



Painter Preservation
HISTORIC PRESERVATION & URBAN DESIGN

May 16, 2022

Sean and Tara St. Peter
Quantum Real Estate LLC
1333 Camino Del Rio South, Suite 300
San Diego, CA 92108

Re Historic Resource Evaluation (HRE) for Minor Landmark Alteration, 349 College Avenue

Dear Mr. and Mrs. St. Peter,

This letter, plus the Department of Parks and Recreation 523 form attachments (pp. 1-27), comprise an HRE for the property at 349 College Avenue, a ca 1893 single family house that is a contributing building to the Ridgway Preservation District in Santa Rosa. These documents may be used for permitting purposes for the planned rehabilitation of the subject building. This building, which was used as a commercial business from about 1950 to 2018, was damaged as the result of a fire that burned a 1923 bungalow on the property and the back of this building, including an exterior stair on the north façade that led from an upper-level enclosed hallway and doorway to the ground. At this time, you would like to repair this building and re-use it for offices for the business next door at 353 College Avenue. You will be renting this 1962 one-story commercial building for use as a cannabis dispensary. This building is non-contributing to the Ridgway Preservation District (see Appendix A). No plans requiring a building permit are planned for this building. Note that both buildings were surveyed in 2006 for the development of the 2007 Ridgway Preservation District. The status of each building has not changed.

Summary statement. The proposed repairs to the building at 349 College Avenue adhere to the Preservation Ordinance and the H-combining district and the Ridgway Preservation District standards. It is consistent with the City of Santa Rosa preservation policies and the Secretary of the Interior's Standards for Rehabilitation. The planned repairs fall under the provisions of a Minor Landmark Alteration. The work will not harm the character-defining features of the Contributing resource, the streetscape, or the district as a whole.

Project description. The purpose of this HRE is to ensure that changes planned for the building at 349 College Avenue will not change the status of the building as contributing to the Ridgway Preservation District. Plans for the building are to repair and replace historic materials in kind where they have been damaged by the fire. Plans for the site include removing a concrete and concrete masonry unit (CMU) planter and paving this less-than-100 square foot area and paving the area that is currently in grass where the 1923 bungalow that was lost in the fire once stood. An additional planned improvement is to add a 20-foot wide curb cut within the sidewalk area at the front (south side) of the parcel (the existing one-lane curb cut for this parcel is now located directly adjacent to the building at 353 College Avenue). The temporary chain link fence currently on the lot will be removed. These latter plans may be found in the Parking Exhibit by Adobe Associates, Inc, dated August 7, 2020 and December 15, 2020.

Property description. Historic features and materials on the building include the windows and overall building form, which was largely in place by 1950 (note that the front porch has been changed over time and a rear porch was removed by 1950). It is estimated here that other changes to the building occurred

about the mid-1960s, when the commercial use (chiropractor's office) in the building expanded. The building was owned by the Wright family since at least 1940 (1940 census). It was used as a chiropractic office for Dr. William E. Wright, Jr., beginning about 1950, but the business was enlarged in 1966 to three doctors and the business was listed in city directories as Wright's Chiropractic by the mid-1960s until about 2016, when it was for lease. Based on this information and the materials used in existing changes, it is estimated that changes to the building were in place by the mid-1960s. The estimated date of the building of ca 1893 is based on bird's-eye maps of Santa Rosa (1876, 1885) and Sanborn Fire Insurance maps (1893, 1908, 1908 updated to 1950). (Note that Sonoma County Assessor records place the construction of the building at 1880).

Non-original materials on the house include the wood shingle siding, which was added on top of the existing channel rustic horizontal board siding; the contemporary doors; the pebbledash finish on the back wall of the front porch (which is also not original to the building); and the addition of the enclosed second-level hallway on the back of the building. Changes to the site include the paving in the front yard and the addition of the concrete planter at the southeast corner of the building. The small gable on the east façade of the house may be added; research did not reveal a date for this feature. Other architectural detailing is consistent with the age of the house. For additional information on the residence, see attached DPR forms.

All changes to the house are over 50 years old, to our knowledge. As the present owners, you are under no obligation to remove these subsequent changes to the building. It is recommended here, however, that the enclosed hallway on the second floor of the building and the concrete planter be removed to improve the historic appearance and function of the building and site. Both are non-contributing elements to the ca 1893 building. The enclosed hallway on the rear of the building is not visible from the public right-of-way. Its removal will not change the status of the current permitting process for a Minor Landmark Alteration.

Research and field methods. The property at 349 College Avenue was recorded on April 26, 2022. Painter Preservation met with the project architect on site this same day to discuss the project. Diana Painter also met with the City of Santa Rosa staff person that is handling the permit process and obtained historical survey records from 2006 for 349 and 353 College Avenue. Additional resources utilized in this review include the City of Santa Rosa's *Processing Review Procedures for Owners of Historic Properties*; Chapter 20-58 of the City of Santa Rosa Zoning Code, entitled "Historic and Cultural Preservation;" Chapter 20-28 of the City of Santa Rosa Zoning Code, entitled, "Historic (-H) combining district;" City of Santa Rosa "Historic Resource Evaluation (HRE) Preparation Guidelines;" the updated Santa Rosa General Plan 2035, and relevant maps. Research resources included city directories, census data, Sanborn Fire Insurance maps, Santa Rosa bird's-eye views, Sonoma County Assessor data, including the Residential Building Record, historic aerial maps, data from the Ancestry website, historic photographs from the Sonoma County History and Genealogy Library, city directories, and articles from digitized newspapers.

Historic contexts. Per City of Santa Rosa guidance, extensive historic research was not necessary for this report, as the building is contributing to an existing preservation district and this review finds that its status has not changed and will not change as a result of proposed repairs to the building and changes to the site. Nonetheless, a brief historic context on the neighborhood (Criterion 1) is provided here, as found in the city's ordinance for the district (see below). Research was conducted on ownership of the property in the last half of the twentieth century, in part to inform the date of changes to the building and site (Criterion 2). This is found in the attached DPR forms. The building was owned by the Wright family and served as a chiropractic office from about 1950 through about 2016. No further significance was tied to the property as a result of prior ownership records. Finally, additional research on the style of the building was not conducted. It is clear that the building is somewhat unique in the preservation district due to its age and that it retains sufficient integrity to be considered significant in this setting. As a result, no additional research is necessary (Criterion 3). No builder or architect was found for the structure.

