



Historic Property Survey and CEQA Evaluation
for
528 B Street
Santa Rosa, California 95404
(APN 010-035-022)

Prepared for:

Artisan Architecture
799 Piner Road, Suite 203
Santa Rosa, California 95401

Prepared by:

J Longfellow Consulting
614 Forest Drive
Sebastopol, CA. 95472

January 5, 2020

City of Santa Rosa
FEB 25 2020
Planning & Economic
Development Department

Introduction

This report presents the results of a historic property survey for a building at 528 B Street Santa Rosa, Sonoma County, California 95404 (APN 010-035-022). The current project proposes the demolition of the building to make way for construction of a new multi-story mixed use building. The purpose of this study is to satisfy California Environmental Quality Act (CEQA) and permitting requirements of the City of Santa Rosa Planning and Economic Development Department and the Santa Rosa Cultural Heritage Board.

Summary of Findings

The property is located within the St. Rose Historic Preservation District but is not a contributor to it. Built in 1969 and over 50 years old, a CEQA-defined historical evaluation of the building is required and is contained in this report. This report found that the property is not eligible for listing on national, state, or local historic registers.

Methods

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

- City of Santa Rosa Planning and Economic Development Department
- Sonoma County Public Library Central and History Annex
- Sonoma County Recorder's Office
- Online digital archives

A field survey was conducted on December 17, 2019. The exterior of the buildings and grounds were documented with photographs and descriptive notes.

Survey Area

The property at 528 B Street is located within a 60-foot by 140-foot parcel on level terrain on the east side of B Street that runs roughly northwest-southeast between Lincoln and First streets. The residential and commercial neighborhood is densely populated with one-to-three-story single and multiple family dwellings, and a museum.

528 B Street

The one-story office building is rectangular shaped with a built out secondary entrance in the center of the east façade. Located on the south half of a rectangular lot, it faces north, perpendicular to B Street. It is wood-framed, finished in T1-11 siding, supported on a perimeter foundation with a simple, shallow mansard roof clad in shake shingles. The main entrance is accessed via a raised-panel metal door set slightly off-center within a square covered porch. The porch roof is supported on square wooden columns and the porch floor is surfaced with stone tiles on a raised concrete slab with a shallow

concrete ramp leading east down to the asphalt parking lot. Additional matching doors are located on the east portion of the north façade, on the south façade of the east projection, and on the south façade. The symmetrical fenestration consists of four large wood-framed plate glass windows with internal muntins on the north façade. A single matching plate glass window is located on the northeast corner of the east façade. The south façade contains four identical plate glass windows without internal muntins, and the west façade contains two matching wood-framed plate glass windows with internal muntins. Other than the mansard roof shape, the only detailing consists of stacked stone facing on the corners of the building.

Landscaping includes ornamental shrubs lining the south façade, ornamental ground cover, grasses and bulbs on the west façade. A single poplar on the west between the building and the sidewalk on B Street is the only planted tree. The remainder of the space within the parcel is an asphalt-paved driveway and parking lot.

Regulatory Context

CEQA

The California Environmental Quality Act (CEQA) requires that cultural resources be considered during the environmental review process. This is accomplished by making an inventory of resources within a study area and by assessing the potential for cultural resources to be affected by development.

This cultural resources survey was designed to satisfy environmental issues specified in CEQA and its guidelines (Title 14 CCR §15064.5) by: (1) identifying all cultural resources within the project area; (2) offering a preliminary significance evaluation of the identified cultural resources; (3) assessing resource vulnerability to effects that could arise from project activities; and (4) offering suggestions designed to protect resource integrity, as warranted.

Significance Criteria

When a project might affect a cultural 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 (California Register) (Title 14 CCR, §4852) 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 on 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 retain 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. Additionally, the California Office of Historic Preservation (OHP) advocates that all historical resources over 45 years old be recorded for inclusion in the OHP filing system.¹

All locally listed properties are automatically included in the California Register if formal evaluation finds them to be eligible (PRC 5024.1 (e) (4)).² This report contains the first formal eligibility evaluation of the subject property.

HISTORIC CONTEXT

Santa Rosa

The town of Santa Rosa began on a 70-acre rectangle laid out within the 8,885-acre *Rancho Cabeza de Santa Rosa*, granted to Maria Ygnacio Lopez Carrillo in 1841. When Maria Carrillo died in early 1849 her son Julio inherited the rancho and teamed with pioneers Danish-born Feodor "Ted" Hahman and Prussian-born Berthold "Barney" Hoen to form the new town of Santa Rosa. The town was platted into 24 blocks north of Santa Rosa Creek in 1854 and almost immediately outgrew its original boundaries (see Appendix 2). The earliest extant map of Sonoma County was created in 1866, by which time the northern town limits had reached what would become Tenth Street.³

B Street

B Street was one of the original streets in Santa Rosa, extending from the Santa Rosa Creek to the town limit at 5th Street. The first Sanborn Fire Insurance Map (Sanborn) available (1885) included the areas north of 5th Street but only mapped B Street as far as 6th Street. The first depiction of a house at 528 B Street on the 1888 Sanborn shows a one-story dwelling with front bay windows and open front and back

¹ California Office of Historic Preservation 1995:2

² California Office of Historic Preservation 2005:15

³ Bowers 1866

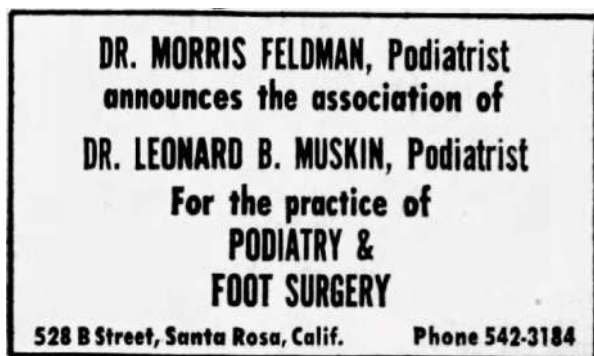
porches. It may have been built as a spec house with an identical house next door to the north at what would become 534 B Street. By 1893 the east side of the 500 block of B Street contained single family dwellings on each of the parcels. The west side of the block contained the very large Metzger parcel with a single residence and the Ursaline Convent property defined by Washington and B streets and Tenth and A streets that included a convent, a school, a church, and a rectory. Over time most of the dwellings on the east side had been replaced with small commercial buildings and a 15-unit apartment building.

The Residents

The first known owner of the property was James Monroe "Bridge" Williams, a miner turned grocer who owned two large parcels on either side of B Street. The northern parcel contained what would become 528 B Street, and its northern boundary marked the end of the 1866 town limits (see Appendix 3).⁴ In addition to real estate investing, the Santa Rosa pioneer was the first president of the town Board of Trustees and in 1866 developed Santa Rosa's first water works from the springs on the Hahman tract east of Santa Rosa.⁵ Williams' original property had been subdivided by 1888, and the first known resident at 528 B Street was Napoleon Marcill, who in 1900 was a dealer in "agricultural instruments and vehicles."⁶ The next resident was Henry Peters, an associate at A. Trembley & Co, a large carriage and blacksmith shop that took up most of the north half of Block 6 at Third and B Streets.⁷

Following the short tenure of gardener Frederick Hankel, Alfred Trembley the carriage dealer moved with his family to 528 B Street in 1915, where "Alf" lived until his death in 1928.⁸ At the end of his life he was working in real estate and insurance, having left the declining horse and carriage business by 1918.⁹ His widow Louella (Lulu) remained in the house until at least 1949.¹⁰

Between 1953 and 1968, the residents were, in order, another widow, a dentist, a student, and a music teacher (see Appendix 9). This c. 1888 house was demolished in 1969.



