

APPENDIX C

Historical Resources Analysis and Supporting Information

APPENDIX C-1

Final Memorandum Peer Review of Historic Resource Evaluation



Painter Preservation
HISTORIC PRESERVATION & URBAN DESIGN

August 21, 2023

Ms. Rima Ghannam
Principal/CEQA-NEPA Planner, Sertior
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San Francisco, CA 94105

RE Peer Review of Historic Resource Evaluation, 19320 Sonoma Highway, Sonoma

We have reviewed EDS's memo of August 11, 2023 and revisions to their Historic Resource Evaluation (HRE) for 19320 Sonoma Highway, Sonoma. This HRE follows on the initial HRE prepared on July 31, 2021, the revisions submitted on July 26, 2023 in response to Painter Preservation's Peer Review memo of June 29, 2023. It also follows on a conference call that took place on July 27, 2023 between City of Sonoma staff, Stacey DeShazo, architectural historian, of Evans and DeShazo (EDS), Rima Ghannan, project manager for Sertior, the consultant that has been hired to prepare environmental documentation for the project at 19320 Sonoma Highway, and myself, architectural historian for Painter Preservation.

In this most recent update to the HRE, EDS added information to the profile of the architect, William F. Herbert (which had previously been provided in the peer review memo of June 29, 2023) and removed the mitigation recommendation that was in the initial and subsequent versions of the HRE, at the request of the project team. Modifications to the regulatory setting that were requested were not made. Other changes that had been previously requested, such as adding to the discussion of 20th century changes to the built environment that facilitated the development of parcels like the one at 19320 Sonoma Highway, have been made and are helpful to understanding the context of the resource.

We consider the HRE as currently written adequate to complete the work for the DEIR, including describing the applicable regulatory setting of the project, the physical setting, the design characteristics of the building and associated landscape, the property's developmental history, and the historical setting. The HRE will be used to describe impacts to historic resources based on the project alternatives. Potential mitigation measures will be recommended as appropriate to the resource that may offset historic property impacts based on separate documentation.

Minor corrections will be added in the DEIR as necessary, including architect William Herbert's credentials and the statement that the architect is not a "master," because he is not significant at the statewide level. The California Register does not require state level of significance for the architect to be significant, and the resource itself is significant at the local level.

Sincerely,

Diana J. Painter, PhD
Owner/Principal Architectural Historian

APPENDIX C-2

Additional Response Memorandum to the Peer Review of Historic Resource Evaluation



August 11, 2023

RE: Evans & De Shazo, Inc., Additional Response Memorandum to the "Peer Review of Historic Resource Evaluation, 19320 Sonoma Highway, Sonoma".

Ms. Rima Ghannan,

On July 27, 2023, Evans & De Shazo, Inc. (EDS) Principal Architectural Historian Stacey De Shazo, M.A., participated in a conference call with the City of Sonoma and peer reviewer and architectural historian Diana J. Painter, Ph.D., of Painter Preservation. The conference call resulted in the request for additional updates to the EDS Historic Resources Evaluation report of the property at 19320 Sonoma Highway within Assessor Parcel Number (APN) 127-202-007 (Property) completed in 2021 and updated on July 26, 2023, based on the peer review completed by Painter Preservation on July 3, 2023.

The following memorandum addresses three updates to the EDS HRE report that were requested during the July 27, 2023, conference call, including the following:

1. Regulatory Setting: EDS was asked to review this section again and potentially add integrity-related details.
2. Architect: EDS was asked to include additional details about Sonoma County architect William F. Herbert.
3. Additional Recommendations: EDS was asked to remove the additional recommendations within the HRE.

Item 1: Review: Regulatory Setting

EDS Response: The California Environment Quality Act (CEQA) regulations and the Guidelines for Implementing CEQA (State CEQA Guidelines § 15064.5) found on pages 2 and 3 of the HRE will remain as written within the EDS HRE. However, the discussion on integrity is included in the California Register of Historical Resources section of the report, starting on page 36.

Item 2: Architect, pp. 24-25

EDS Response: EDS conducted additional research and included updated the "Architect" section of the report.

Item 3: Additional Recommendations, pp. 41

EDS Response: EDS removed the additional recommendations on page 41.



Thank you again for the opportunity to complete the updates based on our conference call on July 27, 2023. The final updated HRE and DPR forms are attached.

Sincerely,

Stacey De Shazo, M.A. Principal Architectural Historian
Evans & De Shazo, Inc.
stacey@evans-deshazo.com



Attachment A:
“HRE and DPR 523 Forms”



EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

A HISTORIC RESOURCE EVALUATION OF THE PROPERTY LOCATED AT 19320 HIGHWAY 12, SONOMA, SONOMA COUNTY, CALIFORNIA

SUBMITTED TO:

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SUBMITTED BY:

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updated August 11, 2023
(original July 31, 2021)

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INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed a Historic Resource Evaluation (HRE) of the property located at 19320 Highway 12, Sonoma, Sonoma County, California, within the 0.34-acre Assessor Parcel Number (APN) 127-202-007 (Property). The Property includes a 1939 house and associated landscape. The proposed project includes the demolition of the 1939 house and associated landscape, and the redevelopment of the Property, which is currently in the development stages (Project). The Property is not currently listed on the Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD), or the City of Sonoma's Historic Resource Inventory of historic properties, and the Property does not appear to have been previously evaluated to determine eligibility for listing on the California Register of Historical Resources (CRHR). As such, the City of Sonoma in accordance with the California Environmental Quality Act (CEQA) requested an HRE of the built environment resource to determine if there are any historical resources within the Property that will be impacted by the proposed Project and provide recommendations, as needed.

The HRE is based on specific guidelines and evaluation criteria of the CRHR (14 CCR §15064.5 and PRC§ 21084.1). The following HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's qualification standards in Architectural History and History. The results of the HRE are presented herein.

PROPERTY LOCATION

The 0.34-acre Property (APN 127-202-007) is located on the east side of Highway 12 (aka Sonoma Highway), approximately 1.3 miles west of the Sonoma Plaza in the City of Sonoma, Sonoma County, California (Figure 1). The Property is situated 377 feet south of Ramona Street and 450 feet north of Lyon Street.

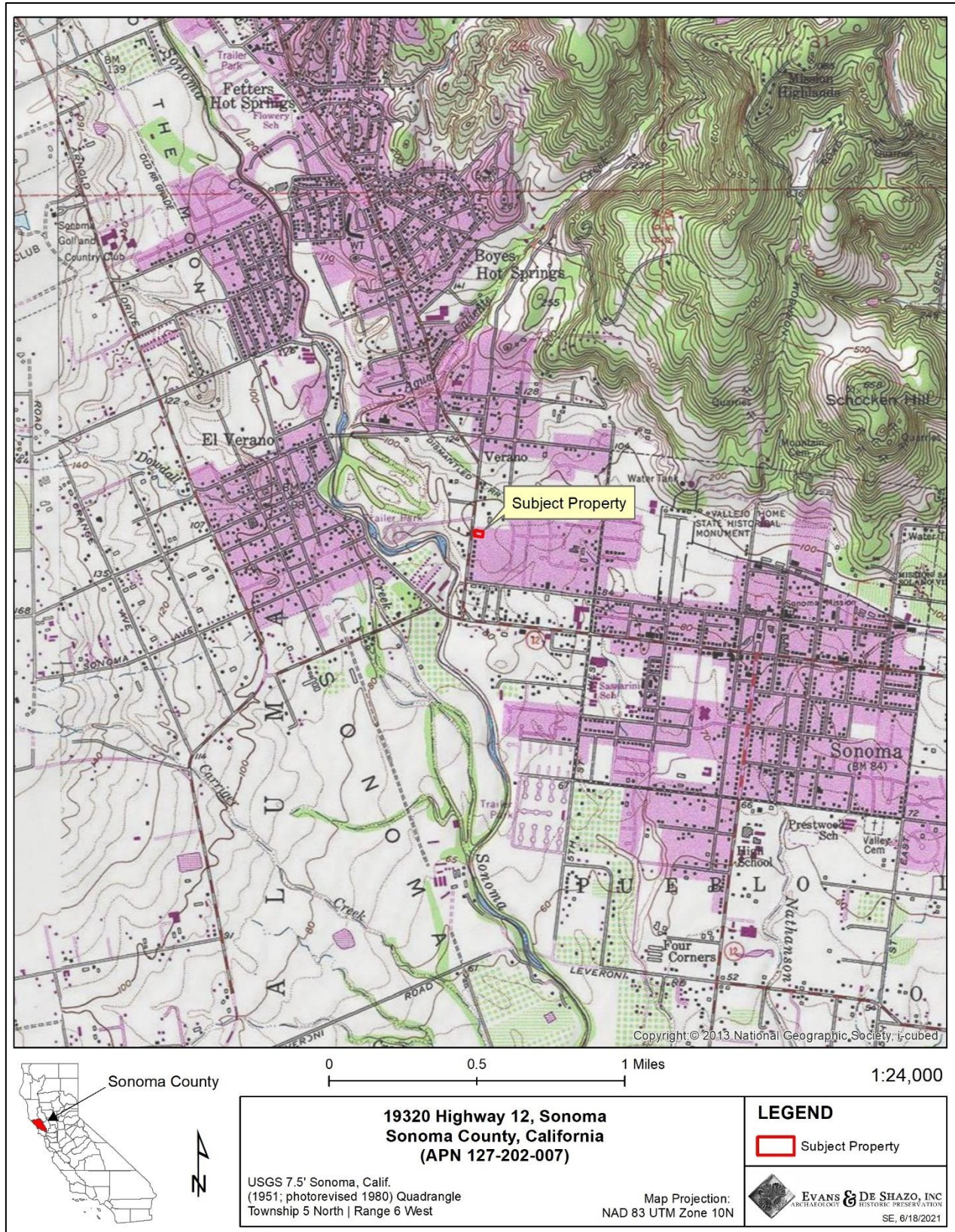


Figure 1. Property location map.

REGULATORY SETTING

The CEQA regulations, as they pertain to “cultural resources”, are outlined below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines § 15064.5) give direction and guidance for evaluating properties, and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Pursuant to California State law, the City of Sonoma is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR § 15064.5 and PRC § 21084.1).

There are five classes of cultural resources defined by the State OHP. These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CCR § 15064.5, cultural resources are historically significant if they are:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements PRC § 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such

resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1, 14 CCR § 4852), including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources pursuant to PRC § 5020.1(k) or identified in a historical resources survey meeting the criteria in PRC § 5024.1(g) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC § 5020.1(j) or § 5024.1.

CITY OF SONOMA

The City of Sonoma does not have any local ordinance that would require EDS to review the property for eligibility for a local listing on any local historic register.

METHODS

The methods used to complete the HRE included a review of a recent database search completed by the Northwest Information enter (NWIC) of the California Historical Information Systems (CHRIS) (NWIC File #20-0039) to determine if the Property has been previously documented, and a review of the cultural resource inventories listed below. EDS also conducted extensive online research, including at the Sonoma County Assessor/Recorder Office, Sonoma League for Historical Preservation, and the Sonoma Valley Historical Society (SVHS) (see list below).¹ EDS also reviewed the title report of the Property, which was provided by the client, as well as digital documents on file with EDS, such as historical maps, Sanborn Fire Insurance maps, historical aerial photographs, and other primary source documents. The purpose of the research was to understand the Property history and the history of the surrounding area to assist in the development of a historical context within which to evaluate the historic significance of the built environment within the

¹ The HRE was completed when the Sonoma County COVID 19 restriction were in place and as such no in-person research at the Assessor/Recorder, or any historical repository or research facility was permitted.

Property. EDS Principal Architectural Historian Stacey De Shazo, M.A. also completed an architectural survey to identify the age, any known architectural style or form, character-defining features, materials, and alterations of built environment resources, at least 45 years in age, within the Property. Department of Parks and Recreation (DPR) 523 forms were also completed for the Property (Appendix A).