The following description of the Ridgway Preservation District provides a brief context for the subject property supplemented by a map and photographs from the district in the attached DPR forms. The 2007 Ridgway Preservation District was surveyed in 2006 by City of Santa Rosa staff and adopted as a preservation district in 2007. The Ridgway district is composed of primarily modest, well-designed residences from the 1920s, as well as newer dwellings constructed in the 1930s, 1940s and 1950s. Many of the earlier buildings are bungalows, exceptions being the W.H. Lumsden house and the Oats/Comstock house, both designed by Petaluma architect Brainerd Jones. Listed styles include Queen Anne and Revival styles and common materials are wood and stucco. The city's description of the Ridgway Preservation posits that many of the conversions of single-family residences to multi-family residences occurred around World War II. A number of the residential buildings also contain commercial uses. Characteristics of the neighborhood include relatively narrow lots and small houses, narrow streets, and open lawns.

Architectural description. See attached DPR forms.

Consistency analysis. The City of Santa Rosa requires a review of proposed changes to a historic building with respect to the Secretary of Interior's Standards for Rehabilitation and applicable local policies, guidelines, and regulations (*Historic Resource Evaluation (HRE) Preparation Guidelines*). These are provided below.

Minor Landmark Alteration Criteria

Zoning Code Section 20-58.060, Landmark Alteration permits, requires that the review authority consider the following criteria to the extent applicable, in determining whether to grant or deny a Landmark Alteration Permit.

1. The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020.

The repair of the house at 349 College Avenue is consistent with the Zoning Code and the specific standards of the application district (20-28.040 – L).

2. Whether the proposed change implements the General Plan and any applicable specific plan.

The repair of the house at 349 College Avenue is consistent with the General Plan, in that it proposes to preserve a historic structure in an existing historic neighborhood (HP-B). This report evaluates the proposed changes with respect to the Secretary of Interior's Standards for Rehabilitation. It also proposes the re-use of an existing historic building.

3. The consistency of the proposed change with the original architectural style and details of the building;

The repair of the building at 349 College Avenue respects the original style of the building and preserves existing historic details.

4. The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district;

The repair of the house at 349 College Avenue respects existing adjacent and nearby landmark and/or preservation district structures, as it was a contributing building to the Ridgway Preservation District and will continue to be a contributing building after its repair.

5. The consistency and/or compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction;
No new materials or features are proposed as a part of the repair of the building at 349 College Avenue. This report makes the recommendation that existing historic wood windows be repaired in kind where necessary. This report makes the recommendation that in conjunction with repairing this building, the ca 1965 enclosed hallway on the second floor and the existing ca 1965 concrete planter be removed as later additions that are not compatible with the historic character of the building.

6. Whether the proposed change will destroy or adversely affect important architectural features;

Changes to this building, with the exception of those noted above, are not a part of planned changes to the building. Planned changes will not destroy or adversely affect important architectural features.

7. Consistency with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision); and

See below for a consistency analysis with the Secretary of Interior's Standards for the Treatment of Historic Buildings.

The City of Santa Rosa applies the federal Standards for Rehabilitation to determine whether a project is consistent with the goals of the Preservation Ordinance. The following is a review of proposed changes to the building and site with respect to the **Secretary of the Interior's Standards for Rehabilitation**, as required by the city.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will be used as it has been for the last 70 years, which is for offices. This use is compatible with many similar properties in the district.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character and spatial relationships of the property as it currently stands will be retained and preserved. The removal of the ca 1965 enclosed hallway and the ca 1965 concrete planter will restore aspects of the historic character as it existed before this time period.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

This report finds that changes proposed as part of the repair of this house do not create a false sense of historical development and do not add conjectural new features or undermine the historic character of the building.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

This report finds that the enclosed hallway on the second floor of the building (on the rear façade) and the modern concrete planter, which were added at about mid-20th-century, have not gained

significance in themselves. They were inconsistent with the building when added and remain so today. Other features that may have also been added about that time, such as the wood shingles on the wood horizontal board siding and the alteration of the front porch (it had already been altered at least twice) and are not substantial enough to undermine the historic character of the building.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Distinctive examples of craftsmanship and/or distinctive features, finishes, and construction techniques will not be removed in conjunction with repairing this building.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Deteriorated historic features, including the burned areas on the back of the building, will be repaired as part of the proposed changes for the building. No missing features will be added.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Repair of the rear of this building will utilize best practices when removing or treating the damaged areas of the building.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known archaeological resources that will be affected by this project.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Exterior alterations that are being proposed as part of this project are primarily the repair of fire-damaged areas. The proposed removal of the second story enclosed hallway and the concrete planter will not destroy historic materials, as they have been determined as part of this report to not be historically significant. No new materials or features are being proposed.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

There are no new additions or related new construction planned as part of this project.

8. Other matters, criteria and standards as may be adopted by resolution of the CHB.

No other criteria or standards are known to apply.

Conclusion. Many of the changes to the building and site at 349 College Avenue are estimated to be about 55-60 years old, but this report finds that they have not necessarily become historically significant

in themselves. And despite changes to the building, it retains sufficient integrity to still be considered contributing to the Ridgway Preservation District. It is significant for its design, as a good example of an early house in the district, which is composed primarily of Craftsman-era houses, and as a good example of a vernacular, Victorian-era residence. Per the City of Santa Rosa directions, additional research on the history of the area and the people associated with the house over time beyond what is provided in this report was not necessary for this evaluation. City of Santa Rosa guidance speaks to this when it says, "A full report may not be needed in all cases; reports should be prepared to a level of detail commensurate with the significance and complexity of the structures and impacts in question" (*Historic Resource Evaluation (HRE) Preparation Guidelines*).

The proposed repairs to the building at 349 College Avenue adhere to the Preservation Ordinance and the H-combining district and the Ridgway Preservation District standards. It is consistent with the City of Santa Rosa preservation policies and the Secretary of the Interior's Standards for Rehabilitation. The planned repairs fall under the provisions of a Minor Landmark Alteration. The work will not harm the character-defining features of the Contributing resource, the streetscape, or the district as a whole.

Evaluator qualifications. Diana Painter, who undertook the preparation of this report, is a qualified architectural historian whose credentials meet the Secretary of the Interior's Professional Qualification Standards in the area of Architectural History (36 CFR Part 61). Ms. Painter holds a PhD in Architecture and a Master's Degree in Urban Design/Urban Planning and has 40 years of professional experience in historic preservation and urban design. She is the owner of Painter Preservation, a full-service historic preservation consulting firm established in Petaluma in 2002, which is a Disadvantaged Business Enterprise and State Woman Business Enterprise, certified by the California Department of Transportation. She is listed as an architectural historian on the roster of consultants on file with the California Historical Resource Information System at the University of California, Riverside.