The current structure at 528 B Street was built by local contractor Henry Mattei in 1969 as a medical office building for podiatrist and civic leader Morris Feldman.¹¹ Feldman was active as a Mason, in B'nai Brith, and ran unsuccessfully for the City Council in

⁴ US Census 1870, 1880

⁵ Santa Rosa Press Democrat 1903:2

⁶ US Census 1900

⁷ Press Democrat Publishing Company 1905:111

⁸ Press Democrat Directory Co. 1915:149; San Francisco Examiner 1928:4

⁹ Polk 1918:115

¹⁰ Polk 1949:235

¹¹ City of Santa Rosa 1969

1978.¹² Feldman sold the building to the current owners, the Morrison Karsten Group, in 1995.¹³

Construction History

City of Santa Rosa permitting records show few changes after the 1969 construction. A sketch filed with City permitting documents indicates that the windows were changed from sliders to plate glass, the east elevation projection was added, and stone facing was removed from portions of the north façade sometime after 1988.¹⁴ In 1995 the current owners made mostly internal modifications in the change from a medical to a real estate office.¹⁵

The mansard style is ultimately derived from the Second Empire revival of a French Renaissance innovation and found its most recent popular expression in North America in the years 1940-1985. The character-defining element in both the classic and the modern version is the dual pitched hipped roof. The modern version, plainer in form than the classic rendering with its elaborate dormers piercing the steeper roof plane, comprises a simple rectangular shape with modest entry and architectural detail, along with the iconic two-angle roof. The style is “relatively inexpensive style to build...proving very popular for...small-scale commercial construction.”¹⁶ The style also has the practical advantage of hiding from view utilities placed on the top of the roof.

St. Rose Historic Preservation District

The St. Rose Historic Preservation District was established by the City in 1990. Anchored by the former St. Rose parochial school on its western edge, the 13-block district contains an eclectic collection of historic buildings spanning the years 1871 to the 1940s.¹⁷ Most of the 500 block of B Street contains contributors to the historic district, ranging from the District’s historic center, the Gothic style basalt block St. Rose of Lima Church, built in 1900 at 549 B Street (Peterson’s 553 B Street); the c 1871 Metzger House at 535 B Street; the c. 1868 Boyce house, moved to its current location in 1903; a 1906 residence at 520 B Street; and two c. 1924 apartment buildings, one at 8th and B streets and the other at 526 B Street, adjacent to this study’s property (see Appendix 8).

CEQA Evaluation

The property does not qualify for listing at the local, state, or national level.

Under Criterion 1, the historical parcel was occupied first by a c. 1888 single family residence and then by a 1969 small office building. Neither of these structures is associated with events that have made a

¹² Santa Rosa Press Democrat 1978:1

¹³ County of Sonoma 1995

¹⁴ City of Santa Rosa 1988

¹⁵ City of Santa Rosa 1995

¹⁶ McAlester 2015:692

¹⁷ St. Rose Historic District 2019

significant contribution to the broad patterns of local or regional history, or to the cultural heritage of California or the United States.

Under Criterion 2, the current building has been occupied by just two owners, a podiatrist and a real estate management company, neither of which is associated with the lives of persons important to local, California, or national history.

Under Criterion 3, the building at 528 B Street is an unremarkable iteration of a common style and does not represent the work of a master nor does it possess high artistic values.

Under Criterion 4, the property is unlikely to yield information important to the pre-history or history of the local area, California, or the nation.

Because the property does not meet the eligibility threshold for historical listing, the standards for integrity of location, design, setting, materials, workmanship, feeling, and association do not apply.

Conclusion

The proposed project at 528 B Street will affect a building that is fifty years old and therefore requires formal evaluation for historic register listing eligibility. It is the opinion of this report that because the building does not meet CEQA's significance criteria, the property does not qualify as a historic resource. Therefore, the proposed project will not have an adverse effect on cultural resources. This opinion is confined solely to adverse effects to the current structure. Proposed designs for a new structure are subject to review by the City's Design Review Board and the Cultural Heritage Board.

The discussion of appropriate design by Artisan Architecture follows this report.

References Consulted

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1854 *Santa Rosa, Sonoma County, Cal.* Map surveyed and drawn by John A. Brewster, County Surveyor of Sonoma County.

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- 1988 "Northwest Elevation." Exterior sketch on file at the Community Development Department.
- 1995 Untitled Remodel plans. July 17, 1995. Sketch on file at the Community Development Department.
- nd *Historic Preservation District Properties*. https://srcity.org/DocumentCenter/View/13894/Contributors_Non-Contributors?bidId=

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- 1918 *R. L. Polk & Co.'s Santa Rosa, Petaluma and Sonoma County Directory 1918*. R.L. Polk & Co., Oakland.
- 1929 *Polk's Santa Rosa, Petaluma and Sonoma County Directory 1929-1930*. R.L. Polk & Co. of California, San Francisco.
- 1949 *Polk's Santa Rosa (California) City Directory 1949*. R.L. Polk & Co., San Francisco.

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- 1913 *Press Democrat's Directory of Santa Rosa, Petaluma, and Sonoma County*. Press Democrat Publishing Company, Santa Rosa, California.
- 1915 *Press Democrat's Directory of Santa Rosa, Petaluma, and Sonoma County*. Press Democrat Publishing Company, Santa Rosa, California.

Press Democrat Publishing Company

- 1905 *Kingsbury Directory of Santa Rosa City and Sonoma County 1905*. Press Democrat Publishing Company, Santa Rosa, California.

Reynolds & Proctor

- 1898 *Illustrated Atlas of Sonoma County*. Reynolds & Proctor, Santa Rosa, California.

San Francisco Examiner

- 1928 "Trembley." Death Notice. January 23, 1928.

Santa Rosa Press Democrat

- 1903 "Final Summons for Old Pioneer James Monroe Williams." December 4, 1903.
- 1970 "Dr. Morris Feldman, Podiatrist announces the association of Dr. Leonard B. Muskin..." September 8, 1970.

1978 "Wilhelm, Healy win; Jones out," April 12, 1978.

St. Rose Historic District

2019 "Our Neighborhood." <https://strosedistrict.org/>

Thompson, Thomas H.

1877 *Historical Atlas Map of Sonoma County, California*. Thomas H. Thompson, and Company, Oakland, California.

United States Geological Survey

1995 *Santa Rosa, CA*. 7.5' topographic map.

United States Bureau of the Census

1870 *Santa Rosa, California*.

1880 *Santa Rosa, California*.

1900 *Santa Rosa, California*.

1910 *Santa Rosa, California*.

1920 *Santa Rosa, California*.