Cultural Resource Inventories

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- California OHP BERD for Sonoma County (2020)

Online Research

Online research utilized the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- <http://www.library.ca.gov/> (California State Library)
- <https://www.library.ucsb.edu/geospatial/aerial-photography> (U.C. Santa Barbara Library)
- <https://cdnc.ucr.edu/> California Digital Newspaper Collection
- Sonoma League for Historic Preservation
- Sonoma Valley Historical Society (SVHS)
- <http://pcad.lib.washington.edu/> (Pacific Coast Architecture Database [PCAD])
- <https://aiahistoricaldirectory.atlassian.net> (AIA Historical Directory of American Architects)

Review of the “Sonoma League for Historic Preservation Survey Update (Sonoma Valley Survey Update) Sonoma County, California” (August 2015) (S-46942)

EDS reviewed the “Sonoma League for Historic Preservation Survey Update (Sonoma Valley Survey Update) Sonoma County, California” (August 2015) (S-46942) completed by Painter Preservation in 2015. However the Property, including the 1939 house and associated landscape, was *not* included in the list of the 250 properties surveyed as part of the Sonoma Valley Survey Update.

The following section includes the results of the research, which are incorporated into the Historical Setting.



HISTORICAL SETTING

The following section provides a brief history of the area where the Property is located and the specific history of the Property to assist in providing an understanding of the development of the area, and the specific context within which the 1939 house and associated landscape were evaluated for historical significance.

MEXICAN ERA (1821 – 1846)

In 1821, Mexico declared its independence from Spain and took possession of “Alta California”² marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the “rancho” period. Although California was now under Mexican rule, in 1824, the present-day City of Sonoma was where the last and most northerly of the 21 Spanish missions, the Mission San Francisco Solano (i.e., Mission Sonoma), was constructed; and it was the only mission established under an independent Mexican government with the Mexican era. In 1833, the missions in California were secularized by the Mexican government, and mission-owned land was dissolved. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish, and as such, there were new opportunities for trade when foreign ships that had previously been held off by Spanish guarded military ports could dock and provide a variety of provisions to local settlers throughout California. These new provisions, including tea, coffee, sugars, spices, and spirits, as well as a variety of manufactured goods soon, made their way into the region; and the taxes on these imported goods became the main source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California during this time. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons that were loyal to the Mexican government and permitting foreigners to settle land. As a result, the 20 or so ranchos in Alta California during the Spanish period increased to roughly 800 ranchos that varied from 10,000 to 20,000 acres during the Mexican era.

Early History of the “Pueblo de Sonoma” (1834 - 1850s)

In 1834, Mexican Governor Jose Figueroa sent Mexican General Mariano Guadalupe Vallejo to Sonoma to secularize Mission San Francisco Solano, colonize the area by laying out a new pueblo (within the present-day City of Sonoma), and set up a military stronghold to thwart off the Russian settlement at Fort Ross from further encroachment into what is now Sonoma County and the San Francisco Bay.³ Before he departed from San Francisco, General Vallejo was given a 44,000-acre land grant, which was later supplemented with another 22,000 acres, as a reward for his service to the Mexican government and to further encourage him to carry out the tasks for the Mexican government. Upon his arrival in the area, General Vallejo established an adobe (known today as the Petaluma adobe) within his 44,000-acre rancho, which was the center of his working ranch known as Rancho Petaluma. He then transformed the Mission San Francisco Solano and

² Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

³ Fort Ross, located on the coast of present-day Sonoma County, California, was an outpost established in 1812 by the Russian-American Company.

surrounding land into an eight-acre Mexican pueblo (the largest in California history), known as Pueblo de Sonoma,⁴ which served as a fortified military stronghold to prevent further intrusion into Alta California by the Russians. The Pueblo de Sonoma consisted of a central plaza (Sonoma Plaza)⁵ and the street grid where General Vallejo had a soldiers barracks constructed at the northeast corner of the Pueblo, and a multi-storied building constructed within his rancho, he called Casa Grande, which was the home of General Vallejo and his family. In 1837, General Vallejo's nephew, Juan Bautista Alvarado, was named governor of the Mexican state of Alta California, and Alvarado appointed General Vallejo "Military Governor" of the state. For over a decade, General Vallejo wielded great influence over the area, and he amassed great wealth from his vast ranching business, as well as from the "Mission grapes" that he harvested within his land and sold to markets in San Francisco.⁶

In 1845, the U.S. annexed Texas, which was not formally recognized by the Mexican government, and by the spring of 1846, Mexico and the U.S. had entered an armed conflict known as the Mexican American War (1846 - 1848). While the conflict was mainly focused on fighting in Texas, on June 14, 1846, a group of American settlers raided the Pueblo and took General Vallejo and his brother, Salvador Vallejo, Lieutenant Colonel Victor Prudon, and Jacob Leese prisoner.⁷ The American settlers then proclaimed California's independence with the raising of the Bear Flag over the Sonoma Plaza, and for 25 days, Sonoma was the capital of this new republic. The incident later became known as the "Bear Flag Revolt". For several months General Vallejo, his brother Salvador, Lieutenant Colonel Victor Prudon, and Jacob Leese were held at Sutter's Fort in Sacramento without filing any formal charges. Upon their return to Sonoma, General Vallejo found squatters had taken over large portions of his land.⁸

⁴ The Property is located west of the eight-acre pueblo laid out by General Vallejo.

⁵ The Sonoma Plaza is listed on the National Register #75000489.

⁶ https://www.parks.ca.gov/?page_id=27191.

⁷ William H. Davis, *Sixty Years in California – A History of Events and Life in California*, (A. J. Leary, Publisher, San Francisco, CA), 1889.

⁸ Platon M. G. Vallejo, *Memoirs of the Vallejos*. (Reprinted from the San Francisco Bulletin, January 26, 1914 to February 17, 1914 by James D. Stevenson) Publisher, Napa Historical Society, Fairfield, CA. 1994.



Figure 2. Map of Sonoma (1850) showing the approximate location of the Property (red star) west of the Pueblo de Sonoma and Sonoma Plaza (blue arrow).

EARLY AMERICAN PERIOD (1848 – 1852)

In 1846, Mexican rule within the Pueblo de Sonoma had all but ended; however, the American Period in California did not begin until the end of the Mexican American War in 1848 when the U.S. took possession of the territories including California, New Mexico, Texas, and Arizona in the signing of the Treaty of Guadalupe Hidalgo. The Treaty of Guadalupe Hidalgo provided the resident Californios (Mexican citizens living in California) their American citizenship and guaranteed title to land granted in the Mexican period. The California Gold Rush (1848–1855) and the promise of excellent soil and abundant water drew numerous

American settlers to Sonoma Valley from all over, who also squatted on land owned by General Vallejo land within the Pueblo.

HISTORY OF SONOMA (1850 – 1854)

In 1850, California became the 31st state in the Union with 27 counties, and the City of Sonoma became the seat of Sonoma County. This same year, General Vallejo was elected to the State Senate, and on April 4, 1850, Sonoma was incorporated as a city.⁹ During this time, the first commercial ventures in the town of Sonoma included dry goods and general merchandise stores, tobacco shops, saloons, and hotels. The hotels were significant to the development of the town, as they were seen as representing the growth potential and attracted potential residents, local workers, and investors with lodging and meals.¹⁰ The hotels were constructed adjacent and near the Sonoma Plaza and included the Blue Wing Inn (extant), which was originally a small adobe building that first served as a gambling room and saloon during the Gold Rush era but was expanded in 1852 and converted into a hotel; the Toscano Hotel (extant) constructed in 1851; the Swiss Hotel (extant) constructed in 1850 by Salvador Vallejo; and the El Dorado Hotel (extant), originally a Mexican era adobe building built in the late 1840s and converted into a hotel in 1851. However, by 1854, the City of Sonoma had no courthouse or suitable city hall with county officer's rooms to meet or conduct county business. As such, the California State Legislature voted to move the county seat from the City of Sonoma to the City of Santa Rosa, as Santa Rosa boasted a new city hall and offices to accommodate the county officers.

Sonoma: Late 19th and Early 20th Century

By 1860, the City of Sonoma had approximately 500 residents; however, Sonoma Plaza remained undeveloped, where sheep and cattle were allowed to graze to maintain the grass growing within the Plaza (Figure 3).¹¹ During the 1860s, the area of Sonoma Valley was dominated by wheat farming and cattle ranching; however, in the 1870s, agricultural production in the valley, including the area where the Property is located, began to shift from wheat farming and cattle ranching to vineyards and fruit orchards.

In the 1870s, several small communities began to develop west and northwest of the City of Sonoma, including Agua Caliente, Boyes Hot Springs, and El Verano; however, access to these locations was by wagon, which limited their growth potential. In the 1870s, the San Francisco and Northern Pacific (SF&NP) rail line began construction on a line from "Donahue Landing" in present-day Petaluma to the City of Sonoma. The new rail line ran north from Petaluma to the Schellville train depot, onto Eighth Street East, and west on East Spain Street to the City of Sonoma near the Sonoma Plaza. The new rail with a train depot located north of the Sonoma Plaza, though not welcomed by many of the residents of the city at the time,¹² soon provided transportation for passengers and allowed for local goods such as agricultural products to be transported by rail. The rail line also brought development to the City of Sonoma, which began to beautify the Sonoma Plaza. By the late 1880s, trees were planted (Figure 4) in the Plaza, and an open-air pavilion was constructed within the Sonoma Plaza. The pavilion also served as the city hall; however, this was intended to be a temporary fix

⁹ In 1862, General Vallejo had the city unincorporated, but it was re-incorporated in 1883.

¹⁰ Lynn Downey, *A Short History of Sonoma*, (Published by University of Nevada Press), 2003.

¹¹ Ibid.

¹² Michael Aker, "The Springs: Resort Towns of Sonoma Valley", Arcadia Publishing, 2017.

until the city could provide the funds to build a proper city hall.

In 1882, the rail line was expanded to areas up the valley, including the communities of Agua Caliente, Boyes Hot Springs, and El Verano (where the Property is located). During this time, the small communities began to develop as resort towns where tourists could partake in the hot springs and stay at resorts that provided various accommodations, including hotels, cabins, and tents. The rail lines brought changes to the area; however, it was not until 1901 when the Sonoma Women's Club formed and took up the cause to raise funds to beautify the Sonoma Plaza that the City of Sonoma began to set money aside to construct a City Hall. In 1903, the Sonoma Women's Club raised enough money to install a fountain (extant) at the southern edge of the Plaza. On February 24, 1906, the cornerstone of the Sonoma City Hall was finally laid within the Plaza. Unfortunately, on April 18, 1906, the San Francisco Earthquake struck, which delayed construction for two years. Finally, in 1908, Sonoma's City Hall (extant), made of basalt stone from local quarries, was finally completed (Figure 5).

Throughout the early 1900s, the city of Sonoma and the surrounding communities were supported by a thriving agriculture economy and prosperous resort businesses. By 1920, the capacity of cannery production in the valley doubled as facilities expanded to include produce such as string beans and tomatoes, which helped support the local economy after Congress passed the Volstead Act (aka Prohibition) in 1919.¹³ During the enactment of Prohibition, from 1920 to 1933, the many canneries in the area flourished, as the agricultural communities in the Sonoma Valley switched from vineyards to mainly growing fruit trees, including peaches, pears, and apples. During this time, many of the local resorts closed, and those that remained open no longer focused on hot mineral springs, extended accommodations, and activities but instead focused on their restaurants and dancing. During World War II (WWII), with many of the young men fighting overseas, the Valley Canning Company hired hundreds of women who were often recruited from neighboring cities via newspaper advertisements and bused to the packing facility.¹⁴ Throughout the 1940s, as the fruit and nut orchard farmers thrived, the Sonoma Valley grape farmers and winemakers were actively promoting their wines and were featured with other California wines at the 1939 Golden Gate International Exposition at Treasure Island, and in March 1941, the Sonoma Valley vineyardists attended a meeting in Santa Rosa with other winemakers that were interested in taking a more active role in promoting their wines. When WWII ended in 1945, there was residential growth in and around the city of Sonoma, including the small town of El Verano, which saw new housing constructed for the returning WWII military veterans. In addition, smaller parcels within the Sonoma Valley, including the Property, were subdivided and sold.

¹³ Ibid, 52.

¹⁴ Newspapers.com, "Women Wanted" Press Democrat, October 4, 1944.

