



ARTISAN-ARCHITECTURE

Historic Resource Survey

8/26/2016

Property:

**120 Fifth Street
Santa Rosa, California 95401**

**for
Greg Clark**

By

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Introduction

This report presents the results of a historic property survey for 120 Fifth Street, Santa Rosa, Sonoma County, California 95401, APN 010-074-001-000. An extensive remodel to the building is being proposed that would add three stories and repurpose the former movie theater into mixed commercial/residential use. The purpose of this study is to satisfy a City of Santa Rosa Community Development Department permitting requirement.

Summary of Findings

The building in its current configuration has been by turns a movie theater, an auto repair business, a warehouse, a hot tub spa, and a nightclub/music venue. Each of these incarnations has entailed interior and exterior remodeling.

The property is currently considered a non-contributor to a local historic district,¹ and as such has a lower threshold for allowable exterior changes; however, its status within a Historic District obliges that new design and construction maintain a complementary and harmonious design in accordance with district guidelines or as approved by the Cultural Heritage Board. Cultural Heritage Board-approved design LMA14-003 has not been executed yet but has been approved and the entitlement is continued.

Methods

This study consisted of background research and a physical survey. Background research was conducted at the following facilities:

- City of Santa Rosa Community Development Department: Historical survey reports
- Sonoma County Public Library History Annex
- Sonoma County Recorder's Office
- Digital archives online

A field survey was conducted on July 6, 2016. The exterior and interior of the building and grounds were inspected and photographed with particular attention to historical modifications of the structure, parcel, and environs.

Survey Area

The 0.18-acre parcel is located on level terrain at approximately 155 feet above sea level within the Railroad Square Historic District. It is located on a corner parcel between Wilson street to the west and Davis Street to the east, one block west of US 101, and one block east of the historic Northwestern Pacific Railroad depot and right of way. Situated within an urban setting, the parcel is entirely filled with the building.

¹ But see discussion below

The Building

One-Twenty Fifth Street is a one-story, five bay stucco-clad reinforced concrete commercial building, rectangular in plan, with a flat roof. The building sits on the corner of Fifth and Davis streets with a main entrance at the northeast corner of the building. Festooned escutcheons adorn the east façade under a parapet; the north façade is undecorated. A secondary entry door is centered under the east façade parapet. Each of the five bays is subdivided into four panels. Panels within the three south-most bays are opaque. The remaining panels contain fixed vertical windows flanking the main door on the east and north façades. The windows in the corner bays are topped by rectangular recesses, possibly formerly functioning as recessed marquees. Modest Deco elements such as stepped wooden window frames evoke the 1920s era of construction. Semi-circular exterior light cans punctuate the east façade. The greater detail of this façade may indicate that this was the original theater box office window or main entrance to the theater. The current recessed main entrance is centered on the Davis/Fifth Street corner. A third door accesses the north façade to the west of the main entrance. This door may be a relic of the former grocery store.

HISTORIC CONTEXT

The City of Santa Rosa

The town of Santa Rosa was established in 1852 on 70 acres acquired from Julio Carrillo.² In 1854 Santa Rosa became the county seat, and by 1857 had 300 or so residents. The population increased tenfold³ with the coming of the railroad in 1870.⁴

As the town outgrew its original 70 acres, surrounding farms and ranches were subdivided into ‘additions’, beginning as early as 1855. In 1870, anticipating the arrival of the railroad, local pioneers and businessmen J.P. Clark and John F. Boyce subdivided a portion of their real estate holdings to make the 56 ½-acre Clark’s Addition and (west of Santa Rosa Creek) Boyce’s Addition. Clark owned a livery and a stage line, built the town’s racetrack, and was elected mayor in 1880. Boyce was Santa Rosa’s first physician and was civically active, having been one of Santa Rosa’s first town trustees.⁵

Railroad Square Historic District

The 11.5-block Railroad Square Historic District was so designated by City of Santa Rosa Resolution 13572 on November 21, 1978 and was listed on the National Register of Historic Places in 1979.⁶ It sits within the 1870 Clark’s Addition and portions of the Boyce Addition just west of the original town boundary. Clark’s Addition was laid out into 177 forty-foot by one hundred-foot lots with several much larger parcels at the north and west extremities (see Appendix 3). The larger lots were subsequently subdivided by their purchasers.

² Munro-Fraser 1880

³ City of Santa Rosa 2009

⁴ LeBaron 1985

⁵ Op.cit. :36

⁶ National Park Service 1979

All lots in Clark's Addition were sold by the time the San Francisco and North Pacific Railroad arrived in 1870.⁷ The parcels that would become 120 Fifth Street were located on two lots in Block 11.

Block 11

The San Francisco and North Pacific Railroad, Santa Rosa's three streetcar lines, and later, the Petaluma and Santa Rosa interurban, all met at the depot at the foot of Fourth Street. Early structures in Block 11 were largely utilitarian to serve needs associated with transportation, such as storage buildings and stables. By 1893 commercial brick buildings holding small shops lined Fourth and Wilson streets; residences occupied Fifth Street (see Appendix: Sanborn Maps). The La Rose Hotel arrived in 1907 to anchor the northwest corner of the block at Fifth and Wilson.

Title History

Residences occupied the subject parcel in the early years. John and Lorena Swank lived at 132 Fifth Street in 1900. John Swank was a saloon wholesaler from Ohio whose business appears to have been conducted from his house.⁸ He and Lorena had moved to Ellis Street by 1910.⁹ William Barnes, a farmer who lived on King Street, then acquired the property, likely as an investment.¹⁰ Barnes financed the sale of the two lots for \$6,000 on March 1, 1923.¹¹ The purchasers, Urban and Annette Hutchings, turned it over again in October when they sold the property to AH (Arideo Henry) and Daniele Tocchini for \$10 and the assumption of Barnes' mortgage.¹²



Findagrave/Ancestry

Daniele Tocchini

Born in Tuscany in 1890, Daniele Tocchini immigrated to San Francisco with his parents in 1903. His father Federico came to the US with mother Dorotea, brother Armando, and Daniele, and \$60. They were preceded to the United States in 1890 by Daniel's brothers Giuseppe (Joseph), Aristide, and Arideo (Henry).¹³ After settling in Santa Rosa, Federico and Dorotea became retail grocers, followed by their sons.¹⁴

The entire family lived in Santa Rosa's old Italian neighborhood, now the city West End Historic District. Armando lived on Hewitt Street in 1920.¹⁵ Henry

⁷ LeBaron 18-985:42. The name was later changed to the Northwestern Pacific Railroad (NWP).

⁸ Sanborn Map 1908:4. The structure at the south end of Lot 61 is designated "S" for Store.

⁹ Polk's Directory 1908:154. Ellis Street was a casualty of US 101 construction.

¹⁰ 1892 SR Block Book, Page 49

¹¹ Sonoma County Recorder 1923 Official Records Book 42/61

¹² Sonoma County Recorder 1923 Official Records Book 42/61

¹³ US Census 1910:167:13B

¹⁴ Ancestry.com 2010. Federico was described a "countryman" in his 1903 immigration papers. Giuseppe (Joseph) stayed in San Francisco working as an "expressman" (US Census 1900). Daniele worked for a time at the Santa Rosa Woolen Mills (Santa Rosa Directory 1905:134); Arideo and Armindo were curriers at Levin Brothers Tannery (Santa Rosa Directory 1911:98), then employees at the California Fruit Cannery Association (Santa Rosa Directory 1913:142)

¹⁵ US Census 1920: 10/4B

(Arideo), his wife Assunta, and their son Daniel lived at 750 Davis Street. Daniele and family lived at on Decker Street in 1916, then built a house at

Ninth and Davis streets.¹⁶

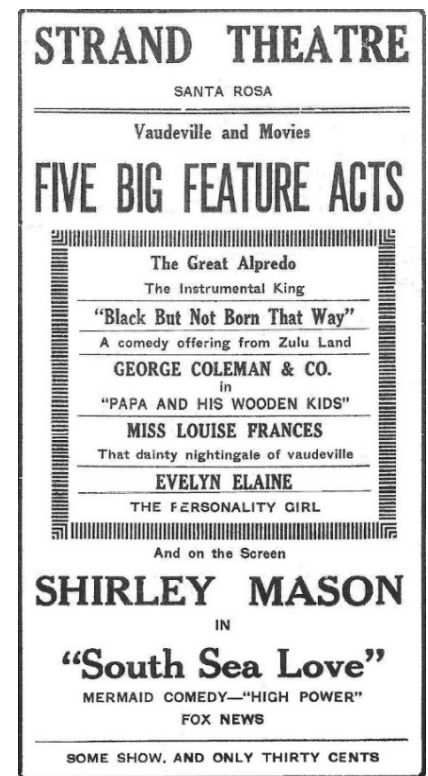
All the Tocchinis were active in real estate, both in town and throughout the county. Daniel Tocchini and his brother bought the Lots 60 and 61 to develop commercially in the increasingly mercantile neighborhood. The Tocchinis paid off the mortgage to William Barnes with a new mortgage acquired from the Bank of Italy in October 1923.¹⁷ They commissioned a reinforced concrete building from contractor Walter L. Proctor at a cost of \$50,000.¹⁸