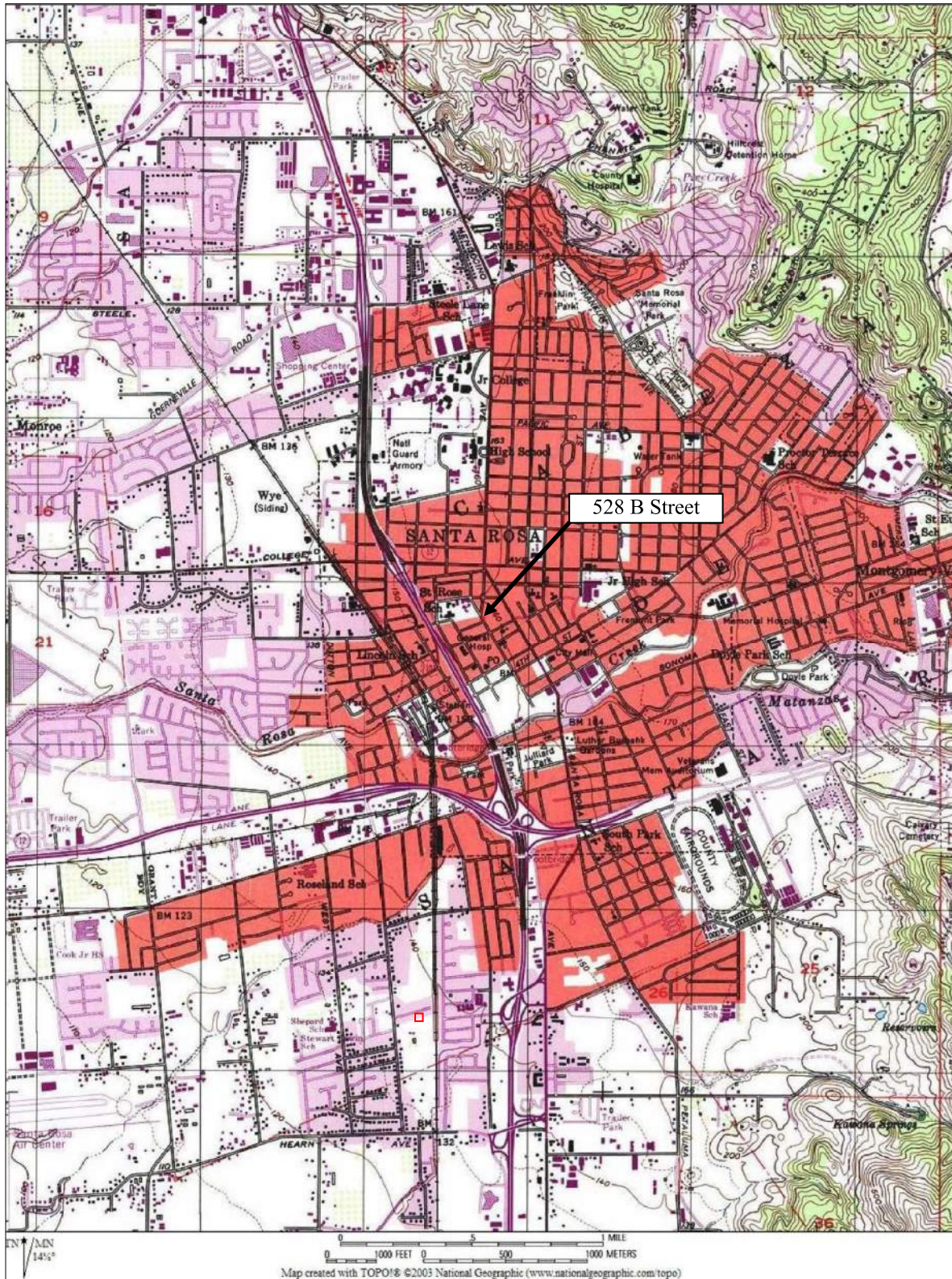
1930 *Santa Rosa California*.

1940 *Santa Rosa, California*

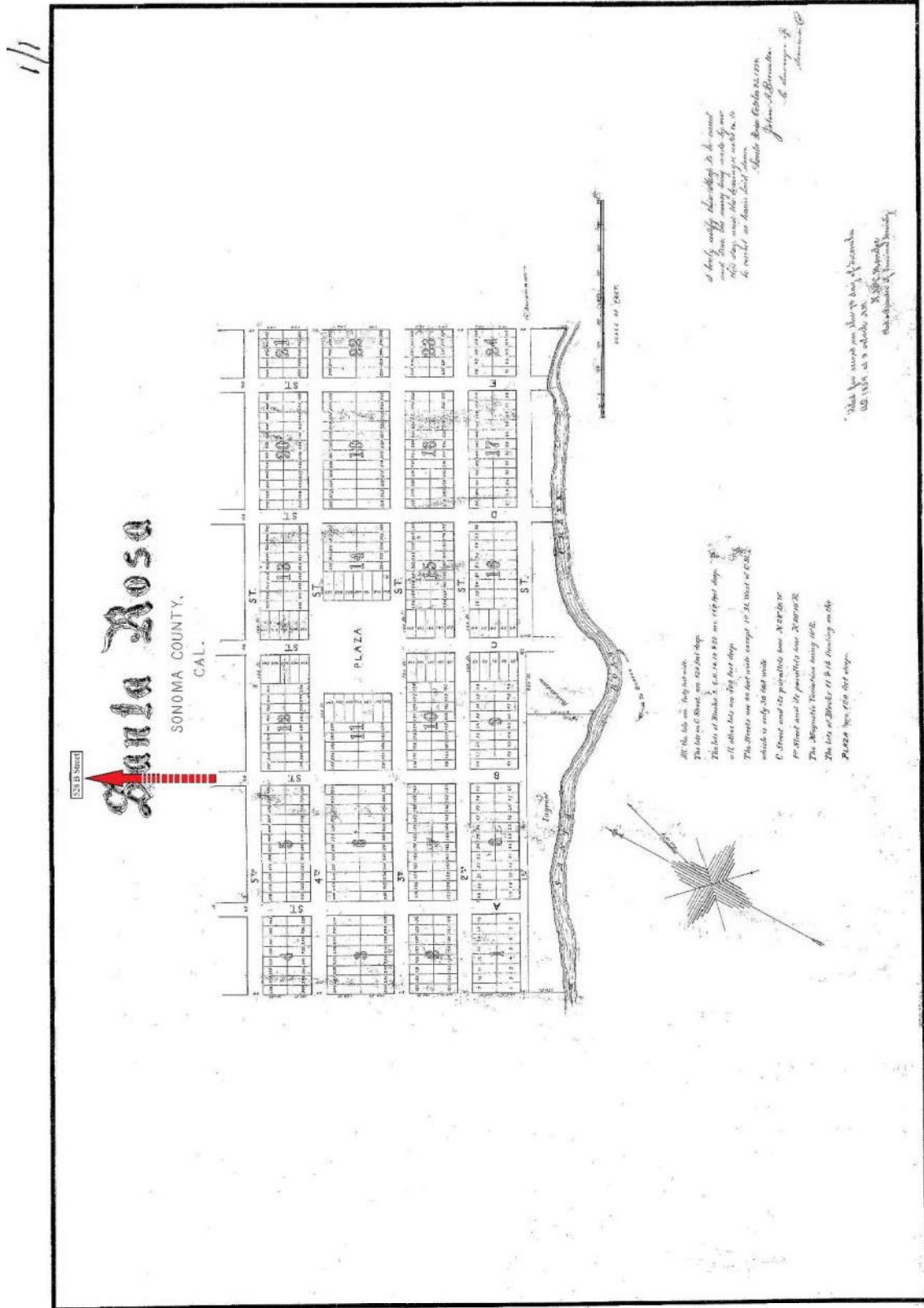
Appendices

- 1. Location Map**
- 2. Brewster Map of Santa Rosa 1854**
- 3. Bowers Map 1867**
- 4. Thompson Map 1877**
- 5. Reynolds and Proctor Map 1898**
- 6. Sanborn Fire Insurance Maps**
- 7. Assessor's Parcel Map**
- 8. Contributors-Non-Contributors to St. Rose Historic District**
- 9. Owners or Residents of 528 B Street**
- 10. Aerial Photographs**
- 11. Photographs**
- 12. California Department of Parks and Recreation 523 Forms**

