

Historic Resource Evaluation
80 & 6 College Ave., Santa Rosa,
Sonoma County, California

(APN 010-121-025-000, 010-121-024 & 010-121-020-000)



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Project Overview & Executive Summary

The owner of three lots in Santa Rosa on College Avenue between Cleveland Avenue and the railroad tracks (including 80 & 6 College Avenue) is assessing the historic character of the structures on this parcels in anticipation of demolishing the structures and redeveloping the site. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The land was originally part of Sterling T. ("Squire") Coulter's homestead in the 1860s – 1870s. It was later subdivided in the 1870s and 1880s, and developed with single-family houses at the turn of the century. The wood-frame warehouse at 6 College Avenue was built around 1927, replacing three of the early houses. Previous occupants of the warehouse include Safeway (warehouse and office), Montgomery Ward Company (warehouse and office), and Western Cabinet Distributors (showroom, warehouse, and office). Two earthquakes in October 1969 severely compromised the building. The house at 80 College Avenue was converted to a restaurant around 1955, eventually closing in the mid-2000s after housing a variety of food establishments. The other early-twentieth century houses previously on the project area were demolished some years ago, and their sites paved over for parking.

The structures at 6 College Avenue and 80 College Avenue are 89 and 48 years old respectively and are not included in any survey of historic resources. Neither structure meets any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, neither structure is eligible for listing in either the California Register or the National Register of Historic Places nor are they considered "historic resources" under the California Environmental Quality Act (CEQA, 15064.5(a)).

Methodology

On October 21, 2016, Alice P. Duffee undertook a field survey of the property, to conduct a visual review and assessment of the property. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Sonoma County Recorder's office
- Northwest Information Center (NWIC)
- Sonoma County History & Genealogy Library
- San Francisco Public Library (SFPL) online research databases
- City of Santa Rosa (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the properties at 80 and 6 College Avenue in Santa Rosa, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

Site Location

The warehouse at 6 College Avenue sits on the south side of College Avenue, and is bounded on the west by the railroad tracks, in the City of Santa Rosa. The former restaurant at 80 College Avenue sits on the south side of College Avenue at the southwest corner of the intersection of College and Cleveland avenues. A paved and gravel parking lot separates the two parcels. A variety of metal fences enclose

Description

6 College Avenue

The warehouse at 6 College Avenue is a triangular-shaped, wood frame building, constructed in three basic sections: east, center and west. The roof and foundation are not visible.

The primary façade faces College Avenue and is faced in cement stucco. The east section is 1-story, divided into two sections by large posts. A false-front, Spanish Revival-inspired roofline extends the length of the façade, with a shaped parapet topped by barrel tiles above a shallow eave with exposed rafter ends. A loading bay with roll-up metal door fills half of the eastern corner, with a pedestrian doorway positioned immediately east of the bay. West of the bay are three modern, sliding sash, metal windows with broken panes. A tall, narrow pedestrian entrance with an iron gate covers recessed concrete passage that leads up a short flight of stairs to a doorway.

The center section of the north façade rises to two stories. Four modern, aluminum sash windows are evenly spaced across the lower level of the block. Three large, double-hung, 6-over-6, metal sash windows with broken panes are evenly spaced along the second level of this block (see figures 10, 11 & 12).

The east section of the front (north façade) drops down to one story and has a single loading bay slightly off-center. The decorative barrel tile roofline and shaped parapet continue across the top of this block (see figure 13).

The west elevation of the structure faces the railroad tracks and multi-use/bike path. Corrugated metal sheeting covers the length of the elevation, though large sections of it have been detached or are missing altogether, revealing vertical wood siding underneath (see figures 15, 16 & 18). Corrugated metal panels cover most of the original windows. Where visible, the windows are wood frame, fixed sash, 6-paned units that appear to have been evenly spaced along the length of the elevation (see figure 18). Interior metal bars are evident on many of the exposed windows openings. Several loading bays are fully or partially covered by the corrugated metal siding (see figure 20).

The second story of the center block is partially visible, showing a pair of 1-over-1, double-hung wood sash windows and a wooden louvered vent, as well as wooden stringcourse running the length of the block (see figure 17).