Five hundred would-be movie goers were turned away from the sellout crowd on the Strand Theatre's opening night on January 24, 1924. The feature was Tom Mix starring in *The Lone Ranger*.¹⁹ The entertainment bill after the opening night Tom Mix premier offered a movie plus "Five Big Feature Acts", among which were period entertainment artifacts "Black But Not Born That Way", "a comedy offering from Zulu Land".²⁰ In addition to the theater, the portion of the new building on Lot 60 contained a candy store and a market. The Tocchinis built the structure and probably operated the candy store and grocery, but the theater was initially owned by United Theaters, which company encouraged its construction in Santa Rosa.²¹ The theater was initially managed by John E. Triguero.²²

Two other theaters preceded the opening of the Strand, the Cline Theatre at 5th and B Streets, a vaudeville house built in 1916, and the G and S Theatre on B Street near Ross Street that opened less than two weeks before the Strand. The Cline came to incorporate movies with live shows and was renamed the Roxy in 1946.²³ The G and S became the California Theater, enduring as a movie venue until its removal to build the Santa Rosa Plaza shopping mall in 1979.

The Tocchinis involvement in the theater and grocery business appear to have been relatively short-lived. Perhaps the theater did not survive after the conversion of other movie venues to "talkie" technology; perhaps the Depression economy did it in.

Although they ultimately left the Railroad Square neighborhood, the Tocchini family stayed involved in movie theaters. Descendants of Daniele



Playbill, Santa Rosa Press Democrat 1924c

¹⁶ US Department of Justice 1916

¹⁷ Sonoma County Recorder 1923

¹⁸ Santa Rosa Press Democrat 1924a

¹⁹ Santa Rosa Press Democrat 1924 a and 1924 b

²⁰ Santa Rosa Press Democrat 1924c

²¹ Santa Rosa Press Democrat 1924b

²² Press Democrat Directory 1924:245

²³ LeBaron 1993

and Arideo founded North American Cinemas, operating theaters in Sonoma County and throughout California.²⁴ Daniele Tocchini died in 1974 and is buried in Santa Rosa.

Depictions of the Strand theatre have not survived but some of the subsequent occupant businesses can be found in local directories. The 1938 Santa Rosa Directory shows the Santa Rosa Athletic Club at 309 Davis St.²⁵ and the Rainier-Tacoma Distributing Co. beer distributor at 130 Fifth.²⁶ The athletic club/boxing arena on Lot 61 was accessed through the warehouse via an entrance on Davis Street. A ca. 1950s map shows an auto body shop on the corner lot and the “Revival Center” in the location of the former boxing arena. The building at 309 Davis Street is called the Strand Theater Building/Revival Center in the 1953 Santa Rosa Directory.

Construction History

Daniel and Henry Tocchini commissioned the concrete building at the corner of Fifth and Davis streets from builder W.L. Proctor in 1923. Construction was legally completed on January 28, 1924,²⁷ but as discussed previously, it was opened for business four days before.

The theater building on Lot 61 was originally separate from the adjoining grocery and candy store on Lot 60. The two lots continued to hold separate businesses into the 1950s (see Appendix 4. Sanborn Maps). A building permit notation on file at the Sonoma County Library History Annex indicated that Dan Tocchini made unspecified “alterations” worth \$1,500 on the building in 1927.²⁸ Dan Peterson cited “extensive” 1978 remodeling in his Railroad Square National Register nomination. Those renovations were likely done for the hot tub spa that opened there at that time.

Contributor Status

Although the 1923 structure has been remodeled and repurposed many times, it retains its integrity of location, design, setting, and materials, and association with the Tocchini family. The Tocchini building is depicted as a non-contributor to the Railroad Square Historic District on the City of Santa Rosa’s Map *Historic Preservation District Properties* for reasons that are unclear.²⁹ Dan Peterson included the Tocchini building in his list of *Buildings and Sites of Major Focal Point* in his National Register nomination and stipulated that the Period of Significance for the District was 1888-1923, which period encompasses the build date of the structure.³⁰ The property is listed on the City of Santa Rosa Historical Properties Inventory erroneously as having been built “appears post-1945”, with a construction date of 1957. The inventory also erroneously attributes the listing to Bloomfield’s 1989 Historic Resources Survey, but cites “NR #31”, Peterson’s 1979 designation for the Tocchini Building, on the National Register Nomination form of the Railroad Square Historic District (see Appendix 5). This conflict should be resolved prior to new construction.

²⁴ Lodi News-Sentinel 2001: T-12

²⁵ R. L. Polk & Co. 1938:180

²⁶ Op.cit: 205

²⁷ Sonoma County Recorder 1924 Notice of Completion of Work

²⁸ Building Permits June 13, 1927 at Fifth & Davis

²⁹ City of Santa Rosa

³⁰ National Park Service 1979. Peterson recorded the build date as ca. 1910.

PROJECT DESIGN

Standards for Rehabilitation³¹

Design plans for properties within historic districts should follow standards established by the Secretary of the Interior (See Appendix for expanded definitions) and local standards that follow on the federal model. These standards (summarized) are to be applied in a reasonable manner, also taking into consideration economic and technical feasibility. Uses of the property should result in minimal changes to the defining characteristics of the building.

- Historic character should be retained and preserved.
- Significant changes over time should also be preserved.
- Distinctive features should be preserved.
- Deteriorated historic features should be repaired rather than replaced, whenever possible.
- Treatments that can cause damage to historic features should be avoided.
- New work should be compatible with but differentiated from the old.

The following is an excerpt from the City of Santa Rosa's 2001 *Processing Review Procedures for Owners of Historic Properties*:³²

7. For the predominant material of the addition, select a historic material, such a wooden siding or stucco, that is compatible with the historic materials of the original building. Contemporary substitute materials, such as synthetic siding, are not acceptable.

8. A Second story addition to a single story house should be subordinate in scale to the existing dwelling.

9. A second story addition should be set back from the existing building front. A ten-foot minimum setback is recommended.

District Context and Character-Defining Elements

Dan Peterson summarized the Historic District character and style in his 1979 survey:

"The District is a homogeneous mixture of building styles and construction techniques, not found elsewhere in the city, that reflect its commercial development during the railroad era, and the final onslaught of post-World War II freeway systems which effectively divided the District from the central downtown area and allowed it to retain its links with transportation systems of the past. The District maintains most of its original composition and is relatively unaltered as opposed to the rest of Santa Rosa. Only recently has remodeling and restoration begun in the Railroad Square area".³³

³¹ City of Santa Rosa nd.

³² City of Santa Rosa 2001

³³ National Park Service 1979: Section 7

Since the National Register nomination, the strongest historic fabric remains on Fourth Street toward the western end to Railroad Square. The most striking buildings in the district are the basalt stone Railway Express Agency Building (Circa 1915), the La Rose Hotel (1907), the Western Hotel (1903), and the Northwestern Pacific Railroad Depot (1904). This set of structures sets the tone and the character for the majority of the district.

The use of masonry, brick, stone and stucco materials and the detailing and transitions between openings and the transitions among these materials define the character about this area. Generally, door and window openings have three- to six- and up to eight-inch reveals or setbacks from the face of the building. The use of brick or stone create highly textural surfaces, and the stucco is generally finished with a heavy dash texture typical of the early twentieth century and the 1920s.

The majority of the buildings share a consistent shape, form and composition. A simple rectilinear massing, with traditional window proportions in generally symmetrical or repetitive patterns, are typical of the era (see Massing & Composition below). Some features such as lintels on arched window heads, windows boxes, awnings and other ornamentation were added after the period of significance and are not themselves historical. The vast majority of the buildings have cornices, pediments or some form or feature articulating the skyline at the top of the façades.

