



# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

## HISTORIC RESOURCE EVALUATION OF THE PROPERTY AT 20455 5<sup>TH</sup> STREET EAST, IN UNINCORPORATED SONOMA COUNTY, CALIFORNIA

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## INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by DeNova Homes, Inc. (client) to complete a Historic Resource Evaluation (HRE) of the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape located at 20455 5<sup>th</sup> Street East, in unincorporated Sonoma County, within Assessor Parcel Number (APN) 128-281-013 (Project Area). Although the Project Area is located within unincorporated Sonoma County, it is within the City of Sonoma's "Sphere of Influence and Urban Growth Boundary" (UGB) approved and adopted by the City of Sonoma in November 2000, which is set to expire on December 31, 2020. The Project Area is also in an "Area of Change" within the City of Sonoma General Plan Community Development Element (Chapter One) that increases development potential and changes in use from the previous residential zoning. The proposed project consists of a phased approach that includes the annexation of the Project Area by the City of Sonoma (Phase 1) and the proposed development of the Project Area, which is currently in the design phase and the development application will be submitted to the City of Sonoma when ready (Project). The ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape within the Project Area do not appear to have been previously evaluated for historical significance and they are not listed in the Office of Historic Preservation's (OHP's) Directory of Properties in the Historic Property Data (HPD) file for Sonoma County (OHP 2012). As such, the City of Sonoma, in compliance with the California Environmental Quality Act (CEQA) and the City of Sonoma policies, has recommended an HRE to determine if there are historical resources located within the Project Area and to provide recommendations if warranted.

The HRE is based on specific guidelines and evaluation criteria of the CRHR (14 CCR §15064.5 and PRC§ 21084.1). The 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.

## PROJECT LOCATION

The Project Area is located at 20455 5<sup>th</sup> Street East, in unincorporated Sonoma County, within APN 128-281-013 that is 2.88-acres. The Project Area is located on the northwest corner of 5<sup>th</sup> Street and Napa Road and is approximately 1.7 miles southeast of the Sonoma Plaza within the City of Sonoma, and approximately 2.6 miles north of Highway 12 (Figure 1).



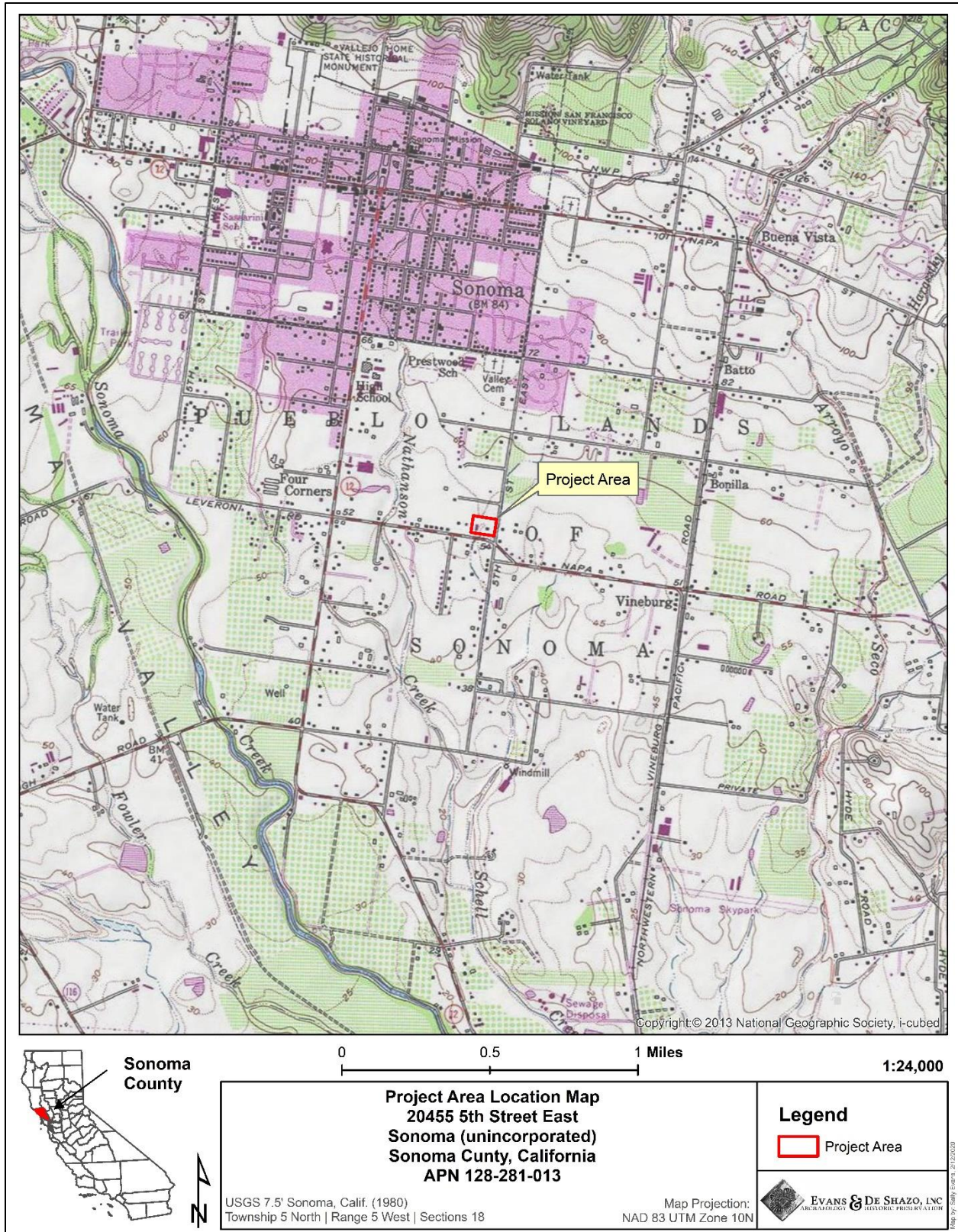


Figure 1. Project Area location map.

## 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, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, currently the County 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 Office of Historic Preservation (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 California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the CRHR (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the NRHP;
- Included in a local register of historical resources, as defined in an historical resource survey



meeting the requirements of Section 5024.1(g) of the Public Resource Code; or

- 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, provided the lead agency's determination is supported by substantial evidence in-light of the whole record.

