

Historic Structures Report

715 Tupper Street and 25 Rae Street
Santa Rosa, California 95404

RE: LMA 15-13

July 1, 2017

City of Santa Rosa

JAN 15 2018

Introduction:

Planning & Economic
Development Department

This report is being written to address the historical significance of the residence / accessory structure located at 715 Tupper Street and the vacant lot located adjacent to the north lot line at 25 Rae Street.

Brief History of the Property:

Located in the greater Russian River Valley approximately twenty miles inland from the Pacific Ocean, Santa Rosa is approximately 50 miles north of San Francisco on Highway 101 in the center of agriculturally rich Sonoma County. The first European settlers came to Santa Rosa in the 1830's led by General Mariano Vallejo's mother-in-law, Maria Carrillo. Dona Carrillo received a land grant, Rancho Cabeza de Santa Rosa, which eventually became Santa Rosa. Santa Rosa township was founded in 1853 and incorporated in 1867. The original town plat was laid out in grid fashion northwest from Santa Rosa Creek. In 1870, the railroad reached Santa Rosa from the south. From its inception, Santa Rosa was a transportation hub for the county's agricultural products to travel south to San Francisco markets. Potato harvests were quickly followed by hops production, fruit growing and dairying from the 1880s to the mid-twentieth century. Luther Burbank built a home and conducted his research at the Landmark, found on the western end of Tupper Street.

John Hendley owned the land according to a plat of part of the Rancho Cabeza De Santa Rosa conferred to Felicidad Carrillo de Castro in 1879. Rob & George Wheeler were the owners of the land from Santa Rosa Avenue to E Street, Tupper to the Matanza & Santa Rosa Creeks per the 1892 map of Santa Rosa. It has had 7 owners since that time. Sarah Page purchased the land in 1902. The parcel extended from Tupper Street to the center of Montanza Creek and Brown Street to Hendley Street. She then subdivided the parcel into 50' lots with a 40' easement along the 'future' Rae Street'. (as indicated on the bread boards at the Sonoma County Recorder's office). Tom Gunderson purchased the land in 1905 and built the original 376 sq. ft. home in 1906. In 1911, it was sold to Cornelia I Myking a dressmaker and later a house worker. After her death, it was purchased by Michael J and Bertha Viken in 1937 who split off the rear lot in 1952 selling it to Robert Bruce Allen and Lillian Files Wheeler for gardening purposes. Michael was the caretaker of the nearby Bethlehem Lutheran Church. After the deaths of the Viken's, the executor Josephine Johnson received the property in 1959. Oral accounts have it as a rental home through the 1960's - 70's with ten children being raised there. Charles O'Malley purchased both parcels in 1983 used as both a rental and a halfway house for battered women. A search of Polk and phone directories lead to the research of newspaper accounts of everyone who has lived there. The only mention was of a tenant who lived there in 1983 having caught two stripers after trolling the Petaluma River for 6 hours back in 4/18/1951.

Construction History:

It is listed as being built in 1906 the same year as the devastating earthquake. The original 376 square foot home is found within the front and rear additions. The rear addition came first as evidenced by the floor joists while the front addition is much newer as evidenced by the dimensioned lumber floor joists and diagonal sub floor. Remodeling through the years have added a cement concrete foundation and vinyl double pane windows. In 2007 an interior repair and remodel was conducted by the present owner to repair the sagging roof of the front addition. The 308-square foot detached studio behind the home has no permit record and was not indicated on the 1957 Sanborn map. The original home's exterior 6 coats of paint are: beige, yellow, tan, white, brown and green over redwood. The rear addition exterior 6 coats of paint are: beige, yellow, tan, white, brown and green over pine. The front addition exterior 5 coats of paint are: beige, yellow, white, tan and brown over pine. While the accessory's exterior 4 coats of paint are: beige, yellow, white and tan over pine.



Architectural Evaluation:

The home is wood framed walls and rafters with 7 ½" horizontal siding and asphalt shingles over a crawl space. The original 376 square foot home has 9' ceilings, the rear addition has 7' ceilings and the front addition had 8' ceilings until the 2007 remodel that coffered the ceiling up to 9'. The sub floor of the original home and rear addition is 1 x 4 Douglas Fir perpendicular framed on rough sawn 2 x 6's. The front addition is top nail ¼" oak over diagonal 1 x 6 framed on dimensional 2 x 6's. The original home had an exterior vented pantry presumably to keep food cool seen on the eastern elevation. The heating is by a gas wall furnace.

