

**Historical Resources Study of the
AC Marriott Hotel off-site parking lot
Santa Rosa Sonoma County, California**

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and
Vicki Beard, M.A., RPA

February 28, 2017



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February 28, 2017

ABSTRACT

Tom Origer & Associates conducted an historical resources survey of the proposed AC Marriott Hotel off-site parking lot, at the corner of 6th Street and Davis Street, Santa Rosa, Sonoma County, California. The study was requested and authorized by Gwyn Bauer of J. Kapolchok & Associates. This study was conducted to meet the requirements of the City of Santa Rosa and those of the California Environmental Quality Act. The purpose of this report is to identify historical resources only (see definition of historical resources in the Regulatory Context section). This report will not address Tribal Cultural Resources as defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B).

The proposed project includes development of a parking lot.

This study included archival research at the Northwest Information Center, Sonoma State University (NWIC File No. 16-1240), examination of the library and files of Tom Origer & Associates, Native American contact, and field inspection of the study area. No historical resources were found within the study area. Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 2017-017S).

Synopsis

Project: AC Marriott Hotel off-site parking lot
Location: 6th Street and Davis Street, Santa Rosa, Sonoma County
APN: 010-086-008 and 020-086-014
Quadrangles: Santa Rosa 7.5' series
Study Type: Intensive
Scope: 0.56 acres
Finds: Archival research found evidence of historical features on parcels.

Key Project Personnel

Vicki R. Beard provided project oversight for this study. Ms. Beard has been with Tom Origer & Associates since 1990, and holds a Master of Arts in cultural resources management with an emphasis in historical resources, and meets the Secretary of the Interior's standards for archaeology, history, and architectural history. Graduate coursework and applied studies included building and structure evaluation, and historical research. Post-graduate work has been completed in historical architecture through the Architecture Department at the University of California Berkeley; heritage resource management at the University of Nevada, Reno; and architectural history and historic landscapes through the National Preservation Institute, Alexandria, Virginia. Professional affiliations include the Society of Architectural Historians, Northern California Chapter of the Society of Architectural Historians, and Vernacular Architecture Forum. She is also listed on the Register of Professional Archaeologists.

Taylor Alshuth prepared the report and participated in the field phase of this study. Mr. Alshuth obtained a Bachelor of Arts degree in Anthropology from Humboldt State University in 2014, after obtaining a Associate of Arts degree in Anthropology at Santa Rosa Junior College in 2012. He is affiliated with the Society for California Archaeology, the Archaeological Institute of America, and the Archaeological Conservancy. Mr. Alshuth has been a part of northern California archaeology since 2014.

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INTRODUCTION

Tom Origer & Associates conducted an historical resources survey of the proposed AC Marriott Hotel off-site parking lot, at the corner of 6th Street and Davis Street, Santa Rosa, Sonoma County, California. The study was requested and authorized by Gwyn Bauer of J. Kapolchok & Associates. This study was conducted to meet the requirements of the City of Santa Rosa and those of the California Environmental Quality Act. The proposed project includes development of a new parking lot. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 2017-017S).

REGULATORY CONTEXT

The California Environmental Quality Act (CEQA) requires that historical resources be considered during the environmental review process. This is accomplished by an inventory of resources within a study area and by assessing the potential that historical resources could be affected by development. The term “Historical Resources” encompasses prehistoric and historical archaeological sites and built environment resources (e.g., buildings, bridges, canals). An additional category of resources is defined in CEQA under the term “Tribal Cultural Resources” (Public Resources Code Section 21074). They are not addressed in this report. Tribal cultural resources are resources that are of specific concern to California Native American tribes, and knowledge of such resources is limited to tribal people. Pursuant to revisions to CEQA enacted in July of 2015, such resources are to be identified by tribal people in direct, confidential consultation with the lead agency (PRC §21080.3.1).