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (U.S.);
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and U.S. history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

## **METHODS**

The methods used to complete the HRE included a review of the cultural resource inventories listed below, and a review of records on file at the EDS office. EDS also completed online research, to obtain details regarding property ownership and occupancy history and to assist in the develop a historic context in which to evaluate the historic significance of the built environment resources at least 45 years in age located within the Project Area. EDS Principal Architectural Historian, Stacey De Shazo, M.A., also conducted an architectural survey of the built environment resources at least 45 years in age within the Project Area including the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape, to identify architectural styles, character-defining features, materials, and alterations associated with the built-environment. Department of Parks and Recreation (DPR) 523 forms were also completed and are attached to this report as Appendix A.

## **RESEARCH**

### **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)
- Directory of Properties in the Historic Property Data (HPD) File for Sonoma County (OHP 2012)

### **Online Research**

Online research was also conducted that utilized the following sources:

- [www.newspapers.com](http://www.newspapers.com)
- [www.ancestry.com](http://www.ancestry.com)
- [www.calisphere.com](http://www.calisphere.com) (University of California)
- <http://www.library.ca.gov/> (California State Library)
- <https://cdnc.ucr.edu/> California Digital Newspaper Collection

The results of the local and online research are within the Historic Setting section of this report.

## **HISTORIC SETTING**

The following section provides a brief history of the area where the Project Area is located and the specific history of the Project Area, which provides a brief history of the surrounding area to assist in providing and understanding of the development of the area, and specific context within which the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape were assessed for historical significance.

### **MEXICAN ERA (1822 – 1846)**

In 1822, Mexico declared its independence from Spain and took possession of “Alta California”<sup>1</sup> marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the “rancho” period in Alta California. 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 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

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<sup>1</sup> Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1822.



the Mexican government in California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in California during this time. During this time, the Mexican colonial authorities encouraged settlement of Alta California by providing large land grants called ranchos to politically prominent persons that were loyal to the Mexican Government, and also permitting foreigners to settle land. As a result, the 20 or so ranchos that had existed in Alta California during the Spanish period increased to roughly 800 ranchos that varied from 10,000 to 20,000 acres during the Mexican period.

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

In 1834, Mexican General Mariano Guadalupe Vallejo was sent from San Francisco, by Mexican Governor Jose Figueroa, to Sonoma to secularize the Mission San Francisco Solano, colonize the area by laying out a new pueblo (within present-day City of Sonoma), and to 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.<sup>2</sup> Prior to his departure, 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 his leadership to carry out the tasks of the Mexican Government. Upon his arrival in the area, General Vallejo established the Petaluma Adobe, which was the center of his working ranch known as Rancho Petaluma. He then transformed the Mission San Francisco Solano and surrounding land into an eight-acre Mexican pueblo (the largest in California history), known as Pueblo de Sonoma,<sup>3</sup> 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)<sup>4</sup> and street grid (Figure 2) where General Vallejo had a soldiers barracks constructed at the northeast corner of the pueblo, and he had a multi-storied building constructed, known as 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 during this time 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.<sup>5</sup>

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 into 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, prisoner.<sup>6</sup> The American settlers then proclaimed the independence of California with the raising of the

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<sup>2</sup> Fort Ross, located on the coast of present-day Sonoma County, California, was an outpost established in 1812 by the Russian-American Company.

<sup>3</sup> The Project Area was located within the eight-acre pueblo laid out by General Vallejo.

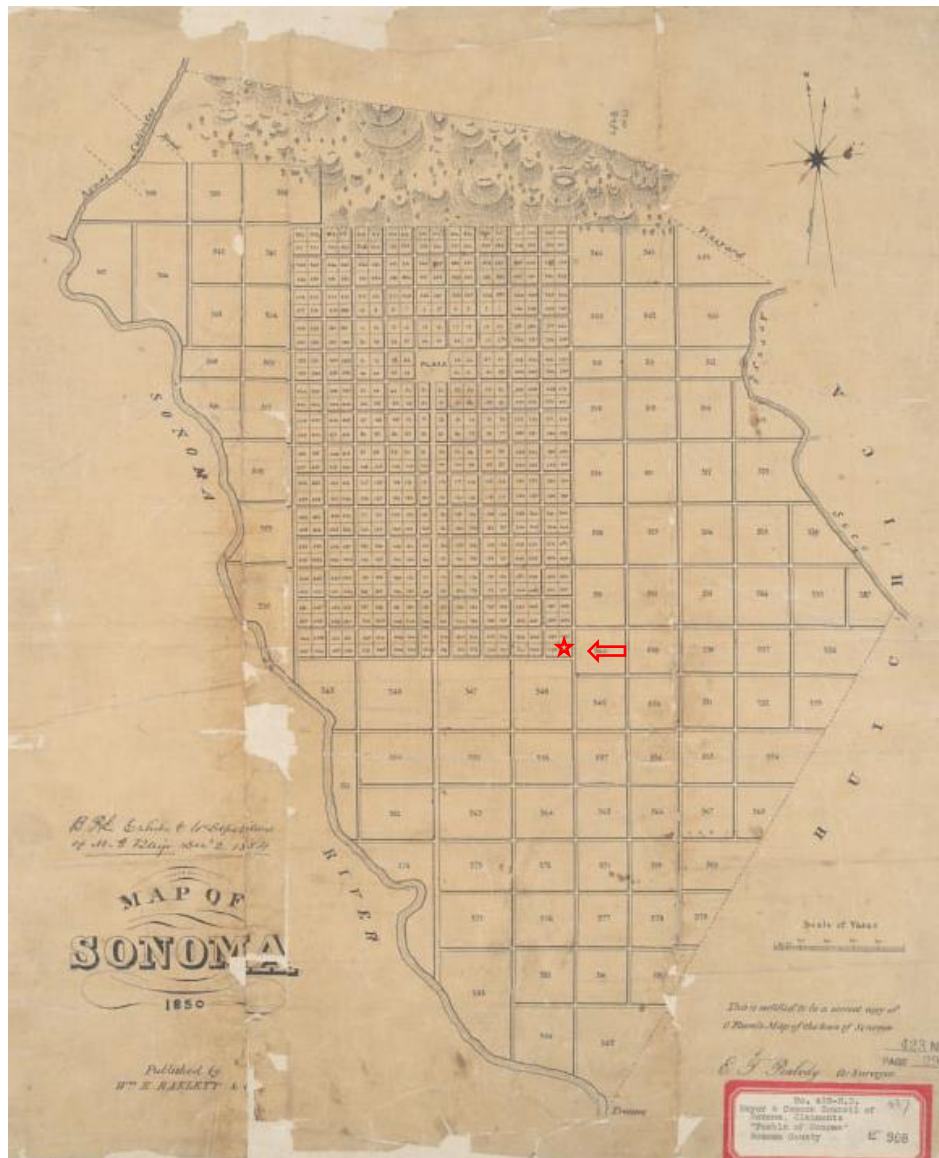
<sup>4</sup> The Sonoma Plaza is listed on the National Register #75000489.