The rear accessory structure is wood framed with cement concrete slab on grade, 5" horizontal siding and asphalt shingle roof. The unreinforced slab has severe cracking up to 3" in width. There is no heating system.

No exterior changes to the existing residence are proposed. The accessory structure is to be converted into a single-family residence. An additional single family home is to be built on the Tupper parcel and two more on the Rae parcel.

715 Tupper and 25 Rae are being evaluated for their historical significance in accordance with the California Environmental Quality Act (CEQA) standards. There are four criteria a property may meet to be deemed a culturally significant resource.

1. The property is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage.
2. The property is associated with the lives of persons important to our past.
3. The property 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.
4. The property has yielded, or may yield, information important in prehistory or history.

Criteria 1: The house is not associated with any events that have made a significant contribution to the broad pattern of California's history and cultural heritage. Research of local histories reveals the frequent flooding of Matanza creek on the Northern lot (prior to its present underground routing) and the use for gardening by the Wheeler family. In 1980 the City of Santa Rosa developed Rae Park within 25' of the 40' Rae Street right of way to allow a safety landing zone for the swing set. The City Engineer of Santa Rosa then barricaded the right of way due to the nuisance of traffic from Brown Street to Hendley Street. The city of Santa Rosa allocated the remaining 15' of Rae Street to be used as driveways with barricades placed between 713 Tupper & 25 Rae Street. 713 Tupper was to receive an easement from the Duplex when it developed on their western property line and improved their portion of the alley.

Criteria 2: This requires the home to have an association with persons important in our past. A review of the local histories did not reveal any association with people who contributed significantly either locally or regionally.

Criteria 3: Under this criterion the property must embody the distinctive characteristics of a period, type or method of construction. This home is not listed as significant in the 1977 or 1989 Historic Resource Survey. The original construction is found within the front and rear additions. It would not be eligible for registry due to significant modern alterations to especially the street elevation. The residence at 715 Tupper is a gabled vernacular (ordinary), contributing per the Burbank Gardens Historic Resource Update Survey, City of Santa Rosa, 2005 in-house windshield survey.

Criteria 4: Under criterion 4 the property must have yielded, or may be likely to yield, information important in history or prehistory. Research at the Northwest Information Center reveals there is nothing recorded in their files both public and confidential. There is no evidence that the property is likely to yield important information. There is evidence that the property was gardened, suffered frequent flooding and later developed for residential uses. If excavations expose human or funerary remains, then construction will stop until the coroner can investigate. Any non-funerary artifacts uncovered during excavation will be offered to the Sonoma County Museum collection.

In conclusion, it is my professional opinion that 715 Tupper and 25 Rae do not meet the criteria for the inclusion in the California Register of Historic Resources and are not historically or culturally significant.

Further the proposed additional cottages are in keeping with the neighborhood context in massing and setbacks with a modern use of materials and techniques as per the Secretary of the Interior's Standards for Rehabilitation / Historic Preservation. These properties are within ½ mile of a major transit site, will have a density higher than the midpoint required by zoning regulations and have a lower density than the average density within 1500 feet. This proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Statutory Exemption, qualifying under article 6, section 21159.24, Infill Residential Exemption.

Sincerely,

David Carpenter PMP LEED AP Architect
Owner 715 Tupper St. & 25 Rae St.

References and Resources Researched:

Sonoma County Recorder's Office

List of Owners: Title Search

	715 Tupper	25 Rae
1879	John Hendley	
1892	Rob Wheeler George Wheeler	
1902	Sarah Page	
1905	Tom & Ann Gunderson	
1911	Cornilia I Myking	
1937	M.J. & Bertha Viken	1952 Robert B A Wheeler
1959	Josephine Johnson	1969 Robert Townsend
1983	Charles O'Malley	1983 Charles O'Malley
2006	David Carpenter	2006 David Carpenter

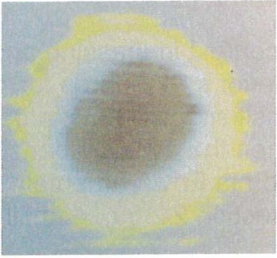
Santa Rosa Historic Library:

Historic Resource Survey May 1977 (not listed).
Report of Cultural Heritage Survey of the City of Santa Rosa 1989 (not listed).
Polk and assorted phone directories.
Computer data base of references to personages.
Maps:

- On the 1876 map there is indicated a single parcel between Tupper and Matanzas creek and E st to Santa Rosa Ave.
- On the 1892 map Matanzas Creek is shown flowing through the present Rae Park.
- On the 1897 map there is indicated one parcel from Tupper to Matanzas Creek and Brown St to E St.
- On the 1897 Bird's eye view of Santa Rosa indicates a single home on the North-East corner of Brown St. and Tupper St.
- On the 1957 Sanborn maps, page 26: one home and no accessory structure is indicated at 715 Tupper St.