This historical resources survey was designed to satisfy environmental issues specified in the CEQA and its guidelines (Title 14 CCR §15064.5) by: (1) identifying all historical resources within the project area; (2) offering a preliminary significance evaluation of the identified cultural resources; (3)

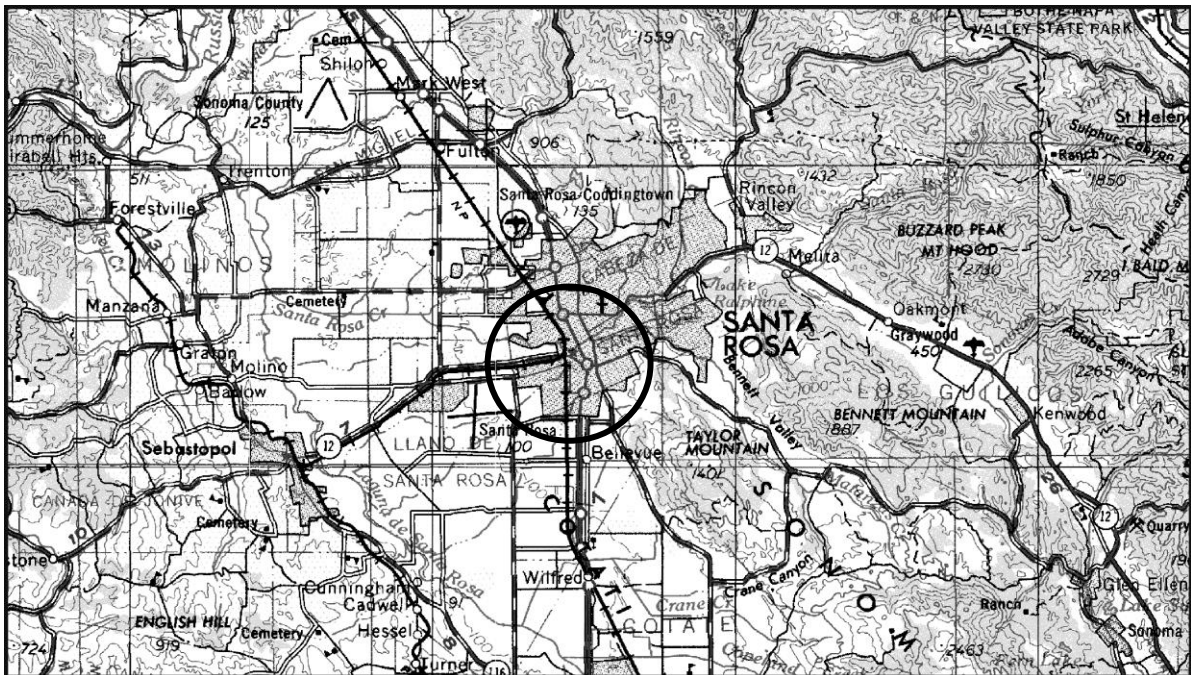


Figure 1. Project vicinity (adapted from the 1980 Santa Rosa 1:250,000-scale USGS map).

assessing resource vulnerability to effects that could arise from project activities; and (4) offering suggestions designed to protect resource integrity, as warranted.

Resource Definitions

Historical resources are classified by the State Office of Historic Preservation (OHP) as sites, buildings, structures, objects and districts, and each is described by OHP (1995) as follows.

Site. A site is 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 structure.

Building. A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "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. The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Object. The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

District. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Significance Criteria

When a project might affect an historical resource, the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. The importance of a resource is measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852(a)) as listed below. A resource may be important if it meets any one of the criteria below, or if it is already listed on the California Register of Historical Resources or a local register of historical resources.

An important historical resource is one which:

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values.

4. Has yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The OHP advocates that all historical resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although the use of professional judgment is urged in determining whether a resource warrants documentation.

PROJECT SETTING

Study Area Location and Description

The study area is located at the corner of 6th Street and Davis Street, in Santa Rosa, Sonoma County, as shown on the Santa Rosa 7.5' USGS topographic map (Figure 2). It consists of 0.56 acres situated on generally level land. The study area is bounded by Highway 101 to the east, an off-ramp to the west and north, and 6th street to the south.

The geology of the study area consists of undivided alluvial fan and fluvial terrace deposits that date to the Holocene (11,700 years ago to present) epoch (McLaughlin *et al.* 2008).

Soils within the study area belong to the Yolo soil series (Miller 1972:Sheet 81). Yolo soils are well-drained loams underlain by recent alluvium from sandstone and shale. These soils are found on alluvial fans and plains. In a natural state these soils support the growth of annual and perennial grasses, forbs, shrubs, wild berry vines, and scattered oaks. Historically, parcels containing Yolo soils were used for orchards, vineyards, row crops, and truck crops. Many irrigated areas are used for hay crops and pasture (Miller 1972:87-88).

