



May 26, 2015

Mr. William Rose, Supervising Planner
City of Santa Rosa
Community Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Re Review for Compliance with the Secretary of Interior's Standards – 701 Wilson Street

Dear Bill,

The Phoenix Development Corporation has asked me to review plans for the rehabilitation of the historic 701 Wilson Street building, which is adjacent to their Pullman Lofts development on Wilson Street. This property was determined a historic resource by survey evaluation by my firm of Painter Preservation & Planning in 2007/2008, when the property was under a different ownership and a different development project was proposed. The Determination of Historic Significance for the property is still valid, as there appears to have been no changes to the subject historic property since it was surveyed in 2007. This review applies to the 701 Wilson Street building, taking into consideration the new, adjacent development project, based on drawings dated May 22, 2015 (note that the plans and elevations display a date of March 13, 2015; this is not correct. Note also that the perspective drawings dated March 13, 2015 are also outdated in terms of their depiction of the 701 Wilson Street building).

Background

If a property is considered a historic resource for purposes of the California Environmental Quality Act (CEQA), a "substantial adverse change" to a building is considered 'unmitigatable.' A substantial adverse change is defined as any demolition, destruction, relocation, or alteration activities that would impair the historic significance of the structure. Resources eligible for listing in the California Register of Historical Resources are generally considered historic resources for purposes of CEQA.

The commercial building at 701 Wilson Street is a historic resource and eligible for listing in local and state historical registers by virtue of being over 50 years old, by meeting Criteria 1 and 3 of the California eligibility criteria, and retaining historic integrity. It is significant under Criterion 1 - along with 717 and 737 Wilson Street - for its association with the history of the retail lumber industry in Santa Rosa and as a site that has been occupied by lumber yards from the early 1870s until about 2010. It is significant under Criterion 3 as a good example of early International Style Modern commercial architecture in Santa Rosa and for its association with Santa Rosa's 'second architect' Clarence A. Caulkins Jr. The building at 701 Wilson Street retains historic integrity and is therefore a historic resource (see Determination of Historic Significance dated February 2008). The property at 717/737 Wilson Street does not retain integrity and was determined in 2007 to not be a historic resource for purposes of CEQA.

Project description

The Pullman Lofts project proposes to replace the current industrial buildings on the site, historically addressed as 717 and 737 Wilson Street, which formerly housed a series of commercial lumber yard uses and was vacated some time between September 2010 and July 2011. The small bungalow at 679 Wilson (9th and Wilson), used as a commercial space, will also be demolished. These buildings will be replaced with 72 apartment units. The historic commercial structure will be retained and rehabilitated for use as a community center for the apartment complex and a small retail space.

The character-defining elements of the existing commercial building at 701 Wilson Street are described in the attached Determination of Historic Significance report, which includes documentation and an evaluation of the structure on Department of Parks and Recreation forms 523A and 523B, and in the attached "Mitigation Option 3," which was appended the original report in February 2008. The character-defining features of the original building are also depicted in a ca 1947 photograph that shows the main east and south facades. Current photos of the building, which appears to have not changed since it was documented in 2007 are attached. The interior, which is intact and includes the original window and door openings, trim work, interior partitions, materials, architectural features and detailing, including a dropped, curved soffit that separates the two main interior spaces, has also not changed, to my knowledge.

The rehabilitation as proposed will involve removing the existing T 1-11 siding on the building and repairing the stucco finish that the siding currently covers. The existing wood-frame windows will be retained and repaired as needed, and replaced in-kind where they cannot be repaired. The existing anodized aluminum doors and windows at the entries on the south and east facades of the building – a later addition - will be replaced with wood-frame windows and doors, using the existing historic photograph for guidance (note that the door on the east façade will be replaced with a window, due to ADA issues). An existing double door on the rear, west façade – an apparent later addition – will be removed and a new secondary entry added. The existing windows on this façade, which are original, will be retained. The north façade, which was originally a partywall with the neighboring industrial building, will be re-designed with windows and doors that are compatible in character with the remainder of the building. This façade will now face onto a narrow courtyard. The south façade, along 8th Street, will be retained as originally designed (note that existing openings and interior trim for these features are intact on the interior of the building).

Compliance with the Secretary of the Interior's Standards for Rehabilitation

Below is a review of the proposed project with respect to the Secretary of Interior's Standards for Rehabilitation. Following this evaluation are recommendations. This review is based on architectural drawings (plans and elevations) dated May 22, 2015 (although they are shown as dating March 13, 2015, these plans have been updated).

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.

The building will be used much as it was historically. Historically the building functioned as the retail store and office for Laws and Yaeger lumber company. It will, in the future, be utilized as a retail/commercial building and community room..

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.

It is the intention of the project to rehabilitate the 701 Wilson Building. Distinctive exterior historic materials and features will not be removed. Interior features and spatial relationships - as currently designed – will be removed. However, Santa Rosa's ordinance requires only that the exterior appearance of a historic building be retained.

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.

No features that add a false sense of history will be added to the building.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The building is virtually unchanged from its period of significance, with the exception of the addition of T 1-11 siding on the exterior and some replacement windows and doors of anodized aluminum. These materials have not achieved significance in their own right and will be removed with the rehabilitation.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The materials, features, finishes and construction techniques of the building will be retained and, where the project is restoring the building to its original appearance, materials (chiefly the T 1-11 and anodized aluminum door and window frames) will be replaced.

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.

The project will repair any building features necessary and replace in kind where it is not possible to repair the features.

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.

Any necessary repairs or treatments of the building will follow best practices to avoid damaging historic materials.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This has not been proven to be an issue for this redevelopment. However, if archaeological resource are identified in the process of rehabilitation, best practices will be observed.

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 shall 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.

The historic building will be rehabilitated as a free-standing building and will not be connected to the new apartment building except by a wall or fence. The apartment building is new construction. While the new apartment building is four stories, the transition between the new building and the historic building is sensitively handled and does not impact the historic building.

New exterior alterations on the historic building include removing an existing picture window or window opening at the center of the east façade, replacing a door with a window on the east façade, and adding doors and windows on the north façade, which was historically a party wall with the neighboring building. The latter additions are in keeping with the character of the building and do not pose an impact to the historic building. See recommendation below on the removal of the central picture window and replacement with a shear panel.

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.

The related new construction can be removed without an effect on the historic building.

Recommendation

It is recommended that alternatives to the structural reinforcement of the building be explored. The existing picture window (or window opening) at the center of the east façade is important to the historic and aesthetic character of the building, carrying the overriding horizontal aspect of the building throughout the east façade. It is recommended that the window be retained (or inserted, if it is not extant) and steel bracing or another alternative explored that would permit reinstatement of the original window. At minimum, a blind window or other design feature should be explored so that the building retains the curtain wall appearance that was the original intention of the architect.

Evaluator Qualifications

Diana J. Painter of Painter Preservation undertook this evaluation for compliance with the Secretary of Interior's Standards for Rehabilitation. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 30 years of professional

701 Wilson Street
May 26, 2015
Page 5 of 10

experience in historic preservation and urban design. She is listed as an architectural historian on the roster of consultants on file with the State of California Office of Historic Preservation's Eastern Information Center at the University of California Riverside.

Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Diana J. Painter". The signature is written in a cursive, flowing style.