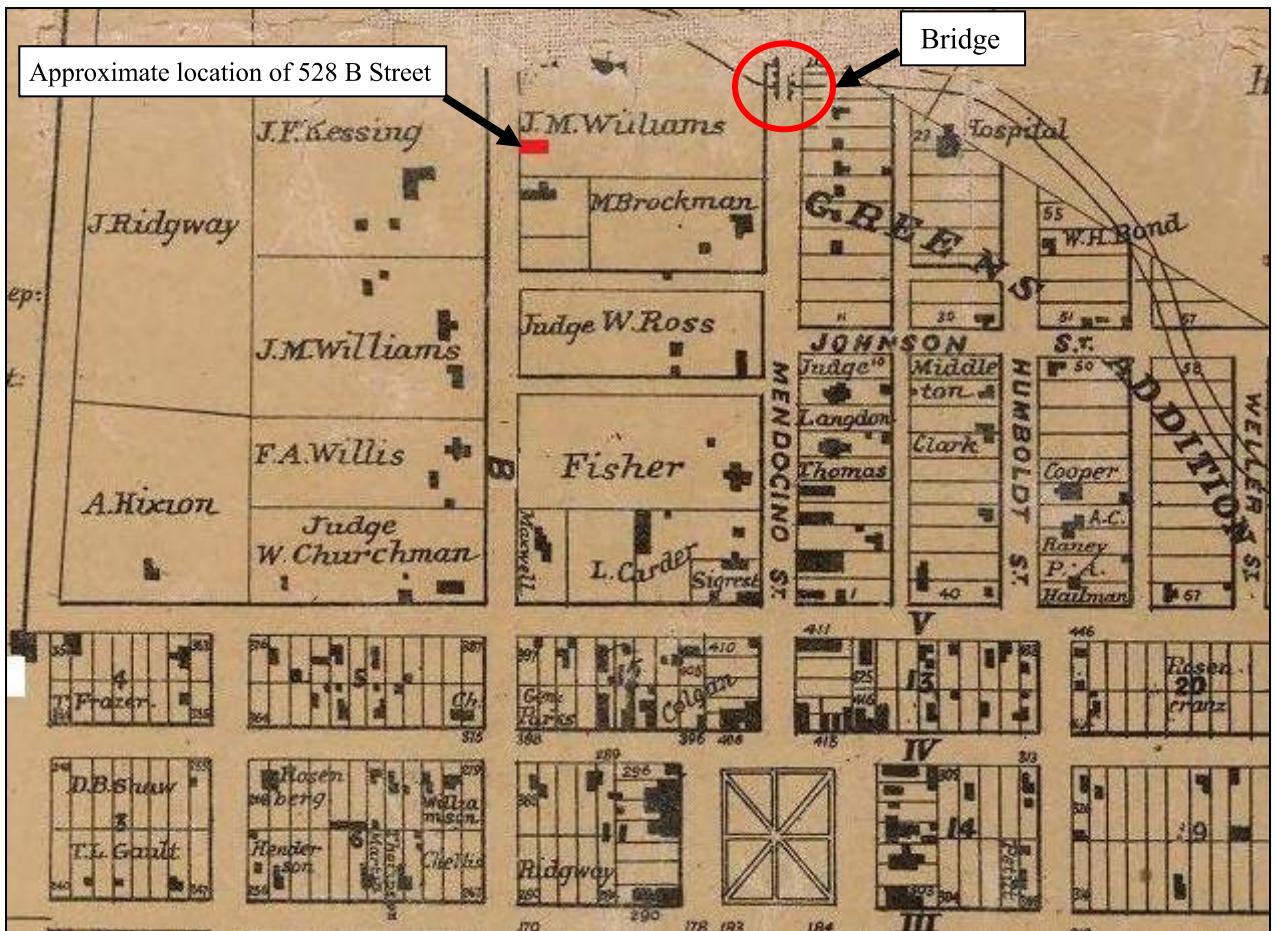
Location Map (source map: Santa Rosa, CA 1994 USGS 7.5' topographic quadrangle)



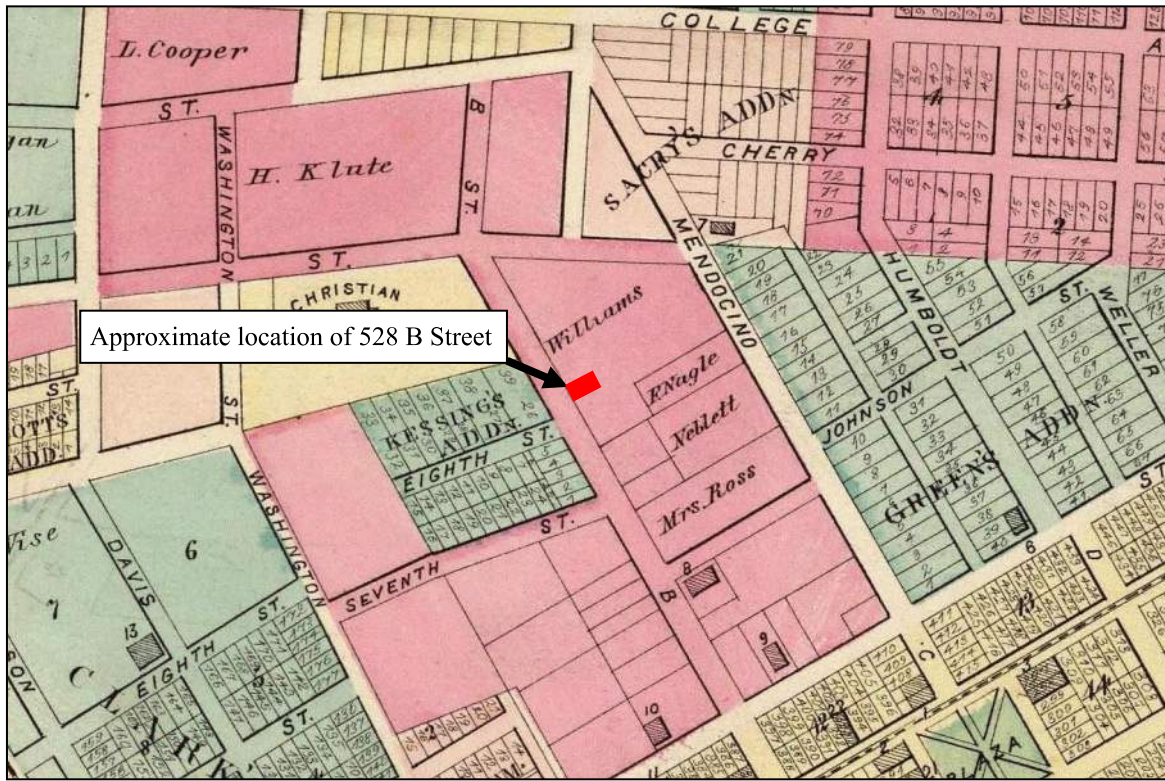
1. Brewster's First Map of Santa Rosa 1854