Railroad Square Historic District Example architectural treatments

Photos by Mark Parry



Jacobs Building south façade, 111-115 Fourth Street



La Gare Restaurant, 208 Wilson Street



Chevy's Restaurant Window 24 Fourth Street



Hotel La Rose window 308 Wilson Street

The above and following images illustrate the tendency for strong reveals and transitions between materials at door and window openings and the treatment of the building along the skyline and textured finishes as defining elements within the district.

Typical Window & door details, setbacks from facade, and material transitions:



Carlile Macy, 15 Third St.

Window Depth, Castaway & Folk,
100 Fourth St.Window Setback, 9 Fourth St.
(Depot)



Window Setback and details,
9 Fourth St. (Depot)



Western Hotel, north facade (note composition of elevation)



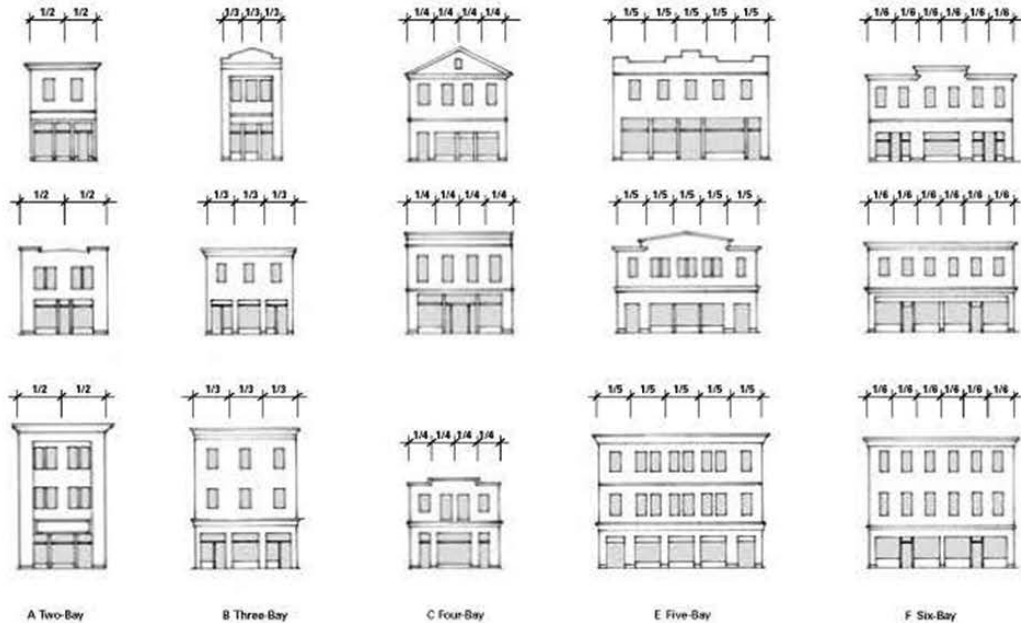
La Rose Hotel, western elevation (note façade composition, texture, door and window detailing)

ARCHITECTURAL PATTERNS :

MIXED-USE

Massing & Composition

FACADE COMPOSITION DIAGRAMS

**Massing**

Mixed-use buildings will have a variety of forms and compositions. Front facades are designed as parapet wall fronts with some form of cornice expression. The parapet may be continuous with either an articulated cornice using brackets, paneling, and shaped molding, or the top may be defined using cut or cast stone elements and accent brickwork.

Massing is typically a two- or three-story building with a tall ground floor and more vertical proportions.

Composition

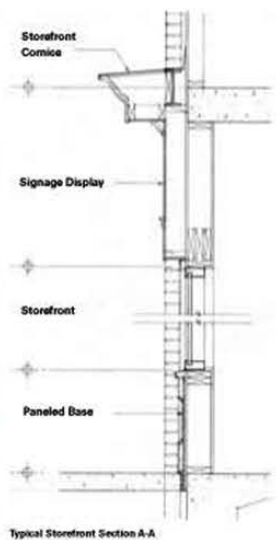
Typically, these buildings will have two- to three-bay door and window compositions with the ground floor expressed as a single storefront composition. These are

then attached to form a streetscape. Heights may vary from building to building. Larger buildings may have five- or six-bay compositions above the ground floor with varying storefront treatments on the ground floor.

Comices

The cornice is generally used as device to articulate the parapet and give the building a 'top'.

The silhouette can be straight or eccentric to create a profile against the sky, ornamentation can be simple or elaborate, the depth of the projections can be shallow or deep to modulate the shadow on the building face.



Excerpt from *Mississippi Renewal Forum* 2005

Appropriate treatment

“The vast amount of literature on the subject of additions to historic buildings [and districts] reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of the historic buildings [or districts] they address.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significant within a particular time frame. This period of significant of historic districts as well as individually-listed property may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period....”

“...a new addition to a historic building (or district) should preserve the building’s historic character.” To accomplish this and meet the Secretary of the Interior’ Standards for Rehabilitation, a new addition should:

1. Preserve significant historic materials, features and form;
2. Be compatible; and
- 3 Be differentiated from the original historic building, or buildings”³⁴

When considering additions to historic properties the following design precedence and character defining elements within the district should be addressed in new additions or changes to the structure:

1. Typical overall defining elements of historic buildings include;
 - a. Building shape, form and composition
 - b. Roof and related features
 - c. Door and window openings: proportions, detailing, material
 - d. Secondary features (projections, trim, detailing)
 - e. Surface finishes and materials
 - f. Setting and site features,
 - g. Materials and craftsmanship
 - h. Interior spaces: organization, proportions, elements, finishes

The following two treatments (A & B) are appropriate. A third treatment (C) might (at the discretion of the Cultural Heritage Board) allow this property to achieve the density specified by the City of Santa Rosa’s Zoning Code while remaining a contributor to the Historic District. The challenge to be faced in the new design is the addition of a larger scale building above the existing historic resource without setbacks of form and volumetric subordination as is outlined in district and national guidelines.

³⁴ Grimmer and Weeks 2010 pp.1-2 Brackets added.

Providing contemporary construction techniques and detailing without creating a false historicism or a glaring contrast to the historic fabric is a design challenge to be met by architects that concern themselves with honoring historic precedence. The buildings in this district reflect a design philosophy that predate the 1930's modernist philosophies promoted by the Bauhaus Architects whose ideology has dominated the twentieth century. This philosophy of the dismissal of all historic precedent or traditional contextual design elements is not compatible, nor would it be considered sensitive, as it is an anachronistic conceptual approach and not sympathetic to the 1888-1923 period of significance of the listed Railroad Square Historic District. The compositional themes of that era would take precedence over contemporary ones if a building is to contribute to the district and not contrast with it. Contrasting buildings have been approved in other instances but too many contrasting buildings erode the historic fabric and undermine the intent of the Secretary of the Interior's Standards (see Appendix).

A. Contemporary Contrasting Buildings

This treatment for additions utilizes matching shape, subordinate forms but contemporary compositions. They typically use sympathetic or matching historic materials in contemporary compositions with contemporary systems. These are generally subordinate to the predominate historic structure so as to not compete with it.

B. Compatible but Differentiated designs

This treatment utilizes historic precedence in building form and composition with sympathetic or matching contemporary materials and systems. If not carefully handled this treatment can become a form of false historicism.

C. Contemporary materials in designs reflecting historic composition, form or details.

This treatment is a more compelling alternative with the use of historic form and composition with contrasting contemporary systems and materials. The historic compositions and forms reflect precedence while the new materials create the required differentiation from original historic elements. In order for this treatment to work it must strongly and accurately reflect historic form, composition and proportioning systems. Secondary features consistent with historic proportions and detailing should accurately reflect the historic precedence or character-defining elements within the district while yet executed with contemporary materials and systems. Too much contrast detracts from the historic precedence defining the district. Yet a false historicism is created by contemporized historic systems. The balance of new materials and systems that honor or reflect historic forms and compositions can create a sympathy and cohesion within the district without forcing a false historicism on new construction.

