



# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

## HISTORIC RESOURCE EVALUATION OF THE PROPERTY LOCATED AT 19910 5<sup>TH</sup> STREET WEST, SONOMA, SONOMA COUNTY, CALIFORNIA

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**April 22, 2021**

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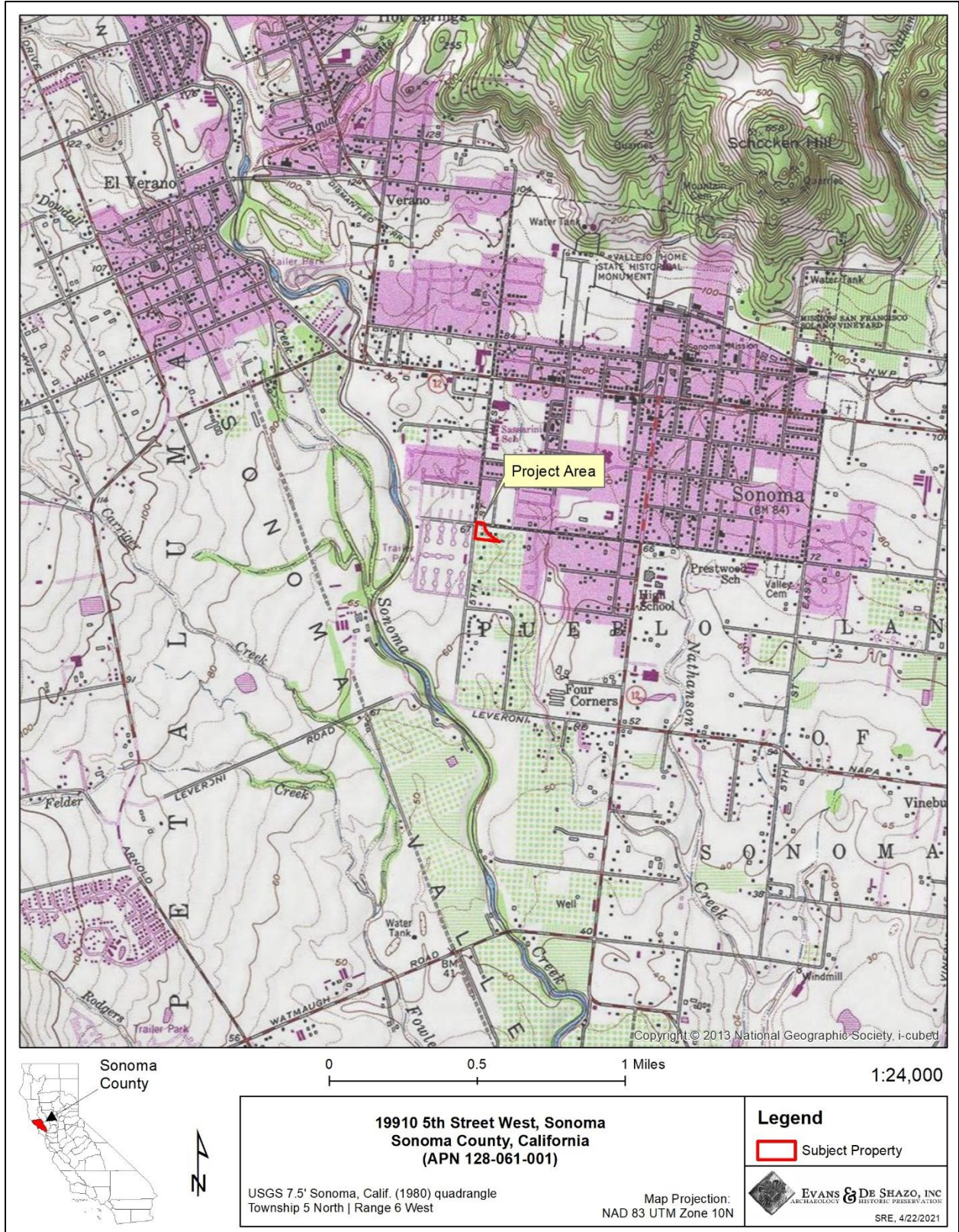
## INTRODUCTION

Evans & De Shazo, Inc. (EDS) complete a Historic Resource Evaluation (HRE) of the property located at 19910 5<sup>th</sup> Street West, Sonoma, Sonoma County, California, within the 1.51-acre Assessor Parcel Number (APN) 128-061-001 (Project Area). The Project Area includes a ca. 1940 house, a ca. 1940 auxiliary building, and associated landscape. The proposed project includes the demolition of the built environment resources within the Project Area and redevelopment of the Project Area, which is currently in the planning phase. None of the buildings within the Project Area are 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 Project Area does not appear to have been previously evaluated to determine eligibility for listing on the California Register of Historical Resources (CRHR). As such, in accordance with the California Environmental Quality Act (CEQA), the City of Sonoma recommended an HRE to determine if there are historical resources within the Project Area and to provide recommendations if warranted.