2. Bowers Map Detail 1867



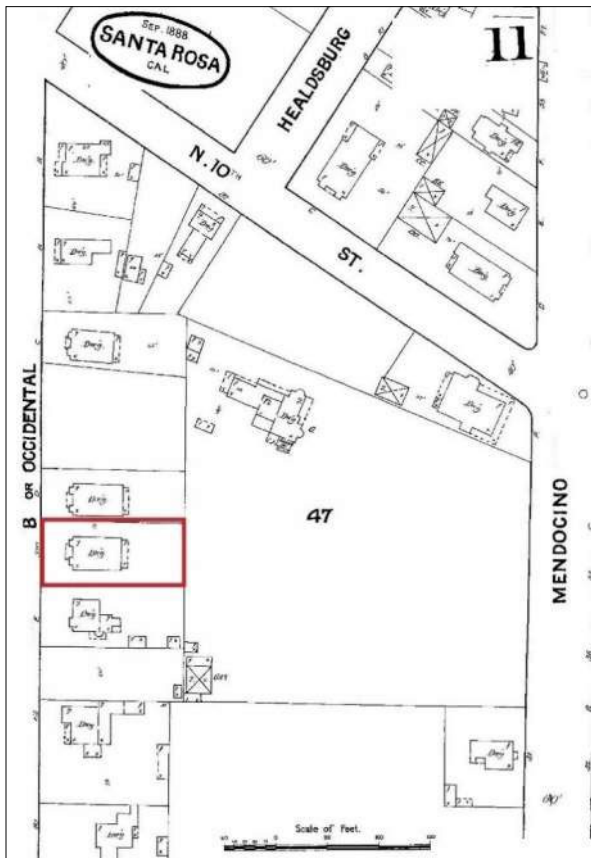
4. Thompson Map Detail 1877



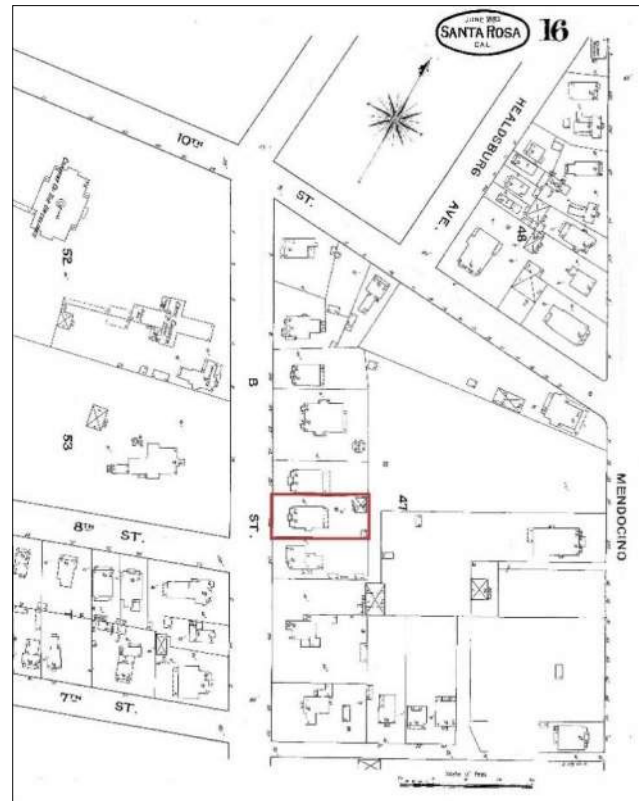
5. Reynolds and Proctor Detail 1898



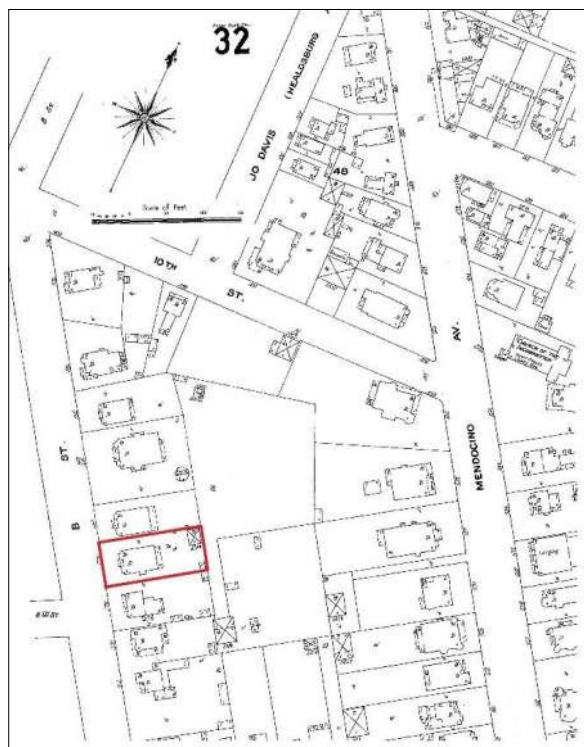
6. Sanborn Fire Insurance Maps Detail