The closest water source is Santa Rosa Creek, which is located approximately 0.35 miles south of the study area.

Cultural Setting

Archaeological evidence indicates that human occupation of California began at least 11,000 years ago (Erlandson *et al.* 2007). Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on the extended family unit. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears to be coeval with the development of sedentism and population growth and expansion.

Sociopolitical complexity and status distinctions based on wealth are also observable in the archaeological record, as evidenced by an increased range and distribution of trade goods (e.g., shell beads, obsidian tool stone), which are possible indicators of both status and increasingly complex exchange systems.

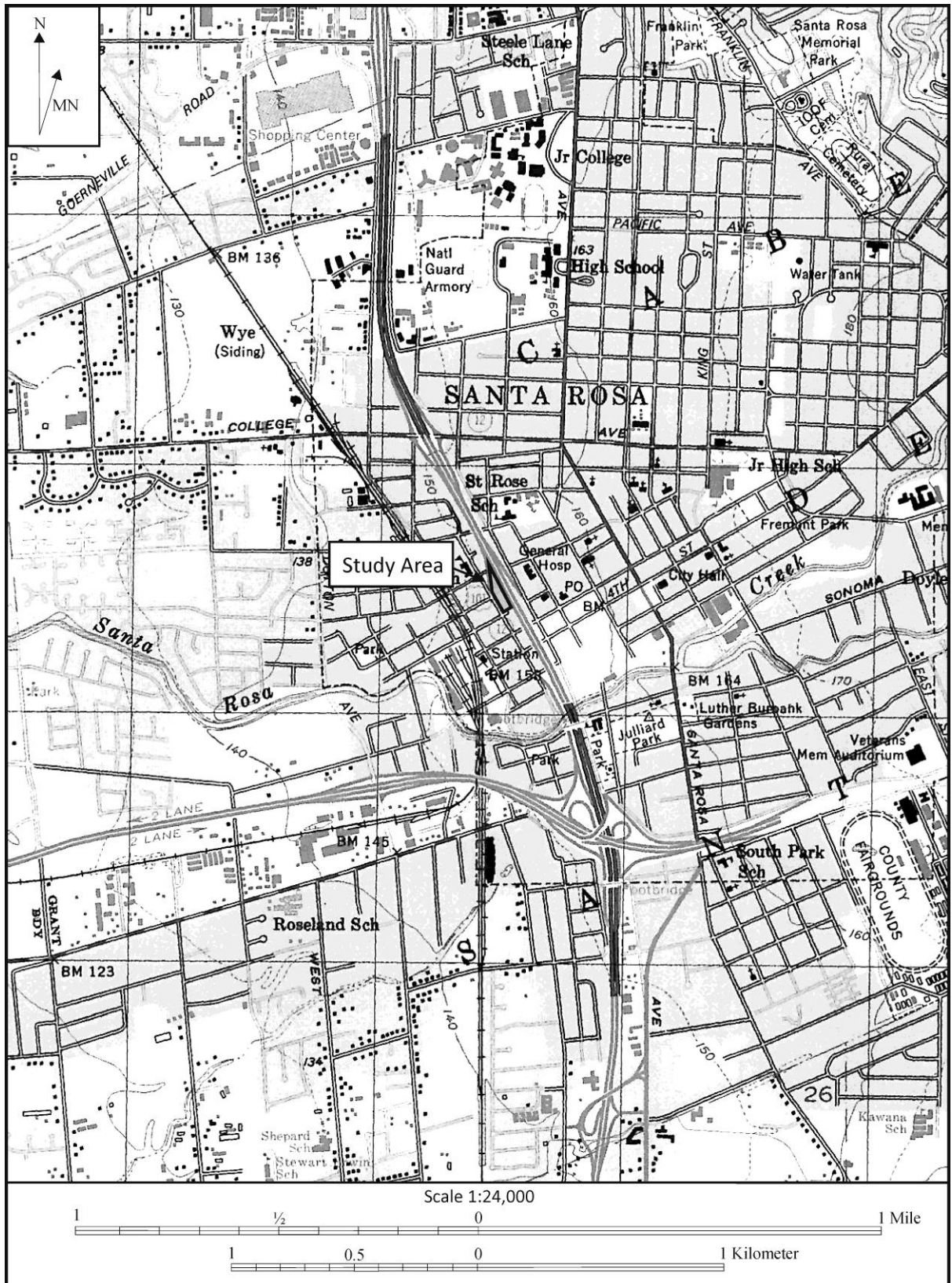


Figure 2. Study area location (adapted from the 1994 Santa Rosa 7.5' USGS topographic map).