Applicable Local Design Requirements

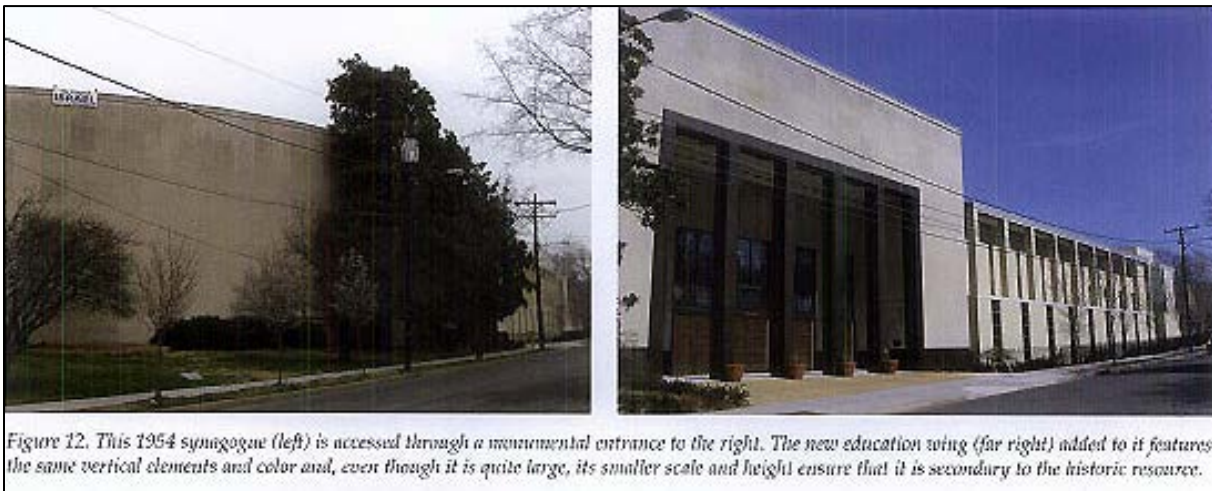
The Railroad Square Historic District has not developed any neighborhood-specific guidelines so the District is governed by the City of Santa Rosa's general design guidelines for historic properties, based on the Secretary of the Interior's Standards as delineated above. Elements of the guidelines applicable to

the current proposed project suggest that no new additions be “overpowering” and should be “as inconspicuous as possible”.

The City of Santa Rosa *Processing Review procedures for owners of historic properties* offers Design Guidelines for additions to the project residence. The following applicable procedures will be closely followed whenever possible:

- Construct additions to minimize loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- Limit the size and scale of an addition so that it does not visually overpower the original.
- Additions should be designed so that they are differentiated from the historic building. It is not necessary to duplicate exactly the form, material, style and detail of the historic building so closely that the integrity of the original building is lost or compromised.
- Design additions so that they are compatible with the historic building in mass, materials, color, proportion, and spacing. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.

Examples from Grimmer and Weeks 2010: Acceptable treatment: Compatible but differentiated



2005 Compatible but differentiated (false historicism)

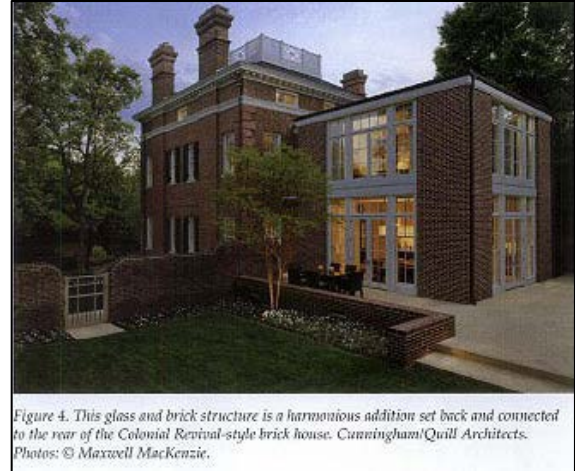


Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

Contemporary Contrasting. (note subordinate massing)



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- 1923b Deed: Hutchings et ux to Dan and AH Tocchini. Deeds 53/408, September 4, 1923.
- 1923c Quitclaim: L. Swank to Daniel and AH Tocchini. Official Records 59/18, September 4, 1923.
- 1923d Quitclaim: E. Barnes to Daniel and AH Tocchini. Official Records 59/19, September 11, 1923.
- 1924 "Notice of Completion of Work" Official Records 55/420, January 30, 1924.
- 2008 Sonoma County Assessor's Parcel Map, Book 10, Page 7.

Thompson, Robert A.

- 1877 *Historical and Descriptive Sketch of Sonoma County, California*. L.H. Everts & Co., Philadelphia.

Thompson, Thomas H.

- 1877 *New Historical Atlas of Sonoma County*. Oakland, California: Thos. H. Thompson & Co., Reprinted by Sonoma County Historical Society, 2003.

United States Census

- Anally (sic) Township* 1860
- Santa Rosa, California*. 1860, 1870, 1880, 1900, 1920, 1930
- San Francisco* 1900

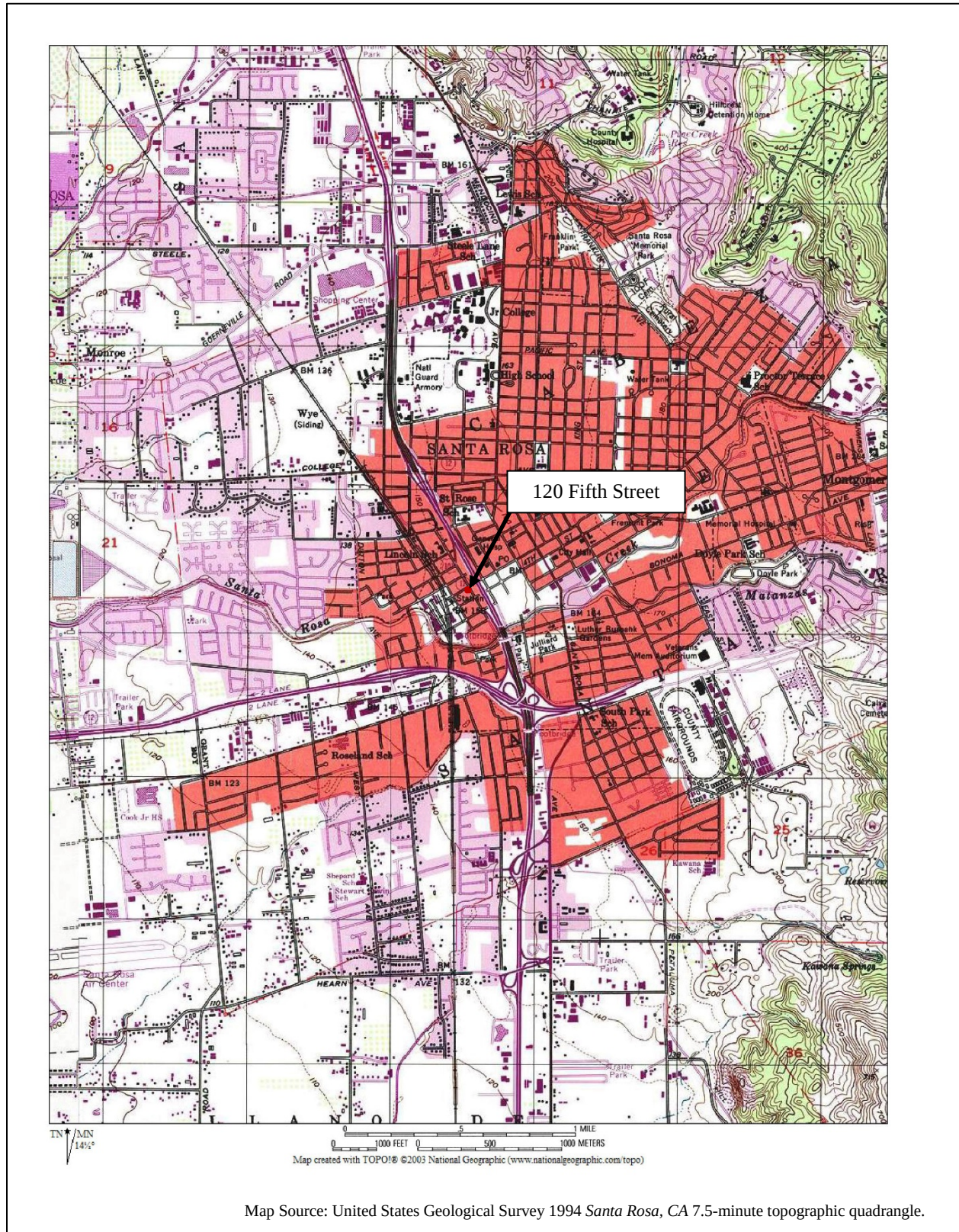
United States Geological Survey

- 1994 *Santa Rosa, CA* 7.5-minute topographic quadrangle.