1888



1893

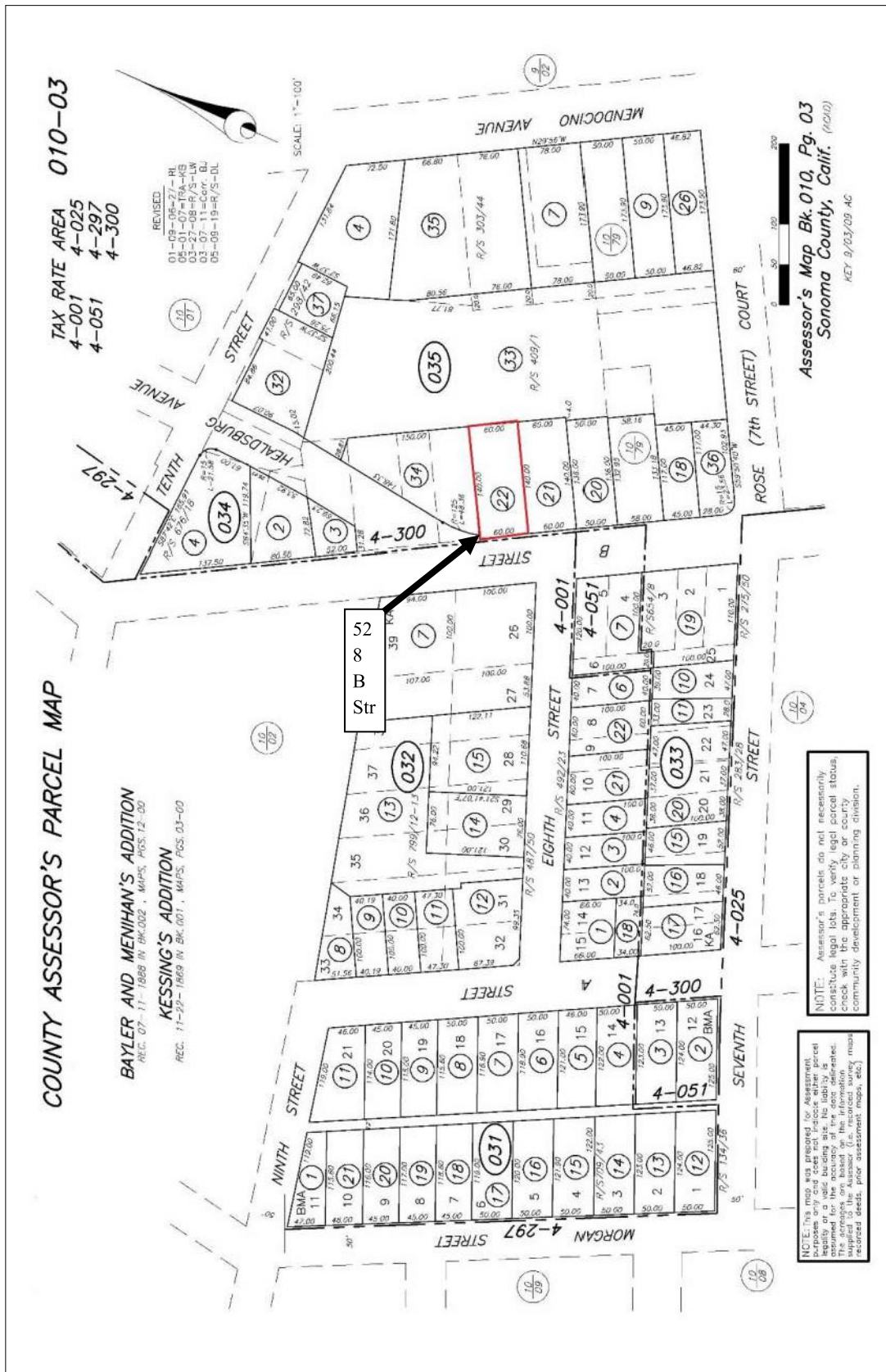


1908

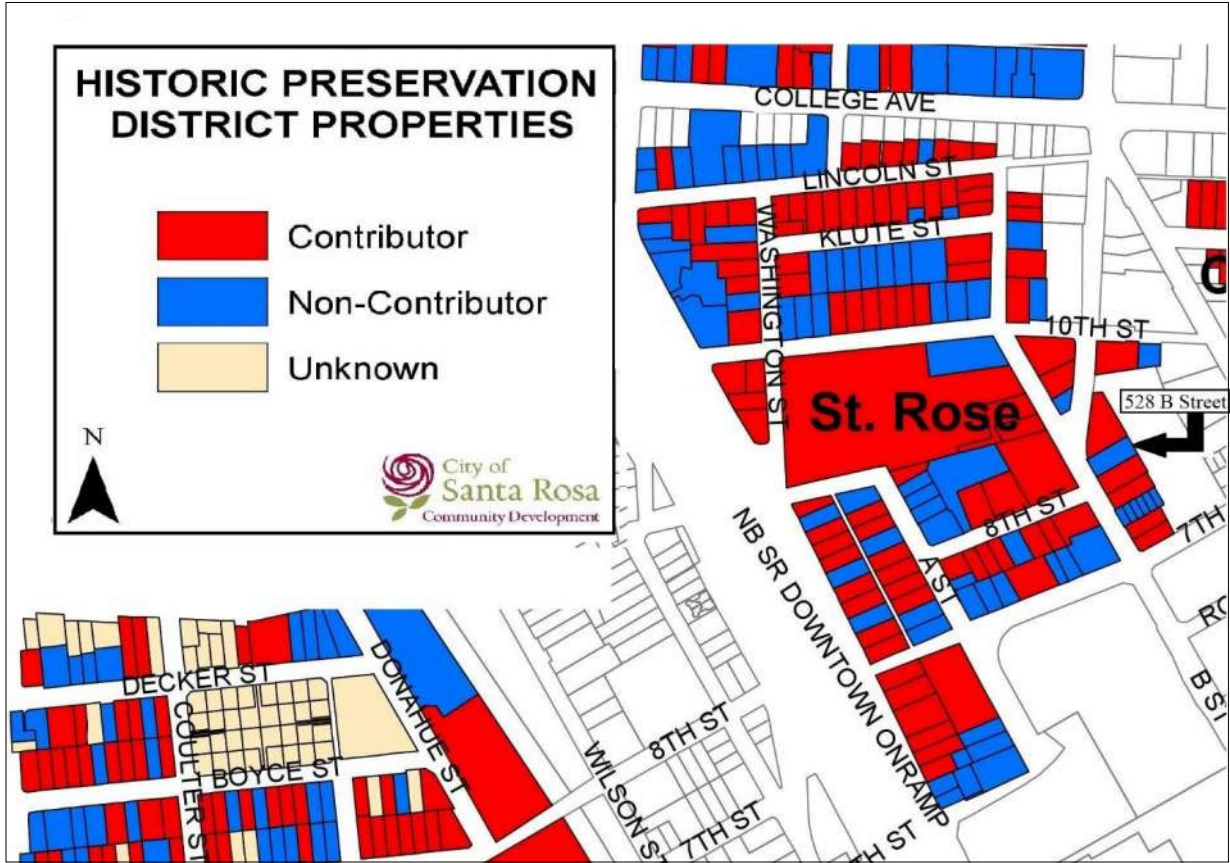


1908-1950

7. Assessor's Parcel Map 2019



8. Contributors-Non-Contributors to St. Rose Historic District



(Adapted from City of Santa Rosa nd)