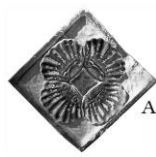


Figure 3. ca. 1870 photo of the Sonoma Plaza (courtesy of the Sonoma Valley Historical Society).



Figure 4. 1889 photo of the Sonoma Plaza (courtesy of the Sonoma Valley Historical Society).

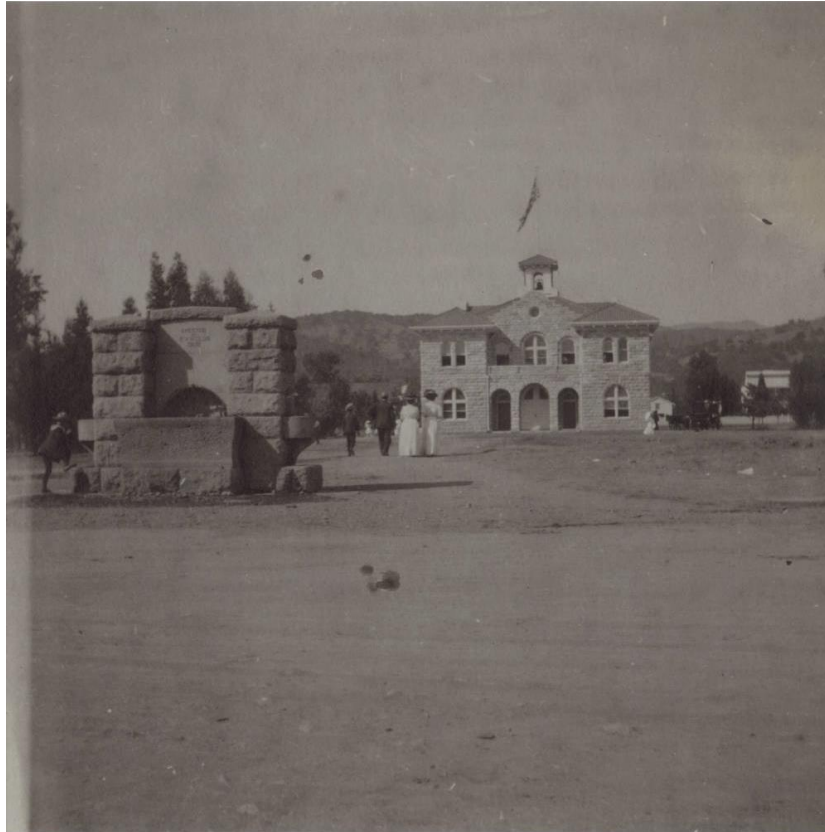


Figure 5. 1908 photo of the Sonoma City Hall within Sonoma Plaza (courtesy of the Sonoma County Library).

EL VERANO, VERANO TOWNSITE, AND SONOMA VALLEY HOT SPRINGS RESORTS

During the 1860s, the area west of the Property, known as El Verano, which means “the summer” in Spanish,¹⁵ was a small wheat and cattle farming community. By the early 1870s, many wheat fields and cattle ranches were being replaced with fruit trees and vineyards. During this time, the population was growing steadily, though much of the area was open land. In the early 1870s, the SF&NP (later the Northwestern Pacific Railroad) constructed a rail line from Petaluma to the City of Sonoma. The arrival of the rail brought growth and prosperity to the area, as not only did the rail provide local farmers with a more efficient way to transport their goods, but it also brought tourists to the area who were drawn to the healing waters of the local hot springs. During the 1870s, “hot springs” resorts began to spring up near natural hot springs in the Sonoma Valley, including the area of El Verano and the planning of the Verano townsite, north of the Property. In 1882, the Southern Pacific rail line was extended up the valley, and a train depot was built in El Verano (Figure 6), approximately 0.4 miles west of the Property, and the Sonoma & Santa Rosa Railroad Company extend their rail line from Sonoma Landing to Glen Ellen. The new rail lines not only provided access to the resorts in areas up the valley, including Agua Caliente, Boyes Hot Springs, Feters Hot Springs, and El Verano, but they also hauled freight, mainly basalt blocks, and produce.

By the 1890s, Sonoma Valley was a popular tourist destination that included accommodations such as hotels,

¹⁵ El Verano Historical Society, “El Verano Town Story”, <https://elveranohistoricalsociety.com>, Accessed March 22, 2021.

summer cabins, and tents, which provided for a wide range of visitors. During this time, roundtrip Sunday excursions were offered to El Verano for \$1.00 to passengers traveling through Schellville to Santa Rosa, or from Tiburon to Glen Ellen through Boyes Hot Springs.¹⁶ In 1887, George Maxwell founded the Sonoma Valley Improvement Company with the help of Charles Crocker (one of the “Big Four” who constructed the transcontinental railroad). George was a well-known conservationist who published numerous papers on preserving agrarian values. George also established the Maxwell Family Farm in the 1860s; currently, the Maxwell Farm Regional Park located 0.3 miles north of the Property.¹⁷ In 1888, Maxwell launched a venture to develop the townsite of “Verano”, which he marketed as a future “business center” (Figure 7). Maxwell hired renowned photographer Carleton E. Watkins to photograph the area for promotional purposes and began advertising lots for sale for houses and businesses. Town lots were soon auctioned off and promoters of the town, such as Maxwell, claimed that over \$30,000 in property sales had taken place to develop the town.¹⁸ In 1889, a town paper known as “The Whistle” was established as well as a post office with Henry Kleefer as postmaster. However, in 1890, Maxwell’s development plans for the new town fell victim to legal disputes over the transfer of land titles to the new property owners.¹⁹ Although the townsite of “Verana” had failed, El Verano had begun to develop as a resort destination (Figure 8).

By the 1900s, Sonoma Valley boasted 40 resorts and hotels offering a variety of amenities, such as electric lights, dance halls, restaurants, and activities such as billiard parlors.²⁰ During this time, in El Verano had numerous resorts, including Parente’s, Paul’s Resort, El Verano Villa, French Cottage, Oak Grove Resort, Agua Caliente Springs Resort, Eleda Hot Springs, Boyes Springs Resort, and the Sonoma Grove Resort (extant), was established directly west of the Property. During this time, the center of social activity in the area was the Bellevue Hotel. The larger hotels, such as the Bellevue Hotel, in El Verano, met the trains with their own horse-drawn carriages (Figure 9). However, not all the hotels had luxury accommodations. Some were family hotels, and others offered food and attractions for French, Italian, or other national groups at weekly rates from \$6 to \$7, providing guests enjoyed three meals a day. During early 1920s, the resorts were thriving, and in 1923 the Sonoma Tribune called the Sonoma Grove Resort the leading resort in the valley.²¹ However, Prohibition followed by the Great Depression, changed the once-thriving resort communities in the Sonoma Valley, including El Verano. By the 1930s, the hot springs resort communities had either closed or modified their accommodations and services, and many were reduced to mainly dining and dancing, or for summer tourism. Today the small town of El Verano is no longer recognized as a hot springs resort community; however, the area is now thriving as a wine tourist destination spot.

During this time, many areas of California, including the Sonoma Valley, saw an increase in automobile ownership, as cars became more affordable. Soon, new paved roads, bridges, gas stations and automobile repair shops were constructed throughout Sonoma County. In 1934, California Highway, Route 12 was established, including the route through the Sonoma Valley, where the Property is located. In 1933, the

¹⁶ Michael Aker, “The Springs: Resort Towns of Sonoma Valley”, Arcadia Publishing, 2017.

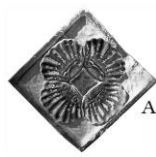
¹⁷ Newspaper.com, No title, The Press Democrat, November 30, 1980.

¹⁸ El Verano Historical Society, “El Verano: the little town that could”, Sonoma Index-Tribune, May 1, 1985.

¹⁹ Ginny Richardson, “Before the wine, they came for the waters”, Sonoma Valley Sun, November 11, 2010.

²⁰ Ibid.

²¹ Michael Aker, “The Springs: Resort Towns of Sonoma Valley”, Arcadia Publishing, 2017.



construction of the Golden Gate Bridge began, and when it opened in 1937 the new bridge allowed for increased and more efficient transportation by automobile to Sonoma Valley and areas such as El Verano, , previously traveled to by rail.



Figure 6. 1890 photo of the El Verano train station (courtesy of Sonoma County Library).

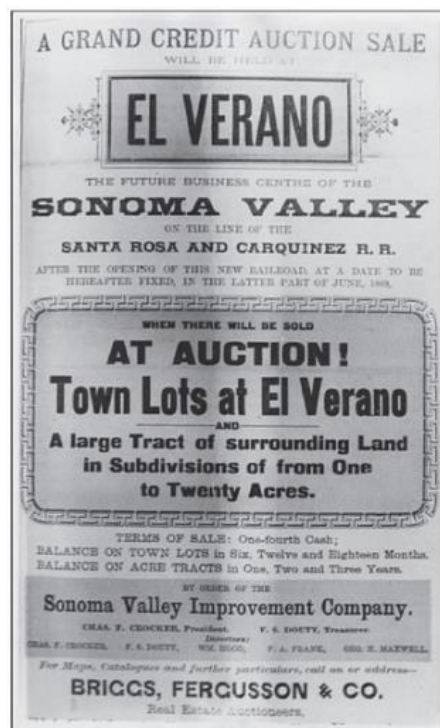


Figure 7. 1888 advertisement auctioning “Town lots at El Verano”.



Figure 8. ca. 1900 postcard of El Verano showing the train station (right) (courtesy of the El Verano Historical Society).



Figure 9. ca. 1893 photo of the Bellevue Hotel horse-drawn carriage at El Verano train station (courtesy of Sonoma County Library).



Figure 10. 1927 “Sonoma Valley Resort Map” showing the “Verano Townsite” (blue arrow) approximately 0.5 miles north of the Property (red star), east of the area known as “El Verano”, and west of the southwest of present-day Highway 12 (Courtesy of the Spring Museum).

PROPERTY HISTORY

In 1900s, before the construction of the 1939 house, the land where the Property is located was within a 0.34-acre lot “505” owned by “L and M. I. Company” (Figure 11), which was a real estate investment company. The company was owned Donald H. Maxwell, who was the son of the well-known local real estate investor George Maxwell, who owned the Sonoma Valley Improvement Company that developed the townsite of “Verano” (Figure 12). Donald was born in the 1880s and appeared to have lived in Sonoma County with his family on



the Maxwell Family Farm.²² The land where the Property is located seems to have remained undeveloped until the lot was sold to Charles James Montaldo in 1939.