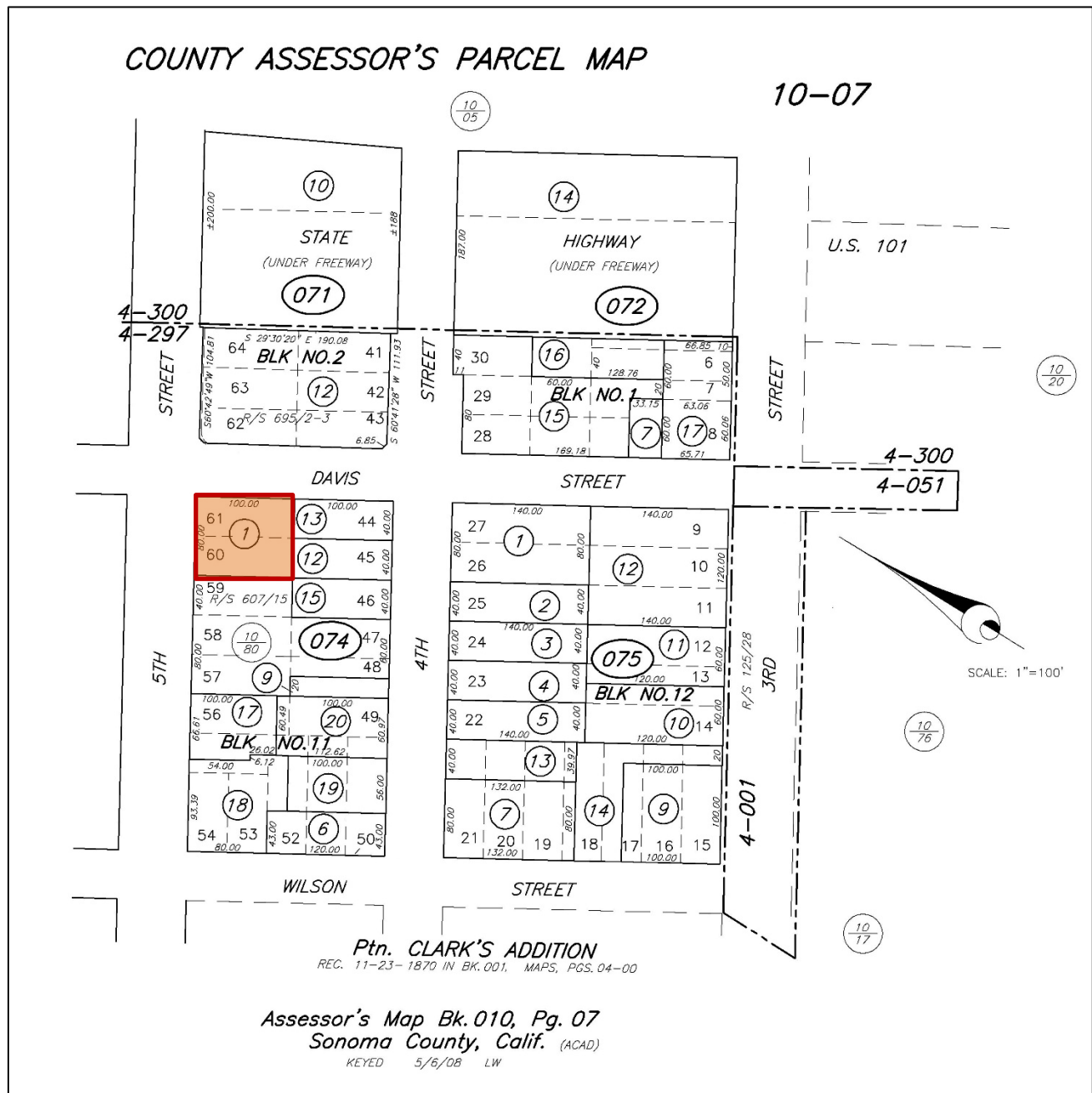
Appendices

- 1. Location Map**
- 2. Assessor's Parcel Map**
- 3. Clark's Addition Map**
- 4. Sanborn Fire Insurance Maps**
- 5. City of Santa Rosa Historical Property Inventory**
- 6. Photographs**
- 7. Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation)**
- 8. California Department of Parks and Recreation DPR 523 Forms**