Diana J. Painter, PhD
Owner/Principal architectural historian



South and east facades, 2015



Door on east façade, 2015



West façade looking south, 2015



West façade looking north, 2015



Interior, looking north, 2007



Interior, looking northeast, 2007

701/717/737/769 WILSON STREET

Santa Rosa, California

**DETERMINATION OF
HISTORIC SIGNIFICANCE**

Prepared *by*

Painter Preservation & Planning
Petaluma, California

Prepared *for*

Rick Deringer &
the City of Santa Rosa

December 2007

Revised February 2008

DETERMINATION OF HISTORIC SIGNIFICANCE
701/717/737/769 WILSON STREET

TABLE OF CONTENTS

COVER LETTER

1.	INTRODUCTION.....	2
	<i>Purpose of Report</i>	
	<i>Property Description and Setting</i>	
	<i>Land Uses</i>	
2.	REGULATORY CONTEXT.....	4
	<i>CEQA Provisions</i>	
	<i>Previous Surveys</i>	
3.	HISTORIC CONTEXT.....	9
	<i>Historic Context</i>	
	<i>Evolution of the Site</i>	
4.	ARCHITECTURAL CONTEXT.....	15
	<i>Architectural Descriptions</i>	
	<i>Architectural Context</i>	
	<i>Architect Clarence A. Caulkins Jr.</i>	
5.	REFERENCES.....	25

FIGURES

- Figure 1: Berka Lumber Company in 1897
- Figure 2: Ad for F. Berka Company, 1902
- Figure 3: Polly and Frank Berka home in 1902, St. Rose District
- Figure 4: Polly and Frank Berka house at 558 B Street today
- Figure 5: Frank Berka Lumber Storage building at 708 Wilson Street
- Figure 6: Profile of Caulkins in 80th anniversary issue of Press Democrat
- Figure 7: Ad for Caulkins' firm in 1937 issue of Press Democrat
- Figure 8: Examples of Caulkins' Streamline Moderne work
- Figure 9: Examples of Caulkins' later work
- Figure 10: Caulkins' 701 Wilson Street building in 1947
- Figure 11: Caulkins' 1945 civic center plan for Santa Rosa
- Figure 12: Grace Bros. Brewery at 203 2nd Street was another example of an early Modern structure (1941) along Wilson Street (no longer extant)

APPENDICES

Department of Parks and Recreation (DPR) Forms 523
Mitigation Options

February 11, 2008

Mr. Richard Deringer
PO Box 706
Tiburon, CA 94920

Re: Determination of Historic Significance – 701/717/737/763 Wilson Street

Dear Mr. Deringer,

This letter, along with the attached Department of Parks and Recreation 523 forms, documents the above property and comprises a determination of historic significance for 701/717/737/763 Wilson Street, a site occupied by several buildings primarily associated with the retail lumber business in Santa Rosa. These documents are to be used in conjunction with permitting for the property. I understand that you wish to demolish the buildings on the site in order to redevelop it.

Per your request, mitigation options and resources for rehabilitating the 701 Wilson Street building in manner that meets the Secretary of Interior's Standards has been added as an Appendix to the attached report. Meeting the Secretary of Interior's Standards in general ensures that there is no adverse significant effect under the California Environmental Quality Act.

Summary and Conclusions

In general, the site at 701/717/737/769 Wilson Street is significant for its association with the history of the retail lumber industry in Santa Rosa, as it has been occupied by lumber yards from the early 1870s to the present, as it is today largely occupied by a construction supply yard. Additionally, the property at 701 Wilson Street is significant as a good example of early International Style Modern commercial architecture in Santa Rosa and for its association with Santa Rosa architect Clarence Adelberg Caulkins Jr. The primary issue with the Wilson Street properties is not their historic significance but their integrity. They have been surveyed in the past and the property at 717/737 Wilson Street has been found to be individually eligible for the National Register based on this historic context and continuity of use and overall building form.

This report makes the following findings:

- It finds 769 Wilson Street not eligible for the local, California or National Registers, as it does not meet any of the State Eligibility Criteria and is not associated with the primary historic context for the site.
- It finds 717/737 Wilson Street not eligible for the local, California or National Registers because of a lack of integrity. While the previous architectural historian that evaluated the site in 2006 felt that there were building elements present from the late nineteenth century, further examination found that this was unlikely. The buildings were redeveloped in 1939 – 1947, and appear to have undergone continual modification since that time as well. A fire that occurred in 1944 was documented in a subsequent

document, prepared in October 2007. The extent of this fire is unknown, but it appears to be extensive from photographs, and would have affected the overall integrity of the site.

A more intensive look at the built fabric of the buildings revealed that it is unlikely that any significant portion of the building today is intact from any historic period prior to or even after the estimated 1939-1947 construction dates. The buildings exhibit no one design scheme, construction method, or use of materials that would indicate this continuity. Further, it appears as though much of the building was built from salvage material or material at hand. This would be consistent with material shortages during World War II, which likely prohibited the site from being reconstructed after the 1944 fire and the continued shortage of building materials in 1947, when portions of the site were rebuilt.

- This report finds the building at 701 Wilson Street eligible for listing on the State Register of Historical Places as a historic resource. The building was historically associated with the historic context for the site, having been built by Polly Berka for Laws & Yaeger Co. Lumber, and was the first and last 'designed' retail store for the site. More importantly, however, it is significant for being a good example of an early International Style Modern building (with Streamline Moderne influences) in Santa Rosa, and for its association with Santa Rosa's second professional architect, Clarence Adelbert Caulkins Jr.

The building retains integrity. It retains integrity of location, setting, materials and workmanship. It does not retain integrity of design, feeling and association. Design is a particularly important aspect of integrity for a building being recognized for its architectural design. However, the interior and exterior of the building are intact under a layer of T 1-11 added in 1969 and this change is reversible.

Research Methodology: Preparation of this report involved consultation with the staff of the Sonoma County Library History Annex, the Sonoma County Assessor's Office and the State of California Northwest Information Center in Rohnert Park.

Original research and on-site survey work included the following:

- Three site visits were conducted in October, November and December 2007, and photographs taken to document the site as it exists today.
- Sanborn Fire Insurance maps for Santa Rosa and other historic maps, historic aerial photographs, other historic photographs, and interviews conducted by SCS Engineers in October 2007 provided information on the site as it existed in the past.
- Assessor data, previous surveys, and a report prepared by SCS Engineers were consulted for information on the initial building construction dates for the site.
- Historic city directories and a report prepared by SCS Engineers were consulted for information about previous owners and tenants.

This site has been surveyed several times in the last twenty years. Additionally, the immediate area has been surveyed under three federal Section 106 processes within the last six years. These surveys provided substantial information on the history of the area and have been incorporated into the historic context for this survey. Contextual information on the post-war era was taken from Albrecht's 1995 *World War II and the American Dream*.

Information on the architect for the 701 Wilson Street project was gleaned from a profile of the architect by Ernest L. Finley in 1937; an article on the architect in the *Santa Rosa Press Democrat* in 1937; and references to the architect and his work in LeBaron's 1995 *Santa Rosa, A Twentieth Century Town*, Gebhard's 1985 *The Guide to Architecture in San Francisco and Northern California*, and Cerny's 2007 *An Architectural Guidebook to San Francisco and the Bay Area*. Background incorporated into the general architectural context was taken from Gebhard's text on the architecture of northern California.

Evaluator Qualifications: Diana J. Painter of Painter Preservation & Planning undertook the evaluation of historic and architectural resources for this report. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 25 years of professional experience in urban design and historic preservation. She is listed as an architectural historian on the roster of consultants on file with the State of California Office of Historic Preservation's Northwest Information Center at Sonoma State University at Rohnert Park.

Please do not hesitate to call if you have any comments or questions.

Sincerely,

A handwritten signature in cursive script that reads "Diana J. Painter".

Diana J. Painter, PhD, AICP

Attachments:

- Determination of Historic Significance
- DPR 523 Forms – 701, 717/737 and 769 Wilson Street

DETERMINATION OF HISTORIC SIGNIFICANCE

701/717/737/769 WILSON STREET

1. INTRODUCTION

A. Purpose of Report

The purpose of this Determination of Historic Significance for the 701/717/737/769 Wilson Street in Santa Rosa is to establish the property's historic significance and integrity. The property has been surveyed numerous times, but an intensive survey has never been conducted. This survey makes recommendations as to the historic significance and integrity of three different land uses within the property: the retail building at the south end; the lumber yard in the middle of the block; and the retail building on the north end. The southerly portion of the block was historically a part of the same use, a lumber company. The northerly portion was a separate parcel until some time after the 1950s. At this time, because of the different uses and different buildings types in place today, it is appropriate to evaluate each building or building complex separately.

This report is to be used for permitting purposes and for compliance with the provisions of the California Environmental Quality Act and with Santa Rosa guidelines and regulations with respect to historic properties.