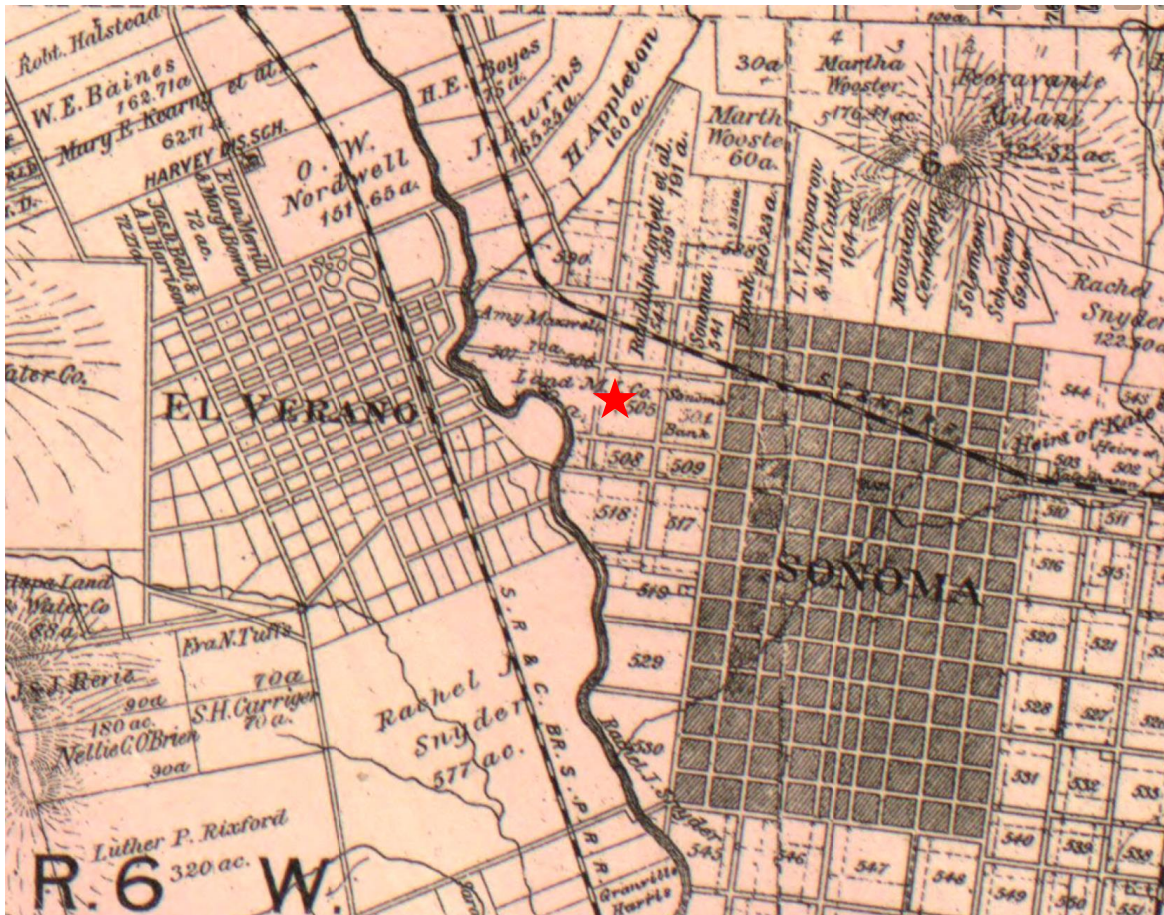


Figure 11. Ricksecker and Walkup 1900 map showing the approximate location of the Property (red star) within lot 505 of the land owned by “L and M. I. Company”.

²² Newspaper.com, No title, The Press Democrat, November 30, 1980.

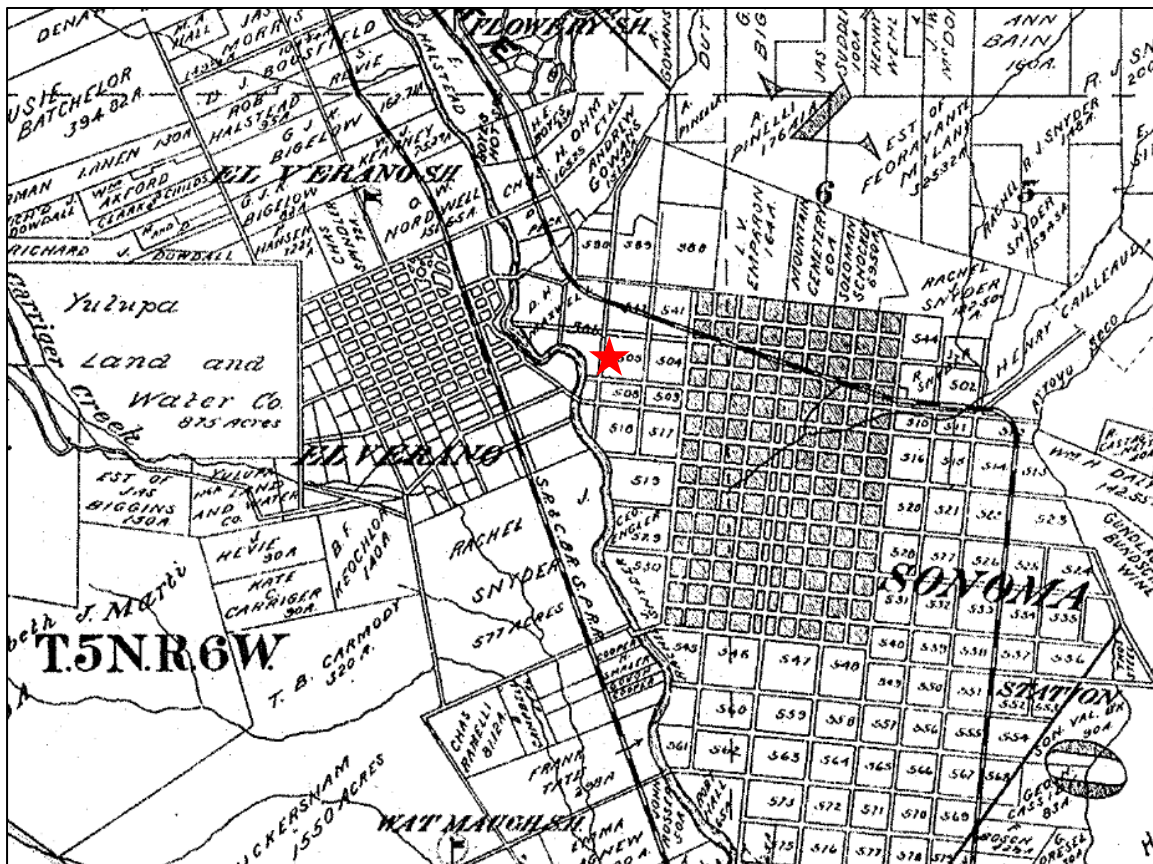


Figure 12. McIntire and Lewis 1908 map showing the approximate location of the Property.

Table 1. Property Ownership and Occupants.

Year	Owners	Additional Details
1939 - 2021	Owners: Charles James Montaldo; Charles James Montaldo, and Evelyn Louise Banchemo Montaldo; Evelyn L. Montaldo Trust	<ul style="list-style-type: none">In 1939, Charles Montaldo purchased the Property and hired local Santa Rosa architect William Herbert to design the 1939 house, and builder Rudolph C. "Rube" Lange to construct it.²³ An article in the <i>Sonoma Index-Tribune</i>, dated March 24, 1939, states that "Mr. Montaldo is having the beautiful early California ranch house built for an investment" (Figure 13).²⁴ A few days prior to the 1939 house being completed, Charles and Evelyn Louise Banchemo announced their engagement on August 11, 1939 (Figure 14, Figure 15, and Figure 16).Charles Montaldo was born in 1907 in Sonoma. Evelyn was born to Charles and Cecelia Banchemo in 1921 in Napa, and at the age of one, her family moved to Sonoma. Charles and Evelyn were married in 1939, and they had seven children, including, Robert "Bob" Charles, Judy (who passed away in infancy), Nancy, Jack, Linda, Joan, and Cece, of which six were raised in the 1939 house.

²³ Ancestry.com, "Model Ranch Type Home Being Erected", *Sonoma Index-Tribune*, March 24, 1939.

²⁴ Ibid.



Year	Owners	Additional Details
		<ul style="list-style-type: none">• In 1925, Charles was employed at the Sonoma Post Office where he started as a “rural carrier”. He later served as the city of Sonoma’s assistant postmaster, as well as the acting postmaster for a time (Figure 17 and Figure 18). Charles retired from the Sonoma Post Office in 1972, after 47 years of service.²⁵ Later in life, Evelyn worked at a gift shop at the Sebastiani Vineyards tasing room in Sonoma.• Charles died in 1998 and Evelyn died in 2020.• The Property was sold in October of 2021.
ca. 1993 – ca. 2000s.	Occupants:	<ul style="list-style-type: none">• During the 1990s and early 2000s, while the Property was still owned and occupied by Charles and Evelyn, there were several occupants (likely tenants) listed as living within the Property, including the following:<ul style="list-style-type: none">○ Charles W. Collins, Edith Collins, and Randy Lee Collins, 1993 -1994.○ Ida Sue Schmidt, 1994.○ Julio C Jimenez, 2000s.• No additional information about the occupants was found.

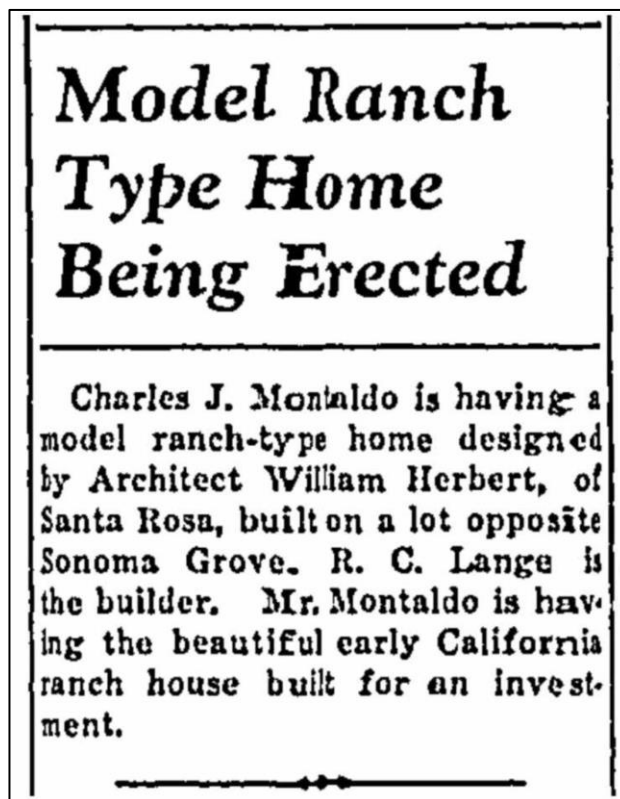


Figure 13. Notice in the *Sonoma Index-Tribune* on March 24, 1939 (Ancestry.com).

²⁵ Ancestry.com, “Postmaster, assistant, both retire”, *Sonoma Index-Tribune*, June 29, 1972.



Charles Montaldo and Evelyn Banchemo Get Wedding License

Charles J. Montaldo filed intention to wed Miss Evelyn Louise Banchemo. The application was filed last week in San Rafael.

Mr. Montaldo is a prominent young man of Sonoma Valley and is connected with the Sonoma post office. He has built a beautiful new home for his bride, one of the most complete and artistic residences in the valley. It is of the early California farm-house type of architecture and is situated close to the Banchemo and Peluffo homes. Mrs. Peluffo is a sister of Mr. Montaldo.

Miss Banchemo is the eighteen-year-old daughter of Mr. and Mrs. C. Banchemo and a petite and charming young lady.

The marriage license issued at San Rafael for the happy couple was sentiment for Marin county where the bride's mother and dad were married in 1915—year of the San Francisco World's Fair. Now again their daughter has journeyed to beautiful San Rafael for the wedding ceremony, the year of our G. G. Exposition.

The architect, and the contractor, R. Lange, may well be proud of the home for the newlyweds.

Figure 14. Article in the *Sonoma Index-Tribune*, August 11, 1939 (Ancestry.com).



Figure 15. ca. 1939 photo of Evelyn Louise Banchemo Montaldo (Ancestry.com).²⁶

²⁶ Ancestry.com, "The Bencheros and Ghilinos", accessed July 3, 2021, www.ancestry.com.

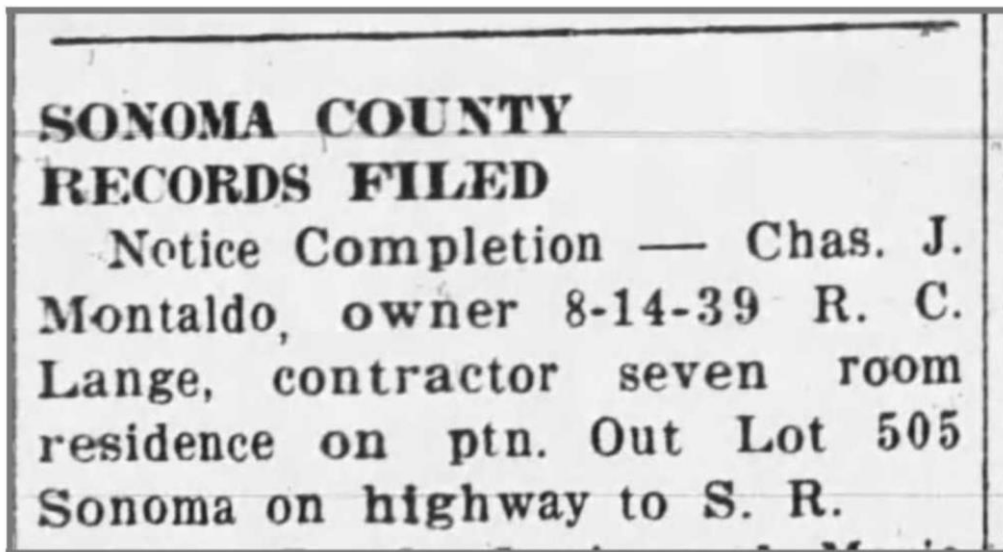


Figure 16. Notice of completion of the 1939 house, owned by Charles J. Montaldo, in the *Petaluma Argus-Courier*, August 17, 1939 (Ancestry.com).