The following HRE is based on specific guidelines and evaluation criteria of the California Register of Historical Resources (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 Interior's qualification standards in Architectural History and History. The results of the HRE are presented herein.

## PROJECT LOCATION

The Project Area is located within the 1.51-acre APN 128-061-001 at 19910 5<sup>th</sup> Street West, in the City of Sonoma, Sonoma County, California (Figure 1). The Project Area is bound on the west side by 5<sup>th</sup> Street West and the north side of W. MacArthur Street, approximately 1.1 miles southwest of Sonoma Plaza in downtown Sonoma.



**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 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 the California Code of Regulations Section 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 (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the



requirements section 5024.1(g) of the Public Resources Code, 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 (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 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 California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

## METHODS

The methods used to complete the HRE included a record search and literature review to obtain details related to the history of the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape and the surrounding area, and a historic architectural survey of the Project Area. The Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) (NWIC File No. 20-1803) completed research of the Project Area on behalf of EDS to ascertain details regarding the history of the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape within the Project Area. EDS also conducted online research at the Sonoma County Assessor/Recorder Office, Sonoma League Historic Preservation, Sonoma Valley Historical Society (SVHS), and University of California at Santa Barbara Library (U.C. Santa Barbara) to obtain information related to the previous property owners and occupants, and the history of the surrounding area. EDS also reviewed information with the digital files of EDS, including historical maps and the cultural resource inventories listed in the section below. The purpose of the record search and literature review was to understand the history of the ca. 1940 house, a ca. 1940 auxiliary building, and associated landscape to assist in developing a historical context in which to evaluate the



historical significance of the built environment resources.

EDS Principal Architectural Historian Stacey De Shazo, M.A., also completed a historic architectural survey of the Project Area to identify the age, architectural style, character-defining features, materials, and alterations of the ca. 1940 house, a ca. 1940 auxiliary building, and associated landscape. Department of Parks and Recreation (DPR) 523 forms were completed and are attached to this report as 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 Inventory of Historic Resources
- California Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) for Sonoma County, California (2020)

### **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)
- [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/) (U.C. Santa Barbara Library)
- <https://depotparkmuseum.org/> (Sonoma Valley Historical Society)

The results of the local and online research are within the Historical Setting section below.

## **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 to assist in providing an understanding of the development of the area, and specific context within which the ca. 1940 house, a ca. 1940 auxiliary building, and associated landscape were evaluated for historical significance.



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## **MEXICAN ERA (1821 – 1846)**

In 1821, 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 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 issued 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.<sup>2</sup> 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 further encouraging his leadership to carry out the tasks of the Mexican government. Upon his arrival in the area, General Vallejo established the Petaluma Adobe within his 44,000-acre rancho, 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

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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 1821.

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





by the Russians. The Pueblo de Sonoma consisted of a central plaza (Sonoma Plaza)<sup>4</sup> and 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, 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 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, Lieutenant Colonel Victor Prudon, and Jacob Leese prisoner.<sup>6</sup> 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.<sup>7</sup>

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<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.

<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.



Figure 2. Map of Sonoma (1850) showing the approximate location of the Project Area (red star and arrow) south of the Pueblo de Sonoma.

### 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.



## EARLY AMERICAN SETTLEMENT 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.<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 significant to the development of the town, as they were seen as representing the growth potential and provided potential residents, local workers, and investors with lodging and meals.<sup>9</sup> The hotels were constructed adjacent or 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.

## SETTLEMENT AND GROWTH OF SONOMA (1850 – 1970)

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 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). In 1910, the main access to the town of Sonoma and the Plaza was via Broadway, which, at the time, was a wide dirt road that lead directly to the newly construction city hall (Figure 6).

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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.

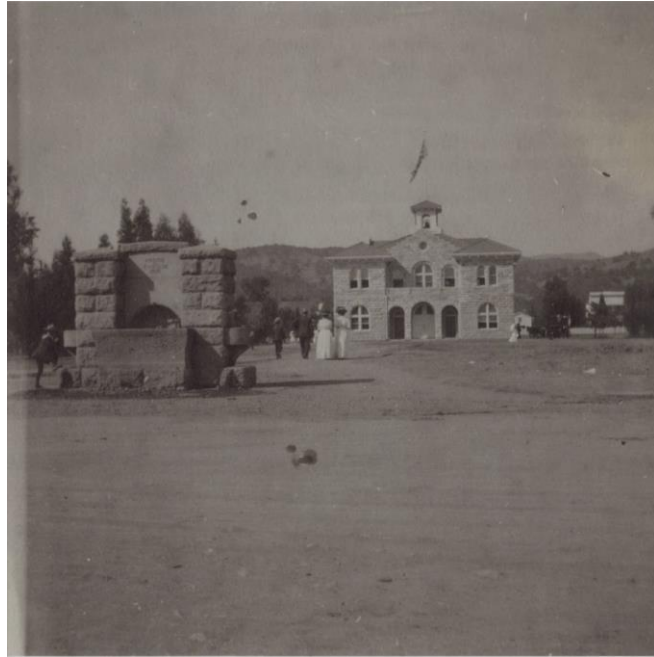
<sup>10</sup> Ibid.