Northwest Information Center:

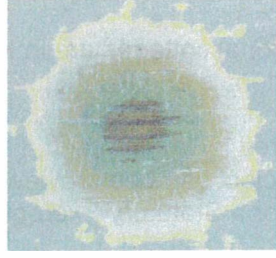
- 1879 Map: land transfer per act of Congress July 1st 1864, indicating John Hendley owned the lands south of the North Branch of Matanza Creek and west to what appears to be present day Santa Rosa Avenue.



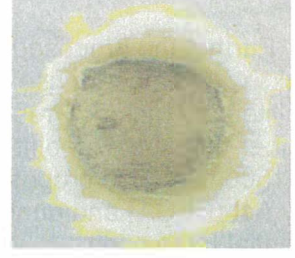
Accessory Structure



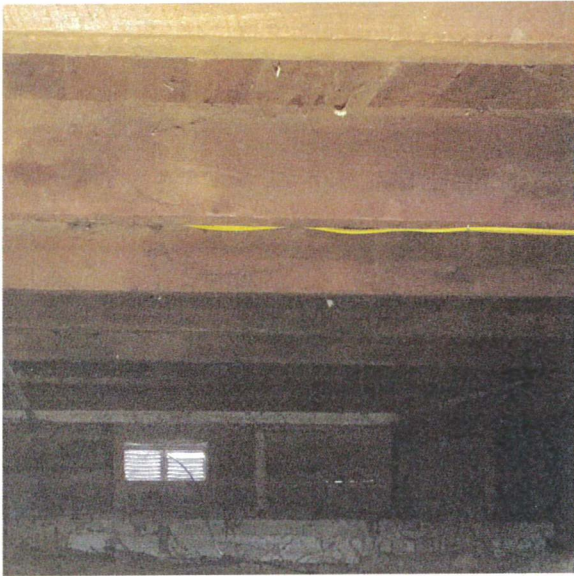
Rear Addition



Original Residence



Front Addition



Original Residence



Front Addition



Rear Addition



Front of Residence



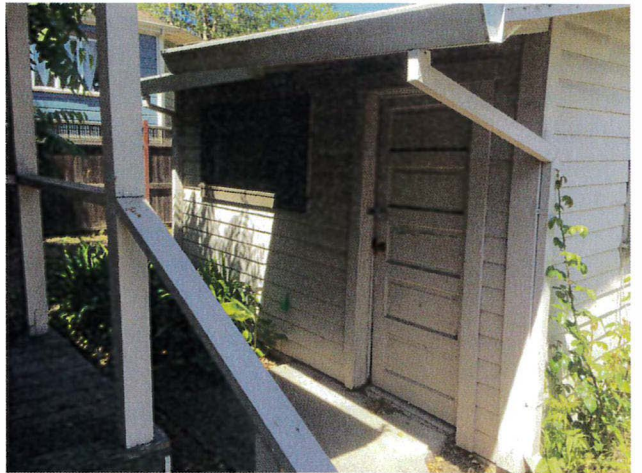
East Elevation



West Elevation



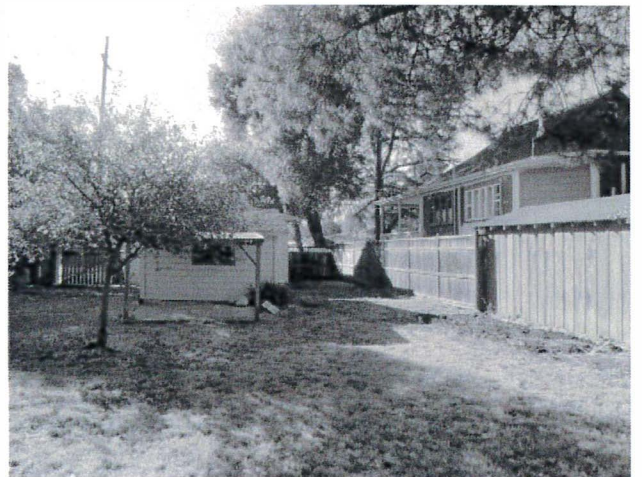
North Elevation & East Elevation



South Elevation



West Elevation



North Elevation



722 Tupper



201 South E Street



713 Tupper



645 Tupper



111 Brown



636 Tupper