<sup>5</sup> [https://www.parks.ca.gov/?page\\_id=27191](https://www.parks.ca.gov/?page_id=27191)

<sup>6</sup> William H. Davis, *Sixty Years in California – A History of Events and Life in California*, (A. J. Leary, Publisher, San Francisco, CA), 1889.



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, and his brother Salvador were held at Sutter's Fort in Sacramento without the filing any formal charges, and upon their return to Sonoma, General Vallejo found squatters had taken over large portions of his land.<sup>7</sup>



**Figure 2. Map of Sonoma (1850) showing the eighty-acre Pueblo de Sonoma, and the location of the Project Area (red star and arrow).**

### **EARLY AMERICAN PERIOD (1848 – 1852)**

In 1846, Mexican rule within the Pueblo de Sonoma had all but ended, but the American Period in California did not begin until the end of the Mexican American War in 1848 when the U.S. took possession

<sup>7</sup> 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.



of the territories including California, New Mexico, 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 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, as well land within the Pueblo.

### **EARLY AMERICAN SETTLEMENT (1850 – 1900)**

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.<sup>8</sup> 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 particularly important to the development of the town, as they were seen as representing the potential for growth, as hotels provided potential residents, local workers, and investors with lodging and meals.<sup>9</sup> The hotels were constructed adjacent or near the 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 constructed in that late 1840s and converted into a hotel in 1851. However, by 1854, the City of Sonoma had no courthouse or suitable city hall with rooms for county officers 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 boosted a new city hall and offices to accommodate the county officers. By 1860, the City of Sonoma had approximately 500 residents; however, Sonoma Plaza remained undeveloped, where sheep and cattle were allowed to graze in order to maintain the grass growing within the Plaza (Figure 3).<sup>10</sup> In the 1880s, the city planted trees (Figure 4) and constructed an open-air pavilion within the Plaza, which served as the city hall; however, this was a temporary fix until the city could come up with the funds to construct a proper city hall. It was not until 1901 when the Sonoma Women's Club formed, and they took up the cause to raise funds to beautify the Sonoma Plaza. In 1903, the Sonoma Women's Club raised enough money to install a fountain at the southern edge of the Plaza. Not to be out done by the Sonoma Women's Club, in 1902, the City of Sonoma began to set aside funds for the construction of a City Hall, and 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. In 1908, Sonoma's City Hall (extant), which was made of basalt stone from local quarries, was finally completed (Figure 5).

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<sup>8</sup> In 1862, General Vallejo had the city unincorporated, but it was re-incorporated in 1883.

<sup>9</sup> Lynn Downey, *A Short History of Sonoma*, (Published by University of Nevada Press), 2003.

<sup>10</sup> Ibid.



**Figure 3. ca. 1870 photo of the Sonoma Plaza.**



**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).**

### **AGRICULTURE GROWTH OF SONOMA VALLEY (1850 – 1970)**

While the town of Sonoma was developing, the surrounding land, known as Sonoma Valley, was growing as well. During the 1850s, the area consisted of mainly wheat farms and cattle ranches; however, that changed with the arrival of Count Agoston Haraszthy, who constructed the first winery in Sonoma County during the American Period. Haraszthy, who had emigrated from Hungary to the U.S. in 1840, first lived in Wisconsin and later San Diego, where he was elected to the California State Assembly in 1851. In 1856, upon the urging of General Vallejo, Haraszthy moved to Sonoma where he purchased 800-acres of land and began plans to establish the Buena Vista (extant) winery.<sup>11</sup> The winery, which is located approximately 2.5 miles north/northeast of the Project Area, was a massive undertaking, as Haraszthy's plans for his wine making facility required the boring of two tunnels and the construction of several stone winery buildings. In need of labor, Haraszthy turned to Ho Po, a Chinese labor contractor from San Francisco, who sent 150 of Chinese workers to Sonoma Valley to help build Buena Vista, which was completed in 1857.<sup>12</sup> Many of the Chinese workers were highly skill, having previously worked on building the transpacific rail line, and they were charged with not only digging the caves at Buena Vista, which they did with hand tools, but also constructing the winery buildings. After the opening of Buena Vista Winery, many of the

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<sup>11</sup> Ibid.

<sup>12</sup> Lynn Downey, *A Short History of Sonoma*, (Published by University of Nevada Press), 2003.



Chinese workers continued to work for Haraszthy in his wine production and in the vineyards (Figure 6 and Figure 7).