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



**Figure 6. Broadway in 1910, facing north towards the Plaza (courtesy of Sonoma County Library).**



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

While the town of Sonoma was developing, the surrounding land, known as Sonoma Valley, was growing as well. During the 1850s, the area mainly consisted of 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 3.4 miles 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 skilled, 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 Chinese workers continued to work for Haraszthy in his wine production and in the vineyards (Figure 7 and Figure 8).

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 9). 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" named for Peter Donahue who the principle businessman behind the establishment of the rail line that ran to "Donahue Landing" and the railroad terminus near Lakeville that connected the Sonoma Valley with San Francisco. During this time 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) Railroad, which later became part of the Northwestern Pacific (NWP) Railroad.

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 4.0 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 10), approximately 2.5 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

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<sup>11</sup> Lynn Downey, *A Short History of Sonoma*, (Published by University of Nevada Press), 2003.

<sup>12</sup> Ibid.

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



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 11). In 1909, Samuele Sebastiani, an immigrant from Italy, acquired a large property near the Project Area and planted a vineyard. By this time, there were approximately 256 wineries in Sonoma Valley with more than 20,000 acres planted in grape vines. During this time, fruit orcharding and canning in Sonoma Valley was also on the rise, and in 1919, Samuele constructed the “Sebastiani Cannery Co.” at 3<sup>rd</sup> East and Spain streets. 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 doubled as the facility expanded to handle produce such as string beans and tomatoes, which helped support the local economy after Congress passed the Volstead Act (aka Prohibition) in 1919.<sup>15</sup> During the enactment of Prohibition, from 1920 to 1933, the Sebastiani Cannery flourished. During this time, the Sebastiani winery was the only winery in Sonoma County that continued operations throughout Prohibition to make a small amount of sacramental and medicinal wines.

Throughout the 1920s and 1930s, the NWP railroad received and shipped fruit and vegetables from the Sebastiani Cannery via a rail spur that 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 12).<sup>17</sup>

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. 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 in 1945, 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

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

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

<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.

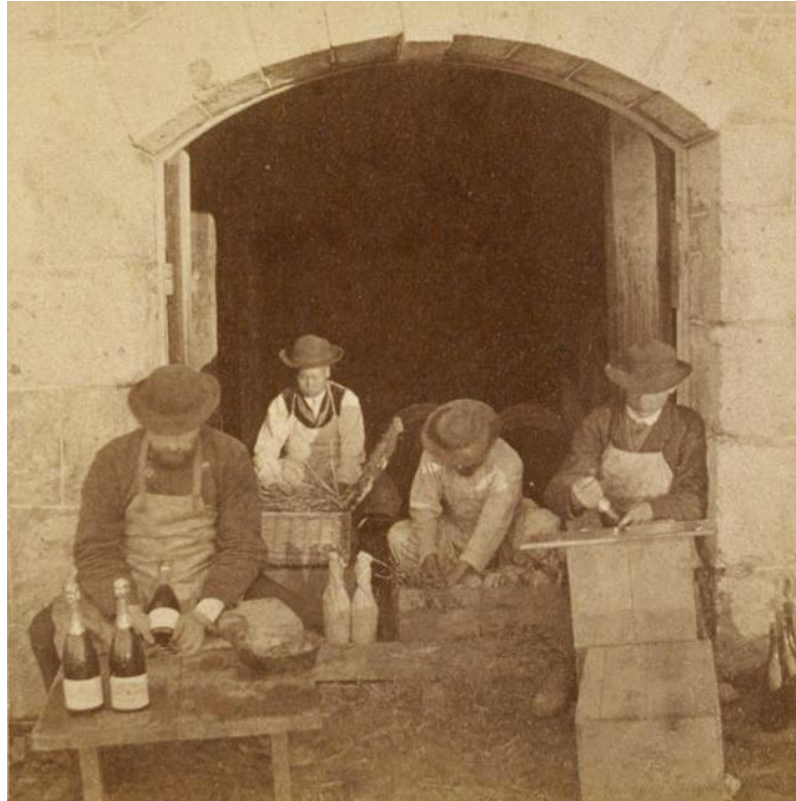


parcels within the Sonoma Valley were also sold for development, including the Project Area. By the 1960s, the wine industry in Sonoma Valley was making a comeback and fruit orcharding was on the decline, and so during this time, many fruit orchards were removed and planted with grape vines.



**Figure 7. ca. 1880 photo of Chinese workers transporting wine at Buena Vista winery (Courtesy of Buena Vista Winery).**





**Figure 8. ca. 1880 photo of Chinese men packing wine outside the Buena Vista winery (Courtesy of Buena Vista Winery).**



**Figure 9. 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 background (courtesy of the Sonoma County Library).**



**Figure 10. ca. 1898 photo showing the Batto family standing in front of the “John Batto & Son” fruit packing and drying establishment near Vineburg, approximately 1.0 miles east of the Project Area.**



**Figure 11. ca. 1920 photo of an orchard and vineyard in Sonoma Valley.**



Figure 12. 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/northeast of the Project Area.

