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August 1, 2022

Project # 04299.00007.001

Planning and Economic Development Department
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa CA 95404

Subject: Historic Architectural Analysis of 4875 Sonoma Highway, Santa Rosa, California

Dear Amy Nicholson:

At your request, HELIX Environmental Planning, Inc. (HELIX) has prepared this summary of the revisions to the conclusions and recommendations of the historic architectural analysis presented in *43 Middle Rincon Road Project: Cultural Resources Assessment and Evaluations* (report), with an emphasis on the source materials used in the revisions to the evaluation of the Craftsman bungalow located at 4875 Sonoma Highway (subject property), as well the qualifications of the personnel involved. The section numbers cited below refer to specific sections in the report's most recent draft.

HELIX's initial draft of the report was submitted in May 2021. The architectural analyses and evaluations in this first draft were prepared by HELIX Architectural Historian Annie McCausland. Ms. McCausland's expertise includes the Secretary of the Interior's Standards for the Treatment of Historic Properties, archival research, historic contexts, significance evaluations, and historic district documentation. She has completed numerous studies for residential, agricultural, military, rural, commercial, and industrial properties across California. She has prepared numerous technical reports including Historical Resources Evaluation Reports (HRER), Historic Property Survey Reports (HPSR), Historic Building Assessment Reports, Rehabilitation Reports, and Cultural Resources Phase I and II Reports to satisfy compliance requirements under National Historic Preservation Act (NHPA) Section 106, California Environmental Quality Act (CEQA), and local government preservation ordinances. Ms. McCausland has worked extensively under the California Department of Transportation (Caltrans) Districts 5 and 8, as well as the U.S. Army Corps of Engineers, Bureau of Land Management, and the Bureau of Reclamation, as well as many local governments. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History.

Using standard National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria, Ms. McCausland recommended that the subject property appeared to be significant under Criteria B/2 (association with the lives of persons important to local, California or national history) because of its association with Anselmo Baldi, and Criteria C/3 (embodies the distinctive characteristics

of a type, period, region or method of construction or represents the work of a master) because of its design and workmanship; she also concluded that it appeared to qualify as a local City of Santa Rosa (City) Landmark. However, this initial evaluation was made without the benefit of the City's historic context statement and survey, which includes eligibility standards as well as examples of properties that meet those standards.

A second draft of the report with revisions by HELIX Senior Architectural Historian Debi Howell-Ardila was submitted in October 2021. Ms. Howell-Ardila is an architectural historian and historic preservation professional with 15 years of experience in environmental compliance, historic resource assessments, surveys, and documentation. She has extensive experience in researching and writing about architectural history, as well as applying federal, state, and local regulatory frameworks to the built environment. Ms. Howell-Ardila's project experience has included oversight and completion of a variety of project types, including Secretary of the Interior's Standards project review, preparation of environmental compliance studies, federal and local landmark nominations, Mills Act applications, and Historic American Buildings Survey documentation. She has conducted site investigations and led historic resource surveys and evaluations throughout California and has developed particular expertise for Northern California and Bay Area architecture. Her experience includes preparation of environmental compliance studies and documentation in support of the CEQA and contributions to studies in support of the National Environmental Policy Act (NEPA) and the NHPA. Ms. Howell-Ardila meets and exceeds the U.S. Secretary of the Interior's Professional Qualifications Standards for Architectural History and History.

As she compiled the report's second draft, Ms. Howell-Ardila took a closer look at the specific characteristics of the subject property and compared it with similar, locally designated resources and districts in Santa Rosa. She incorporated the City's own eligibility standards for early twentieth-century residential properties (Section 2.3) as defined by the City of Santa Rosa and Anne Bloomfield's 1989 report *Cultural Heritage Survey of the City of Santa Rosa, California*, or CHS (City of Santa Rosa 1989). The CHS report was unavailable to Ms. McCausland when she conducted her initial analysis. It provides a framework and manual for determining significance of individual properties and is therefore a critical part of the determination of significance for properties in Santa Rosa, where Craftsman bungalows are ubiquitous. The CHS noted that half of the homes in Santa Rosa dating to the 1920s are:

typical California bungalows: small and low, with gently-pitched roofs, wide windows, and rafter ends exposed in overhanging eaves, often with gable vents and/or tapered porch posts. Siding may be weatherboard, stucco, or shingles. Some houses have bases and/or porches of clinker brick, river rocks, or the local basalt blocks (City of Santa Rosa 1989:7).

As a result of the CHS survey, dozens of eligible individual landmarks and eight historic preservation districts were identified and documented. However, the CHS sets a high bar for significance - for residential architecture it notes:

Only a few Santa Rosa houses appear eligible for individual listing in the National Register; most are significant only as members of a group or district. Individual houses may appear eligible for separate listing either under Criterion B, persons, or under Criterion C, architecture. Examples of architecturally significant houses include the three stone bungalows at 114 Pierce, 1558 Sebastopol Road, and 4818 Kieran Court, the log bungalow on 5910 Channel, the Italianate

Runyan-Metzger house at 535 B Street, and the Italianate/Stick Marshall house at 835 Second Street (City of Santa Rosa 1989: 9).

A key component of the CHS that is relevant to the current project is the study's specific eligibility standards, which are defined according to property type, era of construction, and style. These standards were not known to Ms. McCausland when she contributed to the report's initial draft. Regarding Criterion B/2, the CHS states:

Houses are significant under Criterion B if they were the principal residences of persons important in Santa Rosa's civic, economic, or cultural life. These resources overlap into the institutional, commercial and industrial contexts, but the buildings themselves appear to belong in this residential context. The most notable example is Mableton, the residence of Mark L. McDonald who brought the Southern Pacific Railroad to Santa Rosa, developed a water works and delivery system, created a major street railway, and developed the city's perennially first-class subdivision.