1. Location Map



2. Assessor's Parcel Map

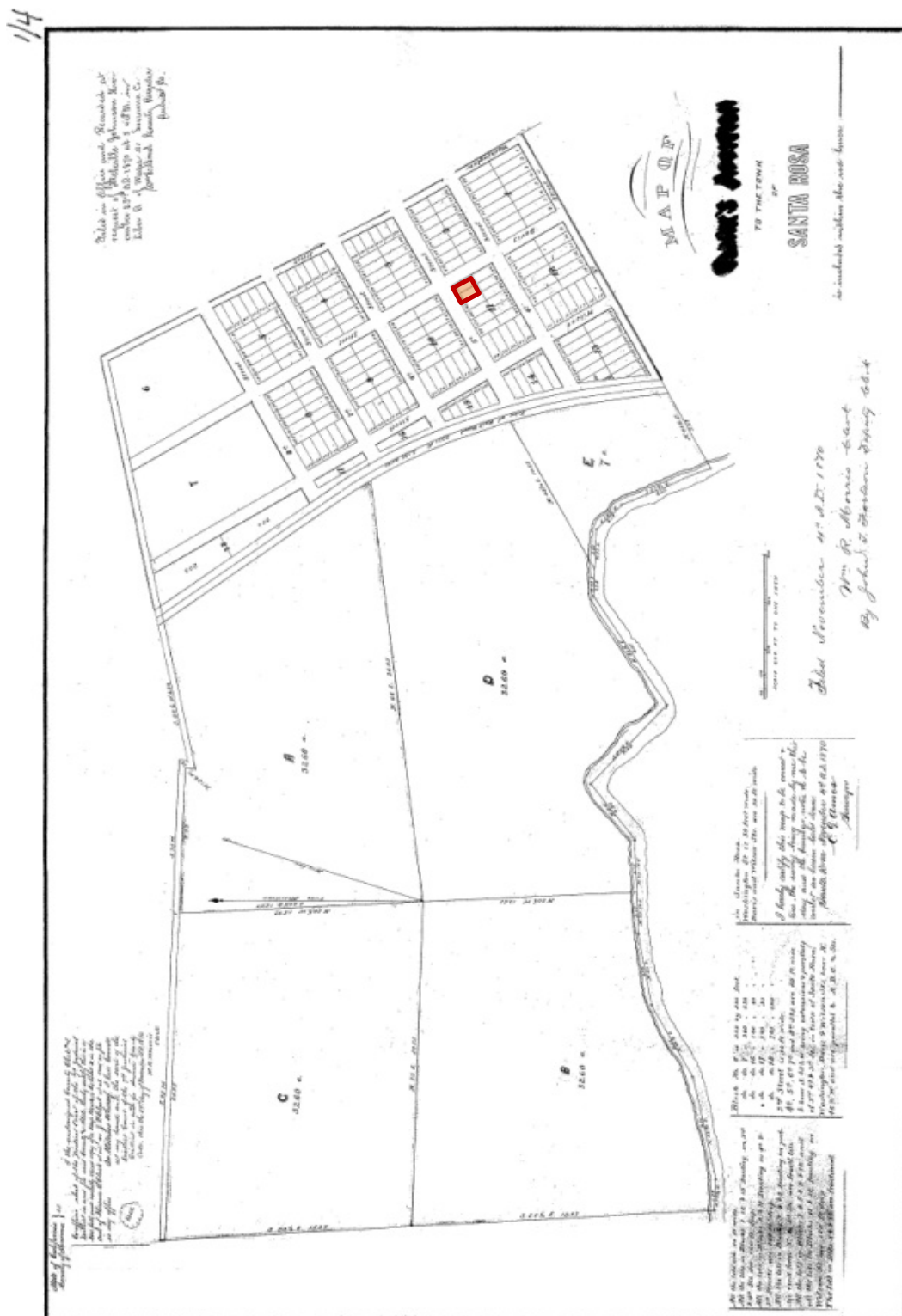


Adapted from Sonoma County Assessor's Parcel Map Book 10, Page 7



120 Fifth Street, Lots 60 and 61

3. Clark's Addition

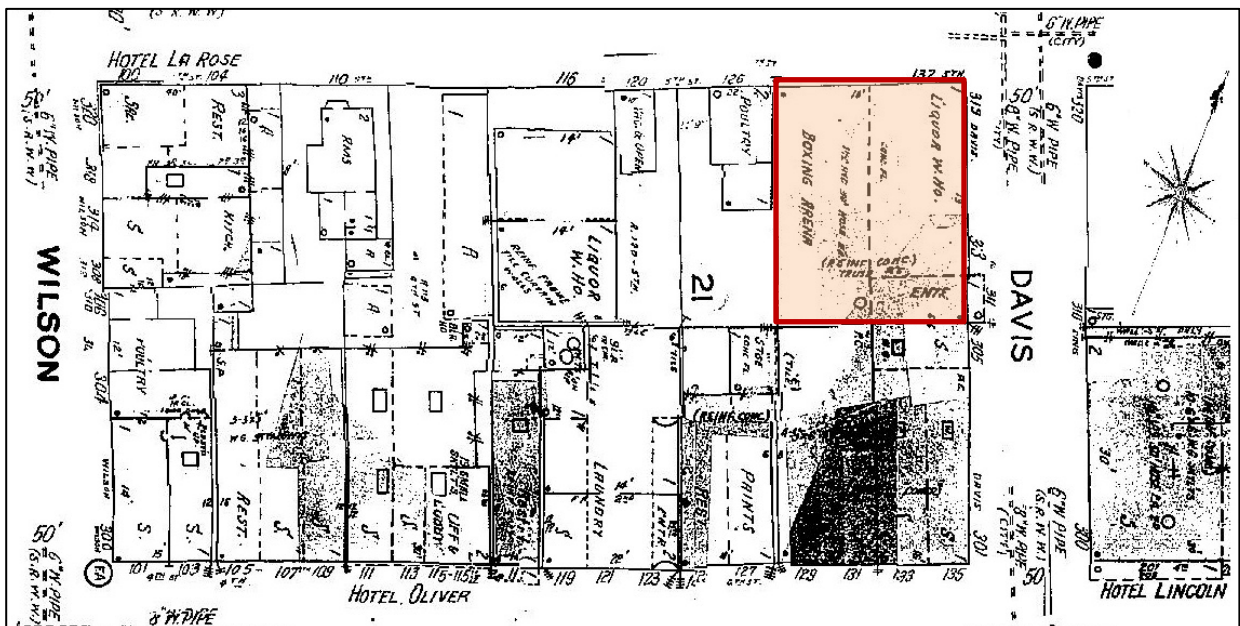


4. Sanborn Fire Insurance Maps

Construction material color key: Yellow = frame Red = brick Blue = stone or concrete



1908 residences on Lots 60 and 61 (1908 Santa Rosa, Cal., page 43)



Ca. 1938 liquor warehouse and boxing arena on Lots 60 and 61 (1908-1950 Santa Rosa, Cal., page 43)



Ca. 1950 auto body shop and Revival Center on Lots 60 and 61 (1908-1950 Santa Rosa, Cal., page 43)

5. City of Santa Rosa Historical Properties Inventory

Report: HHP0001
Page: 14

City of Santa
Historical Properties Inventory
CULTURAL HERITAGE SURVEY

Run Date: 6/30
Time: 15:40:55

Historic Name	Address	Style/Type	Construct. Date	Use Code	Parcel #	Rate ing Photo	District	Context	Designer	Alteration Memo	Survey By
	1,228 FAIR OAKS AV	1930S TRACT TYPE/HOUSE	1940 S?	0022	00911404	7	P	RES		MAY BE 50	BLOOMFIELD
	1,228 FAIR OAKS AV	APPEARS POST-1945/	1890 S?	0010	00911405	6 149/75	P	RES		REMODELED	BLOOMFIELD
	1,232 FAIR OAKS AV	QUEEN ANNE/HOUSE	1940 S	0010	00911406	7 149/74	P	RES		MAY BE 50	BLOOMFIELD
	1,310 FAIR OAKS AV	1930S TRACT TYPE/HOUSE	POST 1945	0010	00911407	NC 149/27	P	RES		MAY BE 50	BLOOMFIELD
	1,330 FAIR OAKS AV	APPEARS POST-1945/HOUSE	1940 S?	0010	00911312	7 149/73	P	RES		MAY BE 50	BLOOMFIELD
	1,370 FAIR OAKS AV	1930S TRACT TYPE/HOUSE	C. 1940	0010	00911408	7 149/12	P	RES		MAY BE 50	PETERSON BLOOM
	1,384 FAIR OAKS AV	1930S TRACT TYPE/HOUSE	1930 S?	0010	00911430	6 149/25	P	RES		MAY BE 50	BLOOMFIELD
	1,512 FAIR OAKS CT	1930S TRACT TYPE/HOUSE	1945 6PRE	0022	00912118	6 148/10	P	RES		MAY BE 50	BLOOMFIELD
	1,519 FAIR OAKS CT	PROVINCIAL/HOUSE	1930 S?	0010	00912119	6 148/11	P	RES		MAY BE 50	BLOOMFIELD
	1,559 FAIR OAKS CT	BUNGALOW/HOUSE	1930 S?	0022	00912120	6 149/26	P	RES		MAY BE 50	BLOOMFIELD
	1,574 FAIR OAKS CT	BUNGALOW/HOUSE	1930 S?	0010	00912121	6 149/25	P	RES		MAY BE 50	BLOOMFIELD
	1,582 FAIR OAKS CT	PROVINCIAL/HOUSE	1930 S?	0010	00912125	6 149/73	P	RES		MAY BE 50	BLOOMFIELD
	1,582 FAIR OAKS CT	BUNGALOW/HOUSE	1930 S?	0010	00912125	6 149/73	P	RES		MAY BE 50	BLOOMFIELD
	1,582 FAIR OAKS CT	APPEARS POST-1945/HOUSE	POST 1945	0010	00912154	NC 143/74	P	RES		REMODELED	BLOOMFIELD
	1,582 FAIR OAKS CT	APPEARS POST-1945/2-STORY HO	1940 S?	0001	00912123	NC 143/75	P	RES		OR BOO	BLOOMFIELD
	6,782 FAIRFIELD DR	1930S TRACT TYPE/HOUSE	1910 S?	0001	01612354	6 012/6FF	N	RES		IN ONGOING	PETERSON
	1,302 FIFTEENTH ST	HIP BOO/COTTAGE	C. 1885	0010	01102301	5	N	RES		REMODELED	BLOOMFIELD
	1,312 FIFTEENTH ST	BUNGALOW/2-STORY HOUSE	1970 /S	0010	01102315	NC	N	RES		QUESTIONABLE DIAGNOS	BLOOMFIELD
	1,519 FIFTEENTH ST	COLONIAL REVIVAL/HOUSE	1930 S	0021	01109408	3D	M	RES		PICTURE M	BLOOMFIELD
	1,516 FIFTEENTH ST.	BUNGALOW/HOUSE	1930 S	0021	01101034	10	M	RES		REMODELED	BLOOMFIELD
	9 FIFTH ST	BUNGALOW/HOUSE	1900	0810	01017054	NC 022/3-4	R	IND		?	BLOOMFIELD
RAILWAY EXPRESS AG/Y BLDG	101 FIFTH ST	APPEARS POST-1945/APARTMENTS	POST 1957	0050	01008703	NC	R			N.R. #4	BLOOMFIELD
	104 FIFTH ST	/		0091	01002745	NC	R			F-MANOR BE N.R. #20	BLOOMFIELD
TRUCK TRANSFER	116 FIFTH ST	INDUSTRIAL/WAREHOUSE	1910	010278	0101	01002746	NC	R			BLOOMFIELD
TOCHINI BUILDING	120 FIFTH ST	APPEARS POST-1945/	POST 1977	0213	01007401	NC	R			N.R. #51	BLOOMFIELD
	121 FIFTH ST	APPEARS POST-1945/COMMERCIAL	POST 1946	0047	01008704	NC 022/1-2	R	CM		AUTO-RELATED, 1935-47	BLOOMFIELD
BETTINI BUILDING	125 FIFTH ST	INDUSTRIAL/COMMERCIAL	POST 1946	0047	01008704	40 022/0	R	CM		USED ONS ON CORNER	BLOOMFIELD
	200 FIFTH ST	ITALIANATE/HOUSE	1841	0814	01008773	3	N	RES		PETERSON SURVEY	BLOOMFIELD
UPION BUILDING	535 FIFTH ST	ROMANESQUE/COMMERCIAL	1870 /PETE	0170	01008808	4 YES	N	CM		F-3RD FLRM RUINED BY REMODEL	BLOOMFIELD
	535 FIFTH ST	PERIOD REVIVAL/COMMERCIAL	C. 1910	A1949	0115	01004510	4	N	CM	MANY	PETERSON
	534 FIFTH ST	COMMERCIAL/COMMERCIAL	1920 S?	0110	01004419	5	N	CM		G-BRICK BA NICE HOUSE	BLOOMFIELD
ROBERTS, MARY JANE, HOUSE	539 FIFTH ST	ITALIANATE/HOUSE	1884 - 1888	0013	00905603	5 106/10	N	RES		E	BLOOMFIELD
DENTAL ARTS BUILDING	804 FIFTH ST	ART DECO/OFFICES	1953 S	0191	00905602	7 106/11	N	CM		B.P. EXISTS, NICE BLDG	BLOOMFIELD
	815 FIFTH ST	COLONIAL REVIVAL/HOUSE	1910 S?	0171	00905304	6 106/6	PP	RES		DIST. NOT ELIGIBLE	BLOOMFIELD
	835 FIFTH ST	COLONIAL REVIVAL/2-STORY HO	1910 S?	0210	00905408	6 106/5	PP	RES		DIST. NOT ELIGIBLE	BLOOMFIELD
	837 FIFTH ST	COMMERCIAL/COMMERCIAL	1950 S?	0171	00905305	7 106/17	PP	CM		DIST. NOT ELIGIBLE	BLOOMFIELD
	838 FIFTH ST	COLONIAL REVIVAL/2-STORY HO	1910 S?	0013	00905409	6 106/4	PP	RES		DIST. NOT ELIGIBLE	BLOOMFIELD
	840 FIFTH ST	COLONIAL REVIVAL/2-STORY HO	C. 1910	0010	00905410	6 106/3	PP	RES		DIST. NOT ELIGIBLE	PETERSON, BLOOM
	849 FIFTH ST	RAFTSMAN/HOUSE	1910 S?	0170	00905306	6 106/8	PP	RES		DIST. NOT ELIGIBLE	BLOOMFIELD
	1,008 FIFTH ST	BUNGALOW/HOUSE	1930 S?	0191	00910610E	6	N	RES		F7-MUCH RE DIST. NOT ELIGIBLE	BLOOMFIELD
INBOW-HOG HOUSE	1,633 FINLAY ST	/HOUSE	PRE 1946	0010	01115203	6 009/23A8	N	RES		009/24A	BLOOMFIELD
	1,638 FIRST ST	COTTAGE REVIVAL/HOUSE	1853 EST	0032	01008820	3 019/25-7	N	RES		G-ON BLOCK MOVED TO DONAHUE ST	PETERSON, BLOOM
	1,640 FLOWER AV	GENERIC (VERY BASIC)/COTTAGE	PRE 1946	0010	01008821	6	N	RES		BLOOMFIELD	BLOOMFIELD
	2, 115 FOOTHILL DR	MEDITERANEAN REVIVAL/HOUSE	PRE 1946	0010	01117110	6 009/21A	N	RES		FORMER BUN	PETERSON
FOUNTAIN GROVE ROAD BAR	1,047 FOURTEENTH ST	784N	C. 1875	0032	04005007	5 YES	N	IND			BLOOMFIELD
	1,050 FOURTEENTH ST	1930S TRACT TYPE/HOUSE	C. 1890	0010	01211413	50 JC	JC	RES		PETERSON, BLOOM	PETERSON
	1,216 FOURTEENTH ST	QUEEN ANNE/HOUSE	C. 1920	0021	01211804	5	N	RES		PETERSON	PETERSON
	1,316 FOURTEENTH ST	BUNGALOW/HOUSE	C. 1920	0010	01102504	5	N	RES			PETERSON
	1,316 FOURTEENTH ST	BUNGALOW/HOUSE	C. 1920	0010	01102510	5	N	RES			PETERSON
	1,512 FOURTEENTH ST	BUNGALOW/HOUSE	C. 1910	0010	01110107S	5	N	RES			PETERSON
NORTHEASTERN PACIFIC DEP	9 FOURTH ST	RAFTSMAN/COMMERCIAL	C. 1904	0810	01017105S	10	R	IND		EMPTY N.R. #6, 9	BLOOMFIELD