### PROPERTY HISTORY

As part of the record search and literature review, EDS reviewed records and documents from various repositories including the NWIC, Sonoma County Assessor/Recorder Office, Sonoma League Historic Preservation, and the SVHS and documents within the files of EDS, including historical maps, historical aerial photographs, and other information to determine the ownership and occupancy history of the 1.51-acre Project Area (aka the property) containing the ca. 1940 house, a ca. 1940 auxiliary building, and associated landscape. The results of this research are within Table 1 below.



**Table 1. Property Ownership and Occupants.**

Ownership and Occupancy of the built environment resources within the 1.51-acre Project Area		
Year	Owners	Additional Details
ca. 1940 - 1956	Owners: James Meader Colbath and Nina Nattress Colbath	<ul style="list-style-type: none"> <li>James and Nina Colbath appear to be the first owners of the 1.51-acre Project Area (aka the property) that includes the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape that includes a fruit orchard (Figure 13).</li> <li>James was born in 1888 in Massachusetts and Nina was born in 1892 in Iowa.<sup>18</sup> It is unknown when James and Nina married or if they had any children.</li> <li>According to a 1951 Auburn Journal newspaper article, James worked as a water engineer. By this time, it appears that James and Nina also had a residence in Auburn, California.<sup>19</sup></li> <li>According to a 1956 Petaluma Argus-Courier newspaper article, James and Nina sold the ca. 1940 house to Joseph and Elizabeth Bell.<sup>20</sup> The newspaper article lists the address of the house as “19930 5<sup>th</sup> Street West”; however, this could have been a printing error by the newspaper, as there is no other indication that the house address had changed.</li> </ul>
1956-1963	Owners: Joseph Bell and Elizabeth A. Bell	<ul style="list-style-type: none"> <li>Joseph and Elizabeth purchased the property in 1956.</li> <li>According to a 1956 Press Democrat newspaper article, Joseph requested a permit to build an addition onto the existing ca. 1940 house for “selling eggs”.<sup>21</sup></li> <li>Joseph was born in Germany in 1903 and immigrated to the U.S. in the 1927.<sup>22</sup> He moved to the town of Sonoma in the early 1950s where he continued his work as a public accountant. Elizabeth was born in 1912 in Kentucky.<sup>23</sup> It is unknown when Elizabeth and Joseph married but they had one child, Anna Marie.</li> <li>Joseph died in 1960.<sup>24</sup></li> </ul>

<sup>18</sup> Ancestry.com. *Iowa, U.S., Delayed Birth Records, 1856-1940* .

<sup>19</sup> Newspaper.com, No title, Auburn Journal, July 5, 1951.

<sup>20</sup> Newspaper.com, “Deed”, Petaluma Argus-Courier, September 10, 1956.

<sup>21</sup> Newspaper.com, No title, The Press Democrat, November 08, 1956.

<sup>22</sup> Ancestry.com. *California, U.S., Federal Naturalization Records, 1843-1999* [database on-line]. Provo, UT, USA:.

<sup>23</sup> Ancestry.com. *1930 United States Federal Census*.

<sup>24</sup> Newspaper.com, “Joseph Bell”, The Press Democrat, April 12, 1960.



1963 – 2013	Owners: Elizabeth A. Bell Woodyard and William Wallace Woodyard	<ul style="list-style-type: none"> <li>• After Elizabeth’s husband Joseph died in 1960, Elizabeth married William Wallace Woodyard in 1963.</li> <li>• William was born in 1910 in Missouri. He was first married to Lillian Thompson in 1929<sup>25</sup> and they one child, Laura Marie.<sup>26</sup> William later married Paulina (date unknown) and during the early 1960s, they lived in Sacramento while he worked as an “operating engineer” for Kaiser Hospital.<sup>27 28</sup> It is unknown if Paulina passed away or if the couple divorced.</li> <li>• After Elizabeth and William married, it appears the couple resided at the subject property, but also lived in the house William owned in Sacramento.<sup>29 30</sup></li> <li>• Throughout the 1960s, William continued work as an operating engineer for Kaiser Hospital in Sacramento. During this time, Aerial photos of the subject property in 1965, 1989, and 1998 (Figure 14, Figure 15, and Figure 16) show a reduction of the fruit trees within the subject property and surrounding vicinity, as well as the development of housing within the Sonoma.</li> <li>• William died in 1971 and it appears that Elizabeth lived at the ca. 1940 house until her death in 2013.<sup>31</sup> After Elizabeth’s death, Anna Marie Bell Sablan inherited the property.</li> </ul>
2013-2020	Owner: Anna Marie Bell Sablan	<ul style="list-style-type: none"> <li>• In 2013, Anna Marie Bell Sablan inherited the property from her mother Elizabeth, and appears to have have lived at in the ca. 1940 house from 2013 until 2020.</li> </ul>

<sup>25</sup> Ancestry.com. *California, U.S., County Birth, Marriage, and Death Records, 1849-1980* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2017.