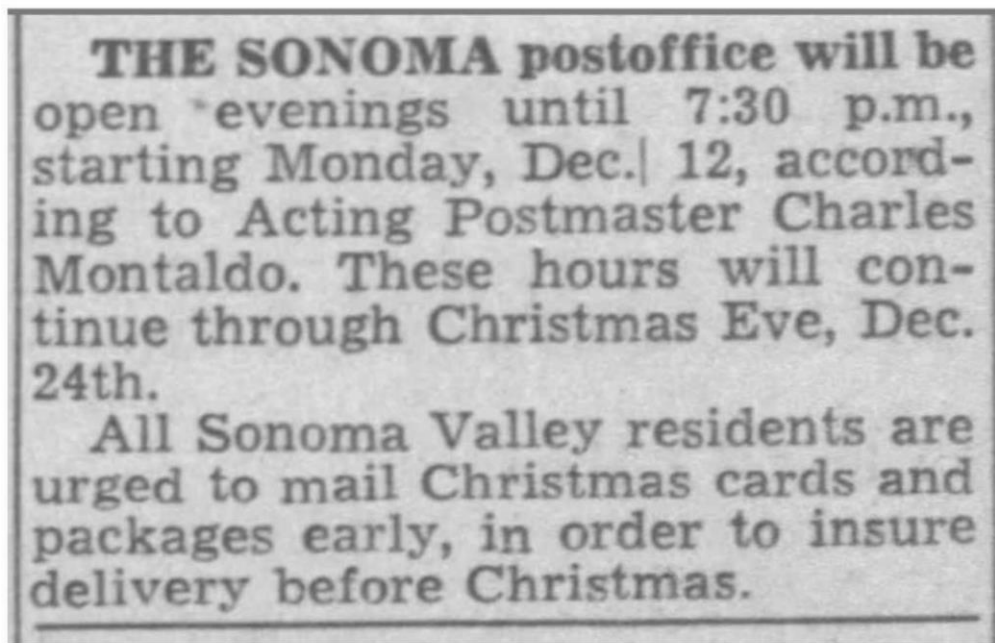


Figure 17. Article in *The Press Democrat*, December 13, 1949, showing Charles Montaldo as "Acting Postmaster" (Ancestry.com).



NINE EMPLOYEES and their post-mistress pause during week-end moving operations at Sonoma. The public will have an opportunity to inspect the new post office building on Spain St. Friday night during an "open house." In front row, left to

Photo by Bob Lanning. Boyes Springs right, are Charles Montaldo, assistant postmaster, Andrew Barrachi, Niles Peterson, James Goddard; 2nd row—Charles Deenihand, Louis Martin Jr., John Rinaudo Jr., Richard Hinton, Lucille Palmer, postmistress, and Jack Meyer.

Open House Set for Friday At New Sonoma Post Office

By LOIS McVEIGH
Staff Correspondent
Phone 5524

SONOMA—Open house will be held Friday night at Sonoma's new post office on Spain St., which opened for business yesterday.

* The Spanish type building is of white stucco, with hand-hewn redwood beams. The \$40,-000 building was built by Louis Bormolini and Son, Novato, and is owned by Henry Marioni, also owner of the adjacent Swiss Hotel.

Floor space comprises 3,500

square feet, and the building has some 1,000 post office boxes as compared with the 700 boxes in the old location. The ceiling is white acoustic tile with fluorescent lights. The side walls are a light pastel green, and the lobby is laid in rubber tile. Glassed bulletin boards are located in the lobby as well as a pay telephone booth. The working section has hardwood floors.

Upstairs is a special observation post for the postal inspector, which can be entered from the outside of the building. There is a large sack room in the rear for distribution of mail, and

there are 4 windows toward the front to accommodate customers.

Employees who helped Mrs. Lucille Palmer, postmistress, in the move to the new location were Charles Montaldo, assistant postmaster; Louis Martin Jr., Charles Deenihan, Andrew Barrachi, Richard Hinton, Jack Meyer and Niles Peterson. Mail carriers are James Goddard and John Rinaudo Jr. Emil Cornelius is the mail messenger and Mrs. John Teeter is the janitress.

Open house Friday will start at 7 p. m.

Figure 18. Article in *The Press Democrat*, May 15, 1951, showing Charles Montaldo (front row left), who was the Assistant Postmaster at the time of the opening of the new Sonoma Post Office.

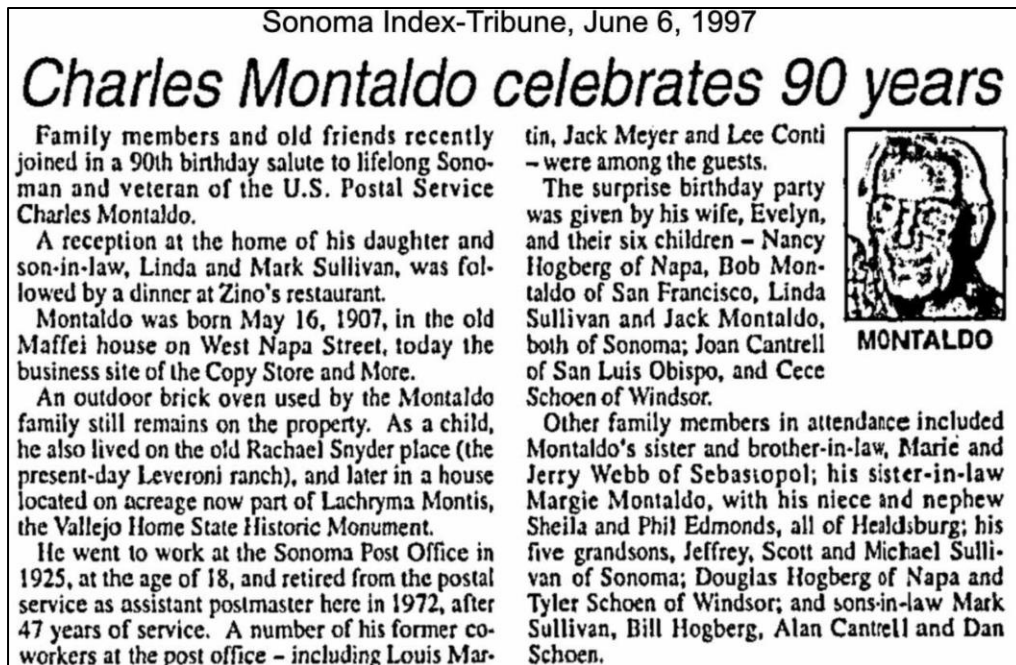


Figure 19. An article in the *Sonoma Index-Tribune*, June 6, 1997, in celebration of Charles Montaldo's 90th birthday (Ancestry.com).²⁷

ARCHITECTURAL STYLE

The following section provides a brief understanding of the architecture styles associated with the 1939 house designed in the Ranch-style with Spanish Colonial Revival influences.

“RANCH” ARCHITECTURE (ca. 1930-1975)

The Ranch architectural style symbolizes a distinct historical period of unprecedented population growth, economic gains, and suburban and urban development at mid-century. It provided a wide range of new, affordable, and desirable housing for many post-war families and new design and change in usage of interior and exterior spaces that integrated landscape into floorplans and design of the new commercial buildings. Though not credited with inventing the style, noted twentieth-century Architect Cliff May was primarily responsible for popularizing the Ranch House style in America during the 1930s and 1940s.²⁸ He designed some of the most remarkable Ranch Houses in America. May worked closely with *Sunset Magazine* editors to publicize his ideas about the new Ranch House. In collaboration with *Sunset Magazine*, he edited two popular publications about Ranch House design, which contained many of May's designs. As May's career progressed, so too did his interpretation of the Ranch style, and by the late 1930s his houses adhered to one of two basic designs, first his quintessential “Mexican Hacienda,” featuring clay tile roofs, troweled stucco exteriors, deeply inset windows and doors, and hewn lintels, and the second was what May called the “Early California Rancheria,” which more closely resembled American West farmhouses with board-and-batten siding and

²⁷ Ancestry.com, “Charles Montaldo celebrates 90 years”, *Sonoma Index-Tribune*, June 6, 1997.

²⁸ Alan Hess, *The Ranch House* (New York: Harry N. Abrams, Inc., 2004).



wood shake roofs.²⁹ May's designs were featured in popular magazines, most notably *Sunset*, which presented his interpretation of the Ranch house to a wide audience and thrust it into the national spotlight

The section below are common but does not all elements of Ranch design

- One or two stories asymmetrical forms, some with one or more wings
- Gabled roof with wide eaves with exposed rafter tails
- Exposed post and beam construction
- Attached garages, often forming one wing; gable and wing form
- Brick or stone chimneys
- Setting in close relationship to the associated landscape; integral landscape design
- Dutch doors, French doors, and sliding glass doors
- Shutters on houses; and simple wood or metal hand-railing

SPANISH COLONIAL REVIVAL (1910 – 1940)

Following the immense success of Bertram W. Goodhue's and Carleton M. Winslow's designs for the 1915 Panama-California Exposition in San Diego, California, the popularity of the Spanish Colonial Revival style overwhelmed the earlier Mission Revival in many areas, principally California. Drawing from a broader spectrum of precedents than the earlier style, the Spanish Colonial Revival was employed for nearly all types of buildings—single and multi-family residential, commercial, and institutional—and therefore could range in height from one to multiple stories. Most Spanish Colonial Revival buildings were asymmetrical, although a popular bungalow subtype (often labeled a "Mission Revival bungalow") was markedly symmetrical. Almost all Spanish Colonial Revival buildings are recognizable by stucco-covered exterior walls and red clay tile roofs. Most roofs were gabled, or gabled, although hipped roofs were also utilized.

The Spanish Colonial Revival style is often characterized by the following elements:

- Exterior walls of stucco
- Low-pitched gabled or hipped roof covered in Mission or Spanish red clay tiles and parapet walls
- that may be edged with tile
- Shallow eaves
- Arched and flat-headed openings
- Wing walls
- Tile vents

²⁹ Mary A. Van Balgooy, "Designer of the Dream: Cliff May and the California Ranch House," *Southern California Quarterly* 86.2 (Summer 2004).

- Can be combined with a wide range of decorative features and materials
- Garages, if present, were usually detached
- Focus on indoor and outdoor living

ARCHITECT AND BUILDER

The following section provides a brief history of the architect William F. Herbert and builder Rudolph C. “Rube” Lange of the 1939 house within the Property.