6. Photographs



120 Fifth Street, view to southwest



Marquee detail



Window detail

7. Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties allow three standards to be followed, depending on the condition of the resource:

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods; *Reconstruction* re-creates vanished or non-surviving portions of a property for interpretive purposes; *Rehabilitation* is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Secretary of the Interior's Standards for Rehabilitation of a historic property are guidelines at the national level and the basis for state and local design review standards. Elements of the standards pertinent to this project are as follows:

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
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 will 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.
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.

8. California Department of Parks and Recreation DPR 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

Resource Name: 120 Fifth Street

P1. Other Identifier: Tocchini Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Sonoma

b. USGS 7.5' Quad: Santa Rosa, CA Date: 1994 Unsectioned lands of the Rancho Cabeza de Santa Rosa; M.D.B.M.

c. Address: 120 Fifth Street City: Santa Rosa Zip: 95401

d. UTM: Zone:10; 524435mE/ 4254488mN (WGS84 datum)

e. Other Locational Data: APN 010-074-001 in the Clark's Addition filed November 23, 1870

P3a. Description: The 0.18-acre corner parcel is located on level terrain at approximately 155 feet above sea level within the Railroad Square Historic District. One-Twenty Fifth Street is a one-story, five bay stucco-clad reinforced concrete commercial building, rectangular in plan, with a flat roof. The building sits on the corner of Fifth and Davis streets with a main entrance at the northeast corner of the building. Festooned escutcheons adorn the east façade under a parapet; the north façade is undecorated. A secondary entry door is centered under the east façade parapet. Each of the five bays is subdivided into four panels. Panels within the three south-most bays are opaque. The remaining panels contain fixed vertical windows flanking the main door on the east and north façades. The windows in the corner bays are topped by rectangular recesses, possibly formerly functioning as recessed marquees. Modest Deco elements such as stepped wooden window frames evoke the 1920s era of construction; the Neo-Classical festooned parapet perhaps represented the personal taste of the Tocchini family. The current recessed main entrance is centered on the Davis/Fifth Street corner. A third door accesses the north façade to the west of the main entrance. **Continued on Page 4.**

P3b. Resource Attributes: HP10 (theater); HP 6 (1-3 story commercial building)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:

Tocchini Building, 120 Fifth Street
View to southwest. July 5, 2016

P6. Date Constructed/Age and

Sources: ☒ Historic

1923: Official Records

P7. Owner and Address:

PLC Properties 1, LP
3333 Mendocino Avenue, Ste 110
Santa Rosa, CA 95403

P8. Recorded by:

J Longfellow
J Longfellow Consulting
614 Forest Drive
Sebastopol, CA 95472

P9. Date Recorded: August 5,
2016

P10. Survey Type: Intensive

P11. Report Citation: 2016 *Historic Resource Survey & Project Evaluation for 120 Fifth Street, Santa Rosa, California 95401*. Artisan Architecture, Santa Rosa and J Longfellow Consulting, Sebastopol, California.

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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

NRHP Status Code: 2D1 (Reference Number 7000561)

Resource Name: 120 Fifth Street

- B1.** Historic Name: Tocchini Building **B2.** Common Name: Annie O's
B3. Original Use: Theater, grocery, and candy store **B4.** Present Use: Nightclub
B5. Architectural Style: Deco
B6. Construction History: (Construction date, alterations, and date of alterations)
Built 1923, completed January 24, 1924. Unspecified alterations 1927; unspecified alterations ca. 1930-1950s; remodel 1978.

- B7.** Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Walter L. Proctor

B10. Significance: Theme: Commercial development

Area: Santa Rosa, California

Period of Significance: 1923-1927

Property Type: Commercial

Applicable Criteria: a.

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Dan Peterson nominated the Railroad Square Historic District to the National Register of Historic Places in February 1979. It was subsequently listed on the National Register and was designated the *Railroad Square Historic District* by the City of Santa Rosa on April 20, 1979. Peterson included 120 Fifth Street, the Tocchini Building, as one of the "Buildings and Sites Visually Contributing to the Character of the District" (National Park Service 1979:7/2). While it is not necessary to formally evaluate an individual contributor to a Historic District, or for each District contributor to be eligible for listing on its own, the following discussion elaborates the subject property's specific significance.