<sup>26</sup> Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.

<sup>27</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>28</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>29</sup> Newspaper.com, “William Woodyard”, The Press Democrat, May 31, 1971.

<sup>30</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>31</sup> Elizabeth Austin Woodyard, Find A Grave, <https://www.findagrave.com/memorial/106966689/elizabeth-woodyard>



- Anna was born in 1945 to Joseph and Elizabeth Bell Woodyard. She was first married to Robert Dietz in 1966 but they divorced in 1980.<sup>32 33</sup> In 1983, she married Albert Sablan.<sup>34</sup>



Figure 13. 1952 aerial photograph of showing the Project Area (outlined in red) (courtesy of U.C. Santa Barbara).

<sup>32</sup> Newspaper.com, “Anna Bell, Robert Dietz Are Married in Sonoma”, The Press Democrat, August 3, 1966.

<sup>33</sup> Ancestry.com. *California, U.S., Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

<sup>34</sup> Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.



**Figure 14. 1965 aerial photograph of showing the Project Area (outlined in red) (courtesy of U.C. Santa Barbara).**



**Figure 15. 1989 aerial photograph of showing the Project Area (outlined in red) (courtesy of U.C. Santa Barbara).**



Figure 16. 1998 aerial photograph of showing the Project Area (outlined in red) (courtesy of U.C. Santa Barbara).

## ARCHITECTURAL STYLE

The ca. 1940 house is associated with Vernacular architecture, briefly described in the section below.

## VERNACULAR ARCHITECTURE

In architectural history, the definition of “vernacular” is not universally agreed, and there are two main definitions; an “ordinary” definition where vernacular architecture is that which belongs to “a type that is common in a given area at a given time”, and an emerging “regionalist” definition where “vernacular buildings are localized versions of widely known forms.” Generally, Vernacular buildings are constructed by nonprofessionals and, in many cases, by the occupants themselves.<sup>35</sup> Vernacular architecture is also characterized as a functional shelter for people, animals and stores, “built to meet needs”, and

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<sup>35</sup> Thomas Carter and Bernard L. Herman, ed. *Perspectives in Vernacular Architecture, IV*, Columbia, MO: University of Missouri Press, 1991, 1.





constructed according to the availability and performance of materials and formed in response to environmental and climatic conditions. However, the term vernacular is carefully considered when evaluating buildings that appear to have “no style” or ones that do not fit the traditional known architectural styles. Whether a thatched cottage, an early “pioneer” balloon-framed house, or a trailer park, vernacular architecture is typically defined as those buildings that are outside the main-stream of professional architecture and based on local influences, such as available materials and the environment. The term “vernacular architecture” is also applied to “everyday” forms such as barns that are set within agricultural landscapes and designed and constructed of materials that reflect regional and functional variations that help to convey specific significant design trends of a particular group of people or local industry.

The ca. 1940 house is a Vernacular design consisting of a pyramid shaped roof and “square-shaped” wood-framed form.

## **HISTORIC ARCHITECTURAL SURVEY**

On March 13, 2021, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape. The following section documents the results of the survey.

### **CA. 1940 HOUSE**

The ca. 1940 house is associated with the “Vernacular” designed form. The two-story, wood-framed building consists of a low-pitched, pyramid-shaped roof with extending eaves. The building is clad in horizontal wood boards, and the roof is clad in asphalt shingles. There is a 1956 addition along the primary façade (west elevation) that consists of a one-story addition with an extended flat roof (1956 addition). The addition was permitted by the City of Sonoma in 1956 to allow for an area of the house to be used as a business for “selling eggs”. The building appears to rest on a concrete perimeter foundation and post and pier foundation.

#### **West Elevation (Primary Façade)**

The west elevation (primary façade) consists of the original two-story form and the 1956 addition (Figure 17). The single-story 1956 addition was the location of the original front entrance to the house, which appears to have been relocated to the second floor along the north elevation. The 1956 addition consists of a single-story addition with an extending flat roof supported by three square columns set within a concrete “patio” (Figure 18). The extended roof consists of exposed beams and wide fascia board trim. The 1956 addition is clad in board and batten wood siding. The window and what appears to be a side entry door are covered in plywood. Beneath the boarded-up window is a half wall clad in contemporary, decorative stone. The original second-story portion of the house consists of two double-hung wood windows with wide wood window trim. There are two decorative concave-style metal awnings that were likely added in the 1950s.



**Figure 17. Photo showing the ca. 1940 house within the Project Area, facing east.**



**Figure 18. West elevation, facing east.**

### **South Elevation**

The south elevation consists of the original ca. 1940 house and the south elevation of the 1956 addition. The south elevation is clad in horizontal wood boards and the 1956 addition is clad in board and batten



siding (Figure 19). There are two window openings that are covered with plywood that are set along the façade in an irregular pattern (Figure 20). There is a metal exhaust pipe along the first story of the south elevation that may be ventilation for a kitchen stove. The 1956 addition along the south elevation consists of what appears to have been a side entrance opening; however, it is covered with plywood (Figure 21).