By late 1870s and early 1880s, agricultural production in Sonoma Valley was shifting from an area dominated by wheat farming and cattle grazing to vineyards and fruit orchards (Figure 8). During this time, there were two primary rail lines in the Sonoma Valley, the "Glen Ellen Branch" that ran from Glen Ellen to the City of Sonoma and connected southwest to the Ignacio depot and onto San Pablo Bay in Marin County. The line, which was often referred to as "The Donahue Line" for Peter Donahue who the principle businessman behind its establishment the rail line, ran to "Donahue Landing" and railroad terminus near Lakeville, which connected the Sonoma Valley with San Francisco. During the Glen Ellen Branch, ran from the Shellville depot north along 8<sup>th</sup> Street to the Sonoma depot (1880), which was located on Spain Street, adjacent and North of Sonoma Plaza. In 1890, the Sonoma depot was moved one block north of the Plaza.<sup>13</sup> The line was later purchased by the San Francisco and North Pacific (SF&NP), which later became part of the Northwestern Pacific Railroad (NWP). The second rail line within Sonoma Valley was known as the "Sonoma Valley Branch" that was operated by the Northern Railway which ran a line from Napa Junction to Santa Rosa. The line was constructed by the Southern Pacific (SP) and crossed the NWP's "Glen Ellen Branch" at Schellville depot, approximately 2.5 miles south of the Project Area. The train provided passenger service, but more importantly, it provided a line to transport agricultural cargo. During this prosperous time, several packing facilities were constructed near the Project Area, including "John Batto & Son" fruit packing and drying establishment near the area known as Vineburg (Figure 9), approximately 0.5 miles east of the Project Area. However, in 1882 the thriving agricultural economy of the Sonoma Valley was put at risk when Congress passed the Chinese Exclusion Act, barring nearly all immigration from China. As a result, Chinese immigrants and Chinese Americans were driven out of many agricultural areas throughout California. There was also a movement to stop hiring Chinese workers (whether they were immigrants or native-born U.S. citizens), and to not patronize any stores that hire Chinese workers or buy produce from any farms that employed Chinese laborers. As a result, hundreds of Chinese left Sonoma County. According to U.S. Census data, the Chinese population in Sonoma County dropped from 1,145 in 1890 to fewer than 200 by 1930.

During the early 1900s, Sonoma Valley agriculture continued to grow as farmers planted not only fruit and grapes, but also nut trees (Figure 10). In 1909, Samuele Sebastiani, an immigrant from Italy, acquired a large property near the Project Area and planted a vineyard. After several decades of running his successful winery business and with fruit orcharding and canning on the rise, Samuele constructed the Sebastiani Cannery Co. at 3<sup>rd</sup> East and Spain Streets in 1919. That same year, Sebastiani Cannery was processing from 2,000 to 3,000 cases of fruit and nuts per day.<sup>14</sup> By 1920, the capacity of the cannery and doubled as the facility expanded to handle produce such as string beans and tomatoes.<sup>15</sup> During this time, NWP railroad received and shipped fruit and vegetables from the Sebastiani Cannery via a rail spur that

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<sup>13</sup> Valerie Sherer Mathes and Smith, Diane Moll, *Images of America: Sonoma Valley*, Arcadia Publishing, 2004.

<sup>14</sup> Western Canner and Packer, "Sam Sebastiani, Sonoma City", (Miller Freeman Publications of California), 1918, 34.

<sup>15</sup> *Ibid*, 52.



connect to the NWP rail line and the Schellville Depot.<sup>16</sup> By the 1940s, a large San Francisco corporation that included the Valley Canning Company leased the Sebastiani Cannery, and took over the processing and packing of fruits such as peaches, pears, and apples that were grown in the Sonoma Valley. 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 (Figure 11).<sup>17</sup> During this time, the Project Area was planted in fruit trees.<sup>18</sup>

Throughout the late 1930s and 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. In 1944, four newsreel companies traveled to the Sonoma Valley to film the grape harvest, which was shown in theaters throughout the U.S., South America, England, and at army bases worldwide. When WWII ended, there was residential growth in the City of Sonoma as new subdivisions were developed and new housing was constructed for the returning WWII military veterans. In addition, smaller parcels within the Sonoma Valley were also sold for development, including the Project Area. By the 1960s, the wine industry in Sonoma Valley was making a comeback and fruit orcharding was on the decline, and so during this time, many fruit orchards were removed and planted with grape vines.

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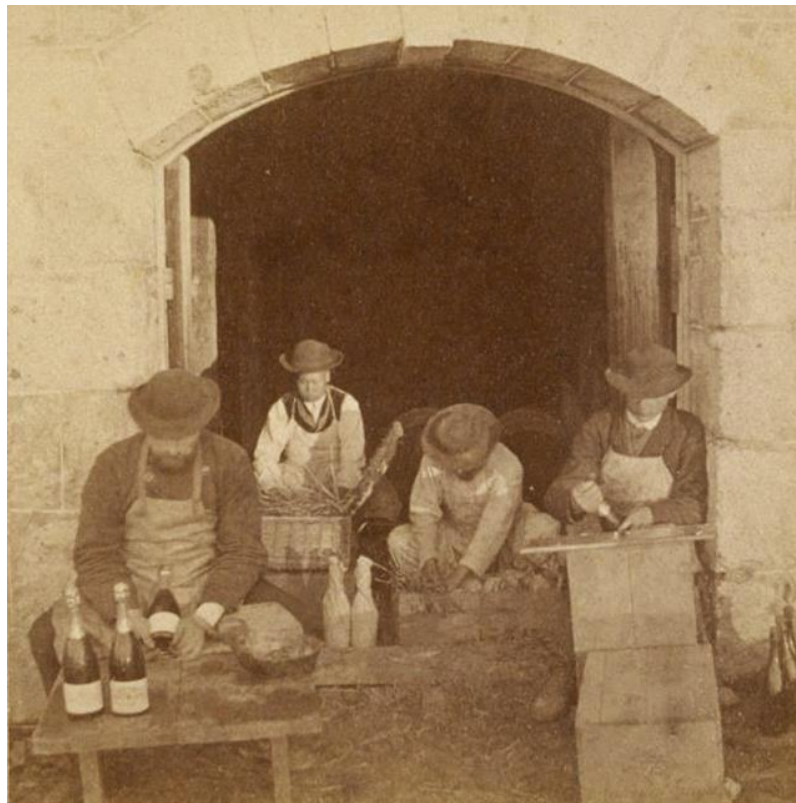
<sup>16</sup> Newspapers.com, "Sonoma News Briefs" Press Democrat, April 14, 1943.

<sup>17</sup> Newspapers.com, "Women Wanted" Press Democrat, October 4, 1944.

<sup>18</sup> Newspapers.com, "Sonoma News Briefs" Press Democrat, April 14, 1943.