WILLIAM FULTON HERBERT (ARCHITECT)

The 1939 house within the Property is designed by William F. Hebert. Herbert was born in 1886 in Roscoe, Illinois. It appears that he moved to San Jose, California, with his parents in the early 1890s.³⁰ Around 1910, Herbert attended the Massachusetts Institute of Technology (MIT),³¹ where he likely obtained a degree in architecture or engineering.³² Herbert moved to Santa Rosa around 1917, and this same year received what appears to have been his first architectural contract to design Santa Rosa’s General Hospital at Seventh and A streets in Santa Rosa. In 1917, he enlisted in the U.S. Army during World War I (WWI), likely acquiring additional skills in architecture during his service from 1917 to 1919. In 1918, Herbert married Abbie M. Churchill and they had three sons.³³ Around 1920, Herbert began working for the architectural firm of well-known architect William Henry Weeks. In the 1920s, Herbert worked for Weeks supervising architectural projects,³⁴ including overseeing the construction of the Pioneer and Geary Hall buildings within the Santa Rosa Junior College campus, which were designed by Weeks. Sometime in the 1920s, Herbert opened his own architectural firm in Santa Rosa, and became Santa Rosa’s first architect. In the mid-1930s, Herbert partnered with prolific Modernist architect Clarence A. Caulkins, AIA, who moved to Santa Rosa in 1932. The firm was known as Herbert & Caulkin. Herbert & Caulkin designed the second Luther Burbank school, though credited to Herbert, and built after their partnership was dissolved, it appears that the building may have been designed by Caulkin. Noting the original design by Herbert was Spanish Colonial Revival but was rejected in favor of the modernist design. In addition, Herbert is often named as the architect for Sebastopol’s 1935 Park Side School, although the design also appears to be by Caulkin.³⁵ In 1936, the firm of Herbert & Caulkins announced the dissolution of their partnership.³⁶ In the 1940s, Herbert worked for the Army Corps of Engineers, mainly on public works projects in Medford, Oregon.³⁷ By the 1950s, Herbert was living in Port

³⁰ Ancestry.com, 1900 United States Federal Census

³¹ Gaye LeBaron, and Joann Mitchell, *Santa Rosa, A Twentieth Century Town*. Historian, Ltd., 1993:315.

³² AIA Historical Directory of American Architects, <https://aiahistoricaldirectory.atlassian.net>, (accessed July 2, 2021).

³³ Ancestry.com, Washington State Archives; Olympia, Washington; *Washington Marriage Records, 1854-2013*

³⁴ The WPA and PA were “New Deal” were part of President Theodore Roosevelt’s New Deal program, enacted into law on March 31, 1933, established to create work opportunities for Americans in the early 1930s after the end of the Great Depression in 1933.

³⁵ Karen Weeks, “W.H. Weeks, Architecture of Many States and Local Landmarks” Historic Society of Santa Rosa, (Vol. 4, No. 4 Fall 2017).

³⁶ “The Architect and Engineer,” Volume 124, Number 3, February 1936.

³⁷ Newspapers.com. “Architect William Herbert Dies,” The Press Democrat, April 24, 1972.

Townsend, Washington with his second wife, Margueritte A. Hunt.³⁸ They appear to have lived in Washington until Margueritte died in 1960. He then moved back to California, living in Piedmont and Alameda.³⁹

Buildings Designed by William F. Herbert

The following list provides a sample of the buildings completed by William F. Herbert, as a solo architect.

- The 1922 **General Hospital** designed by Herbert included five buildings, of which some may have been existing buildings, located at 7th and A streets in Santa Rosa. The design by Herbert consisted of Mission Revival elements that had been significantly modified over the past 50 years. In 2020, the City of Santa Rosa, as part of the Caritas Village Project,⁴⁰ approved the redevelopment of the property including the demolition of the General Hospital designed by Herbert.⁴¹

Architect: William F. Herbert

Status: recently demolished

- The **main pavilion and horse barns** within the Sonoma County Fairgrounds were designed by Herbert in 1941. The main pavilion, although altered over the years, and horse barns are extant.

Architect: William F. Herbert

Status: extant

- **Burke Hall** – a former agricultural building within the Santa Rosa High School campus was designed by Herbert and constructed by the Works Progress Administration (WPA in 1935); however, it was not finished until 1940.⁴²

Architect: William F. Herbert

Status: extant

- Residential Houses: A 1925 house at 418 Denton Way - designed in the Minimal Traditional architectural style with elements of Spanish Colonial Revival design, and a commercial storefront building known as “Von Tillow Block” at 616 Mendocino Avenue

Architect: William F. Herbert

Status: extant

³⁸ Newspapers.com, “Death Notice,” The Press Democrat, Santa Rosa, California, March 24, 1943.

³⁹ Newspapers.com, “William F. Herbert,” obituary Oakland Tribune, Oakland, California, April 24, 1972.

⁴⁰ Between 2015 and 2018, Brunzell Historical evaluated the former Herbert designed General Hospital building at 465 A Street, noting it was ineligible.

⁴¹ Stantec, Caritas Village Project Draft Environmental Impact Report, City of Santa Rosa, 2019.

⁴² Newspapers.com, “Santa Rosa’s Newest School Building”, The Press Democrat, December 17, 1940.

RUDOLPH C. “RUBE” LANGE (BUILDER)

Rudolph C. “Rube” Lange was a builder (aka contractor) who constructed the 1939 house within the Property. Lange was active as a builder in Sonoma County from the 1920s through the early 1940s. Some of his known projects include the Nathanson creek bridge on 2nd Street East in Sonoma; and a two-story house (no longer extant) for Charles Stornetta Sr. and Mary Stornetta at the Stornetta Dairy property on Carneros Highway (Highway 12) in Sonoma County. Lange, who lived in the city of Sonoma with his wife Georgia, died on a project site in Sonoma County in 1943, at the age of 58.

HISTORIC ARCHITECTURAL SURVEY

On June 11, 2021, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the Property that includes the 1939 house and associated landscape. The results of the historic architectural survey are documented in the following section.

1939 HOUSE

The 1939 house is designed in the Ranch-style with Spanish Colonial Revival influences. The house consists of a complex massing and asymmetrical façade with a projecting gabled wing. The roof is low-pitched with shallow eaves and is clad in red mission-style clay tiles, with clay tile coping along the eaves. The house is clad in hand-troweled smooth and rough stucco. There are two interior chimneys, one set along an angled “parapet wall” and another at the rear of the house. The building appears to rest on a concrete perimeter foundation.

West Elevation

The east elevation (primary façade) consists of an asymmetrical façade with a projecting gable wing and side gable with clay tile coping and clay tile vents along the roof eaves (Figure 20). There is an incorporated shed roof with an arcade-style porch and an open patio/courtyard along the west elevation. The arcade-style porch consists of three arches along the west elevation and a side arch along the south elevation (Figure 21). There is a 10-light, wooden, front door and three double-door, four-light wood casement windows set within the porch. The front porch is accessed along the west and south elevations via a set of steps at each opening constructed of red-stained, stamped concrete (Figure 22). The porch ceiling is wood clad with wood beams (Figure 23). Along the west elevation is a pyramid roof form (aka as a “tower”) set between the shed roof front porch and the projecting gable form. Along the lower portion of the tower are ornamental “punched” openings with a wooden feature. The projecting gable consists of a fixed arched picture window recessed within an arched opening and trimmed with a wide wood casing (Figure 24). There is also one double-door, four-light, wood casement window along the side elevation of the projecting gable. The open patio/courtyard along the west elevation consists of a low courtyard wall constructed concrete blocks. Along the west wall of the side-gabled form is a 10-light wooden double door (Figure 25).



Figure 20. West elevation, facing east.



Figure 21. West elevation, facing east.

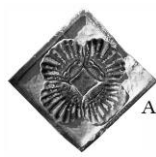


Figure 22. Photo showing the front door and the red-stained stamped concrete.



Figure 23. Photo showing the wooden beams and wood ceiling.



Figure 24. Photo showing the west elevation with fixed arched picture window along the projecting gable wing, facing east.



Figure 25. Photo showing the west elevation with an open courtyard, facing east.

South Elevation

The south elevation consists of a south-facing arched opening of the arcade front porch that allows secondary

access to the front porch via a walkway from the driveway south of the 1939 house (Figure 26 and Figure 27). Fenestration along this elevation includes one double-door, four-light wood casement window, one six-over-six, double-hung, wood window, two five-light, wood casement windows, and one small, narrow, wood window (Figure 28). There is red mission-style clay tile copping along the shallow eaves and three clay tile vents along the side-gabled end of the building. There is rusting along the exterior stucco walls that is likely due to excess moisture or poor drainage along the windowsills.



Figure 26. Photo showing a portion of the south elevation, facing north.



Figure 27. South elevation, facing northwest.



Figure 28. Photo showing the south elevation side gable, facing northeast.

East Elevation

The east elevation consists of the side gable form and a parapet roof with no copping (Figure 29). There is a rear shed porch along the east elevation, and the northeastern portion of this elevation consists of a square-shaped projecting bay. The shed porch roof is clad in a roofing membrane material and is supported by two square wood posts with simple wood railing between the posts. There are red-stained concrete steps on either side of a porch stoop that lead to the rear-entry door. The door is a wood panel and glazed door. There is one four-over-one, double-hung wood window, four six-over-one, double-hung wood windows, and a pair of six-over-one, wood windows near the northeast corner of the east elevation. (Figure 30 and Figure 31). There is a vertical placed painted metal downspout gutter to the north of the rear entry porch with a funnel top. There is staining along the exterior stucco walls, likely due to excess moisture or poor drainage along the parapet. The east elevation lacks the decorative elements found along the primary façade, but is not unusual, as it is not facing the public view.



Figure 29. East elevation, facing north.



Figure 30. East elevation, facing north.



Figure 31. East elevation, facing south.

North Elevation

The north elevation consists of two pairs of narrow, nine-over-one, wood windows and two tall, four-light, casement windows (Figure 32). The parapet roof is visible along this elevation and the north elevation of the

projecting front gable. There is staining along the exterior stucco walls, likely due to excess moisture, or poor drainage along the parapet.



Figure 32. North elevation, facing west.

ASSOCIATED LANDSCAPE

The associated landscape includes a low garden wall along the westernmost boundary of the Property (Figure 33). The garden wall is constructed of concrete blocks and topped with a header of red bricks. There is a front entrance opening with a concrete sidewalk that leads to the front steps of the 1939 house. There is also a driveway entrance opening along those leads to rear parking. There are several types of fences, including a picket wood fence and taller wood privacy fencing (Figure 34). The landscape also consist of a large Valley Oak tree and various other trees; however, the age is unknown.



Figure 33. Photo showing the low garden wall along the western boundary of the Property, facing north.



Figure 34. Photo showing original wood fencing along a portion of the northern boundary of the Property, facing south.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The Property that includes the 1939 house and associated landscape was evaluated to determine individual eligibility for listing on the CRHR. The 1939 house was evaluated for its association with the Ranch architecture with Spanish Colonial Revival influences with a period of significance of 1939, which is the year the building was constructed. The associated landscape is not associated with any architectural style or designed landscape. The 1939 house was also evaluated for its association with William F. Hebert and builder Rudolph C. “Rube” Lange, with a period of significance of 1939, which is the year the building was designed/constructed.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. In addition, although the exceptions, typically a NR-eligible property is at least 50 years of age; however, the OHP guidelines recommend considering the historic resources at 45 years in age.”⁴³ A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data”.⁴⁴

To qualify for listing in the CRHR a property must possess significance under one of the four criteria and have historical integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling, and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period

⁴³ The 45-year criteria recognize that there is commonly a five-year lag between resource identification and the date that planning decisions are made. It explicitly encourages the collection of data about resources that may become eligible for the NRHP or CRHR within that planning period.

⁴⁴ California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for determining eligibility for the California Register).



of time and in a particular pattern of configuration to form the historic property.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines the individual eligibility of the 1939 house and associated landscape for listing on the CRHR in accordance with CCR § 15064.5.

CRHR EVALUATION

1. (Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The 1939 house and associated landscape was constructed within land owned by "L and M. I. Company", a real estate investment company owned Donald H. Maxwell. The company appears to have held the land since 1900, during a time when Sonoma Valley was a thriving hot springs resort community; however, the subject Property remained part of a larger parcel and was undeveloped. By the 1930s, most Sonoma Valley hot springs resorts had either closed or modified their accommodations and services. At this time, Maxwell began dividing up the land and selling smaller parcels of land for development, including housing and commercial buildings. It was shortly after this time that the 1939 house and associated landscape were constructed within the Property. As such, the Property was not found to be associated with any event, including the early settlement of the Sonoma Valley, that made a significant contribution to the broad patterns of California's history and cultural heritage.

Therefore, the Property containing the 1939 house and associated landscape is not individually eligible for listing in the CRHR under Criterion 1.

2. (Person): Is associated with the lives of persons important in our past.