**Figure 19. Photo showing the west and south elevations of the ca. 1940 house, facing northeast.**



Figure 20. South elevation, facing north.



Figure 21. Photo showing the south elevation of the 1956 addition, facing north.

### East Elevation

The east elevation consists of the two-story form and the east elevation secondary “main” entrance to the ca. 1940 house (Figure 22). The south elevation is clad in horizontal wood boards. There are three



window openings that are covered with plywood, two along the second story and one along the first story. The windows are set in an irregular pattern and covered with plywood. There also appears to be a rear entry opening along the first floor near the southeast corner of the building (Figure 23); however, the opening is covered in plywood. The second floor main entrance is also visible and consists of a shed roof porch and the wood framed stairs are clad in horizontal wood boards.



**Figure 22. East elevation, facing west.**



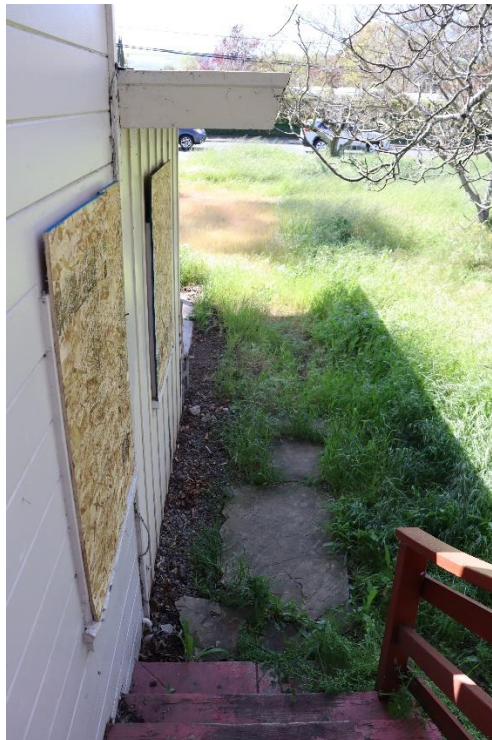
**Figure 23. Photo showing the southeast corner of the east elevation, facing west.**

### **North Elevation**

The north elevation consists the original façade of the ca. 1940 house and the north elevation of the 1956 addition. The north elevation is clad in horizontal wood boards and the 1956 addition is clad in board and batten wood siding. There are three window openings that are covered with plywood, two along the second story and one along the first story. The windows are set in an irregular pattern and covered with plywood. The north elevation also consists of the front entrance to the house, which appears to have been relocated to the north elevation after the 1956 addition (Figure 24). The front entrance is situated along the second floor and is accessed via a set of attached wood stairs. The stairs consist of simple wood hand rails that do not appear to be original. At the top of the stairs is a shed porch roof supported by two square wood posts. The lower portion of the stairs is clad in horizontal wood boards. The 1956 addition along the north elevation consists of a window opening that is covered with plywood (Figure 25).



**Figure 24. North elevation showing the exterior second story stairs, facing west.**



**Figure 25. Photo showing the 1956 addition along the north elevation, facing west.**



### CA. 1940 AUXILIARY BUILDING

The auxiliary building is not associated with any architectural style. The building is a square-shape, single-story, wood framed building with a pyramid shaped roof. The building is clad in horizontal wood boards and the roof is clad in asphalt shingles. The building was wired for electricity and consist of a tall wood post that is attached to the northeast corner of the building with attached electrical wires (Figure 26) and an electrical “switch” box attached to north elevation. The north elevation consists of the entrance to the building, which is covered in plywood. There is a window opening along the west and south elevations, which are boarded up with plywood ( Figure 27) and there is a shed addition along the east elevation.



Figure 26. Photo showing the ca. 1940 auxiliary building, adjacent and south of the ca. 1940 house.





**Figure 27. Photo showing the west and south elevations of the ca.1940 auxiliary building, facing east.**

### **ASSOCIATED LANDSCAPE**

The associated landscape includes a semi-circular asphalt paved driveway at the west elevation of the ca. 1940 house. There are also various trees and plantings including the remnants of a fruit orchard.



**Figure 28. Photo showing the semi-circular asphalt driveway at the front of the ca. 1940 house.**



Figure 29. Photo showing the remnants of the fruit orchard, facing east.

## EVALUATION FOR HISTORICAL SIGNIFICANCE

The Project Area that includes the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape were evaluated to determine individual eligibility for listing on the CRHR. The ca. 1940 house was evaluated for its association with Vernacular architecture with a period of significance of ca. 1940, which is the estimated date the building was constructed. The ca. 1940 auxiliary building and associated landscape are not associated with any architectural style.

## 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>36</sup>

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<sup>36</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).



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 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. 1940 house, ca. 1940 auxiliary building, and associated landscape for listing on the CRHR.

## 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 ca. 1940 house, ca. 1940 auxiliary building, and associated landscape were not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, none of the built environment resources at least 45 years in age within the Project Area are 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 Project Area and the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape was thoroughly researched, and it does not appear to be associated with a person important in our past.