**Figure 6. ca. 1880 photo of Chinese workers transport wine at Buena Vista winery (Courtesy of Buena Vista Winery).**



**Figure 7. ca. 1880 photo of Photos of Chinese men packing wine outside the Buena Vista winery (Courtesy of Buena Vista Winery).**





**Figure 8. ca. 1880 photo of a grain farm within the present-day Sangiacomo Winery property, approximately 1.5 miles south of the Project Area, with the Glen Ellen Branch rail line and train in the foreground (courtesy of the Sonoma County Library).**



**Figure 9. ca. 1898 photo Batto family standing in front of the “John Batto & Son” fruit packing and drying establishment near Vineburg, approximately 0.5 miles east of the Project Area.**





Figure 10. ca. 1920 photo of an orchard and vineyard in Sonoma Valley.



Figure 11. An advertisement in the Press Democrat, dated October 4, 1944 recruiting women to work in the canning facility in Sonoma Valley, just south/southeast of the Sonoma Plaza, and north of the Project Area.



## PROPERTY HISTORY

As part of the record search, EDS reviewed documents provided by the client, and those provided by the current property owners, as well as documents available online that included city directories, deeds, historical maps, and newspaper articles to determine the history and ownership of the Project Area. The results are detailed in the section below.

The current 2.88-acre Project Area was originally part of the 80-acre Pueblo de Sonoma laid out by General Vallejo in 1834. By 1867, the “Sonoma School District” had acquired large portions of the Pueblo land, as well as the land that extended beyond the southern border of the Pueblo within the Sonoma Valley. It appears that the Project Area remained undeveloped until the 1920s when it was first planted in fruit trees, which were present on the property when it was purchased by Patrick Drummond Doyle and Anna “Anne” Rose Ryan Doyle in ca. 1948 (Figure 12). The first buildings constructed within the Project Area were the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house, which were built by Patrick. Since ca. 1948, the Doyle family have been the only owners of the property.

In the table below is a brief history of the owners and occupants of the Project Area since ca. 1948.

ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape		
Year	Owners	Additional Details
ca. 1948 – current	Owners: Patrick Drummond Doyle and Anna “Anne” Rose Ryan Doyle.  Owners: Patrick Drummond Doyle Family Trust	<ul style="list-style-type: none"><li>Patrick was born on December 2, 1912, in Watford, Hertfordshire, England, to Walter and Eileen. Patrick immigrated to Canada with his mother Eileen, and his sister Maria in 1919. It appears that Walter immigrated a few years later.</li><li>In 1939, Patrick became a naturalized citizen of the U.S. During this time, Patrick was working at the Richmond Sanitary Company in San Francisco and was living with his mother, Eileen, in San Francisco.</li><li>In 1940 he registered for WWII. During WWII, he served as a Property and Supply Clerk at McClellan Field in Sacramento before being transferred to the San Bernardino Air Technical Service where he trained as an inspector and later became Senior Aircraft Inspector.<sup>19</sup></li><li>In February 1941, he married Anne. They had five children including Michael, Kathleen, Barbara, Karen and Kenneth.</li><li>Around 1948, Patrick and Anne moved to Sonoma County and purchase the Project Area. According to Karen Doyle, Patrick’s daughter, he built all the buildings within the Project Area,</li></ul>

<sup>19</sup> Newspapers.com, “Patrick Drummond Doyle”, The Press Democrat, February 23, 2007.





		<p>including the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house.</p> <ul style="list-style-type: none"><li>• During the 1950s, Pat worked as a machinist at California Fasteners and LaHay Metal Works and also partnered in a firm that manufactured auto parts (Figure 13).</li><li>• During the early 1960s, Patrick worked as an insurance representative ( Figure 14) until the mid-1960s. During this time, Patrick attended Golden Gate University and became a Certified Public Accountant at age 54.</li><li>• Around 1966, Patrick and his son Kenneth, became business partners, and started the accounting firm called “Doyle and Doyle” in the City of Santa Rosa.</li><li>• Anne died in 1986, and Patrick died in 2007 at the age of 94.</li></ul>
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Figure 12. 1953 aerial photo, showing the Project Area (courtesy of U.C. Santa Barbara Library).



Figure 13. Notice in The Press Democrat, dated June 28, 1953.

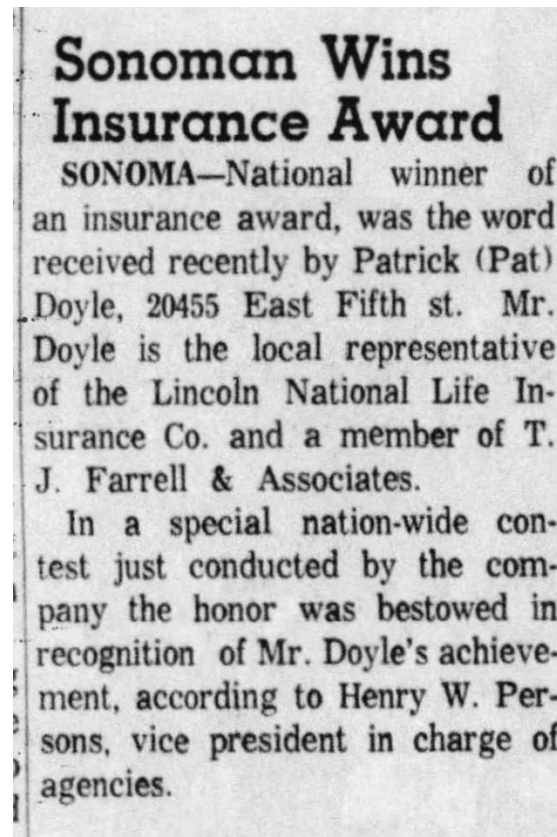


Figure 14. Notice in The Press Democrat, dated February 19, 1961.

## ARCHITECTURAL STYLE

The following section provides a brief understanding of the architectural style associated with the built environment resources located within the Project Area. The architectural style that is most closely associated with the ca. 1948 house is Minimal Traditional. The ca. 1948 chicken coop, ca. 1948 shed, and





ca. 1948 pump house are not associated with any architectural style or form.