At the time of European settlement, the study area was included in the territory controlled by the Southern Pomo (Barrett 1908; McLendon and Oswalt 1978). The Pomo were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures (Barrett 1908; Kroeber 1925). They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites. Primary village sites were occupied continually throughout the year and other sites were visited in order to procure particular resources that were especially abundant or available only during certain seasons. Sites often were situated near sources of fresh water and in ecotones where plant life and animal life were diverse and abundant. For more information about the Pomo, see Bean and Theodoratus (1978), Kniffen (1939), and Stewart (1943).

Historically, the study area is within the bounds of the Rancho Cabeza de Santa Rosa, an 8,885-acre land grant made to María Ignacia López de Carrillo, the mother-in-law of General Mariano Vallejo. Traveling from San Diego in 1837, she brought seven of her children to settle on the rancho and built the first European dwelling in the Santa Rosa area (Hoover *et al.* 1990:479-480). After Señora Carrillo's death in 1849, the rancho was divided among her children. The study area is within the portion confirmed to Julio Carrillo (GLO 1859). Almost immediately, Carrillo began dividing his property, donating a portion to establish the town of Santa Rosa in 1854. By 1867, he owned very little of his inherited land (Bowers 1867).

As originally platted, the town of Santa Rosa included the blocks between 1st and 5th streets and between present-day Morgan Street on the west and just beyond E Street to the east (Brewster 1854). Green's Addition was the first expansion of the town, moving the limits northward toward present-day Cherry Street. Outlying parcels varied in size, tending to increase in acreage as they got further from the town center. By the turn of the 20th century, most of the larger parcels surrounding the original town were subdivided and added to its limits.

STUDY PROCEDURES

Native American Contact

A request was sent to the State of California's Native American Heritage Commission seeking information from the sacred lands files and the names of Native American individuals and groups that would be appropriate to contact regarding this project. Letters were also sent to the following groups:

Dry Creek Rancheria of Pomo Indians
Lytton Rancheria of California

This contact represents notification regarding the project to provide an opportunity for comment. It does not constitute consultation with tribes.

Archival Study Procedures

Archival research included examination of the library and project files at Tom Origer & Associates. A review (NWIC File No. 16-1240) was completed of the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park. Sources of information included but were not limited to the current listings of properties on the National Register of Historic Places, California Historical Landmarks, California Register of Historical Resources, and California Points of Historical Interest as listed in the Office of Historic Preservation's *Historic Property Directory* (OHP 2012).

The Office of Historic Preservation has determined that structures in excess of 45 years of age should be considered potentially important historical resources, and former building and structure locations could be potentially important historic archaeological sites. Archival research included an examination of historical maps to gain insight into the nature and extent of historical development in the general vicinity, and especially within the study area. Maps ranged from hand-drawn maps of the 1800s (e.g., GLO) to topographic maps issued by the United States Geological Survey (USGS) and the Sanborn Map & Publishing Co.

In addition, ethnographic literature that describes appropriate Native American groups, county histories, and other primary and secondary sources were reviewed. Sources reviewed are listed in the "Materials Consulted" section of this report.

Based on the results of the prefield research, it was anticipated that prehistoric and historic-period resources could be found within the study area. Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and hand-stones, and mortars and pestles; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

Field Survey Procedures

An intensive field survey was completed by Taylor Alshuth on February 23, 2017. The study area was surveyed in transects spaced five meters apart. Ground visibility ranged from good to poor, with vegetation, concrete, modern garbage, and buildings being the primary hindrances. A hoe was used, a needed, to clear patches so that the ground surface could be inspected.

STUDY FINDINGS

Native American Contact Results

No comments have been received as of the date of this report. A log of contact efforts is appended to this report, along with copies of correspondence (see Appendix A).

Archival Study Findings

Archival research found that the study area had not been previously subject to an historical resources survey. Table 1 lists all of the studies that have been completed within one-quarter mile of the study area. Numerous resources have been identified as a result of these studies; however, none have the potential to extend within the current study area.