*Therefore, the Project Area containing the ca. 1940 house, ca. 1940 auxiliary building, 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, or**



**method of construction, or that represent the work of a master, or that possess high artistic values.**

The ca. 1940 house was not determined to be a representative example of the Vernacular Architecture, and is not the first to be designed within this style, nor is it the work of a master or possess high artistic value.

The ca. 1940 auxiliary building and associated landscape are not associated with any known architectural style.

*Therefore, the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape are not individually eligible for listing in the CRHR under Criterion 3.*

**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 ca. 1940 house, ca. 1940 auxiliary building, and associated landscape do not appear to have the ability to convey information about the history Vernacular architectural form. Therefore, the ca. 1940 house, ca. 1940 auxiliary building, 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.<sup>37</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.”

The Project Area containing the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape was not found to be eligible under any of the CRHR criteria; therefore, an integrity analysis was not completed.

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<sup>37</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).



## CONCLUSIONS

EDS completed an HRE of the Project Area containing the ca. 1940 house, ca. 1940 auxiliary building and associated landscape at 19910 5<sup>th</sup> Street West (APN 128-061-001), in the City of Sonoma, Sonoma County, California, to determine if the property is eligible for listing on the CRHR (14 CCR §15064.5 and PRC§ 21084.1) and if the Project would have any adverse impacts on historical resources. The methods used to complete the HRE included 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 determined that the Project Area containing the ca. 1940 house, ca. 1940 auxiliary building and associated landscape does not meet the eligibility requirements for listing on the CRHR and is not currently listed on any national, state, or local register of historic resources; therefore, the property containing the ca. 1940 house, ca. 1940 auxiliary building and associated landscape does not meet the definition of a historical resource under CEQA. As such, any future proposed Project will not impact built-environment historical resources within the Project Area.



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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 12 \*Resource Name or #: (Assigned by recorder) 19910 5<sup>th</sup> Street West

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 5W ;  of  of Sec     ;     B.M.

c. Address 19910 5th Street W City Sonoma Zip 95476

d. UTM: Zone 10S , 546460 mE/ 4237588 mN

e. Other Locational Data: The resource is located within 1.51-acre Accessor's Parcel Number (APN) 128-061-001 in the City of Sonoma. The Property is bound on the west side by 5<sup>th</sup> Street West and the north side of W. MacArthur Street, approximately 1.1 miles southwest of Sonoma Plaza in downtown Sonoma.

\*P3a. **Description:** The resource includes the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape. The ca. 1040 house is associated with Vernacular architecture. The two-story, wood-framed building consists of a low-pitched, pyramid-shaped roof with extending eaves. The building is clad in horizontal wood boards, and the roof is clad in asphalt shingles. There is a 1956 addition along the primary façade (west elevation) that consists of a one-story addition with an extended flat roof (1956 addition). (Continued on Continuation Sheet, Page 2).

\*P3b. **Resource Attributes:** HP2.

Single family property (ca. 1940 house, a ca. 1940 auxiliary building and associated landscape)

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

P5b. Description of Photo: ca. 1940 house, facing northeast.

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  Both ca. 1940 house, ca. 1940 auxiliary building, and associated landscape; various sources.

\*P7. **Owner and Address:** Name withheld by the owner.

\*P8. **Recorded by:** (Name, affiliation, and address) Stacey DeShazo, M.A., Evans & DeShazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. **Date Recorded:** 3/13/2021

\*P10. **Survey Type:** Intensive

P5a. Photograph or Drawing



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

Stacey DeShazo, M.A., (2021): Historic Resource Evaluation for the Property located at 19910 5<sup>th</sup> Street West, 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: 19910 5th Street West  
Page 2 of 12

(Continue from Primary Record, Page 1)

The addition was permitted by the City of Sonoma in 1956 to allow for an area of the house to be used as a business for “selling eggs”. The building appears to rest on a concrete perimeter foundation and post and pier foundation.

### West Elevation (Primary Façade)

The west elevation (primary façade) consists of the original two-story form and the 1956 addition (Figure 1). The single-story 1956 addition was the location of the original front entrance to the house, which appears to have been relocated to the second floor along the north elevation. The 1956 addition consists of a single-story addition with an extending flat roof supported by three square columns set within the concrete “patio” (Figure 2). The extended roof consists of exposed beams and wide fascia board trim. The 1956 addition is clad in board and batten wood siding. The window and what appears to be a side entry door are covered in plywood. Beneath the boarded-up window is a half wall clad in contemporary, decorative stone. The original second-story portion of the house consists of two double-hung wood windows with wide wood window trim. There are two decorative concave-style metal awnings that were likely added in the 1950s.



Figure 1. Photo showing the ca. 1940 house within the property, facing east.