### **MINIMAL TRADITIONAL (CA. 1930 – 1950)**

During the Great Depression, the Federal Housing Administration (FHA) set limitations on the form and style of houses that could be constructed using its Federal mortgage programs and in a 1940 publication by the FHA, these guidelines were explicitly stated, including some design guidelines: “Simplicity in exterior design gives the small house the appearance of maximum size.”<sup>20</sup> The Minimal Traditional style emerged from this language, as an understated interpretation of more eclectic Colonial and Period Revival styles that preceded it.<sup>21</sup> The Minimal Traditional style was a simple, non-ornamented building.<sup>22</sup> This simpler style flourished during this new era of prefabrication, as it could be easily mass-produced, and utilized only basic decorative elements for aesthetics, such as window shutters, wood siding, and brick veneer. After WWII ended, the Minimal Traditional style (often referred to as Postwar Minimal) was used to satisfy the enormous postwar demand for new housing for young families were just beginning to have children, which drove the demand for this style.

The Minimal Traditional style borrowed forms from previously popular styles, and houses were often designed as small, one-story buildings with a side-gable or hipped roof with little to no overhang, multi-light double-hung windows, and very minimal architectural decoration.

Minimal Traditional is *often* characterized by the following elements:

- One story (occasionally two stories) in height
- One- to two-car garage, either attached to or detached from residence
- One-piece tilt-up wood garage door, often with simple geometric design in wood trim
- Stucco and various forms of wood siding, including lapped, shingle, and board-and-batten siding
- Occasionally includes brick veneer
- Modest character with stripped down traditional architectural details, some with faux shutters and bay windows with concave awnings
- Gabled or hipped roofs with narrow, boxed eaves
- Asphalt shingled roofing
- Occasionally scallop-edged canopies
- Modest porches with simple wood porch support elements
- Wood double-hung or steel casement sash windows

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<sup>20</sup> McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York, Alfred A. Knopf. Munro-Fraser, J.P. 2014.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.



## **HISTORIC ARCHITECTURAL SURVEY**

On January 8, 2020, EDS Principal Architectural Historian, Stacey De Shazo, M.A., completed an historic architectural survey of the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape within the Project Area. The following section documents the results of the architectural survey.

### **CA. 1948 HOUSE**

The ca. 1948 house is most closely associated with Minimal Traditional style (Figure 15). The building is a u-shape plan with a breezeway and an attached two-car garage. There is a low hipped roof, a wide eave overhang with exposed rafter tails, and decorative wood boards below the roofline. The building is constructed of concrete block and the roof is clad in asphalt shingles. The house was modified in ca. 1955 when a “veranda” (wrap around walkway) was enclosed as part of the interior space. Also, it appears a ca. 1955 addition was added along the northeast corner of the building.

#### **East Elevation (Primary Façade)**

The east elevation (primary façade) consists of an enclosed porch with floor to ceiling picture windows that are framed in wood trim with a concrete block knee wall. Wood panel front door and a screen designed in the “French Door” style is visible from the exterior picture windows. Access to the enclosed porch is via a “kitschy” style gate with turned wooden spindles. A similar style gate also provides access to the breezeway and the side entry door to the two-car garage. The garage consists of two contemporary metal roll-up garage doors (Figure 16) and there are a series of colored glass windows along the north elevation at the breezeway (Figure 17). The windows along the east elevation include picture windows that vary in size and are inset from the concrete blocks (Figure 18). There are also angled window sills at the base of each window and the windows are all trimmed with narrow wood casings. There is a concrete exterior chimney (Figure 19) along the east elevation, and a portion of the house along the northeast corner sets back from the main form of the house, and appears to be an addition (Figure 20).

#### **North Elevation**

The north elevation consists of a small, hipped roof addition that abuts the original hipped roof form of the house (Figure 21). The addition consists of wide overhang eaves with exposed rafter tails and a recessed rear porch entry. The recessed porch is supported by two square columns and the porch ceiling consists of wood boards. There are decorative quoins along a middle section of the north elevation that is a unique feature (Figure 22). There are a variety of windows, including fixed picture windows with wood casings and several vinyl sliding windows.

#### **West Elevation**

The west elevation consists of original multilight, paired, metal casement windows set within wide window sills (Figure 23). There are wide over hanging eaves with exposed rafter tails (Figure 24). There is also a slight set back along this elevation, near the middle section of the house.

#### **South Elevation**

The south elevation consists of original multilight, paired, metal casement windows (Figure 25), as well as



a u-shaped section of the house that previously consisted of a wrap-around, open air veranda that was enclosed in ca. 1955. The original multilight, paired, metal casement windows along this section are still present, but are now located within the interior portion of the house. The exterior now consists of a series of aluminum picture windows with fixed transom lights framed by metal window casings (Figure 26). In addition, there corner, concrete block chimney that is situated adjacent to a large four light wood window (Figure 27). The two-car garage is also visible along this elevation, and consists of a simple, decorative geometric designs, and a rear gable addition (Figure 28).



**Figure 15. East elevation, facing west.**





**Figure 16. East elevation, facing west.**



**Figure 17. Photo showing the “connected” breezeway, facing west.**





**Figure 18. Photo showing the “enclosed” porch and front entry door along the east elevation.**



**Figure 19. Photo showing the concrete block chimney along the east elevation.**





**Figure 20. Photo showing a setback portion of the house, along the east elevation, facing north.**



**Figure 21. Photo showing the northeast addition, along the north elevation, facing east.**





**Figure 22. Photo showing the north elevation, facing east.**



**Figure 23. West elevation, facing east.**





**Figure 24. West elevation, facing south.**



**Figure 25. South elevation, facing north.**



**Figure 26. Photo showing a south facing section of the u-shaped form, along the south elevation, facing north.**



**Figure 27. Photo showing a north facing section the u-shaped form, along the south elevation facing south.**





**Figure 28. Photo showing the south elevation of the two-car garage, and the rear addition.**

## **ANCILLARY BUILDINGS**

There are three ancillary buildings within the Project Area that are at least 45 years in age including a ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house.

### **ca. 1948 chicken coop**

The chicken coop is a side-gable plan, wood framed building that is clad in wire and corrugated sheet metal (Figure 29). The roof is a low-pitched side gable roof and is clad in corrugated sheet metal. There is fencing along the east elevation of the chicken coop that provides a “yard” for the chickens and may also have been an area where other small farm animals were kept.