Table 1. List of historical resources studies within one-quarter miles of the study area

Author	S#	Year
Beard	27399	2002
Beard	33228	2006
Beard	34245	2007
Beard	37603	2010
Beard and Loyd	18485	1996
Clark and Hoods	31537	2003
Clark and Hoods	31538	2003
Clark and Radtkey	48234	2016
DelBondio and Origer	37608	2010
Eastman and Stewart	31179	2002
Fredrickson	296	1976
French	11221	1989
Garcia and Associates	31737	2004
Hagensieker and Loyd	40905	2012
Massey	32059	2006
Melander <i>et al.</i>	22	1973
Newland	22086	1999
Origer	13217	1990
Origer	13490	1992
Origer	47227	2014
Painter	34791	2007
Praetzellis	1423	1979
Praetzellis	7450	1985
Praetzellis	10357	1988
Praetzellis	13227	1991
Praetzellis and Praetzellis	1741	1979
Praetzellis and Praetzellis	10966	1989
Praetzellis <i>et al.</i>	27555	2002
Roop	7926	1985
Terhorst	9579	1987
Terhorst	15697	1989
Windmiller	25224	2002

There is one ethnographic site reported within one mile of the study area. The site known as *hūkabeta'wī* is described as "...on the south bank of the Santa Rosa creek at a point a short distance from the depot of the California Northwestern railway in Santa Rosa"(Barrett 1908:222).

A review of 19th and 20th century maps showed buildings within the study area as early as 1877. Thompson's Historical Atlas of Sonoma County showed that this area had already been subdivided at this time. The 1885 Sanborn Fire Insurance map showed several dwellings within this area. The building that is currently within the study area is present on the 1950 Sanborn map (Bell and Heymans 1888; Bowers 1867; GLO 1872; McIntire and Lewis 1908; Peugh 1934; Reynolds and

Proctor 1898; Sanborn Map & Publishing Co. 1885, 1888, 1893, 1904, 1908, 1950; Thompson 1877; USGS 1916, 1944, 1954a, 1954b, 1968, 1973, 1980, 1994).

Field Survey Findings

Archaeology

No archaeological remains were observed during the course of the field survey; however, there were several buildings shown on older maps. There is a probability that historic features related to the 19th century dwellings are present beneath the ground surface.

Built Environment

Located on the property is a single building. County records indicate the building was constructed in 1928. The building consists of a side-gabled single-story duplex, on a rectangular plan with hipped-roof wings. The building has a wood frame and stucco siding. The front of the building faces 6th street. Both entries are in the center of the building recessed beneath a separate porch roof. The front entryway has an arch, and the two front-facing windows have decorative arches. The window sashes were obscured with sheets of plywood and their style could not be observed.

RECOMMENDATIONS

Known Resources

Archaeology

Archival research indicates that there were former buildings and outhouses located within the study area. There is a probability that historic features related to the 19th century dwellings on the parcels which could contain materials that will yield information about the occupants of those dwellings. It is recommended that, prior to construction, those features should be sought out.

Built Environment

Based on our research the property does not appear to be associated with any historical events or people important to the Sonoma area, Sonoma County, or California's past, therefore the building would not be eligible for inclusion on the California Register of Historical Resources under criteria A and B. The building is unlikely to be eligible for inclusion on the California Register of Historical Resources under criterion C as it is not architecturally distinct. It exhibits a mix of Spanish eclectic and Craftsman styles which detracts from the building being a good representation of either style. The property contains no archaeological remains and the building is unlikely to be eligible for inclusion on the California Register of Historical Resources under criterion D.

Accidental Discovery

Determining the potential for buried deposits factors includes landform age, distance to water, slope of the study area, and archaeological data (Meyer *et al.* 2016). The study area was essentially level and is very close to water. The geology of the study area is made up of Holocene epoch undivided alluvial fan and fluvial terrace deposits. These geologic deposits date from about 11,700 years ago to the present. Buried prehistoric archaeological sites are found in or beneath Holocene-age depositional landforms (Meyer and Rosenthal 2007). Based on the study area's geologic age, our analysis of the

environmental setting, and incorporating King's (2004) analysis of soil sensitivity for buried sites, the probability of identifying a buried archaeological site is 3-5%.