Sincerely,



Diana J. Painter, PhD
Owner/Principal Architectural Historian



Painter Preservation
HISTORIC PRESERVATION & URBAN DESIGN

May 16, 2022

Sean and Tara St. Peter
Quantum Real Estate LLC
1333 Camino Del Rio South, Suite 300
San Diego, CA 92108

Re Historic Resource Evaluation (HRE) for Minor Landmark Alteration, 349 College Avenue

Dear Mr. and Mrs. St. Peter,

This letter, plus the Department of Parks and Recreation 523 form attachments (pp. 1-27), comprise an HRE for the property at 349 College Avenue, a ca 1893 single family house that is a contributing building to the Ridgway Preservation District in Santa Rosa. These documents may be used for permitting purposes for the planned rehabilitation of the subject building. This building, which was used as a commercial business from about 1950 to 2018, was damaged as the result of a fire that burned a 1923 bungalow on the property and the back of this building, including an exterior stair on the north façade that led from an upper-level enclosed hallway and doorway to the ground. At this time, you would like to repair this building and re-use it for offices for the business next door at 353 College Avenue. You will be renting this 1962 one-story commercial building for use as a cannabis dispensary. This building is non-contributing to the Ridgway Preservation District. No plans requiring a building permit are planned for this building. Note that both buildings were surveyed in 2006 for the development of the 2007 Ridgway Preservation District. The status of each building has not changed.

Summary statement. The proposed repairs to the building at 349 College Avenue adhere to the Preservation Ordinance and the H-combining district and the Ridgway Preservation District standards. It is consistent with the City of Santa Rosa preservation policies and the Secretary of the Interior's Standards for Rehabilitation. The planned repairs fall under the provisions of a Minor Landmark Alteration. The work will not harm the character-defining features of the Contributing resource, the streetscape, or the district as a whole.

Project description. The purpose of this HRE is to ensure that changes planned for the building at 349 College Avenue will not change the status of the building as contributing to the Ridgway Preservation District. Plans for the building are to repair and replace historic materials in kind where they have been damaged by the fire. Plans for the site include removing a concrete and concrete masonry unit (CMU) planter and paving this less-than-100 square foot area and paving the area that is currently in grass where the 1923 bungalow that was lost in the fire once stood. An additional planned improvement is to add a 20-foot wide curb cut within the sidewalk area at the front (south side) of the parcel (the existing one-lane curb cut for this parcel is now located directly adjacent to the building at 353 College Avenue). The temporary chain link fence currently on the lot will be removed. These latter plans may be found in the Parking Exhibit by Adobe Associates, Inc, dated August 7, 2020 and December 15, 2020.

Property description. Historic features and materials on the building include the windows and overall building form, which was largely in place by 1950 (note that the front porch has been changed over time and a rear porch was removed by 1950). It is estimated here that other changes to the building occurred

about the mid-1960s, when the commercial use (chiropractor's office) in the building expanded. The building was owned by the Wright family since at least 1940 (1940 census). It was used as a chiropractic office for Dr. William E. Wright, Jr., beginning about 1950, but the business was enlarged in 1966 to three doctors and the business was listed in city directories as Wright's Chiropractic by the mid-1960s until about 2016, when it was for lease. Based on this information and the materials used in existing changes, it is estimated that changes to the building were in place by the mid-1960s. The estimated date of the building of ca 1893 is based on bird's-eye maps of Santa Rosa (1876, 1885) and Sanborn Fire Insurance maps (1893, 1908, 1908 updated to 1950). (Note that Sonoma County Assessor records place the construction of the building at 1880).

Non-original materials on the house include the wood shingle siding, which was added on top of the existing channel rustic horizontal board siding; the contemporary doors; the pebbledash finish on the back wall of the front porch (which is also not original to the building); and the addition of the enclosed second-level hallway on the back of the building. Changes to the site include the paving in the front yard and the addition of the concrete planter at the southeast corner of the building. The small gable on the east façade of the house may be added; research did not reveal a date for this feature. Other architectural detailing is consistent with the age of the house. For additional information on the residence, see attached DPR forms.

All changes to the house are over 50 years old, to our knowledge. As the present owners, you are under no obligation to remove these subsequent changes to the building. It is recommended here, however, that the enclosed hallway on the second floor of the building and the concrete planter be removed to improve the historic appearance and function of the building and site. Both are non-contributing elements to the ca 1893 building. The enclosed hallway on the rear of the building is not visible from the public right-of-way. Its removal will not change the status of the current permitting process for a Minor Landmark Alteration.

Research and field methods. The property at 349 College Avenue was recorded on April 26, 2022. Painter Preservation met with the project architect on site this same day to discuss the project. Diana Painter also met with the City of Santa Rosa staff person that is handling the permit process and obtained historical survey records from 2006 for 349 and 353 College Avenue. Additional resources utilized in this review include the City of Santa Rosa's *Processing Review Procedures for Owners of Historic Properties*; Chapter 20-58 of the City of Santa Rosa Zoning Code, entitled "Historic and Cultural Preservation;" Chapter 20-28 of the City of Santa Rosa Zoning Code, entitled, "Historic (-H) combining district;" City of Santa Rosa "Historic Resource Evaluation (HRE) Preparation Guidelines;" the updated Santa Rosa General Plan 2035, and relevant maps. Research resources included city directories, census data, Sanborn Fire Insurance maps, Santa Rosa bird's-eye views, Sonoma County Assessor data, including the Residential Building Record, historic aerial maps, data from the Ancestry website, historic photographs from the Sonoma County History and Genealogy Library, city directories, and articles from digitized newspapers.

Historic contexts. Per City of Santa Rosa guidance, extensive historic research was not necessary for this report, as the building is contributing to an existing preservation district and this review finds that its status has not changed and will not change as a result of proposed repairs to the building and changes to the site. Nonetheless, a brief historic context on the neighborhood (Criterion 1) is provided here, as found in the city's ordinance for the district (see below). Research was conducted on ownership of the property in the last half of the twentieth century, in part to inform the date of changes to the building and site (Criterion 2). This is found in the attached DPR forms. The building was owned by the Wright family and served as a chiropractic office from about 1950 through about 2016. No further significance was tied to the property as a result of prior ownership records. Finally, additional research on the style of the building was not conducted. It is clear that the building is somewhat unique in the preservation district due to its age and that it retains sufficient integrity to be considered significant in this setting. As a result, no additional research is necessary (Criterion 3). No builder or architect was found for the structure.

The following description of the Ridgway Preservation District provides a brief context for the subject property supplemented by a map and photographs from the district in the attached DPR forms. The 2007 Ridgway Preservation District was surveyed in 2006 by City of Santa Rosa staff and adopted as a preservation district in 2007. The Ridgway district is composed of primarily modest, well-designed residences from the 1920s, as well as newer dwellings constructed in the 1930s, 1940s and 1950s. Many of the earlier buildings are bungalows, exceptions being the W.H. Lumsden house and the Oats/Comstock house, both designed by Petaluma architect Brainerd Jones. Listed styles include Queen Anne and Revival styles and common materials are wood and stucco. The city's description of the Ridgway Preservation posits that many of the conversions of single-family residences to multi-family residences occurred around World War II. A number of the residential buildings also contain commercial uses. Characteristics of the neighborhood include relatively narrow lots and small houses, narrow streets, and open lawns.