B. Property Description and Setting

These buildings occupy Assessor Parcel Number 010-091-005 in Clark's Addition in Santa Rosa, in the North Railroad District. The block itself is bounded by 9th Street on the north, Wilson Street on the east, 8th Street on the south, and the rail line to the west.

The site is flat and partially developed, in the sense that there are just five buildings on the 1.83-acre parcel. There are, however, numerous sheds, outdoor storage areas, and parking for equipment also located on the site. It is enclosed with cyclone fences with barbed and razor wire. A spur rail line runs through the middle of the block from 8th Street approximately two-thirds the depth of the block traveling to the north.

There is a retail structure located in the southeast corner of the block, currently used as a warehouse. To the rear of this structure (to the west) are two sheds adjacent to the tracks. To the north of the retail structure is a long warehouse building along the Wilson Street right-of-way. To its west, across the spur track, is a shed that is open on one side. This shed has several additions. To the north of the warehouse on the east side is a free-standing, partially open building with mezzanine. The remainder of the block in this area is occupied by outdoor storage. On the north end of the block, facing 9th Street, is a one-story commercial building.

To the north of the site is a residential neighborhood that has some industrial uses. To the east is a mixed use neighborhood with residences, commercial and industrial uses, and the historic Lincoln School, now used as an art center. To the south is a commercial/industrial neighborhood and Railroad Square, a National Register Historic District. To the west is a mixed

commercial/industrial/residential neighborhood. It is comprised of the West End Neighborhood, a local historic district, major industrial buildings, and the rail line for the Northwestern Pacific Railroad, currently not in use.

C. Land Uses

The buildings at 701/717/737/769 Wilson Street have – with the exception of 769 Wilson Street - been historically associated with the retail lumber industry from the early 1870s to the present. They consist of a retail/office building and two associated accessory structures at the south end of the site, at 701 Wilson Street; a large lumber warehouse, associated sheds, and an associated office at 717/737 Wilson Street; and a small retail shop at 769 Wilson Street. Also part of this property is a large yard with outdoor and vehicle storage.

DETERMINATION OF HISTORIC SIGNIFICANCE 701/717/737/769 WILSON STREET

1. REGULATORY CONTEXT

A. *CEQA Provisions*

If a building or other potential resource in the State of California is deemed a historic resource for purposes of CEQA, the proposed demolition of the building is considered a substantial adverse change. Resources eligible for listing on the California Register of Historical Resources are generally considered historic resources, and may include buildings, sites, structures, objects, or historic districts. There are four ‘tests’ for the historic significance of a property or site in the State of California. In order to be determined significant, a historical resource must meet one or more of the following four criteria:

1. *It 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; or*
2. *It is associated with the lives of persons important to local, California, or national history; or*
3. *It 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; or*
4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.¹*

In addition to meeting one or more of the above criteria, a property must also retain its integrity. Integrity is defined as a function of a property’s location, design, setting, materials, workmanship, feeling and association. According to these criteria, a property must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance.

- *Location is the place where the historic property was constructed or the place where the historic event occurred.*
- *Design is the combination of elements that create the form, plan, space, structure, and style of a property.*
- *Setting is the physical environment of a historic property.*

¹ California Office of Historic Preservation, *California Environmental Quality Act (CEQA) and Historic Resources*, p. 31.

- *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*
- *Workmanship is the physical evidence of the crafts of a particular cultural or people during any given period in history or prehistory.*
- *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*
- *Association is the direct link between an important historic event or person and a historic property.*

B. Previous Surveys

Previous surveys for a property will establish its historic significance as viewed at that point in time, according to the context established for the property in the relevant survey. Typically a Determination of Eligibility will be made for the property. It may be made with respect to local or state register eligibility or National Register eligibility, depending on the purpose of the survey. The following surveys have been conducted for the properties at 701/717/737/769 Wilson.

1. Bloomfield survey, 1989 and 1990

The Anne Bloomfield survey of 1989 included a context statement for the North Railroad District and survey of 701 and 717 Wilson Street. She determined that the North Railroad District would become eligible for the National Register in 1997, when “its last historic construction or remodeling becomes 50 years old.”² She recommended that the district be protected at the local level until that time. She stated, “The commercial strip along Wilson, which achieved nearly its present appearance 1925-1947, is the city’s only surviving historic commercial district outside Railroad Square.” She found it significant with respect to the themes of industrial and commercial uses. Based on her recommendations for the entire study area, the City of Santa Rosa created the West End District to the west (with respect to the context of an Italian residential community) and the commercial Railroad Square to the south, which is listed in the National Register.

Bloomfield notes that only traces remain of Frank Berka’s lumber yard. A list of historic resources was compiled in 1990 based on Bloomfield and others’ surveys and published in *City of Santa Rosa Cultural Heritage Survey, Historic Properties Inventory*. In this database, 701 Wilson Street is listed as “Site, Berka Lumber Co.” and rated as a non-contributor to the District. It is not clear from this item whether Bloomfield is considering the site or the building at 701 Wilson, which was not individually surveyed. Her speculation that the date of the building is 1960 may result from the fact that the building is partially covered in T 1-11 siding, a material popular in the 1960s.

She evaluates the industrial complex at 717 Wilson (the main lumber warehouse) as “4D”, which means it may become eligible for listing when it obtains 50 years in age. She notes the date of construction as 1947. There is no line item for the building at 769 Wilson Street. Bloomfield’s

² Bloomfield, 1989: Statement of Significance.

survey results appear on the California Office of Historic Preservation Historic Property Data File for only 717 Wilson Street. It is currently rated as “7N”, meaning “Needs to be re-evaluated.” According to Vicki Beard, the state had changed the previous rating to this rating in 2005, due to the amount of time that had passed the initial survey.³

2. Harris survey, 1990

Dennis Harris prepared a “Historic Business Report” for Mr. Buck Yaeger of Yaeger and Kirk in 1990. This report is a history of the business located at this site to the present. It does not include any evaluation of the buildings. Results of this research are incorporated in this report.

3. Beard survey, 2006

Vicki Beard of Tom Origer & Associates surveyed these properties in conjunction with her historic property survey for the bike and pedestrian path associated with the Sonoma-Marín Area Rail Transit project in 2006. This was a survey for the City of Santa Rosa, under the auspices of Caltrans and the Federal Highway Administration. The survey focused on the properties adjacent to the planned pedestrian path and bikeway, which was in turn parallel to the SMART railroad tracks. Beard found the Laws & Yaeger Lumberyard at 701 Wilson Street eligible for the National Register of Historic Places with a status code of “3B”, meaning “Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.”⁴

By description, this resource included the buildings addressed as 701, 717, and 737 in this report.⁵ It was considered eligible under Criterion A and felt to retain good integrity based on continuous use and continuity of the overall configuration of the sheds since the 1880s.⁶ Its integrity was considered fair.⁷ She concludes, “The Laws & Yaeger Lumberyard at 717 Wilson Street in Santa Rosa appears eligible for inclusion on the National Register both as an individual property and as a contributor to the North Railroad District under Criterion A. Within the context of Industrial Development, 1879 to 1945, the lumberyard represents a locally important industry and has a long history at this location.”⁸

4. Garcia and Associates survey, 2006

Garcia and Associates identified several historic buildings and structures in this location in conjunction with the Sonoma-Marín Area Rail Transit project in 2004/2005. Eight buildings within the North Railroad District not already listed on the National Register of Historic Places (NRHP) were determined to be eligible for listing, including 717 Wilson Street (which is inclusive of 701/717/737 Wilson as addressed in this report). Additionally, 769 Wilson Street was noted as appearing eligible for listing on the California Register of Historical Resources at that time.⁹ The North Railroad District was identified, with eight contributing properties.

5. SCS Engineers survey, 2007

In 2007, Rick Deringer contracted with SCS Engineers to conduct a “Historical Site and Building Review” of 701/717/737 Wilson Street (note that no studies were done for 769 Wilson Street).

³ Beard, 2006:3.

⁴ Beard, 2006:4.

⁵ Beard, 2006:8.

⁶ Beard, 2006:14.

⁷ Beard, 2006:16.