## CONTINUATION SHEET

Property Name: 19910 5th Street West

Page 3 of 12



**Figure 2. West elevation, facing east.**

### **South Elevation**

The south elevation consists of the original ca. 1940 house and the south elevation of the 1956 addition. The south elevation is clad in horizontal wood boards and the 1956 addition is clad in board and batten siding (Figure 3). There are two window openings that are covered with plywood that are set along the façade in an irregular pattern (Figure 4). There is a metal exhaust pipe along the first story of the south elevation that may be ventilation for a kitchen stove. The 1956 addition along the south elevation consists of what appears to have been a side entrance opening; however, it is covered with plywood (Figure 5).

## CONTINUATION SHEET

Property Name: 19910 5th Street West  
Page 4 of 12



Figure 3. Photo showing the west and south elevations of the ca. 1940 house, facing northeast.



Figure 4. South elevation, facing north.

## CONTINUATION SHEET

Property Name: 19910 5th Street West

Page 5 of 12



**Figure 5. Photo showing the south elevation of the 1956 addition, facing north.**

### East Elevation

The east elevation consists of the two-story form and the east elevation secondary “main” entrance to the ca. 1940 house (Figure 6). The south elevation is clad in horizontal wood boards. There are three window openings that are covered with plywood, two along the second story and one along the first story. The windows are set in an irregular pattern and covered with plywood. There also appears to be a rear entry opening along the first floor near the southeast corner of the building (Figure 7); however, the opening is covered in plywood. The second-floor main entrance is also visible and consists of a shed roof porch and the wood framed stairs are clad in horizontal wood boards.

## CONTINUATION SHEET

Property Name: 19910 5th Street West  
Page 6 of 12



Figure 6. East elevation, facing west.



Figure 7. Photo showing the southeast corner of the east elevation, facing west.

## CONTINUATION SHEET

Property Name: 19910 5th Street West

Page 7 of 12

### North Elevation

The north elevation consists the original façade of the ca. 1940 house and the north elevation of the 1956 addition. The north elevation is clad in horizontal wood boards and the 1956 addition is clad in board and batten wood siding. There are three window openings that are covered with plywood, two along the second story and one along the first story. The windows are set in an irregular pattern and covered with plywood. The north elevation also consists of the front entrance to the house, which appears to have been relocated to the north elevation after the 1956 addition (Figure 8). The front entrance is situated along the second floor and is accessed via a set of attached wood stairs. The stairs consist of simple wood handrails that do not appear to be original. At the top of the stairs is a shed porch roof supported by two square wood posts. The lower portion of the stairs is clad in horizontal wood boards. The 1956 addition along the north elevation consists of a window opening that is covered with plywood (Figure 9).



Figure 8. North elevation showing the exterior second story stairs, facing west.

## CONTINUATION SHEET

Property Name: 19910 5th Street West

Page 8 of 12



Figure 9. Photo showing the 1956 addition along the north elevation, facing west.

### ca. 1940 Auxiliary Building

The auxiliary building is not associated with any architectural style. The building is a square-shape, single-story, wood framed building with a pyramid shaped roof. The building is clad in horizontal wood boards and the roof is clad in asphalt shingles. The building was wired for electricity and consist of a tall wood post that is attached to the northeast corner of the building with attached electrical wires (Figure 10) and an electrical “switch” box attached to north elevation. The north elevation consists of the entrance to the building, which is covered in plywood. There is a window opening along the west and south elevations, which are boarded up with plywood ( Figure 11) and there is a shed addition along the east elevation.

### CALIFORNIA REGISTER OF HISTORIC RESOURCES (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 ca. 1940 house, ca. 1940 auxiliary building, and associated landscape were not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, none of the built environment resources at least 45 years in age within the property are 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 and the ca. 1940 house, ca. 1940 auxiliary building,



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and associated landscape was thoroughly researched, and it does not appear to be associated with a person important in our past.

*Therefore, the property containing the ca. 1940 house, ca. 1940 auxiliary building, 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, or method of construction, or that represent the work of a master, or that possess high artistic values.**

The ca. 1940 house was not determined to be a representative example of the Vernacular Architecture, and is not the first to be designed within this style, nor is it the work of a master or possess high artistic value.

The ca. 1940 auxiliary building and associated landscape are not associated with any known architectural style.

*Therefore, the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape are not individually eligible for listing in the CRHR under Criterion 3.*

**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 ca. 1940 house, ca. 1940 auxiliary building, and associated landscape do not appear to have the ability to convey information about the history Vernacular architectural form. Therefore, the ca. 1940 house, ca. 1940 auxiliary building, and associated landscape do not appear individually eligible for listing in the CRHR under Criterion 4.*

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**Figure 10.** Photo showing the ca. 1940 auxiliary building, adjacent and south of the ca. 1940 house.



**Figure 11.** Photo showing the west and south elevations of the ca.1940 auxiliary building, facing east.

### Associated Landscape

The associated landscape includes a semi-circular asphalt paved driveway at the west elevation of the ca. 1940 house. There are also various trees and plantings including the remnants of a fruit orchard.

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Figure 12. Photo showing the semi-circular asphalt driveway at the front of the ca. 1940 house.



Figure 13. Photo showing the remnants of the fruit orchard, facing east.