Architectural description. See attached DPR forms.

Consistency analysis. The City of Santa Rosa requires a review of proposed changes to a historic building with respect to the Secretary of Interior's Standards for Rehabilitation and applicable local policies, guidelines, and regulations (*Historic Resource Evaluation (HRE) Preparation Guidelines*). These are provided below.

Minor Landmark Alteration Criteria

Zoning Code Section 20-58.060, Landmark Alteration permits, requires that the review authority consider the following criteria to the extent applicable, in determining whether to grant or deny a Landmark Alteration Permit.

1. The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020.

The repair of the house at 349 College Avenue is consistent with the Zoning Code and the specific standards of the application district (20-28.040 – L).

2. Whether the proposed change implements the General Plan and any applicable specific plan.

The repair of the house at 349 College Avenue is consistent with the General Plan, in that it proposes to preserve a historic structure in an existing historic neighborhood (HP-B). This report evaluates the proposed changes with respect to the Secretary of Interior's Standards for Rehabilitation. It also proposes the re-use of an existing historic building.

3. The consistency of the proposed change with the original architectural style and details of the building;

The repair of the building at 349 College Avenue respects the original style of the building and preserves existing historic details.

4. The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district;

The repair of the house at 349 College Avenue respects existing adjacent and nearby landmark and/or preservation district structures, as it was a contributing building to the Ridgway Preservation District and will continue to be a contributing building after its repair.

5. The consistency and/or compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction;
No new materials or features are proposed as a part of the repair of the building at 349 College Avenue. This report makes the recommendation that existing historic wood windows be repaired in kind where necessary. This report makes the recommendation that in conjunction with repairing this building, the ca 1965 enclosed hallway on the second floor and the existing ca 1965 concrete planter be removed as later additions that are not compatible with the historic character of the building.

6. Whether the proposed change will destroy or adversely affect important architectural features;

Changes to this building, with the exception of those noted above, are not a part of planned changes to the building. Planned changes will not destroy or adversely affect important architectural features.

7. Consistency with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision); and

See below for a consistency analysis with the Secretary of Interior's Standards for the Treatment of Historic Buildings.

The City of Santa Rosa applies the federal Standards for Rehabilitation to determine whether a project is consistent with the goals of the Preservation Ordinance. The following is a review of proposed changes to the building and site with respect to the **Secretary of the Interior's Standards for Rehabilitation**, as required by the city.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will be used as it has been for the last 70 years, which is for offices. This use is compatible with many similar properties in the district.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character and spatial relationships of the property as it currently stands will be retained and preserved. The removal of the ca 1965 enclosed hallway and the ca 1965 concrete planter will restore aspects of the historic character as it existed before this time period.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

This report finds that changes proposed as part of the repair of this house do not create a false sense of historical development and do not add conjectural new features or undermine the historic character of the building.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

This report finds that the enclosed hallway on the second floor of the building (on the rear façade) and the modern concrete planter, which were added at about mid-20th-century, have not gained

significance in themselves. They were inconsistent with the building when added and remain so today. Other features that may have also been added about that time, such as the wood shingles on the wood horizontal board siding and the alteration of the front porch (it had already been altered at least twice) and are not substantial enough to undermine the historic character of the building.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Distinctive examples of craftsmanship and/or distinctive features, finishes, and construction techniques will not be removed in conjunction with repairing this building.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Deteriorated historic features, including the burned areas on the back of the building, will be repaired as part of the proposed changes for the building. No missing features will be added.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Repair of the rear of this building will utilize best practices when removing or treating the damaged areas of the building.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known archaeological resources that will be affected by this project.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Exterior alterations that are being proposed as part of this project are primarily the repair of fire-damaged areas. The proposed removal of the second story enclosed hallway and the concrete planter will not destroy historic materials, as they have been determined as part of this report to not be historically significant. No new materials or features are being proposed.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

There are no new additions or related new construction planned as part of this project.

8. Other matters, criteria and standards as may be adopted by resolution of the CHB.

No other criteria or standards are known to apply.

Conclusion. Many of the changes to the building and site at 349 College Avenue are estimated to be about 55-60 years old, but this report finds that they have not necessarily become historically significant

in themselves. And despite changes to the building, it retains sufficient integrity to still be considered contributing to the Ridgway Preservation District. It is significant for its design, as a good example of an early house in the district, which is composed primarily of Craftsman-era houses, and as a good example of a vernacular, Victorian-era residence. Per the City of Santa Rosa directions, additional research on the history of the area and the people associated with the house over time beyond what is provided in this report was not necessary for this evaluation. City of Santa Rosa guidance speaks to this when it says, "A full report may not be needed in all cases; reports should be prepared to a level of detail commensurate with the significance and complexity of the structures and impacts in question" (*Historic Resource Evaluation (HRE) Preparation Guidelines*).

The proposed repairs to the building at 349 College Avenue adhere to the Preservation Ordinance and the H-combining district and the Ridgway Preservation District standards. It is consistent with the City of Santa Rosa preservation policies and the Secretary of the Interior's Standards for Rehabilitation. The planned repairs fall under the provisions of a Minor Landmark Alteration. The work will not harm the character-defining features of the Contributing resource, the streetscape, or the district as a whole.

Evaluator qualifications. Diana Painter, who undertook the preparation of this report, is a qualified architectural historian whose credentials meet the Secretary of the Interior's Professional Qualification Standards in the area of Architectural History (36 CFR Part 61). Ms. Painter holds a PhD in Architecture and a Master's Degree in Urban Design/Urban Planning and has 40 years of professional experience in historic preservation and urban design. She is the owner of Painter Preservation, a full-service historic preservation consulting firm established in Petaluma in 2002, which is a Disadvantaged Business Enterprise and State Woman Business Enterprise, certified by the California Department of Transportation. She is listed as an architectural historian on the roster of consultants on file with the California Historical Resource Information System at the University of California, Riverside.