Under Criterion 1, this resource is associated with early commercial expansion outside the original town limits, as well as Italian immigration to Santa Rosa. It lies within the Railroad Square Historic District and was built by an Italian grocer family who lived nearby in the traditionally Italian neighborhood that is now the West End Historic District.

Under Criterion 2, the property is not associated with important figure in local economic history; under Criterion 3, it embodies a common architectural style and possesses no high artistic value; under Criterion 4, it is unlikely to yield information important to the history of Santa Rosa, Sonoma County, or California.

The structure has lost its identity as an early twentieth century movie theatre, but 120 Fifth Street retains its integrity of location, design, materials, and its association with and setting within a historic district.

B11. Additional Resource Attributes: Contributor to a local historic district

B12. References:

National Park Service 1979 *Railroad Square District*. National Register of Historic Places Nomination Form. Prepared by Dan Peterson, AIA, Santa Rosa, California.

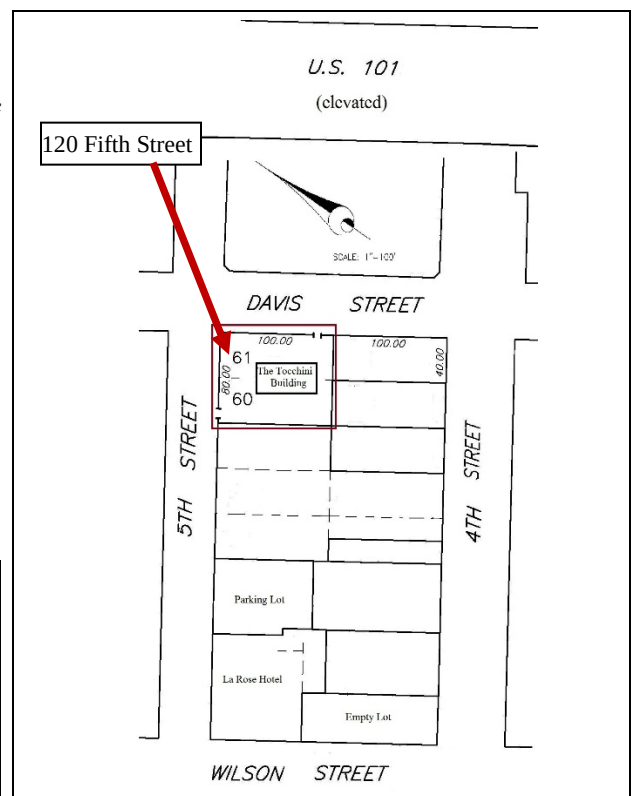
County of Sonoma 2007 *Assessor's Parcel Map Book 10/ Page 7*.

B13. Remarks:

B14. Evaluator: J Longfellow, M.A., RPA, RPH

Date of Evaluation: August 5, 2016

(This space reserved for official comments.)



Recorded by: J Longfellow

Date: August 5, 2016

☒ Continuation

☐ Update

Historic Context, continued from Page 1

As the town of Santa Rosa outgrew its original 70 acres. Surrounding farms and ranches were subdivided into ‘additions’, beginning as early as 1855. Anticipating the arrival of the railroad, local pioneer and businessman J.P. Clark subdivided a portion of his real estate holdings west of town to make Clark’s Addition. It contained the San Francico and North Western railroad depot and was laid out into 177 forty-foot by one hundred-foot lots with several much larger parcels at the north and west extremities. Clark’s Addition today is a portion of the listed Railroad Square Historic District.

The 11.5-block Railroad Square Historic District was so designated by City of Santa Rosa Resolution #13572 on November 21, 1978 and was listed on the National Register of Historic Places in 1979. What would become 120 Fifth Street was located on two lots in Block 11.

Early structures in Block 11 were largely utilitarian to serve needs associated with transportation, such as storage buildings and stables. Early on, commercial brick buildings holding small shops lined Fourth and Wilson streets; residences occupied Fifth Street. In 1923 Lots 60 and 61 of Clark’s Addition were purchased by two Italian brothers for the construction of a movie theater with an attached grocery and candy store.

AH (Arideo Henry) and Daniele Tocchini immigrated from Tuscany with their parents and siblings in 1903, and the family soon got into the grocery business. In 1923 they were encouraged by a representative of United Theaters to build the Strand Theater in the commercial district. Rival theater the G(eeott) and S(trobino) opened just two weeks before the Strand and was also built by Italian immigrants.

The theater and grocery business at the Strand appear to have been relatively short-lived. Over time the building has contained a liquor warehouse, the Santa Rosa Athletic Club, an auto body shop, something called the Revival Center, a hot tub spa, and for the last several decades, night clubs.

Recorded by: J Longfellow

Date: August 5, 2016

☒ Continuation

☐ Update

Photos



120 Fifth, view to southwest



120 Fifth Street, the Tocchini Building with detail, view to west



Trim details



Trim details

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 6 of 6

Resource Name: 120 Fifth Street

Recorded by: J Longfellow

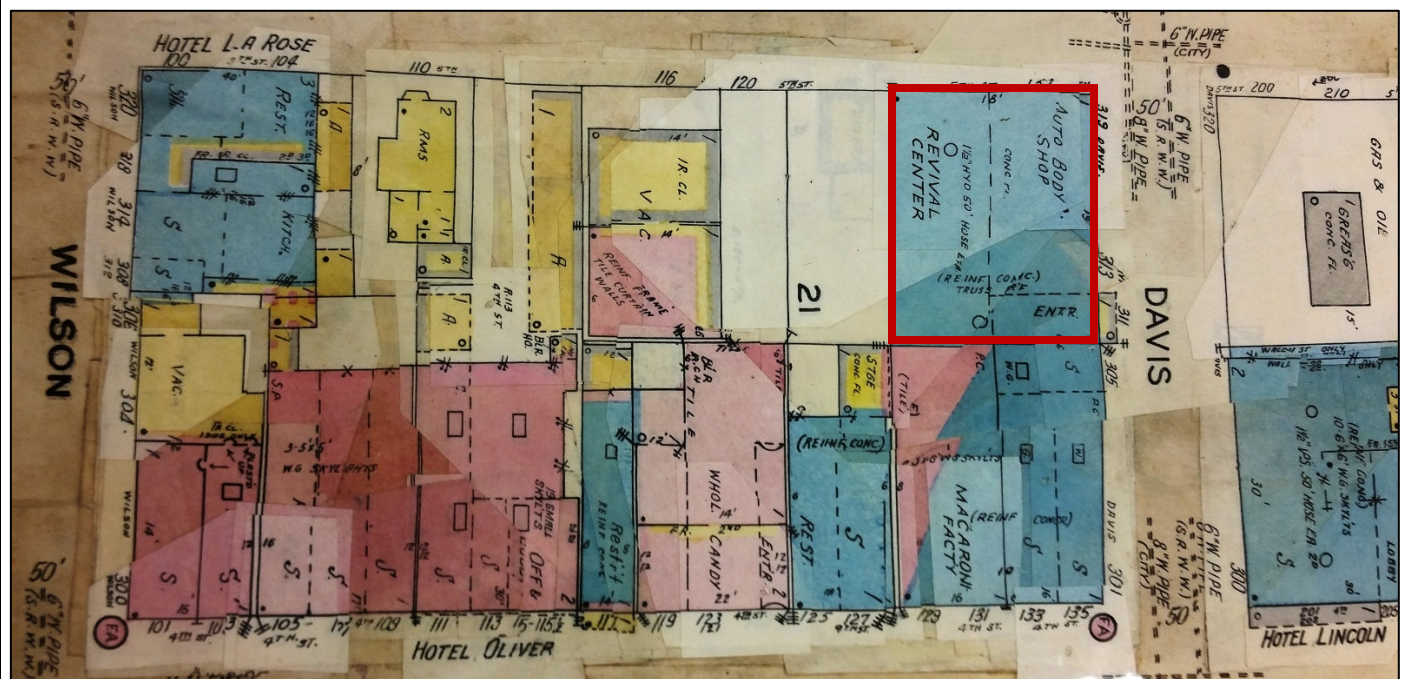
Date: August 5, 2016

☒ Continuation

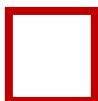
☐ Update



1908 Sanborn Map



Ca. 1950 Sanborn Map



Lots 60 and 61, now 120 Fifth Street