A chain link fence topped with rows of barbed wire restricts access to the rear (south elevation) of the building. From the multi-use/bike path, this elevation appears to be a solid wall of corrugated metal sheets (see figure 22).

The east elevation faces the parking lot that separates the warehouse from the 1-story commercial building from the commercial building at the other end of the project area (80 College Avenue). This long expanse of building is faced in corrugated metal sheeting up to the northern quarter, which is faced in patched stucco. Seventeen pairs of windows, presumably identical to the fixed sash windows on the west elevation, appear through the corrugated metal, near the roofline. Two loading bays provide access to the interior, with the southern bay having a deteriorated wooden dock on concrete footings. (see figures 26 & 27).

Overall, the warehouse is in poor condition.

Permit records for the building include:

1950: electrical permits

1960: plumbing permit

7/1969: "minor alterations," interior partitions, parking lot improvements for new tenant (Sonoma County People for Economic Opportunity)

In 1849, a year after Mexico ceded California to the United States and at the beginning of California's Gold Rush, Maria Ignacia Lopez de Carrillo died at the age of 56. Her son Julio Maria Tomas Carrillo (1824–1889) inherited the bulk of the grant and patented the land in 1866.¹

In 1850, a French-Canadian fur trapper named Oliver Beaulieu bought 640 acres of the Rancho Cabeza de Santa Rosa from Julio Carrillo, and in 1853 laid out a town on the north bank of the Santa Rosa Creek at the junction of roads leading to Bodega and Sonoma, near the Carrillo Adobe. He named the town "Franklin" after his younger brother.

In 1851 Sterling Taylor "Squire" Coulter (1828-1906) arrived in Sonoma County from Missouri via Placerville. Born in Kentucky in 1828, Squire Coulter served as a Corporal in the Mexican War. He settled in Franklin, and bought the general store from Boyce & Clark in 1853, shortly before marrying Rachel Cockrill (1832-1916).

The town of Franklin was short-lived. Barney Hoen donated land to build a courthouse for a County Seat half a mile downstream from the Carrillo Adobe; and in the summer of 1853 Hoen, drove the first survey stake for what would become Santa Rosa.



The Coulter Family

*Coulter Family in front of house at 935 Cleveland Avenue.
Squire Coulter seated front (ND)*

Soon thereafter, Squire Coulter purchased 2 lots in the center of the new county seat in Santa Rosa and "hauled his [general store] on wheels, set it down where the Santa Rosa Savings bank stands."² Around the same time, he built his house at 935 Cleveland Avenue, west of what is now the SMART multi-use path and SMART railroad, near 11th Street (south of the project area). The house has since been razed.

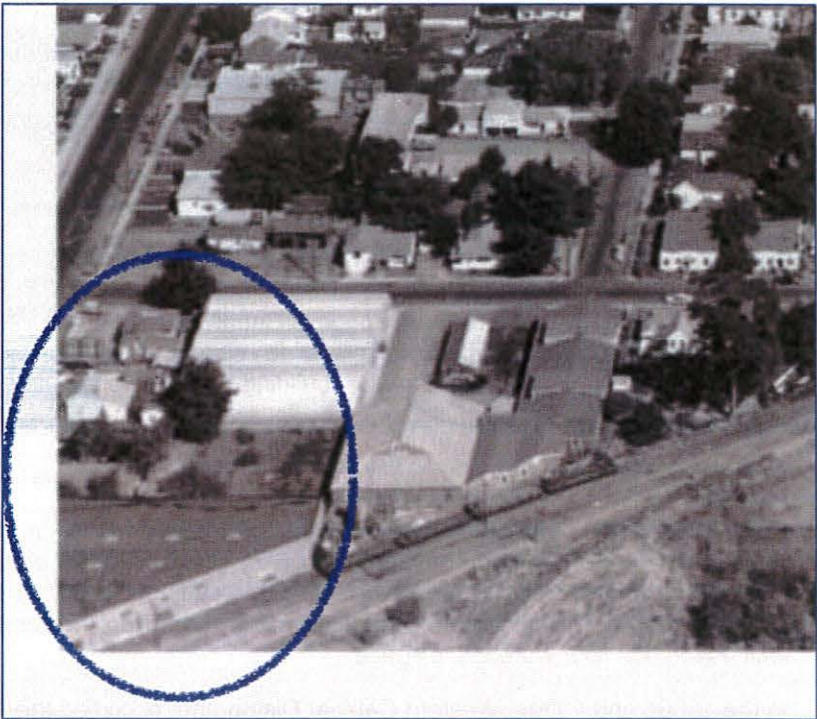
Coulter was a farmer and an active member of the Santa Rosa community. He served in many roles, including Master of the Grange, justice of the peace, road overseer for the township, and member of the Santa Rosa Lodge of Odd Fellows.