⁸ Beard, 2006:20.

⁹ Garcia and Associates, 2006:8.

This study chronicled ownership of the parcel over time, business use of the parcel, collected directory data and Sanborn Fire Insurance maps, reviewed other available documentation, including photographs, and interviewed three people with long time associations with the site. Additional information not previously available included photo documentation of a fire that occurred on the site in 1944, and photographs of the building at 701 Wilson Street as originally constructed.

Authors of this report evaluated the buildings on the site for historic significance and integrity. However, the authors of the report are not qualified professionals in history, architectural history, historical architecture or archaeology and their findings do not have the same standing as findings of professionals recognized by the Secretary of the Interior.

6. Other surveys

Other surveys in Santa Rosa that covered areas within North Railroad Square or adjacent to the project site, but did not specifically discuss the project site include Dan Peterson's *Santa Rosa: Historic Resource Survey* (1977); Dan Peterson's *Historic Resources, Downtown Neighborhoods Study* (1980); Caltrans' *Finding of Effect for the Proposed Widening and Improvement Project on High 101 in the City of Santa Rosa, Sonoma County, from the State Route 12 Interchange to Just North of Steel Lane* (2003); and Garcia and Associates' *Historical Architectural Resources Technical Report for Sonoma Marin Rail Transit (SMART) Project* (2004); and Garcia and Associates' *Cultural Resources Existing Conditions Analysis for the Downtown Station Area Specific Plan, City of Santa Rosa, California* (2006).

DETERMINATION OF HISTORIC SIGNIFICANCE

701/717/737/769 WILSON STREET

2. HISTORIC CONTEXT

A. *Historic Context*

The following background on the lumber industry in Santa Rosa, which is the primary historical context for this building complex, is adapted from Dennis Harris' *Yaeger and Kirk, Santa Rosa, California, Historic Business Report*, a history of the industry and businesses on the site developed by Harris in 1990. Other sources are referenced as noted.

1. The Korbel Brothers

The Yaeger and Kirk Lumber Company, which was located on this site from 1952 to about 1955, descended from one of the oldest commercial lumber businesses in Sonoma County, which was also Santa Rosa's first retail lumber and building materials firm.¹⁰ The local lumber industry in Sonoma County started in the Russian River area, with Heald and Guerne's mill in Guerneville. It was one of six in operation in Sonoma County in the 1860s and 1870s.¹¹

The lumber business started in Santa Rosa in the commercial-industrial areas of Railroad Square and the North Railroad District, adjacent to the San Francisco and North Pacific Railway in west Santa Rosa.¹² Here three of the four Korbel brothers, who had emigrated from Bohemia, bought out their brother Wenzel's holdings in Guerneville and established a mill in west Santa Rosa in the mid-1870s. The business was called F. Korbel & Bros and they manufactured "building ornamental and fancy work."¹³ Most of their land was located between 5th and 7th Streets, and Wilson Street and the railroad.

2. The Berka Family

The retail lumber business became increasingly competitive with the establishment of the A. H. Smith Lumber Company in 1876 and the Santa Rosa Manufacturing Company in 1877. The Korbel brothers turned to other interests, primarily viticulture, and sold a portion of their operation to employee John Berka in the late 1870s.

John Berka's younger brother Frank moved to Santa Rosa in 1881, and began working as a bookkeeper for the Korbel brothers for both their Guerneville and Santa Rosa operations.¹⁴ The Berka brothers and Korbel brothers were all from Bohemia, which no doubt provided an additional bond. In 1881, John Berka became partners with Moses B. Dearborn and F. B. Flynn and began buying land in Bodega. He eventually divested himself of his Santa Rosa holdings, focusing on business interests elsewhere.¹⁵ His younger brother, however, stayed in Santa Rosa.

¹⁰ Harris, 1990:1.

¹¹ Harris, 1990:2.

¹² Clark's Subdivision, within which 701-769 Wilson Street is located, was filed in November 1870 to take advantage of the completion of the SF& NP Railroad.

¹³ Harris, 1990:4.

¹⁴ Guinn, 1907:841.

¹⁵ Note that Harris says Frank Berka worked as a bookkeeper. John Berka is listed in the US Census with a profession of bookkeeper as well.

Frank Berka was born on October 31, 1849 to Matthias Berka, the middle child of five. His father immigrated to America in 1861, when Berka was twelve, after participating in the 1848 revolution in Bohemia. He lived first in New York City, then in Genesee, Michigan, where the young Berka grew up. Berka moved to San Francisco in 1869, where he stayed for two years. He tried his hand at various enterprises in the west, then moved to Santa Rosa to join his brother John at Korbel's Santa Rosa mill in 1881.¹⁶

Frank Berka, who had a business degree from Bryan & Stratton Business College in Chicago, began by keeping books for the Korbel Bros. business. In 1883 he bought the Santa Rosa yard, and by 1885 he owned the business.¹⁷ He was listed in the 1884 McKenney's directory as a "Wholesale and Retail Dealer in Lumber and Building Materials, Doors, Windows, Blinds, Etc.," with offices at the corner of Fourth and Wilson, and residing at the Occidental Hotel.¹⁸ Finley, in his 1937 history of Sonoma County, noted at that time that, "It is interesting to relate that the lumber business now and for so many years past carried on by Mr. Berka, is the successor to the pioneer lumberyard of Guerne & Murphy, which firm is recalled as the first lumber dealer in the city of Santa Rosa, so that the traditions of this business come down in unbroken line from pioneer days."¹⁹

At that time Thomas J. Ludwig, formerly a successful builder and developer in Santa Rosa, had a lumber yard at 8th and Wilson with his partner Peter Henry Kroncke. According to Harris, they had bought out a major portion of the Korbel operation. They did business as Henry Kroncke & Co., located at 6th and Wilson, and also as the Santa Rosa Planing Mill.²⁰

Again, according to Harris, by 1887 Berka "was no longer satisfied leasing Korbel's facilities and competing with Ludwig and Kroncke." In 1888 Kroncke and Berka together purchased Ludwig's Lot 204, the parcel occupying the south half of the block.²¹ In 1888, the Sanborn maps show Kroncke, Ludwig and Berka in a partnership.²² But by May 1889 he had purchased his partner's remaining interest in Lot 204 and moved his office to the corner of 8th and Wilson. He also sold his interest in the Kroncke and Ludwig Planing Mill.²³

Berka's operation was known as F. Berka Lumber Company as of 1890, and he is credited by historian Guinn as having the largest yard in Santa Rosa.²⁴ He served on the City Council from 1890 to 1898 and was active in the Masons and Odd Fellows.²⁵ According to an ad he placed in

¹⁶ Guinn, 1907:841.

¹⁷ Guinn, 1907:841. See also the *Sonoma Democrat*, March 17, 1883.

¹⁸ Harris, 1990:10.

¹⁹ Finley, 1937:173.

²⁰ Harris, 1990:10. See also the *Sonoma Democrat*, June 15, 1889.

²¹ Harris, 1990:14.

²² According to Guinn the business was named Ludwig, Kronke & Berka (1907:841).

²³ Kroncke appears to have bought out Ludwig, as thereafter the two main lumber businesses in Santa Rosa were owned by Berka and Kroncke.

²⁴ Guinn, 1907:841.

²⁵ His activities were not all noteworthy, as the *Sonoma Democrat* reported on December 14, 1895 that "Councilman Berka was accused of illegally providing materials for city work while a Councilman. Santa Rosa Republican also reported that Councilman Wilson had also presented bills through his son while on the Council; also says T L Thompson had a conflict during his term on Council." He lost his appeal in the State Supreme Court in 1899 and was not reimbursed for the building materials provided to the city by his business.

the 1892 *Resources of California*, he claimed to have been established since 1876 as the Korbel Brothers, and purchased their business in 1882. By the end of the nineteenth century Berka was the largest lumber and building materials dealer in Sonoma County.²⁶ In the face of new competition from J. P. Fitts, he placed a biography and photographs of his lumber yard and residence in a 1901 history of the country, emphasizing the longevity of his business. His home and an ad for his business also appeared in the 1902 *Souvenir Santa Rosa Fire Department Illustrated*.