Sincerely,



Diana J. Painter, PhD
Owner/Principal Architectural Historian

P1. Other Identifier: None

***P2. Location:** Not for Publication Unrestricted

- *a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Santa Rosa Date 1921 T __; R __; __ of __ of Sec __; Mt. Diablo B.M.
- c. Address 349 College Ave City Santa Rosa Zip 95401
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN 180-750-048, Davis Addition

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

Location and setting

The house at 349 College Avenue is located in the northeast quadrant of Santa Rosa, about two blocks east of the north-south Highway 101. It is located on the major east-west arterial of College Avenue, which extends from Fourth Street on the east, crosses under the highway, and terminates at Fulton Road to the west. It is located in the Ridgway Preservation District, which is bounded by College Avenue on the south, Mendocino Avenue on the east, Ridgway Avenue on the north, and Armory Drive on the east, which parallels Highway 101. The district is made up primarily of early 20th century Craftsman bungalows. Along College Avenue many have been converted to commercial use. The street is also fronted by one- and two-story commercial buildings, mostly from the post-World War II era. The buildings closer to the highway tend to be auto-oriented, like service stations. **Continued on sheet 2.**

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



- *P3b. Resource Attributes:** (List attributes and codes HP2. Single family property)
- *P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)
- P5b. Description of Photo: (view, date, accession #) North and east facades, 4-26-2022
- *P6. Date Constructed/Age and Source:** Historic Prehistoric Both
 ca 1893 (Sanborn map)
- *P7. Owner and Address:**
 Sean and Tara St. Peter
 Quantum Real Estate LLC
 1333 Camino Del Rio South, Suite 300
 San Diego, CA 92108
- *P8. Recorded by:**
 Diana Painter, PhD
 Painter Preservation
 2681 Cleveland Avenue
 Santa Rosa, CA 95403
- *P9. Date Recorded:** April 26, 2022

***P10. Survey Type:** (Describe) Reconnaissance

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

None; see Zoning code, 20-28.040 Historic (-H) combining district, L - Ridgway Preservation District

- *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): Sketch map

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 2 of 27

*P3a. Description, continued from sheet 1

Building description

The house at 349 College Avenue is one and two stories, with the two-story portion on the west side and the one-story portion on the east side and back (north side) of the building. The building has an irregular footprint. The two-story portion has a moderately pitched gable roof whose ridgeline runs north-south. It has moderate eaves above a decorative frieze board. The one-story portion has a moderately pitched, side gable roof whose ridgeline runs east-west, with a broken gable that continues toward the rear of the lot. This roof has moderate eaves and a plain frieze board. A dropped shed roof covers the porch on the south side of this portion of the building. The residence, which formerly housed a chiropractic business, faces south, overlooking College Avenue. The rear portion of the 5,300 square foot lot is now vacant; a 1923 bungalow that was previously located here burned and has been removed. The house at 349 College was also affected by the fire, mostly on the rear (north) façade. Most of the windows to the building are currently boarded up due to the fire and vandalism. Older photos show that the windows are original and the doors have been replaced with newer faux-paneled doors.

The wood-frame house was originally clad in channel rustic siding. Today it is clad in coursed wood shingles and has a composition shingle roof and concrete and wood foundation (Assessor records). The Victorian-era building was constructed circa 1893 (Sanborn Fire Insurance maps).

Front (south) façade. The front of the building features a canted bay window at the lower level and paired, one-over-one-light, wood-frame, double-hung windows with plain surrounds at the upper level. The bay window has a single light in the center, flanked by one-over-one-light, double-hung windows to each side. It has narrow eaves, a hip roof, and is supported by angled brackets. The moderate eaves on the main portion of the building are supported by decorative brackets embellished with 'cut-out' tulips. The frieze board is made up of narrow, vertically placed boards with scalloped edges below a molding course. The foundation is covered by two wide horizontal boards.

East side façade. The main entry to the building is located on the south end of the east side façade and is entered via a porch with a moderately pitched, dropped shed roof overhang and three broad concrete steps, with a metal railing in the middle and a low lattice balustrade at the east end. This roof is supported by one turned post. The south-facing wall of the porch is clad in small stones embedded in stucco cement (pebbledash). The door appears to be a faux paneled door similar to the door on the rear façade (note that the door is currently boarded up). The main body of this one-story wing is composed of one three-part window, three individually placed windows, and a secondary entry toward the north end. All windows are double-hung with one-over-one lights. The three-part window has a wide window in the center, flanked by two narrower windows. The entry toward the back (north side) of this façade consists of a door of the same design as seen elsewhere on the building, covered by an enclosed gable roof supported by decorative brackets. The gable is enclosed with vertical boards with a scalloped lower edge and displays exposed rafters. The door is accessed via two concrete steps. The frieze board on this façade is plain and the foundation is covered by two wide, horizontal boards. A skylight is visible on the two-story portion of the building here, toward the north end. Also visible is the upper level addition to the rear (north end) of the building.

Rear (north) façade. The rear of the building is one story on the north face. The two-story portion of the building, on the west side, is set back from the north face, with the exception of an added enclosed hallway that projects from the rear gable end at the second level to the north face of the lower level. This addition has a gable roof with narrow eaves and is sided with T 1-11 on the east and west sides, with a horizontal board finish on the north side. A door of the same design as seen elsewhere on the building is on the north façade of this addition. The addition was constructed later (no date), evidently to create an

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 3 of 27

exterior access way to the attic level of the building. Until the ca 2018 fire, a stairway extended from the door to the ground. This was lost in the fire, as were features and finishes on the rear of the building. Like the rest of the building, the foundation here was clad in horizontal board. The lower level displays three individually placed, one-over-one-light windows of the same design as seen elsewhere on the building.

West side façade. The west façade of the building is composed of the two-story portion of the building for most of this face, with a one-story portion with a shed roof on the north end. There are three one-over-one-light, double-hung windows on the main body of the building and a narrower double-hung window on the one-story wing. A small cabinet-like addition with a shed roof on the south end of the building contains electrical meters. The frieze board under the side gable roof is plain. A skylight is visible on the two-story portion of the building here, toward the north end.

Changes over time. The first Sanborn Fire Insurance map that shows this building is dated 1893. At this time, the building footprint had much the same configuration as it does today, with the exception that the one-story portion in the northeast corner was not present. A full-width porch was located on the north façade of the one-story addition on the rear of the building. Both the 1904 and 1908 Sanborn maps show the rear one-story portion of the building extending to the center of the easternmost one-story portion that contains the main entry. By the date of the next Sanborn map in 1950, the full width porch on the back (north side) of the building was no longer extant, the gable covering the entry that is near the northeast corner of the building was not yet present, and an open overhang where the existing roof over the entryway is located today was extended into the east side yard (this larger overhang is no longer extant). None of the Sanborn maps show the canted bay window on the front of the building. This may be because the bay does not extend to the ground, however, and is therefore not part of the building footprint.