¹ Land case #124, Northern District.

² "Santa Rosa – Condensed Sketch of its Early History," *Sonoma Democrat*, 7/8/1876.



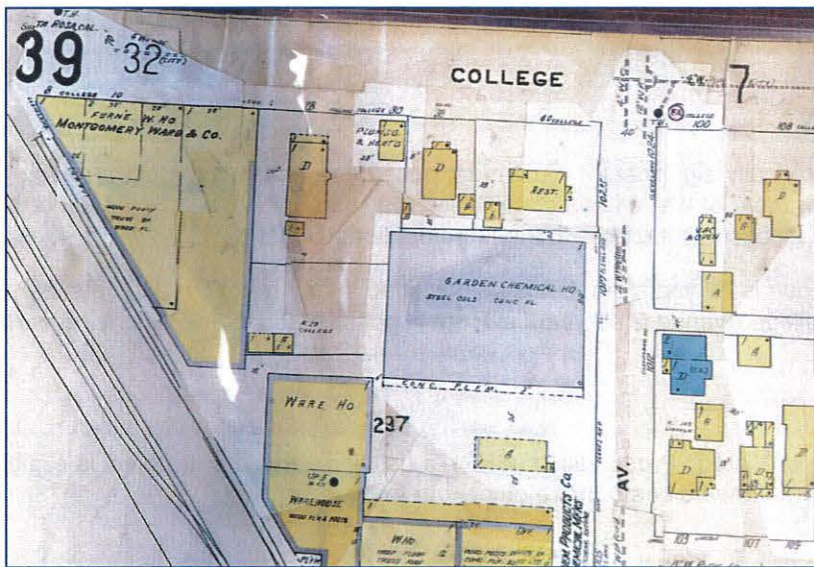
In 1923 Harry B. Fetch, a local banker, purchased the far west corner of the project area (parcel #1 of lot 20) and drew up plans to erect a warehouse and wool cleaning factory on the property. Neighbors adamantly protested the project, arguing that the tannery facility constituted a public nuisance.⁴ Though the property was zoned industrial, the City Council denied Fetch's permit.⁵ In 1926 Fetch sold the property to Helen and Edward Hogue who successfully obtained a permit to build a warehouse.⁶ County assessor records indicate that the warehouse was constructed in 1927, which is within the brief ownership tenure of the Hagues (1926-1928).



1955 Aerial View, looking east

By 1938, city directories indicate that only 3 of the original houses remained on the project area: 28

College Avenue, 30 College Avenue, 38 College Avenue, and 1023 Cleveland. The project area remained mixed use residential and industrial through the 1950s.



1957 Sanborn Fire Insurance Map

At the other end of the project area, the house at 1023 Cleveland Avenue (now 80 College Avenue) was converted to a restaurant circa 1955 ("The Coffee Shop") by Wao Recken, a widow (1898-1975).

In 1961, Recken sold her parcel, which included what is now parcels 010-121-024 and 010-121-025, to Harold Kocalis, who was a local real estate developer. In 1968 Kocalis pulled multiple permits to construct a donut shop on the site of Recken's restaurant. The early 20th century house was

⁴ "Citizens Protest New Industry for Santa Rosa Site," *Healdsburg Tribune*, 6/3/1925.

⁵ "Wool Washing Plant Permit is Denied," *Healdsburg Tribune*, 6/17/1925.