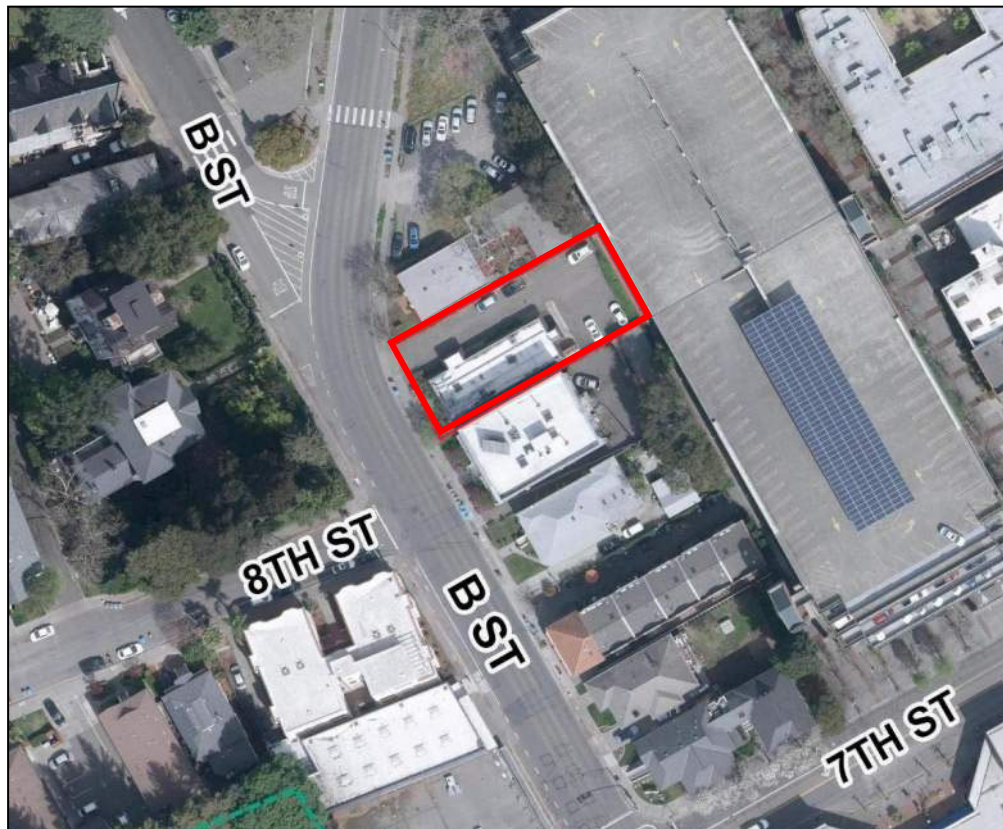
9. Owners or Residents of 528 B Street

Date	Name	Occupation	Business Address	Source	Page	Comments
1866	Williams	Grocer		Bowers		
1877	Williams	Miner/grocer		Thompson 1877		
1900	Marcill	Carriage Dealer		Census		
1903	Marcill	Ag Instr & Vehicles	324-26 4th St	Kingsbury	99	
1905	Peters	A Trembley & Co.	442 Third St	Kingsbury	111	
1908	Peters	A Trembley & Co.	442 Third St	Polk's Dir	128	
1909	Hankel	Gardener		Polk's Dir	86	
1911	Hankel	Gardener		PH 1911	47	
1913	Smith	??		PD Dir	31	
1915-1916	Trembley	Carriage Dealer	442 3rd St	PD Dir	149	Alf 1858-1928
1918	Trembley	None		PD Dir	115	
1920	Trembley	None		Census		
1926-1928	Trembley	Real estate & Insurance	522 4th St	So Co Voters		
1928	Trembley	Death		SF Examiner	4	
1928-1949	Trembley	Widow		Polk's Dir	235	
1953-1961	Collier	Widow John W. Collier		Polk's Dir	88	
1962-1964	Nelson	Dentist	324 Rosenberg Bldg	Polk's Dir	29R	
1965	"No Return"			Polk's Dir	24R	
1966	Parkhill	Student		Polk's Dir	387	
1967-1968	Weber	Student Teacher	Jones Music Store	Polk's Dir	30R	
1969	Blank			Polk's Dir		Demo'd
1970	"No Return"			Polk's Dir	24R	
1971-1981	Feldman	Podiatrist	528 B St	Polk's Dir	110Y	
1981-1990	Empire	Group	528 B St	Polk's Dir		Feldman, Inc.
1995	Karsten	Morrison	536 B St	SoCo Title		
1998	Morrison	Steve		Polk's Dir	269	
1999	Salzman	Stonefield Capital		Polk's Dir	14R	Real estate

10. Aerial Photographs



1963



2018

11. Photographs



528 B Street, view to southwest



528 B Street east façade, view to west

Neighboring Buildings



534 B Street



535 and 537 B Street



442 8th Street



528

526

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California Department of Parks and Recreation 523 Forms

P1. Other Identifier: Morrison Karsten Group

P2. Location: Not for Publication Unrestricted

a. County: Sonoma

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

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

c. Address: 528 B Street **City:** Santa Rosa **Zip:** 95401

d. UTM: Zone: 10; 524644 **mE/** 4254988**mN** (WGS84 datum)

e. Other Locational Data: APN 010-035-022

P3a. Description: 528 B Street is located within a 60-foot by 140-foot parcel on level terrain on the east side of B Street that runs roughly northwest-southeast between Lincoln and First streets. The residential and commercial neighborhood is densely populated with one-to-three-story single and multiple family dwellings, a museum, and a large public parking structure. The one-story office building is rectangular shaped with a built out secondary entrance in the center of the east façade. Located on the south half of a rectangular lot, it faces north, perpendicular to B Street. It is wood-framed, finished in T1-11 siding, supported on a perimeter foundation with a simple, shallow mansard roof clad in shake shingles. Matching plate glass windows all around, the building is in good condition.

P3b. Resource Attributes: HP6 (1-3 story commercial building)

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



P5b. Description of Photo: north and west facades 2019, view to southeast

P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1969 City of Santa Rosa

P7. Owner and Address:

Morrison Karsten Group

528 B Street

Santa Rosa, CA 95401

P8. Recorded by:

J Longfellow

J Longfellow Consulting

614 Forest Drive

Sebastopol, CA 95472

P9. Date Recorded: December 17, 2019

P10. Survey Type: Intensive

P11. Report Citation: Longfellow, J 2019 *Historic Property Survey and CEQA Evaluation for 528 B Street, Santa Rosa, California 95404 (APN 010-035-022)*. For Artisan Architecture, Santa Rosa, 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

Resource Name: 528 B Street

- B1.** Historic Name: Podiatry Office **B2.** Common Name: Morrison Karsten Group
B3. Original Use: Medical office **B4.** Present Use: Business office
B5. Architectural Style: Mansard
B6. Construction History: Built in 1969 as a medical office, sold in 1995 as a business office. Moderate remodeling c. 1995 to convert from a medical to an administrative office building.

- B7.** Moved? No Yes Unknown **Date:** **Original Location:**
B8. Related Features: Parking lot
B9a. Architect: Unknown **b.** Builder: Unknown
B10. Significance: None **Theme:** N/A **Area:**
Period of Significance: N/A **Property Type:** N/A **Applicable Criteria:** None

The property does not qualify for listing at the local, state, or national level.

Under Criterion 1, the historical parcel was occupied first by a c. 1888 single family residence and then by a 1969 small office building. Neither of these structures is associated with events that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of California or the United States.

Under Criterion 2, the current building has been occupied by just two owners, a podiatrist and a real estate management company, neither of which is associated with the lives of persons important to local, California, or national history.

Under Criterion 3, the building at 528 B Street is an unremarkable iteration of a common style and does not represent the work of a master nor does it possess high artistic values.

Under Criterion 4, the property is unlikely to yield information important to the pre-history or history of the local area, California, or the nation.

Because the property does not meet the eligibility threshold for historical listing, the standards for integrity of location, design, setting, materials, workmanship, feeling, and association do not apply.