Berka married Polly Ann Boetcher, a Sonoma County school teacher from Missouri whose parents were from Prussia. He had two children, Rita and Reyna. Both attended the University of California and became school teachers. Rita did not marry, and taught at Santa Rosa High School. Reyna married P. G. Beukers and moved to San Francisco.²⁷ Polly was given a house on B Street, next to her parents' home, upon her marriage. In 1892, they purchased an additional property at 558 B Street where they built "a substantial residence." After Polly died in 1951 Rita remained in the house, apparently until her death in 1980.²⁸ This home, which is in the St. Rose Historic District, is in very good condition today.²⁹

3. Laws and Yaeger

Berka turned over operation of his lumber yard to Ermin U. White in 1926, when he was 84. After his death in 1929, White continued to lease the lumber yard at 8th and Wilson from Berka's widow Polly. In March 1931 the lumber yard was taken over by Henry Laws. Steve E. Yaeger was listed in 1935 as his Assistant Manager. Harris speculates that Laws leased the lumberyard from Polly Berka.³⁰ That year there were ten lumber yards in Sonoma County, and five in Santa Rosa.

By 1939 Laws had purchased a portion of the old Berka property (lots 157 and 158) and founded Henry Laws & Company. By 1944 Steve Yaeger had purchased 30% interest in the firm, and the business was renamed Yaeger and Kirk, with Laws as President and Yaeger as Vice President. They owned lots 157 through 160 of the block at 8th and Wilson (they later bought an additional lot on the block). Polly Ann Berka had a new building constructed at the corner of 8th and Wilson in 1947, designed by the architect C. A. Caulkins Jr. for use as a retail outlet and offices. It was completed on March 3rd and thereafter leased by Laws and Yaeger. The lease included the entire block, plus additional properties³¹

Polly Berka died in February 1951. She left lots 204 and 205, plus a number of additional properties in Santa Rosa and San Francisco to her daughters. Her daughter Rita held the property at 8th and Wilson until her death in 1980. It was thereafter taken over by a trust comprised of family members. The property appears to have remained in the family until the late 1980s.³²

²⁶ Harris, 1990:18.

²⁷ Finley, 1937:174.

²⁸ The lumberyard also remained in the family until the late 1980s.

²⁹ See exhibits.

³⁰ This is consistent with the chain of title for the property, as seen in the SCS Engineers report, "Historical Site and Building Review," p. 4..

³¹ Harris, 1990:26.

³² SCS Engineers, 2007:4.

3. Yaeger and Kirk

Laws sold his interest to Yaeger in the 1950s and retired.³³ Yaeger took on Kirk as a partner in 1952. In 1955 Yaeger and Kirk moved to Santa Rosa Avenue. They were forced to declare bankruptcy in 1993, and closed two operations in Ukiah and Healdsburg and two retail outlets on Santa Rosa Avenue and in Sonoma. At that time the *Santa Rosa Press Democrat* noted that the business had operated for 121 years, descending from the E. U. White Lumber Co.³⁴

B. Evolution of the Site

The following outlines the evolution of the land uses and buildings on the block bounded by 9th Street on the north, Wilson Street on the east, 8th Street on the south, and the railroad tracks on the west. It also chronicles the land uses on the blocks east, south and west of the site. The blocks to the north have greater separation from this block, due to traffic patterns and land uses, and are not discussed here. This information is based primarily on historical maps of the area.

The block on which the buildings at 701, 717/737, and 769 Wilson are located is Block 7 of Clark's Addition in Santa Rosa. Historically (1877) it was Block 18, comprised of lots 204 and 205, bounded by Green Valley Road on the north, Wilson Street on the east, 8th Street on the south, and the railroad tracks on the west. It is the same today, with the exception that Green Valley Road is now 9th Street.

The **1885 Sanborn Fire Insurance map** shows that at that time a rail spur from the Northwestern Pacific Railroad served the site, which was the "J. L. Ludwig's Lumber Yard." A building and shed was located at the corner of 8th and Wilson Streets, but the rest of the yard was occupied by piles of lumber. On the north half of the blocks were five houses with outbuildings. At the northeast corner was a grocery store with an attached storage shed, and a corral in the back. It faced onto Wilson Street.

To the west of the lumber yard, across the railroad tracks were the I. De Turk and Santa Rosa Wineries. To the north was a residential neighborhood. To the east, on the other side of Wilson Street, were eight dwellings and three vacant lots. To the south, on the other side of 8th Street, was more lumber storage for Ludwig's yard, and the Wilson and Co. Grain Warehouse.

The **1888 Sanborn Fire Insurance map** shows that in 1888 the lumber yard had three owners and was called the "Kronker [sic], Ludwig and Berka's Lumber Yard." It was still composed mainly of lumber piles, with a small building at the corner of 8th and Wilson, and was still served by the rail spur. North of the yard were five homes; the shop on the corner was vacant. De Turk's Santa Rosa Winery still existed west of the site. East of the site was a residential district. And south of the site was overflow storage for the lumber yard and Armstrong and Dohn's Winery. Overflow piles of lumber were also located east of this southerly block.

The **Santa Rosa Block Book of 1892** shows five residential or residential/commercial lots on the north end of this block ranging in size from 40 to 112 feet in width. On the south end was a lot that was 367' in width, owned by Berka. All properties but one was owned by Berka. One in the center of the block was owned by "Dunbaugh."

³³ LeBaron, 191995:126.

³⁴ *Santa Rosa Press Democrat*, September 23, 1993:A1.

By **1893 the Sanborn Fire Insurance maps** shows that lumber yard was owned by Fred Berka (misspelled as Baka). On the north end of the block were five residences. The two shops at the corner were vacant. The block to the east was residential. The block to the south was taken up by George E. Dohn's Winery. To the west, across from the lumberyard offices, was the "Special Int. Revenue Bonded Warehouse, (brandies)" L.W. Burris, proprietor. There was a house on the corner of 8th and Donahue, but otherwise the block was taken up by De Turk's Santa Rosa Winery.

In **1897, the Sanborn Fire Insurance maps** show that there were six buildings or building complexes on the north end of the block, the northernmost building comprised of a grocery at 763 Wilson, a shop next door at 769 Wilson, and another shop or storage to the rear. At this point some of the lumber was in sheds, rather than just in piles in the open air.

The **1898 Proctor & Reynolds atlas** of Sonoma County carried a feature on the F. Berka Lumber Yard, noting that the location of the lumber yard (at the corner of 8th and Wilson Streets) was one of the best in Santa Rosa. Since it adjoined the S.F. & N.P. Railway, the company was able to load lumber and other building supplies directly onto the cars. The article reported that the company carried a stock of redwood and pine lumber, brick, cement, lime, plaster, lath, plaster, doors and blinds. It stated that Mr. Berka had been established in the lumber business since 1882.

By **1904 Sanborn Fire Insurance maps** show that F. Berka's Lumber Yard had expanded north to take in several of the previous residential parcels on this block. There were only two residences left. The shop still existed at the corner, with the adjacent building being a dwelling. The block to the east of this block was residential, with the exception of the Lincoln School. The block to the south was taken up by a warehouse. In the block to the west conditions were the same as in 1893.

As evidenced in the **1908 Sanborn Fire Insurance maps**, only one residence was left on this block by this time, although the shop at the corner of Wilson and 9th still had a residence next door. At this point the shop was addressed as 763 Wilson. F. Berka's lumber shed was adjacent to Wilson Street, but lumber piles were located to either side of the spur rail. The lumber yard office was located at 8th and Wilson, with an address of 701 Wilson. Adjacent to it along Wilson was a "sash & door" building. Behind were two buildings, one designated as "lime," (adjacent to 8th Street) and one designated as "cement."

To the east was the residential neighborhood with twelve residences and one corrugated metal storage building. To the south was the Lee Bros. & Co. General Warehouse. To the west conditions had not changed.