⁶ Sonoma County Records, Deed Book 150, page 283.

Criteria	80 & College Avenue
1. 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.	The structures are not associated with any significant events.
2. Associated with the lives of persons important to local, California or national history.	Though both structures are on land originally owned by Squire Coulter, a locally significant person, their development post-dates Coulter's association with the land.
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.	Neither of the structures is architecturally distinctive.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The area has been significantly disturbed by repeated and ongoing development on the lot, and is not known to contain any archeological resources.

Conclusion

The structures at 6 College Avenue and 80 College Avenue are 89 and 48 years old respectively and are not included in any survey of historic resources. Neither structure meets any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, neither structure is eligible for listing in either the California Register or the National Register of Historic Places, nor are they considered "historic resources" under the California Environmental Quality Act (CEQA, 15064.5(a)).

Online resources:

www.accessible.com
www.ancestry.com
www.archives.com
www.archives.org

hld.huntington.org/cdm/
www.loc.gov
www.cdnc.ucr.edu
www.genealogybank.com

www.calisphere.universityofcalifornia.edu
www.oldmapsonline.org
heritage.sonomalibrary.org
www.newspapers.com

80 College Avenue (formerly 1023 Cleveland Avenue)



Figure 1: East and North facades. Viewed from Cleveland Ave.



Figure 2: East facade.



Figure 5: East facade and setting.



Figure 6: West elevation and setting, looking southeast.



Figure 9: West elevation.



Figure 12: North facade, 2nd story of center section.



Figure 13: North facade (center and west section).



Figure 16: West elevation (looking south).



Figure 17: West side of 2nd story.



Figure 20: West elevation, loading dock door.



Figure 21: West elevation (looking north), southwest corner.



Figure 24: East elevation, southern section.



Figure 25: East elevation, loading dock.

SURROUNDING AREA

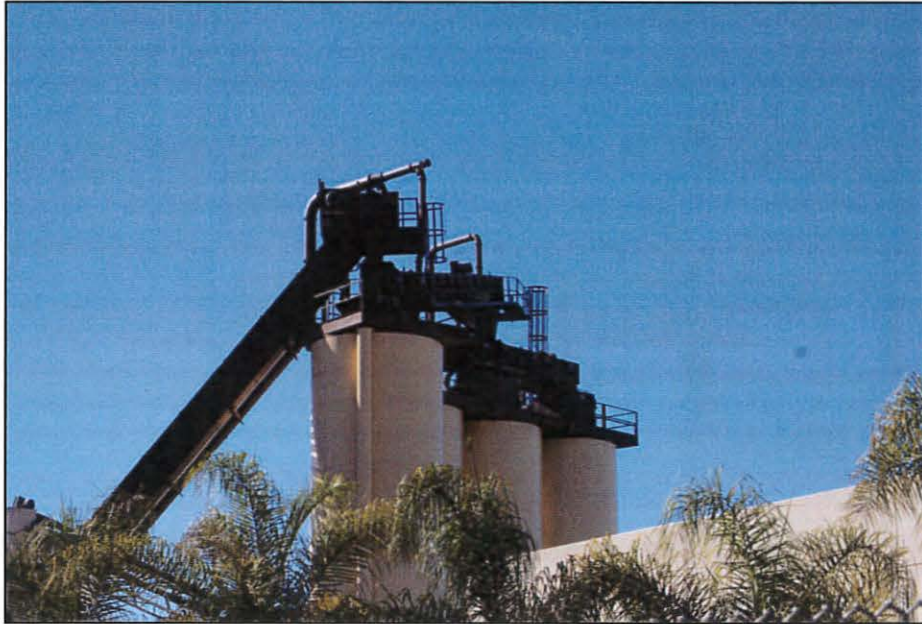


Figure 28: Industrial plant west of 6 College Ave., across railroad tracks, looking west.



Figure 29: Regional rail on west side of 6 College Ave, looking north.



Figure 32: Former "Nehi" plant across College Avenue, north of 6 College Avenue



Figure 33: Northwest corner Cleveland and College, looking northeast.