Changes that have taken place since 1950 include the following. It is likely that the upper-level access on the rear of the building was constructed ca 1960 or later, due to the fact that T 1-11 siding is used on the addition, which came into use about that time (no permit exists in the Assessor records). At some point, the building was re-sided with wood shingles and the pebbledash finish at the front entry was added. These were popular changes to buildings in the 1960s as well. The center window on the bay window was replaced with a single light at some point. See below for changes to the site.

The fire that damaged the building burned the exterior stairs on the north side (not original to the building) and the materials on the north façade of the building.

The building retains integrity of location, setting, workmanship and feeling. The design of the building is largely intact. There has been some loss of integrity of materials as a result of the fire.

Site and landscaping. The site is finished in concrete aggregate in the front with a concrete driveway on the right (east) side that leads to the back of the building at a depth of approximately ten feet from the rear facade. Beyond the concrete, toward the north, the site is a grassy field (note that this is the site of the burned bungalow, which is no longer extant). The site is enclosed by a chain link fence on the south side of the west boundary and an ivy-covered, approximately six-foot-tall wood fence on the north side of the west boundary. The rear of the lot is enclosed by another tall wood fence. To the east, the site is enclosed by a chain link fence to the north and the building at 353 College Avenue on the south side of the lot. The edge of the asphalt pad to the east is visible under the chain link fence. The site is enclosed by a temporary chain link fence at the front (south side) behind the sidewalk. At the southwest corner of the house is a large, irregularly shaped planter that is approximately 15 feet long and 7 feet wide. The front side of the planter is a low concrete wall. The back side is constructed of concrete masonry units and is approximately three feet high.

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 4 of 27

Changes over time. At some point the front yard was paved over with concrete aggregate, likely when this building was converted to a commercial use (city directories show that it was used as a chiropractic clinic beginning in the mid-1960s). Aerial photos appear to indicate that the planter in the side yard was in place by 2010. Prior to that time, from about 1971 to 2018, a tree or shrub obscured the location. The bungalow at the rear of the property, which dated to 1923 according to Assessor records, burned and the rear of the subject house was damaged in 2018.

Recent building ownership. William E. Wright, his wife Ann, and their four children moved to the house at 349 College Avenue between 1935 and 1940. They had previously lived in Richmond but were in Santa Rosa by 1940 (census data). William E. Wright had various professions, including owning a gas station in Santa Rosa in the mid-1940s. William E. Wright, Jr., who would have his chiropractic office at 349 College for many years, joined the Navy in World War II and then attended chiropractic college in San Francisco and Indiana, graduating in 1950. He practiced at 349 College Avenue from that point on. In the 1950s he advertised his business regularly in the *Santa Rosa Press Democrat*, noting that chiropractic medicine held a cure for many ailments. In 1966 Wright was in business with T.D. Wright and a third chiropractor, John C. Kelly, who had recently joined the business (*Santa Rosa Press Democrat*, October 17, 1966). This may coincide with the paving of the front yard and other site changes. The Wright Chiropractic office was at 349 College Avenue until about 2016, when the property was advertised for lease. The fire that burned the building occurred in 2018.

P11. Sources (continued from sheet 1)

"349 College Avenue," *Historic Aerials by Metronline*, <https://www.historicaerials.com/viewer>, accessed May 2022.

City of Santa Rosa (Sonoma County, California) City Directories. Various years.

City of Santa Rosa, "Historic Preservation District Boundaries," (contributing and non-contributing map), no date. On file, City of Santa Rosa Dept. of Community Development, accessed April 2022.

City of Santa Rosa, "Santa Rosa City Code, Title 20 Zoning, Chapter 20-28 Combining Districts." https://qcode.us/codes/santarosa/view.php?topic=20-2-20_28-20_28_040&frames=on, accessed May 2022.

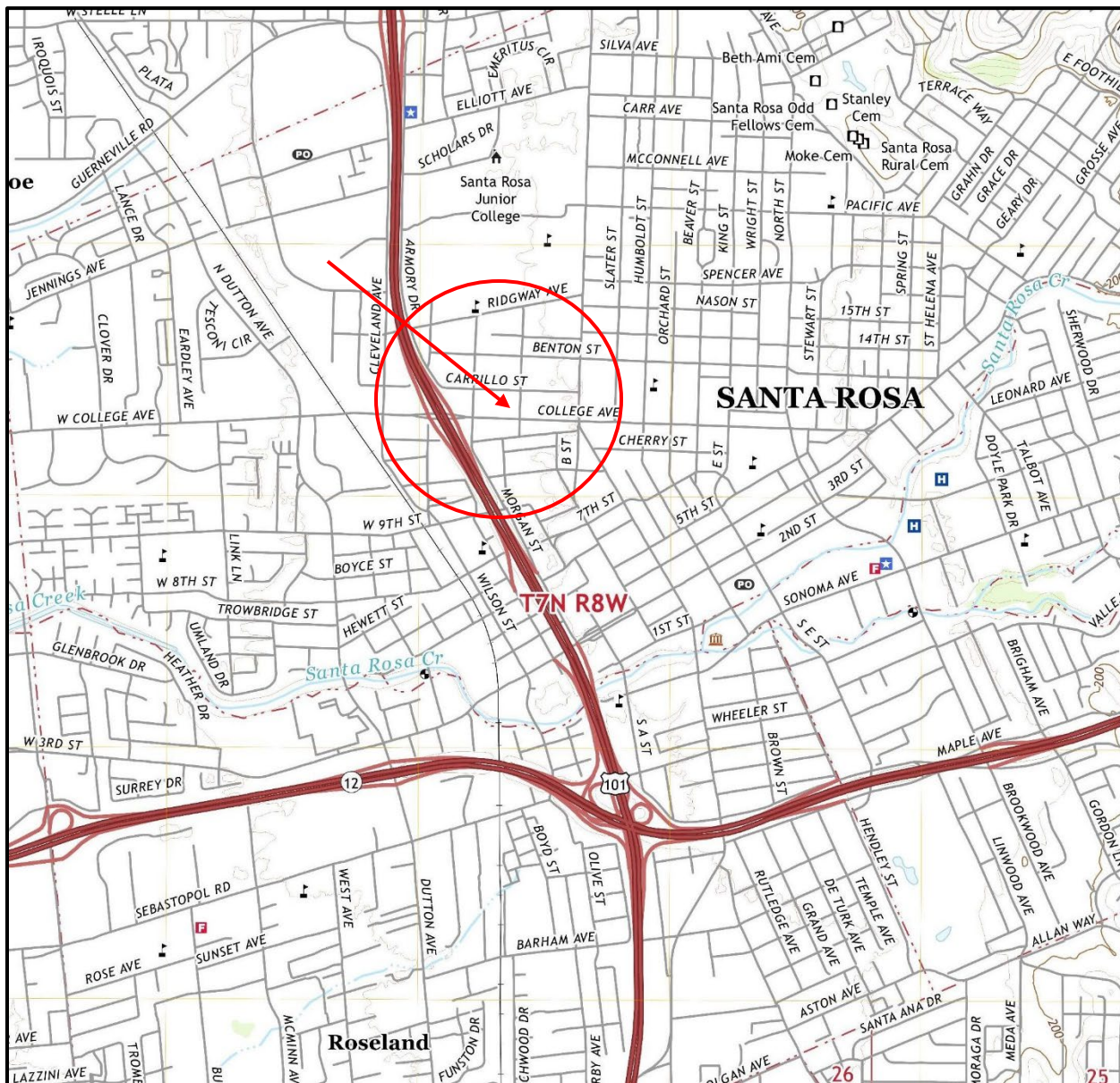
Johnson, Corbin and Emily Byrnes, "Primary Record, 349 College Ave." On file, Santa Rosa Dept. of Community Development, accessed April 2022.

