash.
51. 206 East Spain Street, a Classic Revival house was built in 1911. It is one and half stories with chamfered square porch columns, double hung wood windows, and a hipped roof with a small gabled dormer with diamond pointed shingles on each side of the roof. There is a one story non-contributing garage to the north at the property line.
52. 220 East Spain Street is a Bungalow Style house, built in 1911. It is one and half stories, with narrow horizontal siding and Tudor arched openings between the red brick porch piers. The porch openings are now glazed. There is a large open facing gabled dormer with 3 12-over-1 double hung wood windows and exposed rafter ends at the gable eaves. There are large shaped open brackets at the roof. The building incorporates an earlier one-story adobe structure. At the front of the property between the





*Map of National Historic Landmark District and National Register Historic District
(showing project area)*