B11. Additional Resource Attributes: None

B12. References:

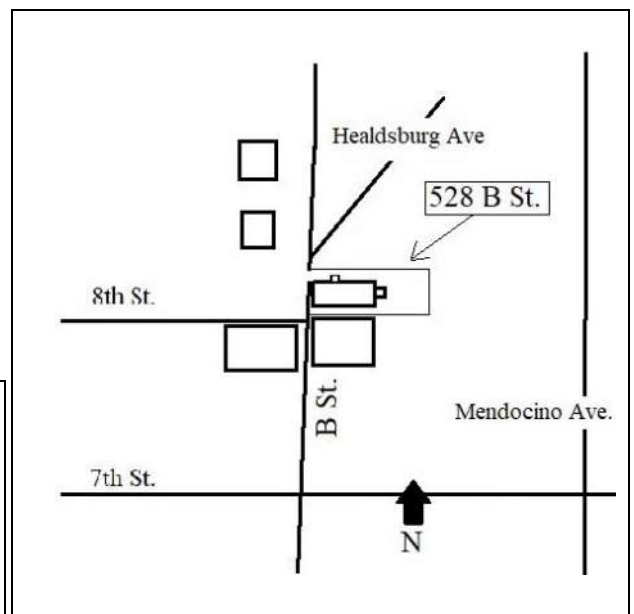
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St. Rose Historic District
2019 "Our Neighborhood." <https://strosedistrict.org/>
United States Bureau of the Census 1870-1940 *Santa Rosa, California*.

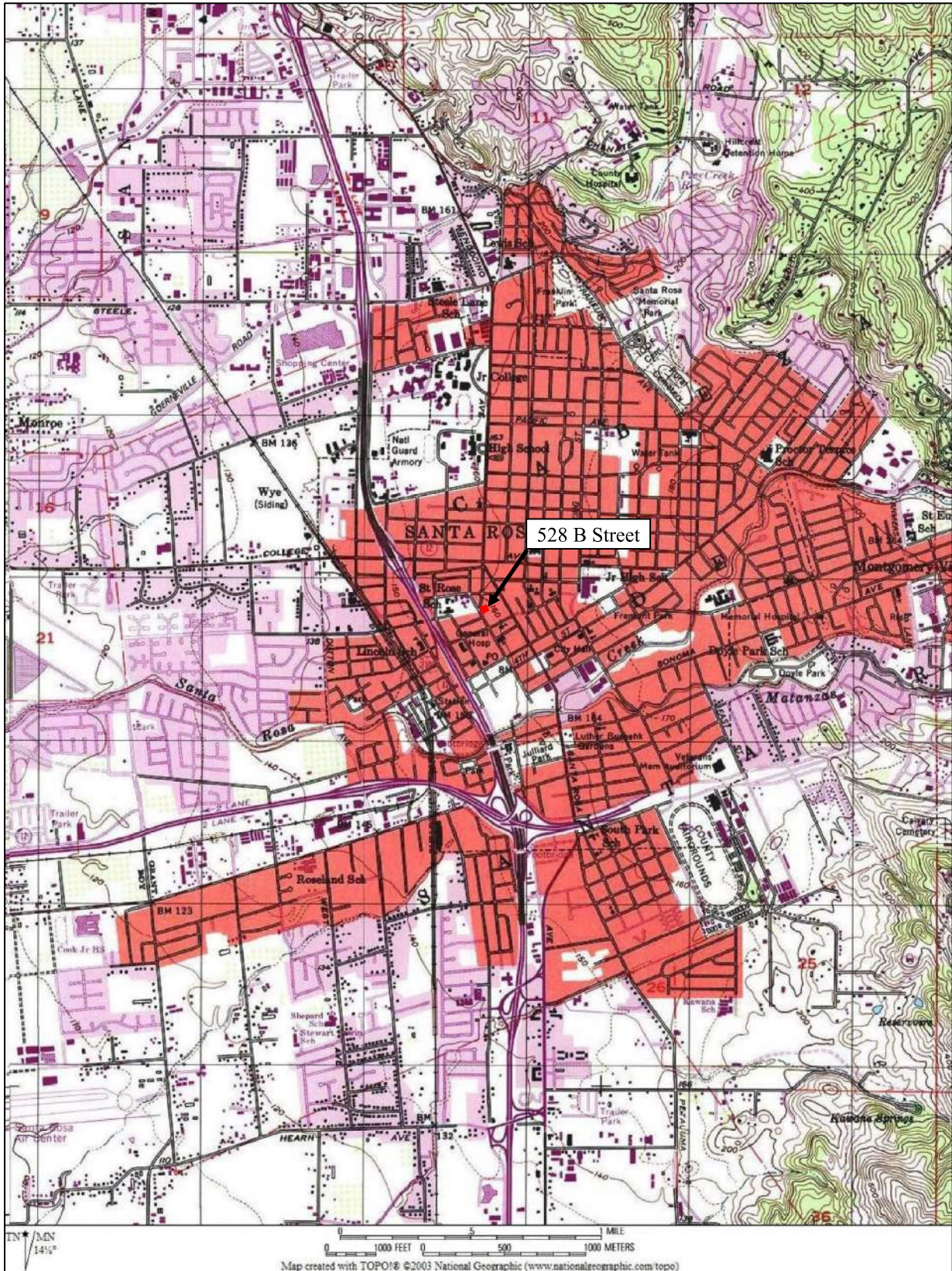
B13. Remarks: None

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

Date of Evaluation: December 17, 2019

(This space reserved for official comments.)





Historic Context

B Street

B Street was one of the original streets in Santa Rosa, extending from the Santa Rosa Creek to the town limits at 5th Street in 1854. The first Sanborn Fire Insurance Map (Sanborn) available included the areas north of 5th Street but only mapped B Street as far as 6th Street. The first depiction of a house at 528 B Street on the 1888 Sanborn shows a one-story dwelling with front bay windows and open front and back porches. By 1893 the east side of the 500 block of B Street contained single family dwellings on each of the parcels and the west side of the block contained the very large Metzger parcel with a single residence and the Ursaline convent that included a convent, a school, a church, and a rectory. Over time most of the dwellings on the east side had been replaced with small commercial buildings and a 15 unit apartment building.

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In 1915 Alfred Trembley the carriage dealer moved with his family to 528 B Street, where “Alf” lived until his death in 1928. His widow Louella (Lulu) remained in the house until at least 1949. Between 1953 and 1968, the residents were, in order, another widow, a dentist, a student, and a music teacher. This c. 1888 house was demolished in 1969.

The current structure at 528 B Street was built by local contractor Henry Mattei in 1969 as a medical office building for podiatrist and civic leader Morris Feldman. Feldman was active as a Mason, in B’nai Brith, and ran unsuccessfully for the City Council in 1978. Feldman sold the building to the current owners, the Morrison Karsten Group, in 1995.

The mansard style is ultimately derived from the Second Empire revival of a French Renaissance innovation and found its most recent popular expression in the years 1940-1985. The character-defining element in both the classic and the modern version is the dual pitched hipped roof. The modern version, plainer in form than the classic rendering with its elaborate dormers piercing the steeper roof plane, comprises a simple rectangular shape with modest entry and architectural detail, along with the iconic two-angle roof. The style is “relatively inexpensive style to build...proving very popular for...small-scale commercial construction.”¹ The configuration of the roof also has the practical advantage of hiding from view utilities placed on the top of the roof.

¹ McAlester 2015:692