Sanborn Fire Insurance maps, 1893, 1908, 1908 updated to 1950.

Santa Rosa Press Democrat, various issues.

Sonoma County Assessor, "Residential Building Record, 349 College Ave," On file, Sonoma County Assessor, accessed April 2022.

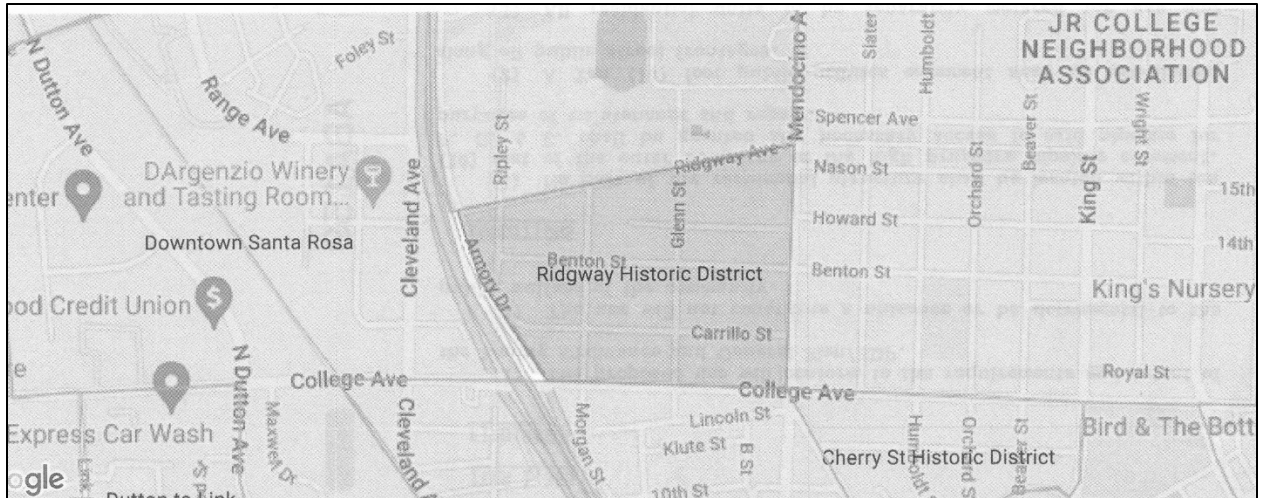
US Census, 1940.



CONTINUATION SHEET

Property Name: 349 College Avenue
Page 6 of 27

Figure 2: Ridgway Historic District



Source: City of Santa Rosa

Figure 4: Sketch map

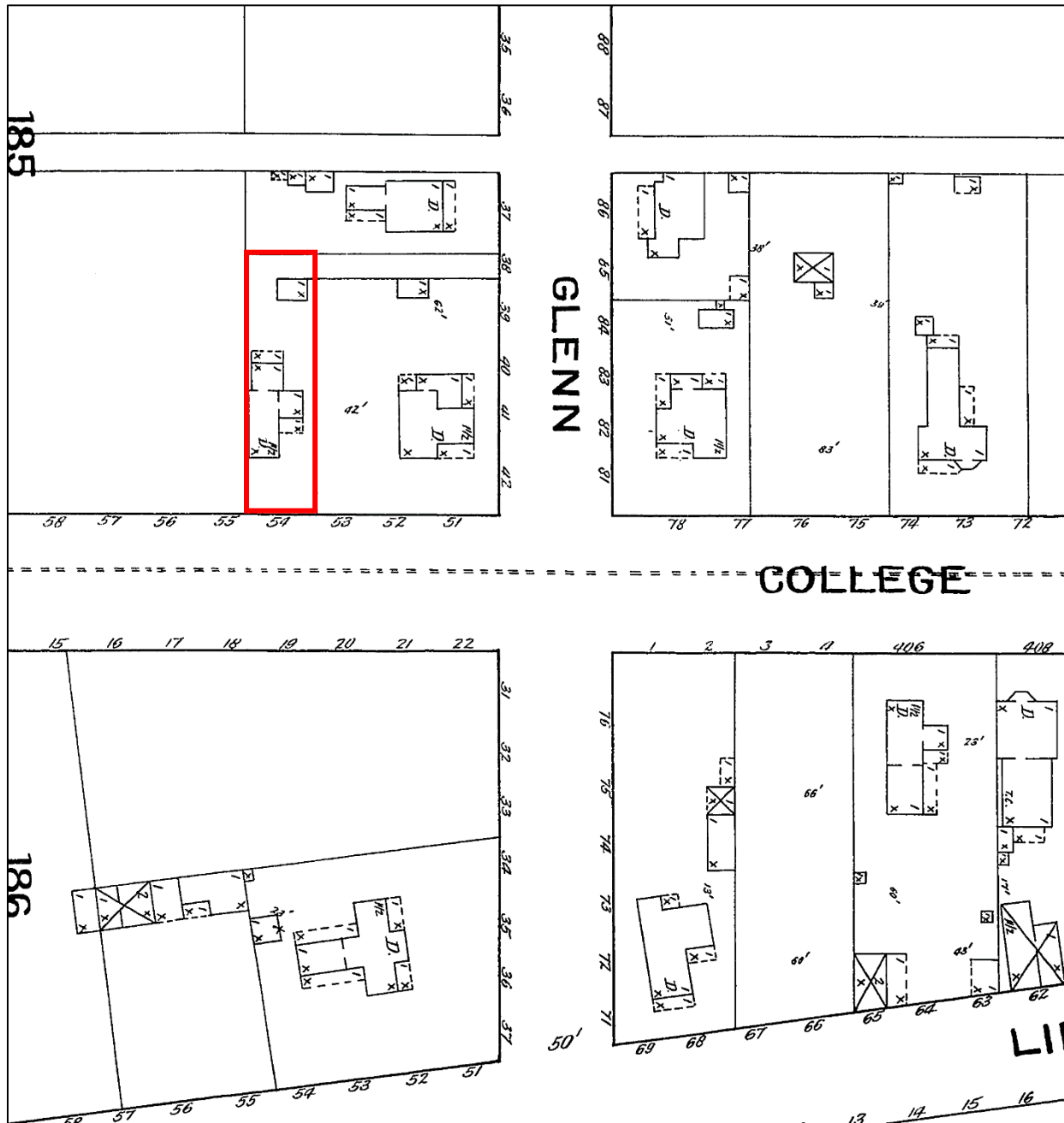


Source: Google maps (Note that bungalow to the north is no longer extant)