The ownership and occupancy history of the Property, including the 1939 house and associated landscape, was thoroughly researched. The Property is associated Charles James Montaldo who purchased the Property from the "L and M. I. Company" as an investment. However, upon their marriage, Charles retained ownership of the property and presented the newly built home to his wife, Evelyn Louise Banchero. At the time Charles and Evelyn owned the property, Charles was employed at the Sonoma Post Office as the assistant postmaster. Charles started his employment at the Sonoma Post Office in 1925 as a "rural carrier" and later served as the city of Sonoma's assistant postmaster, as well as the acting postmaster, until 1972, when Charles retired from the Sonoma Post Office after 47 years of service.⁴⁵ Although Charles dedicated 47 years of his life to public service, it does not appear that he is a person important in our past.

⁴⁵ Ancestry.com, "Postmaster, assistant, both retire", Sonoma Index-Tribune, June 29, 1972.

Therefore, the Property containing the 1939 house and associated landscape does not appear individually eligible for listing in the CRHR under Criterion 2.

- 3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

Architecture: The 1939 house is associated Ranch-style house with Spanish Colonial Revival influences, with a period of significance of 1939. The house consists of a wing and gable forms, a low-pitched cross-gable roof with roof, shallow eaves, and clad with red mission style clay tiles, exposed wooden beams, wood casement and double-hung multi-light wood windows, an arcade and courtyard, clay copping and clay tile vents, a roof parapet, and an ornamental “punched” wood element, which are character-defining features of this design. As such, the 1939 house appears eligible for listing on the CRHR because it embodies the distinctive characteristics of the Ranch architecture with elements of Spanish Colonial Revival design, which were important architectural styles in the U.S. from 1930 to 1975, and 1910 to 1940, respectively.

The associated landscape is not associated with any architectural style.

Architect: The 1939 house was designed by William F. Hebert. Herbert was a known architect in Santa Rosa from the 1920s through the early 1940s. Although Herbert is not listed in the AIA as a licensed architect, and he is not listed in the PCAD, which is a database of noted and master architects and engineers. Herbert attended MIT and appeared to have received his degree in architecture or a closely related field. Herbert also worked under noted architect William Weeks during the 1920s and Herbert oversaw several projects designed by Weeks and opened his own architectural practice at an early age. During the early 1930s, Herbert worked primarily on school buildings through his partnership with architect Clarence A. Caulkins, AIA, until their partnership was dissolved in 1936. During his solo career, he designed houses, recreational, and educational buildings, and a few commercial buildings. Herbert worked primarily in Santa Rosa, but he did design a few buildings in other counties, including the 1939 house within the Property. Hebert left California during WWII and worked for the Army Corps of Engineers. By the 1950s, Herbert lived in Washington State. Based on this research, there is no indication that Herbert obtained the status of “master architect” eligible for his contributions to the state, instead he was a local architect of importance primarily in Santa Rosa between the 1920s to about 1940. Although Herbert did design in the Spanish Colonial Revival style, based on extant buildings he does not appear to be a master of this style. In addition, being the “first” Santa Rosa architect, is interesting but not a consideration under Criterion 3 for state listing. Based on this information, and the known work completed by Herbert, it does not appear he was a master architect who contributed to the State of California in the area of architectural design that would warrant consideration for listing on the CRHR under Criterion 3 for the architect.

Builder: The builder of the 1939 house was Rudolph C. “Rube” Lange. Lange was active as a builder in Sonoma County from the 1920s through the early 1940s. Some of his known projects include the Nathanson creek bridge on 2nd Street East in Sonoma, and a two-story house (no longer extant) for Charles Stornetta Sr. and Mary Stornetta at the Stornetta Dairy property on Carneros Highway

(Highway 12; no longer extant) in Sonoma County. Based on extensive research,⁴⁶ there is no indication that Lange's work as a builder possessed the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Therefore, the 1939 house appears individually eligible for listing in the CRHR under Criterion 3 for its association with Ranch-style house with Spanish Colonial Revival influences.

4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1939 house and associated landscape do not appear to have the ability to convey information about the history of Ranch architecture with elements of Spanish Colonial design. Therefore, the 1939 house and associated landscape do not appear individually eligible for listing in the CRHR under Criterion 4.

INTEGRITY

A property must possess significance under one or more of the above-listed criteria and have historic integrity to qualify for listing in the CRHR. There are seven variables, or aspects, used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.⁴⁷ A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, "only after significance is fully established can you proceed to the issue of integrity."

The following sections addressed the integrity of the 1939 house, which was found to be eligible for the CRHR under Criterion 3.

- **Location.** The 1939 house remains at its original location where it was constructed.

Therefore, the 1939 house retains integrity of location.

- **Design.** There does not appear to have been any significant changes to the 1939 house. The house

⁴⁶ Research conducted during COVID-19 restrictions, so all research was online or requested by individuals at local repositories.

⁴⁷ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).

retains its Ranch-style house with Spanish Colonial Revival influences such as the asymmetrical design with the projecting gable, and side gable plan with parapet roof elements, the hand-troweled smooth and rough stucco cladding, shallow eaves with mission clay tiles on the roof, and as copping, wooden front door, multi-light casement windows, the arched picture window, and the multi-light double-hung wood windows,

Therefore, the 1939 house retains integrity of design from 1939.

- **Setting.** The surrounding setting of the 1939 house has changed significantly, as the area has grown into a commercial area; however, the setting within the Property remains relatively unchanged from 1939.

Therefore, the 1939 house retains integrity of setting within the Property.

- **Materials.** The 1939 house retains integrity of materials from its original date of construction. The 1939 house materials include stucco, wood windows, wood doors, and clay roof tile.

Therefore, the 1939 house retains integrity of materials.

- **Workmanship.** Workmanship is evidenced by skill or craft from a particular period or region. The 1939 house consists of the knowledge and application of materials associated with woodworking and plasterwork.

Therefore, the 1939 house retains integrity of workmanship.

- **Feeling.** The integrity of feeling is the quality that a historic property has in evoking the aesthetic or historical sense of a past period. The 1939 house evokes the feeling of the Ranch-style with Spanish Colonial Revival influences, including arched features such as the arcade and the arched window, Spanish clay tiles, parapet, and stucco cladding.

Therefore, the 1939 house retains integrity of feeling.

- **Association.** The 1939 house retains an association with Ranch architecture with Spanish Colonial Revival elements.

Therefore, the 1939 house retains integrity of association from its date of construction.

An assessment of integrity found that the 1939 house and retains all seven aspects of integrity.

CONCLUSIONS

Following CEQA regulations and guidelines, EDS completed an HRE of the Property at 19320 Highway 12, Sonoma, Sonoma County, California, within the 0.34-acre APN 127-202-007 to determine if the Property containing the 1939 house and associated landscape is eligible for listing on the CRHR or is otherwise considered to be a historical resource in accordance with CCR § 15064.5. The methods used to complete the HRE included extensive research and an intensive level historic architectural survey conducted by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's qualification standards in Architectural History and History. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq).

The HRE determined that the 1939 house appears individually eligible for listing on the CRHR under Criterion 3 for its association with Ranch-style house with Spanish Colonial Revival influences with a period of significance of 1939 and retains all seven aspects of integrity. As such, the 1939 house is considered a historical resource under CEQA and if demolished would cause a substantial adverse change in the significance of an historical resource (CCR § 15064.5).

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Appendix A:

DPR Forms

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 14 *Resource Name or #: 19320 Highway 12, Sonoma, California

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sonoma and

*b. USGS 7.5' Quad Sonoma Date 1954/1980 T 5N ; R 6W ; ☐ of ☐ of Sec un ; _____ B.M.

c. Address 19320 Highway 12 City Sonoma Zip 95476

d. UTM: Zone 10S, 545902 mE/ 4238979 mN

e. Other Locational Data: The Property is located within the 0.37-acre Accessor's Parcel Number (APN) 127-202-007 in the City of Sonoma. The Property is situated 377 feet south of Ramona Street and 450 feet north of Lyon Street.

*P3a. Description: The resource is the 1939 house and associated landscape. The 1939 house is designed in the Ranch architectural style with elements of Spanish Colonial Revival design. The house consists of a complex massing and asymmetrical façade with a projecting gabled wing. The roof is low-pitched with shallow eaves and is clad in red mission-style clay tiles, with clay tile coping along the eaves. The house is clad in hand-troweled smooth and rough stucco. There is one interior chimney set along an angled "parapet wall". The building appears to rest on a concrete slab foundation (Continued on Continuation Sheet, Page 2)

P5a. Photograph or Drawing



*P3b. Resource Attributes: HP1.

Single-family house (1939 house)

*P4. Resources Present: ☒

Building ☐ Structure ☐ Object ☐ Site

☐ District ☐ Element of District ☐

Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #): 1939 house, facing east

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both 1939 house; various resources

*P7. Owner and Address:

Name withheld by the owner

*P8. Recorded by: Stacey DeShazo,

M.A., Evans & DeShazo, Inc., 1141

Gravenstein Highway S, Sebastopol, CA

95472

*P9. Date Recorded: 6/11/2021

*P10. Survey Type:

Intensive

*P11. Report Citation: Stacey DeShazo, M.A. (2021): Historic Resource Evaluation for the Property located at 19320 Highway 12, Sonoma, Sonoma County, California.

*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): _____

CONTINUATION SHEET

Property Name: 19320 Highway 12

Page 2 of 14

(Continued from Primary Sheet, page 1)

West Elevation

The west elevation (primary façade) consists of an asymmetrical façade with a projecting gable wing and side gable with clay tile copping and clay tile vents along the roof eaves. There is an incorporated shed roof with an arcade-style porch and an open patio/courtyard along the west elevation. The arcade-style porch consists of three arches along the west elevation and a side arch along the south elevation (Figure 1). There is a 10-light, wooden, front door and three double-door, four-light wood casement windows set within the porch. The front porch is accessed along the west and south elevations via a set of steps at each opening constructed of red-stained, stamped concrete (Figure 2). The porch ceiling is wood clad with wood beams (Figure 3). Along the west elevation is a pyramid roof form (aka as a “tower”) set between the shed roof front porch and the projecting gable form. Along the lower portion of the tower are ornamental “punched” openings with a wooden feature. The projecting gable consists of a fixed arched picture window recessed within an arched opening and trimmed with a wide wood casing (Figure 4). There is also one double-door, four-light, wood casement window along the side elevation of the projecting gable. The open patio/courtyard along the west elevation consists of a low courtyard wall constructed concrete blocks. Along the west wall of the side-gabled form is a 10-light wooden double door (Figure 5).



Figure 1. West elevation, facing east.

CONTINUATION SHEET

Property Name: 19320 Highway 12

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Figure 2. Photo showing the front door and the red-stained stamped concrete.



Figure 3. Photo showing the wooden beams and wood ceiling.

CONTINUATION SHEET

Property Name: 19320 Highway 12

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Figure 4. Photo showing the fixed arched picture window along the projecting gable wing, facing east.



Figure 5. Photo showing the open courtyard along the primary façade.

CONTINUATION SHEET

Property Name: 19320 Highway 12

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South Elevation

The east elevation consists of a south arched opening of the arcade front porch that allows secondary access to the front porch via a walkway from the driveway south of the 1939 house (Figure 6 and Figure 7). Fenestration along this elevation includes one double-door, four-light wood casement window, one six-over-six, double-hung, wood window, two five-light, wood casement windows, and one small, narrow, wood window (Figure 8). There is red mission-style clay tile copping along the shallow eaves and three clay tile vents along the side-gabled end of the building. There is rusting along the exterior stucco walls that is likely due to excess moisture or poor drainage along the windowsills.



Figure 6. Photo showing a portion of the south elevation, facing north.

CONTINUATION SHEET

Property Name: 19320 Highway 12

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Figure 7. South elevation, facing northwest.



Figure 8. Photo showing the south elevation side gable, facing northeast.

CONTINUATION SHEET

Property Name: 19320 Highway 12

Page 7 of 14

East Elevation

The east elevation consists of the side gable form and a parapet roof with no copping (Figure 9). There is a rear shed porch along the east elevation, and the northeastern portion of this elevation consists of a square-shaped projecting bay. The shed porch roof is clad in a roofing membrane material and is supported by two square wood posts with simple wood railing between the posts. There are red-stained concrete steps on either side of a porch stoop that lead to the rear-entry door. The door is a wood panel and glazed door. There is one four-over-one, double-hung wood window, four six-over-one, double-hung wood windows, and a pair of six-over-one wood windows near the northeast corner of the east elevation. (Figure 10 and Figure 11). There is a vertically placed and painted metal downspout gutter to the north of the rear entry porch with a funnel top. Staining along the exterior stucco walls is likely due to excess moisture or poor drainage along the parapet.