The **1950 Sanborn Fire Insurance map** shows that at this time the lumber yard took up nearly the entire block, as it does today. At the north end of the block, at 9th and Wilson, was a building noted as "shop," with the same orientation that this building has today, facing obliquely onto 9th Street. On the south end of the block was the same building located here today, noted as "office" and "paint." To the rear of this structure, across the spur track, was a two-part building in a slightly different configuration than exists today, labeled as a warehouse.

The north half of the accessory structure was open to the main rail tracks. On the west side of the lumber yard was a lumber shed that was mostly open. On the north end of the shed was a small

building labeled as “pipe storage.” On the east side of the lumber yard, on the other side of the spur line, was another large lumber shed, this one enclosed on three sides, the open side fronting onto the spur track. To the north of the main shed was a small building labeled as “planing,” with a large overhang. To the north and east of this building were piles of lumber.

To the north of the block was Ripley Street with some industrial, but mostly residential buildings. To the east, on the other side of Wilson, the street had evolved to a mix of uses, including ten homes, a grocery on the corner of 9th and Wilson, “milk depot,” and an overflow building for the Laws & Yaeger Lumber Co., including a “lumber, sash and door storage” building, a materials storage building, and an additional lumber shed. Across the street, on the southeast corner of 8th and Wilson, was another Laws & Yaeger facility, consisting of a warehouse and wood working building, a lumber storage building, a planing mill, glazing and lumber shed, office, blowing and shavings bin building, and several additional lumber sheds.

To the south of the main Laws & Yaeger facility was a warehouse for feed, pine shavings and hay. To the west, on the other side of the railroad tracks, were the De Turk Ice and Cold Storage Plant within the Grace Bros. Inc. wine warehouse complex, which filled virtually the entire block.

DETERMINATION OF HISTORIC SIGNIFICANCE 701/717/737/769 WILSON STREET

3. ARCHITECTURAL CONTEXT

A. *Architectural Descriptions*

1. **701 Wilson Street**

The 701 Wilson Street building is a one-story building located at the northwest corner of the intersection of 8th and Wilson Streets. It is a rectangular building with the long side fronting Wilson Street, with a flat roof and parapet. It has an angled corner entry at 8th and Wilson, with a secondary entry on Wilson Street. It is wood-frame construction with some steel framing, a stucco and T 1-11 finish, a concrete foundation, and a steel and wood-frame roof with built-up finish. It was constructed in 1947 and opened in March 1948 (*Harris, 1990*). It is an International Style Modern building with some Streamline Moderne details. It was designed by architect Clarence A. Caulkins, Jr.

A curved canopy extends from the entry ensemble at the corner around and encompassing the entry on Wilson Street. At the corner is a tall, aluminum-frame entry door with tall transom above. It is flanked by tall, two-part windows that align along the top edge with the transom, abutting the bottom of the canopy. The windows extend from below the canopy to the center division of the door. They also have dark anodized aluminum frames. The secondary entry exhibits the same design, only the door and windows have wood frames rather than aluminum. On the far north end of the façade is a double-hung window with two-over-two lights. Much of the exterior of these two facades has been covered with T 1-11. The original portion of the building is stucco.

There are no additional openings on the south façade on Wilson Street, and no openings on the north façade, which abuts the warehouse to the north. The rear of the building has a solid double entry door on the south side. Above, to the right, are five hopper-style single light windows on the upper portion of the façade. On the north end of the façade is a single wood door with single fixed light in the upper portion. It is flanked by one small and several standard-sized, double-hung windows with wood frames and glass embedded with wire mesh. Above this ensemble, to the right, is a louvered wood vent.

The interiors of the building feature a large open space towards the front of the building (the south side) and small enclosed offices to the rear. Interior finishes and volumes are intact. The original south and west facades of the building are intact on the interior. Casements for windows are deep, with narrow surrounds. It is evident on the interior that the windows on the exterior have been boarded up and the sashes removed. They are otherwise intact.

The building at 701 Wilson was designed by Santa Rosa architect Clarence “Cal” Adelbert Caulkins Jr. for Polly Berka, who leased it to Laws and Yaeger for a retail store and offices. It was used by Laws and Yaeger and then Yaeger and Kirk Lumber Company until about 1955 (*SCS Engineers, 2007:4*). The Berka family owned it until about 1980, when Polly Berka’s daughter Rita died (*Harris, 1990*). It was thereafter used as a retail store. Today it is used as a warehouse.

Changes over time. The only major changes to the building at 701 Wilson appears to be the fact that the main public facades, the south and east facades, were largely clad in T-1-11 siding in 1967. This has been tacked on top of the original stucco siding. All the window openings remain the same, evident on the interiors. The sash has been removed, but casements remain in place. The original wood frames of the front entry have been replaced with dark anodized aluminum (the wood frames of the secondary door remain). All other interiors appear to be intact. The changes that have taken place to the building are easily reversible. The original architectural drawings for the building exist; they are in the possession of the developer. The building is in good condition.

Accessory structures. To the rear (west) of this building, across the railroad spur, are two adjacent structures. The northerly structure is raised about 4'-0" above grade, accessed via an open wood stair parallel to the building with four wood steps. It has a shed roof and is fronted by a vertical wood door hung from a track. It is sided in horizontal wood on the front and rear. There is a sliding door on the rear, facing the railroad tracks.

The adjacent building to the south has a shallow-pitched gable roof and a slightly angled front façade. It has a two sliding plywood doors. The two windows that flank the larger sliding door are boarded up. It is sided in horizontal wood on the front façade and has a corrugated metal roof with no eaves. The rear is finished in sheet aluminum.

These buildings show as being used as warehouses in the 1950 Sanborn Fire Insurance maps. Assessor records state that they were used as a gas and pipe fitting shed. It is not known what the current use is, and it is not known what changes they may have undergone since being rebuilt in the mid-1940s.

2. 717/737 Wilson Street

a. 717 Wilson Street

717 Wilson Street consists of a large (9,870 sf.) one-story warehouse and a long three-sided shed which is actually made up of five co-joined sheds. The enclosed building is parallel to Wilson Street on the east side of the lot. It is adjacent to 701 Wilson to the south, and is sited at the back of the sidewalk on Wilson. The shed is parallel to the warehouse on the other side of the spur track that extends into this lot. It parallels the warehouse from the south end of the warehouse north along the railroad right-of-way to beyond the small building at 737 Wilson.

The warehouse is a rectangular structure with a shallow-pitched gable roof with no eaves. The structure is a combination of wood-frame construction, aluminum studs, concrete block and hollow core clay tile. Wood interior trusses are a combination of lateral Pratt trusses and longitudinal flat trusses and other ad hoc support systems.

Typical posts are ganged 2"x6"s. Parts of the structural support system have been augmented over time with additional members. There are several interior partitions dividing the building into bays. These are constructed of horizontal board, plywood, hollow core clay tile, concrete block and drywall. Most openings appear to have been very large and were later partially enclosed. The southerly bay has doors that close.

Most of the interior floors are concrete slab, although there are also dirt floors towards the rear of the structure. The building is finished in a combination of vertical wood slats, plywood, sheet metal, corrugated metal, canvas and plastic. The roof is wood frame with a corrugated metal finish. It is a vernacular warehouse building, constructed in 1939 (Assessor records). (Note that there is some discrepancy in the records. A report by SCS engineers, “Historical Site and Building Review” states that the site burned in 1944 and was rebuilt in 1947. Assessor records state that 737 Wilson was built in 1947, but that this structure was built in 1939).

The main entrance to the building, which is open with no door, faces north and is accessed from the street at about the center of the lot. There is also an opening on the east side on the south end of the building. This is evidently not in use. The north façade is clad in plywood except for the upper gable, which is finished in horizontal board.

The east façade of the building is on Wilson Street. All of this façade except the entry at the south end, which is cyclone fence, is clad in vertical board slats. The upper portion of the façade extends out over the sidewalk. At about the middle of this facade are five large doors, also constructed of vertical board slats, which operate on tracks. There is also a small paneled pedestrian door. A perimeter concrete stem wall is visible.

The south façade, which is hollow core clay tile, abuts the north façade of the retail building to the south. The west façade faces the interior of the lot and spur track. There are at least four openings along the west façade, most with hinged plywood doors. It is finished in plywood with one section finished in horizontal board siding near the center. Much of this facade is covered with plastic, fiberglass or canvas cloth, most of which is in tatters.