Other examples include Corrick House, whose original owner-resident founded Corrick's, the only historic downtown business still owned and managed by the original owner's family; 952 Sonoma Avenue, the house of Herbert Snyder who lived there his entire 40 years of service as the elected and re-elected County Recorder; and at 2445 Sunrise, the house of Thomas Proctor, third generation Santa Rosa businessman and developer of Proctor Heights. (City of Santa Rosa 1989: 9-10)

Without benefit of the CHS report, Ms. McCausland mistakenly thought that the importance of the Baldi family in local history was great enough to confer significance under Criterion B/2. While working on the report's second draft Ms. Howell-Ardila found that the subject property and the Baldi family are not described in the survey's historical overview or in any of the five historic contexts described in the CHS, nor is the property included in the CHS's list of significant sites. She therefore recommended that the subject property did not reach the level of significance under Criterion B/2.

Ms. McCausland had previously recommended that the subject property also satisfied Criterion C/3 without realizing that it is a relatively modest, altered example by the City's standards. The CHS states that for residential properties built between 1837 and 1946 a house should be:

an excellent and ornate example of a particular style, or it should have been the home of one or more persons significant in the history of Santa Rosa's development: economic, physical, governmental, or some other category. The eligible house should retain a good degree of integrity of design, setting, materials, workmanship, feeling, and association. (City of Santa Rosa 1989: 10)

To address Criterion C/3 in the report's second draft, Ms. Howell-Ardila referred to the following photographs of designated Craftsman bungalows in Santa Rosa (Photographs 1 through 6) for comparison with the subject property (Photograph 7). She noted that although they share the general construction era and architectural style of the subject property, they are generally in better condition, less altered with higher degrees of integrity, and better examples of the Craftsman style and character-defining features than the residence at 4875 Sonoma Highway (Section 2.3.3).

Photographs 1 & 2. Designated Craftsman Bungalows in Santa Rosa; top, 228 Olive St. (1923, individually eligible and contributor to Olive Park District); bottom, 416 Lincoln St. (1923, contributor to St. Rose District).



Photographs 3 & 4. Designated/eligible Craftsman Bungalows in Santa Rosa; top, 400 Lincoln St. (1925, contributor to St. Rose District); bottom, 225 Orange St. (1896, contributor to Olive Park District).



Photographs 5 & 6. Designated Craftsman Bungalows in Santa Rosa; top, 216 Orange St. (1916, individually eligible and contributor to Olive Park District); bottom, 509 Orchard St. (1915, individually eligible and contributor to Cherry Street District).



Photograph 7. The subject property at 4875 Sonoma Highway.



By comparing the subject property to these designated Craftsman bungalows, Ms. Howell-Ardila found that the residence at 4875 Sonoma Highway is an unexceptional example of a ubiquitous property type and style in Santa Rosa and does not feature the expected well-designed character-defining features of the Craftsman style in the City, as described in the CHS, that would allow it to satisfy Criterion C/3 or qualify as a City Landmark. She also argued that since the former Baldi market on the adjacent parcel has since been replaced with a 7-Eleven store, the home site no longer retains integrity of setting, feeling and association that would confer NRHP, CRHR, or Landmark eligibility (Section 9.1). Therefore, after considering the City's eligibility standards and examining photographs of Craftsman bungalows that are individually significant and eligible as contributors to one of the City's eight historic preservation districts, Ms. Howell-Ardila concluded that the subject property fails to meet any of the NRHP, CRHR, or City of Santa Rosa Landmark significance criteria (Section 9.1).

In April 2022, HELIX Senior Architectural Historian Teri Delcamp contributed to a third draft of the report. Ms. Delcamp is a historian, architectural historian and historic preservation planning professional with over 30 years of experience in environmental compliance and historic preservation planning, including historic resource assessments, surveys, historic site and district documentation and nominations, Secretary of the Interior's Standards project review, environmental documents and management of historic preservation and rehabilitation projects. She has extensive experience in archival research and writing about California's history and architectural history. Ms. Delcamp has applied federal, state and various local regulatory frameworks in preparation of and contributions to numerous NHPA Section 106 and CEQA studies and documents. She has also managed historic preservation programs as qualified staff for several Certified Local Governments in Southern California and developed and administered Mills Act programs. Ms. Delcamp meets and exceeds the U.S. Secretary of the Interior's Professional Qualifications Standards for Architectural History and History.

Ms. Delcamp's contribution included a finer-grained architectural description of the subject property and revisions to the report that elaborated on the importance and relationship of the City's historic context statement and survey to the property's significance evaluation (Sections 2.3.3 and 9.1). Again, *Cultural Heritage Survey of the City of Santa Rosa, California* was used as the primary data source. Ms. Delcamp concluded that Ms. Howell-Ardila's recommendations that the subject property fails to meet

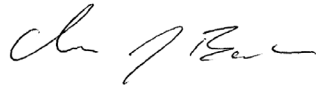
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any of the NRHP, CRHR, or City of Santa Rosa Landmark significance criteria were valid and substantiated.

Please let me know if HELIX can provide any additional information.

Sincerely,



Clarus J. Backes, RPA
Cultural Resources Group Manager

REFERENCES

Anderson, Roy. 2001. Processing Review Procedures for Owners of Historic Properties. Cultural Heritage Board of the City of Santa Rosa. Adopted by City Council Resolution No. 24694 on January 9, 2001.

City of Santa Rosa and Anne Bloomfield. 1989. "Cultural Heritage Survey of the City of Santa Rosa, California." On file with HELIX Environmental Planning, Inc.