Figure 9. East elevation, facing north.

CONTINUATION SHEET

Property Name: 19320 Highway 12

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Figure 10. East elevation, facing north.



Figure 11. East elevation, facing south.

CONTINUATION SHEET

Property Name: 19320 Highway 12

Page 9 of 14

North Elevation

The north elevation consists of two pairs of narrow, nine-over-one, wood windows and two tall, four-light, casement windows (Figure 12). The parapet roof is visible along this elevation and the north elevation of the projecting front gable. There is staining along the exterior stucco walls, likely due to excess moisture, or poor drainage along the parapet.



Figure 12. North elevation, facing west.

Associated Landscape

The associated landscape includes a low garden wall along the westernmost boundary of the property (Figure 13). The garden wall is constructed of concrete blocks and topped with a header of red bricks. There is a front entrance opening with a concrete sidewalk that leads to the front steps of the 1939 house. There is also a driveway entrance opening along those that leads to rear parking. There are several types of fences, including a picket wood fence and taller wood privacy fencing (Figure 14). The landscape also consist of a large Valley Oak tree and various other trees; however, the age is unknown.

CONTINUATION SHEET

Property Name: 19320 Highway 12

Page 10 of 14



Figure 13. Photo showing the low garden wall along the western boundary of the property, facing north.



Figure 14. Photo showing original wood fencing along a portion of the northern boundary of the property, facing south.

CONTINUATION SHEET

Property Name: 19320 Highway 12

Page 11 of 14

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

- 1. (Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

The 1939 house and associated landscape was constructed within land owned by "L and M. I. Company", a real estate investment company owned Donald H. Maxwell. The company appears to have held the land since 1900, during a time when Sonoma Valley was a thriving hot springs resort community; however, the subject property remained part of a larger parcel and was undeveloped. By the 1930s, most Sonoma Valley hot springs resorts had either closed or modified their accommodations and services. At this time, Maxwell began dividing up the land and selling smaller parcels of land for development, including housing and commercial buildings. Shortly after this time, the 1939 house and associated landscape were constructed within the property. As such, the property was not found to be associated with any event, including the early settlement of the Sonoma Valley, that made a significant contribution to the broad patterns of California's history and cultural heritage.

Therefore, the property containing the 1939 house and associated landscape is not individually eligible for listing in the CRHR under Criterion 1.

- 2. (Person): Is associated with the lives of persons important in our past.**

The ownership and occupancy history of the property, including the 1939 house and associated landscape, was thoroughly researched. The property is associated with Charles James Montaldo, who purchased the property from the "L and M. I. Company" as an investment. However, upon their marriage, Charles retained ownership and presented it to his wife, Evelyn Louise Banchero. During this time Charles and Evelyn owned the property, Charles owned the property, he was employed at the Sonoma Post Office as the assistant postmaster. Charles started his employment at the Sonoma Post Office in 1925 as a "rural carrier" and later served as the city of Sonoma's assistant postmaster, as well as the acting postmaster, until 1972 when Charles retired from the Sonoma Post Office after 47 years of service.¹ Although Charles dedicated 47 years of his life to public service, it does not appear that he is a person important in our past.

Therefore, the property containing the 1939 house and associated landscape does not appear individually eligible for listing in the CRHR under Criterion 2.

- 3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

¹ Ancestry.com, "Postmaster, assistant, both retire", Sonoma Index-Tribune, June 29, 1972.

CONTINUATION SHEET

Property Name: 19320 Highway 12

Page 12 of 14

Architecture: The 1939 house is associated with Ranch-style house with Spanish Colonial Revival influences, with a period of significance of 1939. The house consists of a wing and gable forms, a low-pitched cross-gable roof with roof, shallow eaves, and clad with red mission style clay tiles, exposed wooden beams, wood casement and double-hung multi-light wood windows, an arcade and courtyard, clay coping and clay tile vents, a roof parapet, and an ornamental “punched” wood element, which are character-defining features of this design.. As such, the 1939 house appears eligible for listing on the CRHR because it embodies the distinctive characteristics of the Ranch architecture with elements of Spanish Colonial Revival design, which were important architectural styles in the U.S. from 1930 to 1975, and 1910 to 1940, respectively.

The associated landscape is not associated with any architectural style.

Architect: The 1939 house was designed by William F. Hebert. Herbert was a known architect in Santa Rosa from the 1920s through the early 1940s. Although Herbert is not listed in the AIA as a licensed architect, and he is not listed in the PCAD, which is a database of noted and master architects and engineers. Herbert attended MIT and appeared to have received his degree in architecture or a closely related field. Herbert also worked under noted architect William Weeks during the 1920s and Herbert oversaw several projects designed by Weeks and opened his own architectural practice at an early age. During the early 1930s, Herbert worked primarily on school buildings through his partnership with architect Clarence A. Caulkins, AIA, until their partnership was dissolved in 1936. During his solo career, he designed houses, recreational, and educational buildings, and a few commercial buildings. Herbert worked primarily in Santa Rosa, but he did design a few buildings in other counties, including the 1939 house within the Property. Hebert left California during WWII and worked for the Army Corps of Engineers. By the 1950s, Herbert lived in Washington State. Based on this research, there is no indication that Herbert obtained the status of “master architect” eligible for his contributions to the state, instead he was a local architect of importance primarily in Santa Rosa between the 1920s to about 1940. Although Herbert did design in the Spanish Colonial Revival style, based on extant buildings he does not appear to be a master of this style. In addition, being the “first” Santa Rosa architect, is interesting but not a consideration under Criterion 3 for state listing. Based on this information, and the known work completed by Herbert, it does not appear he was a master architect who contributed to the State of California in the area of architectural design that would warrant consideration for listing on the CRHR under Criterion 3 for the architect.

Builder: The builder of the 1939 house was Rudolph C. “Rube” Lange. Lange was active as a builder in Sonoma County from the 1920s through the early 1940s. Some of his known projects include the Nathanson creek bridge on 2nd Street East in Sonoma, and a two-story house (no longer extant) for Charles Stornetta Sr. and Mary Stornetta at the Stornetta Dairy property on Carneros Highway (Highway 12) in Sonoma County. Based on extensive research, there is no indication that

CONTINUATION SHEET

Property Name: 19320 Highway 12

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Lange's work as a builder possessed the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Therefore, the 1939 house appears individually eligible for listing in the CRHR under Criterion 3 for its association with Ranch architecture with elements of Spanish Colonial Revival design.

4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1939 house and associated landscape do not appear to have the ability to convey information about the history Ranch architecture with elements of Spanish Colonial design. Therefore, the 1939 house and associated landscape do not appear individually eligible for listing in the CRHR under Criterion 4.

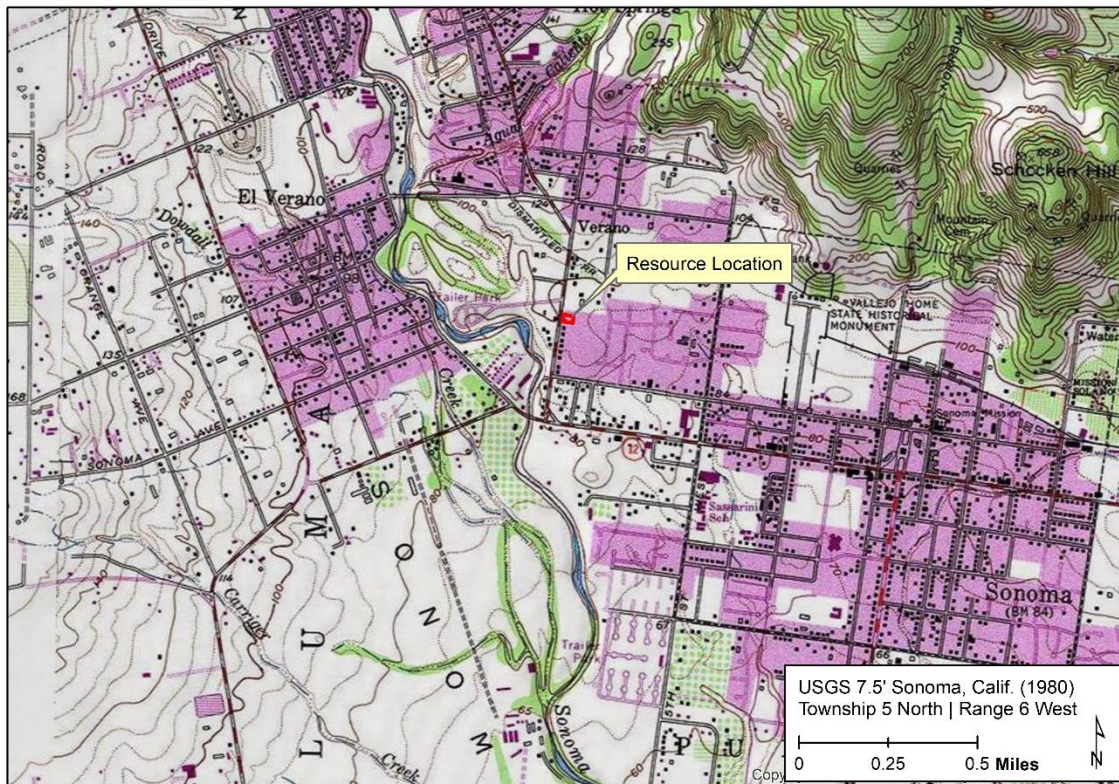


Resource Location Map

1939 House and Associated Landscape
19320 Sonoma Highway 12, Sonoma
Sonoma County, California
(APN 127-202-007)



EVANS & DE SHAZO, INC.
ARCHAEOLOGY & HISTORIC PRESERVATION





Painter Preservation
HISTORIC PRESERVATION & URBAN DESIGN

August 21, 2023

Ms. Rima Ghannam
Principal/CEQA-NEPA Planner, Sertior
338 Spear Street, 15E
San Francisco, CA 94105

RE Peer Review of Historic Resource Evaluation, 19320 Sonoma Highway, Sonoma

We have reviewed EDS's memo of August 11, 2023 and revisions to their Historic Resource Evaluation (HRE) for 19320 Sonoma Highway, Sonoma. This HRE follows on the initial HRE prepared on July 31, 2021, the revisions submitted on July 26, 2023 in response to Painter Preservation's Peer Review memo of June 29, 2023. It also follows on a conference call that took place on July 27, 2023 between City of Sonoma staff, Stacey DeShazo, architectural historian, of Evans and DeShazo (EDS), Rima Ghannan, project manager for Sertior, the consultant that has been hired to prepare environmental documentation for the project at 19320 Sonoma Highway, and myself, architectural historian for Painter Preservation.

In this most recent update to the HRE, EDS added information to the profile of the architect, William F. Herbert (which had previously been provided in the peer review memo of June 29, 2023) and removed the mitigation recommendation that was in the initial and subsequent versions of the HRE, at the request of the project team. Modifications to the regulatory setting that were requested were not made. Other changes that had been previously requested, such as adding to the discussion of 20th century changes to the built environment that facilitated the development of parcels like the one at 19320 Sonoma Highway, have been made and are helpful to understanding the context of the resource.

We consider the HRE as currently written adequate to complete the work for the DEIR, including describing the applicable regulatory setting of the project, the physical setting, the design characteristics of the building and associated landscape, the property's developmental history, and the historical setting. The HRE will be used to describe impacts to historic resources based on the project alternatives. Potential mitigation measures will be recommended as appropriate to the resource that may offset historic property impacts based on separate documentation.

Minor corrections will be added in the DEIR as necessary, including architect William Herbert's credentials and the statement that the architect is not a "master," because he is not significant at the statewide level. The California Register does not require state level of significance for the architect to be significant, and the resource itself is significant at the local level.

Sincerely,

Diana J. Painter, PhD
Owner/Principal Architectural Historian