The three-sided shed on the west side of the lot is actually composed of five different sheds. All have shed roofs and are enclosed on the back and open on the front. Sanborn Fire Insurance maps show that three of them were constructed or partially constructed by 1950, and two constructed afterwards. Given the re-construction date of the building, it would appear that the first three sheds were constructed between 1947 and 1950. They were evidently built from materials on hand, because there is no consistency in structural design, construction methods, building materials, or finishes among them.

The first shed, on the south end, is wood-frame construction with wood joists and board decking at the roof. The floor is dirt. Support posts are made up of two 2”x 6” true dimension lumber, in contrast to the contemporary lumber elsewhere on the building. The back wall is finished in plywood and vertical boards. The bottom of the front façade is enclosed with a plywood finish and plywood doors. Interior partitions are wood frame with a drywall finish.

The second shed is wood frame with wood joists and board decking. It has a gravel floor. The rear wall is board and batten. It is partially finished in salvaged lumber, evidenced by the irregular paint on some of the boards. Most of the vertical posts on this shed and the other wood frame sheds are made up of three ganged 2”x 6”s or sometimes a 4”x 6” post.

The third shed is partially enclosed, and shows on the 1950 Sanborn map as being used for pipe storage. Today there is an office in the southwest corner. It is wood frame with a wood joists and decking, and a concrete floor. The large sliding door on the front façade is wood frame with

sheet aluminum finish. The back wall is board and batten. The shed extends beyond the front of the other sheds with a corrugated metal finish on the north façade and a paneled pedestrian door.

The largest shed is supported by welded I beams with brackets, set in metal barrels filled with concrete. The roof joists are also steel, topped with particle board sheathing and a corrugated metal finish. The back of the shed has open eaves filled in with corrugated metal. The walls are composed of metal roll-up doors alternating with corrugated metal. On the back side of the shed accessed via these doors are metal containers. The floor is concrete.

The most northerly shed also has a steel I-beam support system and steel ceiling joists with particle board sheathing and a corrugated metal finish. The floor is concrete. The back wall has steel supports and aluminum studs and what appears to be a plywood finish. The partition wall between this shed and the one to the south is corrugated metal.

These buildings are used to store supplies for Wilson Bros. Supply. Historically, they were lumber sheds and even in 1950, appeared to be open on both sides rather than just the east side.

b. 737 Wilson Street

Toward the center of the lot is another structure. It has a slightly pitched, asymmetrical side gable roof with large openings on each end (north and south). It is a wood-frame structure supported in part by a large timber post in the middle of the building. It has a concrete slab floor and is clad in a combination of plywood, horizontal wood board, and metal finishes. The roof joists are wood with particle board sheathing. Cladding is unknown. On the west side of the building is a wood-frame office with mezzanine. It is finished in a combination of drywall, drop siding, and plywood. Windows throughout are aluminum frame sliding sash.

The south façade has a plywood finish and the “Wright Bros. Supply” sign on the upper right portion. On the lower left is an aluminum frame sliding window and air conditioner. On the west facade, which is finished in plywood, are a door and three windows of various designs at the second level. The access to this second level is an exterior stair on the north side of the building. In front of the west façade at the lower level is a large metal container. The north façade is also finished in plywood. Adjacent to the north side of the building is a small temporary metal building with a shallow gable roof. There are no additional openings on the north façade. There are no openings on the east facade. It is finished in corrugated metal.

Changes over time. The building is used as offices by Wright Bros. Supply. The 1950 Sanborn Fire Insurance maps show that a smaller building with an overhang of similar proportions as the enclosed portion of the building today existed on the lot at that time. Therefore, the building was subsequently enlarged and enclosed some time after 1950. Assessor records indicate that the building was used as a planing mill at one time.

c. The Yard

The lot from the north side of the retail store northwards is enclosed with cyclone fencing topped by razor wire and barbed wire. There are three large openings in the fence, two on the east side and one on the north side. The yard is finished in gravel and dirt, with the exception of the entry drive on the east side. The railroad spur that extends up the center of the site from the south is still in place.

3. 769 Wilson Street

This building is addressed as 769 Wilson, even though it faces north onto 9th Street. An older building on this parcel faced onto Wilson Street and was addressed as 769 and this building has apparently retained the same address. It is a one-story building with a moderately-pitched gable roof with no eaves, a rectangular footprint, and a shed roof extension to the rear. It is sited close to 9th Street, at a slight angle to the street. It is a wood-frame building with a heavily textured stucco finish, an asphalt roof, and perimeter concrete foundation. It is a vernacular building, constructed ca. 1933, according to Assessor records. It has an interior chimney.

The entry to the structure is centrally-placed under the gable. Three concrete steps lead to the front door. Above the entry is a closed pediment with raked cornice, supported by two simple columns with a simple bases and capitals that sit on the top step. Flanking the entry are two large, slightly horizontally-oriented, single light fixed windows with wood frames and narrow molded wood surrounds. Window boxes are placed below on knee brackets. Under the gable, which is clad in clapboard, is a round-arched louvered vent.

The east façade has a large, slightly vertically-oriented window on the north end with a single fixed light and wood surround. A door is located near the center of this façade, accessed via two concrete steps. In the rear addition has horizontal board siding with corner boards and a frieze board. It has a corrugated metal shed roof with open rafters, and a secondary door. There is evidence of other openings that have been located on this façade in the past. The west façade has one large horizontally-oriented double-hung window with a metal frame toward the rear or south end of the building, and a sliding window with aluminum frame in the shed-roof addition. On the rear (south) façade of the shed addition is a large sliding door on a metal track. There is a rectangular louvered vent in the gable end. The building is 1,166 square feet in size and the attached storeroom is 265 square feet.

According to the current tenant in the building, the building first housed an Italian grocery (in the 1930s), then a church, music venue, an antique store, then it was vacant for some time. It has been a plant store for about three years. In 1973, it was a “House of Refuge” mission youth chapel (*Assessor data*).

B. Architectural Context

This discussion applies only to 701 Wilson Street, the only building on the site designed by an architect and the only building designed in a specific architectural style. This is in contrast to vernacular buildings of the lumber yard and the small Craftsman-era building at 769 Wilson Street.

701 Wilson Street was constructed in 1947 and opened in March of 1948. It is an early example of International Style Modern (as coined by architectural historian David Gebhard), with elements of the Streamline Moderne style. Streamline Moderne influences are seen in the design of the flat, rounded canopy, corner entry, rounded parapet, and overall horizontal emphasis. The International Style Modern characteristics of the building can be seen in the flat, planar qualities of the building, its broad expanses of glass, the tension between the horizontal and vertical in the fenestration design, emphasis on the horizontal in the overall building form, and emphasis on composition to convey the design qualities of the building.

The Streamline Moderne style, which followed on and is related to the Art Deco style, was popular in northern California (and around the country) in the 1930s and early 1940s. Qualities of the style, as defined by David Gebhard, are:

- Stucco boxes, often with rounded corners, and even rounded parapets
- Emphasis on the horizontal through banded surfaces, windows, etc.
- Curved projecting wings
- Glass brick
- Round windows (as ship portholes)
- Steel (ship) railing
- Brightly colored vitrelight.³⁵

Although particularly popular for the design of retail storefronts and commercial buildings throughout the country, there were surprisingly few examples in Santa Rosa. An excellent example exists, however, in the Rosenberg Department store, for which Caulkins was a collaborating architect under Hertzka & Knowles. This building is listed in the National Register of Historic Places. One of the reasons put forward for its listing is the relative scarcity of this style in Santa Rosa and northern California as a whole: “It is also one of the few extant retail building [sic] from the period, and the only example of the “Streamline Moderne” style that remains intact.”³⁶ Local historian Gaye LeBaron mentions that one of the reasons for the style’s scarcity in the city today is that many of the buildings from this era have been lost to redevelopment.