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 9 of 27

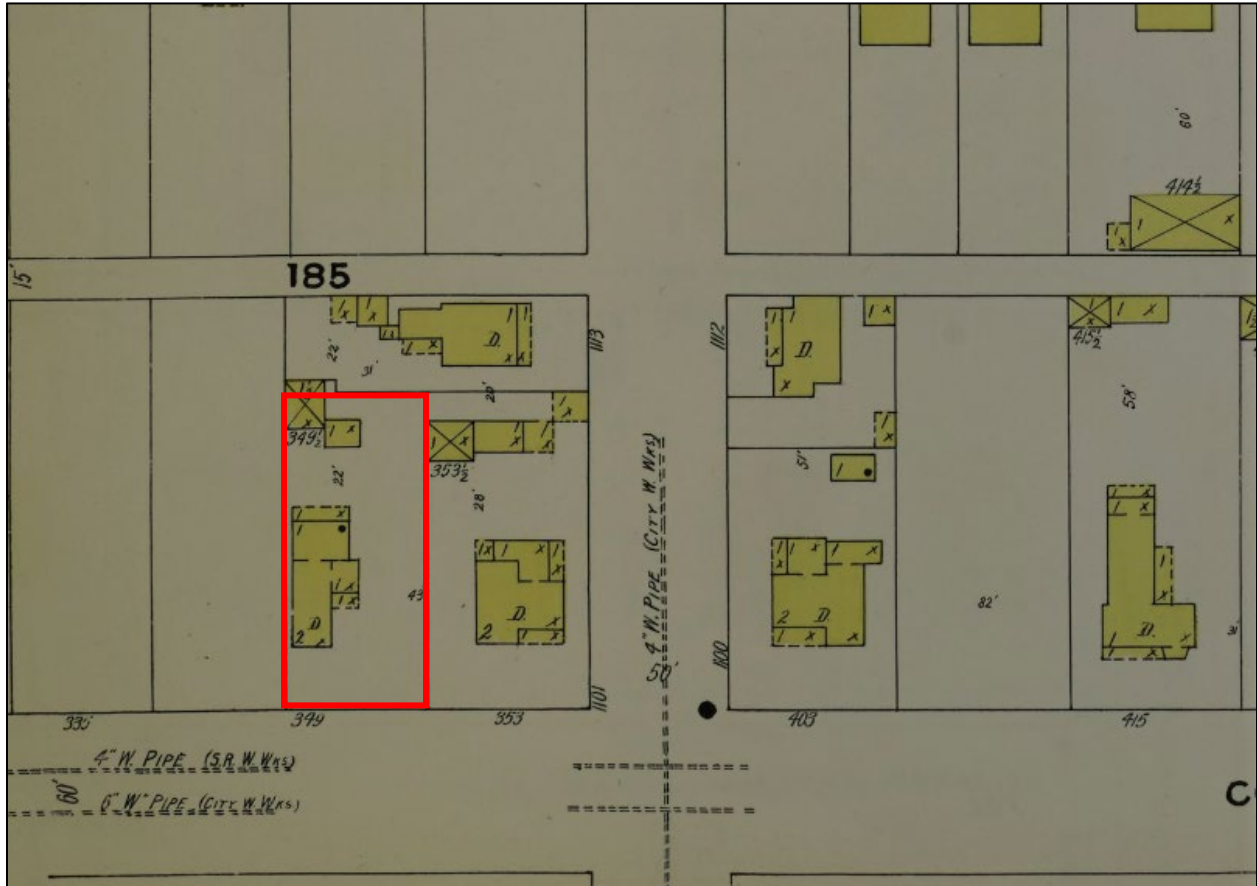
Figure 5: Sanborn Fire Insurance map, 1893



CONTINUATION SHEET

Property Name: 349 College Avenue
Page 10 of 27

Figure 6: Sanborn Fire Insurance map, 1908



PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code 5D1 – Contributor to a district that is listed or designated locally.

Other Listings
Review Code Reviewer Date

*Resource Name or #: 349 College Ave

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Sonoma

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 349 College Ave City: Santa Rosa Zip: 95401

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN 180-750-048 **DAVIS RANCH DISTRICT**

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

*P3b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession #)
Photo taken from the street in 2006 as part of the Cultural Heritage Survey Update Project.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both Est.

*P7. Owner and Address:

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

Corbin Johnson and Emily Byrnes,
Santa Rosa Dept. of Community Development

*P9. Date Recorded: 2006

*P10. Survey Type: (Describe)

windshield survey

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

Southwest Santa Rosa Master Environmental Assessment 1991

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

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 14 of 27



Photo 1: North (front) and east side facade



Photo 2: North (front) façade

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 15 of 27



Photo 3: Bay window on front façade



Photo 4: Front (north) gable

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 16 of 27



Photo 5: East side façade, looking NW



Photo 6: Gable detail, east side facade

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 17 of 27



Photo 7: Enclosed hallway and entry door, north façade, second floor

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 18 of 27



Photo 8: East side and north (rear) façade, looking SW

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 19 of 27



Photo 9: West side façade, looking north

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 20 of 27



Photo 10: Fire damage, northeast corner



Photo 11: Fire damage, northeast corner

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 21 of 27



Photo 12: Rear yard, looking north



Photo 13: Rear yard, looking west

CONTINUATION SHEET

Property Name: 349 College Avenue
Page 22 of 27



Photo 14: Side yard, looking north



Photo 15: Side yard, looking south

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 23 of 27



Photo 16: Building at 353 College, looking NW



Photo 17: Building at 353 College, looking NE

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 24 of 27



Photo 18: Building at 353 College, looking SW



Photo 19: Glenn Street, looking south toward College

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 25 of 27



Photo 20: Glenn Street, looking north



Photo 21: College Avenue, looking east

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 26 of 27



Photo 22: College Avenue, looking west



Photo 23: College Avenue, looking west

CONTINUATION SHEET

Property Name: **349 College Avenue**
Page 27 of 27



Photo 24: College Avenue at Glenn Street, looking SE