**Figure 29. Photo showing the chicken coop, facing west.**

**ca. 1948 shed**

The shed is a side gable plan concrete block building with a low pitch roof that is clad in corrugated sheet metal (Figure 30). There is a contemporary roll-up metal door along the south elevation. The east elevation consists of two, four-light, paired metal casement windows.



**Figure 30. Photo showing the east elevation of the shed, facing west.**

### **ca. 1948 pump house**

The pump house is located to the east of the ca. 1948 chicken coop and west of the ca. 1948 house. The pump house is constructed of horizontal wood boards and consists of a low to flat pitch roof that is clad in corrugated sheet metal (Figure 31).



**Figure 31. Photo showing the ca. 1948 pump house (red arrow), facing west.**

### **ASSOCIATED LANDSCAPE**

The associated landscape includes several features including a circular driveway and water fountain (Figure 32) along the east elevation of the house, a pond near the north elevation of the house, and various types of wood and metal fencing throughout the property. The ages of these landscape features are unclear; however, it appears that the majority of the features are at least 45 years in age.





**Figure 32. Photo showing the decorative fountain (red arrow) along the east elevation of the house.**

## **EVALUATION FOR HISTORICAL SIGNIFICANCE**

Historic resources are evaluated using a historic context that identifies the significant events, people or patterns that the resource is associated with, and defines expected property types against which individual resources may be compared and evaluated for significance. The Project Area includes the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape that were evaluated to determine individual eligibility for listing on the CRHR. The ca. 1948 house was evaluated under the theme of Minimal Traditional architecture style with a period of significance of ca. 1948, which is the estimated date the house was constructed. The ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house are not associated with any particular architectural style. The following section details the results of the evaluation.

## **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. 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”.<sup>23</sup>

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria and have historic 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 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 ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape for listing on the CRHR.

## CRHR EVALUATION

1. **(Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.**

The ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape features were not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape are not individually eligible for listing in the CRHR under Criterion 1.*

2. **(Person): Associated with the lives of persons important to local, California or national history.**

The subject property that includes a ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape is associated with Patrick and Anne Doyle and the Doyle family from ca. 1948 to 2020. Although extensive research was conducted, it does not

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<sup>23</sup> California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).

appear that any member of the Doyle family is important to local, California, or national history enough to warrant eligibility under this criterion.

*Therefore, the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape are not individually eligible for listing in the CRHR under Criterion 2.*

- 3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.**

The ca. 1948 house is most closely associated with Minimal Traditional architecture due to its hipped roof form, two-car garage, simple geometric wood trim details, stripped down details, and steel casement sash windows. However, the ca. 1948 house is not a representative example of Minimal Traditional architecture design. In addition, the building is not the first to be designed in this style, nor was it found to be the work of a master.

The ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house are not associated within architectural style.

*Therefore, the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house are not individually eligible for listing in the CRHR under Criterion 3.*

- 4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.**

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 ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house do not appear to have the ability to convey information potential that is unique or unknown in regard to an architectural style, or construction methods.

*Therefore, the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house are not individually eligible for listing in the CRHR under Criterion 4. However, the Project Area was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

## INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one or more of the above listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge

historic integrity, including location, design, setting, materials, workmanship, feeling and association.<sup>24</sup> 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.” Since the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape were not found to be significant under any of the CRHR criteria, an integrity analysis was not completed.

## CONCLUSIONS

In accordance with CEQA regulations and guidelines, EDS completed an HRE of the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape within the 2.88-acre property at 20455 Fifth Street East, Sonoma County, California to document and assess the built environment resources at least 45 years in age, and determine if they are eligible for listing on the CRHR. The HRE was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of the Interior’s professional qualification standards in architectural history and history.

The HRE determined that the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape do not meet the eligibility requirements for listing on the CRHR under any criterion, and are not currently listed on any list of historic resources. Therefore, they are not considered Historical Resources under CEQA. As such, no further recommendations are warranted.

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<sup>24</sup> 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).



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1953 Aerial photograph of Sonoma County.

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## **Appendix A:**

### **DPR Forms**



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

Other Listings  
Review Code

Reviewer

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Date

Page 1 of 14 \*Resource Name or #: 20455 5th Street East

P1. Other Identifier: Patrick and Anna Doyle Property

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Sonoma and

\*b. USGS 7.5' Quad Sonoma Date 1980 T 5N ; R 5W ;     of     of Sec 18 ; MD B.M.

c. Address 20455 5th Street East City Sonoma Zip 95476

d. UTM: Zone 10 , 548051 mE/ 4236505 mN

e. Other Locational Data: The resource is situated within a 2.88-acre parcel (APN 128-281-013) located northwest of the intersection of Napa Road and 5th Street East in an unincorporated area of Sonoma County, approximately 1.7 miles southeast of the Sonoma Plaza within the City of Sonoma and approximately 2.6 miles north of Highway 12.

\*P3a. Description: The resource consists of a ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape. The ca. 1948 house is most closely associated with Minimal Traditional architectural style. The building is a u-shape plan with a breezeway and an attached two-car garage. There is a low hipped roof, a wide eave overhang with exposed rafter tails, and decorative wood boards below the roofline. (Continued on Continuation Sheet, Page 2)

P5a.



\*P3b. Resource Attributes; HP2 Single family property (ca. 1948 house); HP4. Ancillary Buildings (ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house)

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

P5b. Description of Photo: ca. 1948 house, east elevation, facing west.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house; maps and various primary sources.

\*P7. Owner and Address:  
Patrick Drummond Doyle Family Trust,  
20445 5th Street East, Sonoma,  
California, 95476

\*P8. Recorded by: Stacey De Shazo,  
M.A., Evans & De Shazo, Inc., 1141  
Gravenstein Highway S, Sebastopol, CA  
95472

\*P9. Date Recorded: 1/8/2020

\*P10. Survey Type: Intensive

\*P11. Report Citation: Stacey De Shazo, M.A. (2019): A Historic Resource Evaluation of the Property at 20455 5th Street East, in unincorporated 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: 20455 5<sup>th</sup> Street East

Page 2 of 14

### (Continued from Primary Sheet, Page 1)

The ca. 1948 house is constructed of concrete block, and the roof is clad in asphalt shingles. The house was modified in ca. 1955 when a “veranda” (wrap around walkway) was enclosed as part of the interior space. Also, it appears a ca. 1955 addition was added along the northeast corner of the building.