In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5 [f]). Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire-affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

The following actions are promulgated in the CEQA Guidelines Section 15064.5(d) and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

SUMMARY

Tom Origer & Associates conducted an historical resources survey of the proposed AC Marriott Hotel off-site parking lot, at the corner of 6th Street and Davis Street, Santa Rosa, Sonoma County, California. The study was requested and authorized by Gwyn Bauer of J. Kapolchok & Associates. This study was conducted to meet the requirements of the City of Santa Rosa and those of the California Environmental Quality Act. No historical resources were found within the study area; however, buried features may be present and further study is warranted. Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 2017-017S).

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Appendix A

Native American Contact

Copies of Correspondence

Native American Contact Efforts
AC Hotel off-site Parking Lot, Santa Rosa, Sonoma County

Organization	Contact	Action	Results
Native American Heritage Commission		Email 2/13/17	No response received as of the date of this report.
Federated Indians of Graton Rancheria	Gene Buvelot Buffy McQuillen Peter Nelson Greg Sarris	Letter 2/13/17	No response received as of the date of this report.
Lytton Rancheria of California	Marjorie Mejia	Letter 2/13/17	No response received as of the date of this report.

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100

West Sacramento, CA 95691

(916) 373-3710

(916) 373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: AC Hotel off-site parking lot

County: Sonoma

USGS Quadrangles

Name: Santa Rosa

Township 7N Range 8W Section(s) Rancho Cabeza de Santa Rosa MDBM

Date: February 13, 2017

Company/Firm/Agency: Tom Origer & Associates

Contact Person: Taylor Alshuth

Address: PO Box 1531

City: Rohnert Park Zip: 94927

Phone: (707) 584-8200 Fax: (707) 584-8300

Email: taylor@origer.com

Project Description:

The project area is approximately 0.56 acres. The project proponent is proposing to construct a parking lot.

Tom Origer & Associates
Archaeology / Historical Research

February 13, 2017

Gene Buvelot
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

Re: AC Hotel off-site parking lot, Santa Rosa, Sonoma County.

Dear Mr. Buvelot:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. This notification does not constitute consultation. The AC Hotel off-site parking lot project consists of the construction of a parking lot on the 0.56 acre property at 6th Street and Davis Street, in Santa Rosa. The City of Santa Rosa is reviewing the project for CEQA compliance.

Enclosed is a portion of the Santa Rosa, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates
Archaeology / Historical Research

February 13, 2017

Buffy McQuillen
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

Re: AC Hotel off-site parking lot, Santa Rosa, Sonoma County.

Dear Ms. McQuillen:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. This notification does not constitute consultation. The AC Hotel off-site parking lot project consists of the construction of a parking lot on the 0.56 acre property at 6th Street and Davis Street, in Santa Rosa. The City of Santa Rosa is reviewing the project for CEQA compliance.

Enclosed is a portion of the Santa Rosa, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates
Archaeology / Historical Research

February 13, 2017

Peter Nelson
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

Re: AC Hotel off-site parking lot, Santa Rosa, Sonoma County.

Dear Mr. Nelson:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. This notification does not constitute consultation. The AC Hotel off-site parking lot project consists of the construction of a parking lot on the 0.56 acre property at 6th Street and Davis Street, in Santa Rosa. The City of Santa Rosa is reviewing the project for CEQA compliance.

Enclosed is a portion of the Santa Rosa, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates

Archaeology / Historical Research

February 13, 2017

Greg Sarris
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

Re: AC Hotel off-site parking lot, Santa Rosa, Sonoma County.

Dear Mr. Sarris:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. This notification does not constitute consultation. The AC Hotel off-site parking lot project consists of the construction of a parking lot on the 0.56 acre property at 6th Street and Davis Street, in Santa Rosa. The City of Santa Rosa is reviewing the project for CEQA compliance.

Enclosed is a portion of the Santa Rosa, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates
Archaeology / Historical Research

February 13, 2017

Marjorie Mejia
Lytton Rancheria of California
437 Aviation Blvd
Santa Rosa, CA 95403

Re: AC Hotel off-site parking lot, Santa Rosa, Sonoma County.

Dear Ms. Mejia:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. This notification does not constitute consultation. The AC Hotel off-site parking lot project consists of the construction of a parking lot on the 0.56 acre property at 6th Street and Davis Street, in Santa Rosa. The City of Santa Rosa is reviewing the project for CEQA compliance.

Enclosed is a portion of the Santa Rosa, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