### East Elevation (Primary Façade)

The east elevation (primary façade) consists of an enclosed porch with floor to ceiling picture windows that are framed in wood trim with a concrete block knee wall. Wood panel front door and a screen designed in the “French Door” style is visible from the exterior picture windows. Access to the enclosed porch is via a “kitschy” style gate with turned wooden spindles. A similar style gate also provides access to the breezeway and the side entry door to the two-car garage. The garage consists of two contemporary metal roll-up garage doors and there are a series of colored glass windows along the north elevation at the breezeway. The windows along the east elevation include picture windows that vary in size and are inset from the concrete blocks. There are also angled window sills at the base of each window and the windows are all trimmed with narrow wood casings. There is a concrete exterior chimney along the east elevation, and a portion of the house along the northeast corner sets back from the main form of the house and appears to be an addition.

### North Elevation

The north elevation consists of a small, hipped roof addition that abuts the original hipped roof form of the house. The addition consists of wide overhang eaves with exposed rafter tails and a recessed rear porch entry. The recessed porch is supported by two square columns and the porch ceiling consists of wood boards. There are decorative quoins along a middle section of the north elevation that is a unique feature. There are a variety of windows, including fixed picture windows with wood casings and several vinyl sliding windows.

### West Elevation

The west elevation consists of original multilight, paired, metal casement windows set within wide window sills. There are wide over hanging eaves with exposed rafter tails. There is also a slight set back along this elevation, near the middle section of the house.

### South Elevation

The south elevation consists of original multilight, paired, metal casement windows, as well as a u-shaped section of the house that previously consisted of a wrap-around, open air veranda that was enclosed in ca. 1955. The original multilight, paired, metal casement windows along this section are still present, but are now located within the interior portion of the house. The exterior now consists of a series of aluminum picture windows with fixed transom lights framed by metal window casings. In addition, there is a corner, concrete block chimney that is situated adjacent to a large four light wood window. The two-car garage is also visible along this elevation, and consists of simple, decorative geometric designs, and a rear gable addition.



## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 3 of 14



East elevation, facing west.



East elevation, facing west.



## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 4 of 14



Photo showing the “connected” breezeway, facing west.



Photo showing the “enclosed” porch and front entry door along the east elevation.

## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 5 of 14



Photo showing the concrete block chimney along the east elevation.



Photo showing a setback portion of the house, along the east elevation, facing north.



## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 6 of 14



Photo showing the northeast addition, along the north elevation, facing east.



Photo showing the north elevation, facing east.



## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 7 of 14



West elevation, facing east.



West elevation, facing south.

## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 8 of 14



South elevation, facing north.



Photo showing a south-facing section of the u-shaped form along the south elevation, facing north.



## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 9 of 14



Photo showing a north-facing section the u-shaped form along the south elevation, facing south.



Photo showing the south elevation of the two-car garage, and the rear addition.



## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 10 of 14

### ANCILLARY BUILDINGS

There are three ancillary buildings within the property that are at least 45 years in age, including a ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house.

#### ca. 1948 chicken coop

The chicken coop is a side-gable plan, wood framed building that is clad in wire and corrugated sheet metal. The roof is a low-pitched side gable roof and is clad in corrugated sheet metal. There is fencing along the east elevation of the chicken coop that provides a "yard" for the chickens and may also have been an area where other small farm animals were kept.



Photo showing the ca. 1948 chicken coop, facing west.

#### ca. 1948 shed

The shed is a side gable plan concrete block building with a low pitch roof that is clad in corrugated sheet metal. There is a contemporary roll-up metal door along the south elevation. The east elevation consists of two, four-light, paired metal casement windows.

## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 11 of 14



Photo showing the east elevation of the shed, facing west.

### ca. 1948 pump house

The pump house is located to the east of the ca. 1948 chicken coop and west of the ca. 1948 house. The pump house is constructed of horizontal wood boards and consists of a low to flat pitch roof that is clad in corrugated sheet metal.



Photo showing the ca. 1948 pump house (red arrow), facing west.



## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

Page 12 of 14

### Associated Landscape

The associated landscape includes several features including a circular driveway and water fountain along the east elevation of the house, a pond near the north elevation of the house, and various types of wood and metal fencing throughout the property. The ages of these landscape features are unclear; however, it appears that the majority of the features are at least 45 years in age.



Photo showing the decorative fountain (red arrow) along the east elevation of the house.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) EVALUATION

1. **(Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.**

The ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape features were not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape are not individually eligible for listing in the CRHR under Criterion 1.*

2. **(Person): Associated with the lives of persons important to local, California or national history.**

The property that includes a ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated landscape is associated with Patrick and Anne Doyle and the Doyle family from ca. 1948 to 2020. Although extensive research was conducted, it does not appear that any member of the Doyle family is important to local, California, or national history enough to warrant eligibility under this criterion.

*Therefore, the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, ca. 1948 pump house, and associated*



## CONTINUATION SHEET

Property Name: 20455 5<sup>th</sup> Street East

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*landscape are not individually eligible for listing in the CRHR under Criterion 2.*

- 3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.**

The ca. 1948 house is most closely associated with Minimal Traditional architecture due to its hipped roof form, two-car garage, simple geometric wood trim details, stripped down details, and steel casement sash windows. However, the ca. 1948 house is not a representative example of Minimal Traditional architecture design. In addition, the building is not the first to be designed in this style, nor was it found to be the work of a master.

The ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house are not associate within architectural style.

*Therefore, the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house are not individually eligible for listing in the CRHR under Criterion 3.*

- 4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.**

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 ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house do not appear to have the ability to convey information potential that is unique or unknown in regard to an architectural style, or construction methods.

*Therefore, the ca. 1948 house, ca. 1948 chicken coop, ca. 1948 shed, and ca. 1948 pump house are not individually eligible for listing in the CRHR under Criterion 4. However, the Project Area was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