The “International Style Modern” style, a name coined by architectural historian David Gebhard, was also rare in Santa Rosa in the 1940s. It is even rarer today, as Modern buildings have not been the subject of preservation activities until recently, and because Santa Rosa – between urban renewal and redevelopment – has lost much of its building stock from this era.³⁷ Qualities of the style, popular from about 1935 to the mid-1960s, are:

- Light, horizontal volumes often cantilevered out over the landscape
- Horizontality strongly emphasized
- Walls and glass surfaces kept in the same plane
- Stucco walls conveying lightness
- Flat roofs usually without parapets
- Extensive use of glass
- Machine, hospital-like image cultivated.³⁸

The International Style developed in Europe in the inter-war period. In the late 1920s and 1930s several Bay Area practitioners experimented with the style, evolving a regional interpretation seen in residential architecture, for which they gained national attention.³⁹ The use of the International Style for commercial buildings, however, did not gain widespread acceptance in the United States until after the World War II, when the International Style and variants of the

³⁵ Gebhard, 1985:577. Gebhard is credited with coining the term Streamline Moderne, and documenting its distinction from the Art Deco style (Whiffen, 1999:242).

³⁶ Malmstrom, “Historic Resources Inventory – Rosenberg’s Department Store,” 1992.

³⁷ See for example the 1941 Grace Bros. Brewery building in “Figures.”

³⁸ Gebhard, 1985:579.

³⁹ A variant on the International Style was also seen in southern California, beginning with the architecture of Richard Schindler and Rudolf Neutra.

Modern styles became popular. Reasons for this include the fact that many of its most famous proponents immigrated to or practiced in America beginning in the late 1930s and forward. They taught in some of the top American architecture schools, from which many young architects graduated after the war. Another reason for its widespread popularity in the post-war years is that building was curtailed during the 1930s and during the war, but exploded after the war as the post-war economy took hold.⁴⁰

In the post-war years, Modern architecture became favored for everything from small scale commercial buildings to high rises. Again, not many buildings were seen in Santa Rosa, due in part to the relative conservatism of the community. The building at 701 Wilson is a good example of the style, and is likely one of the earliest still present in the city.

C. Clarence Adelbert Caulkins, Jr.

The building at 701 Wilson Street was designed by architect Clarence (“Cal”) Adelbert Caulkins Jr. Caulkins was born in Livingston, Montana on October 20, 1898, not long after his parents moved there from New York State. Caulkins studied at the University of Montana and moved to California in 1920, enrolling in the architecture program at the University of California Berkeley. He was awarded a Bachelor of Arts degree in 1924.

Caulkins’ first job was with John Galen Howard, who is best known as chief architect for the University of California at Berkeley campus. While with Howard Caulkins worked on the design of LeConte and Haviland Halls on the campus, and supervised the construction of the stadium at the University of California.⁴¹ It is also likely that he designed the Congregational Church in Oakland and Masonic Temple in Alameda at this time.⁴² He worked for Howard until his death in 1928.

Caulkins’ next job was with Edward J. Symmes, for whom he worked for two years. His next job, again for two years, was with Swartz and Ryland of Fresno and Monterey.⁴³ While with this firm he designed the Monterey High School, Carmel Grammar Schools, and the library for the Fresno Teachers College.⁴⁴

Caulkins moved to Santa Rosa in 1932 and formed a partnership with William Herbert, with whom he stayed for three-and-one-half years. Santa Rosa historian Gaye LeBaron calls Herbert Santa Rosa’s first architect. She further discusses the state of architectural design in Santa Rosa at this time:

⁴⁰ Albrecht, 1995.

⁴¹ *Santa Rosa Press Democrat*, June 27, 1937, Real Estate Section.

⁴² In Finley’s 1937 biographical sketch of Caulkins he does not differentiate between buildings Caulkins designed in his own practice and buildings he designed while under the employee of others. He also does not typically describe Caulkins’ role, so the building attributions here are based on the location of the building and the office he worked in at the time. Further research needs to be conducted to verify some of the information found in Finley’s sketch. This latter building is mentioned in the *Santa Rosa Press Democrat*, June 27, 1937, Real Estate Section.

⁴³ Finley, 1927:233.

⁴⁴ *Santa Rosa Press Democrat*, June 27, 1937, Real Estate Section.

*Architecture, not a priority in the building of early Santa Rosa, had come into its own as a California art form. At the top of the list of Santa Rosa's pioneer 20th century architects was William Herbert, a graduate of Massachusetts Institute of Technology who opened his practice here before World War I, when he and Petaluma's Brainerd Jones were the leading architects between San Francisco and Portland. In a time when most people still sketched out their plans with a nail on the back of a shingle, Herbert had a difficult time establishing his practice. His first targets were school districts and he spent long hours convincing board members of rural schools of the wisdom of having their new buildings professionally designed.*⁴⁵

Herbert's first job in Santa Rosa was as supervising architect for highly regarded San Francisco architect W. H. Weeks on the construction of the new Santa Rosa High School. He later held the same position for the first buildings on the Santa Rosa Junior College campus.

While with Herbert Caulkins' continued to gain experience in the design of schools and institutions, designing the Luther Burbank Auditorium, Tauzer Gymnasium, Analy Hall, and Bussman Hall on Santa Rosa Junior College campus. Newspaperman and historian Ernest L. Finley profiled Caulkins early in his career in Santa Rosa in his 1937 *History of Sonoma County, California*,⁴⁶ At that time, he designed the Corning High School gymnasium, a grammar school in Burns Valley, a grammar school in Sebastopol (Union Elementary School), a high school at Covelo, an office building for Sonoma County, the Farmers Mutual Fire Insurance Company, and remodeled the New Santa Rosa Hotel. He and Herbert also built a residence for the Thomas J. Proctor family and a model home for the Santa Rosa Chamber of Commerce, in addition to numerous residences.

Finley noted in his profile of Caulkins that he had designed the following buildings since opening his own office: Medico Dental building for Barnett Bros; a new building for Santa Rosa Junior College; a gymnasium for Round Valley High School; Point Arena High School; the Goldridge School; a gymnasium for Upper Lake Union High; the Veteran's Memorial Building in Willits, and residences for Mr. and Mrs. Leonard Talbot, Mr. and Mrs. A. Z. Blackman, Mr. and Mrs. H Eicher, and Mr. and Mrs. A.M. Call.⁴⁷

Caulkins was also profiled in the June 27, 1937 80th anniversary issue of the *Press Democrat*. The article notes that he "has won a wide reputation for exceptional ability in designing school buildings, business structures, and homes."⁴⁸ When Herbert closed his office in 1942, LeBaron notes that Caulkins "assumed the mantle of Santa Rosa's favored designer."⁴⁹

Like many architects of his time, Caulkins was proficient in a number of styles. He designed the 1939 office building in Sebastopol in the Streamline Moderne style, which architectural historian Gebhard called, "A sophisticated example of the Streamlined Moderne of the 30s with tower of

⁴⁵ LeBaron, 1993:315.

⁴⁶ Finley notes that Caulkins opened his own office on January 1, 1936 and LeBaron notes that he worked in partnership with William Herbert for his first three-and-one-half years in Santa Rosa, which would have been 1932 to 1936.

⁴⁷ Finley, 1937:234.

⁴⁸ *Santa Rosa Press Democrat*, June 27, 1937, Real Estate Section.

⁴⁹ LeBaron, 1993:316.

glass and stucco, corner windows and glass brick.”⁵⁰ His office buildings at the 576 and 600 B Street (1940 and 1938-40 respectively) in Santa Rosa are also good examples of the Streamline Moderne style. He also worked with architects Hertzka & Knowles on Santa Rosa’s best known Streamline Moderne building, the Rosenberg Department Store.⁵¹

He worked in the Mediterranean Revival style in the design of the Thomas Proctor house, which architectural historian Anne Bloomfield called “an outstanding example of 1930s Mediterranean-style domestic architecture.” She also noted that the house was the model home -- and the developer’s home -- of Proctor Heights, a Depression-era upper-class subdivision which opened the way for development of the hill areas near town.”⁵² Caulkins and Herbert adopted the Tudor Revival style for the 1934 Gridley Clement House in Healdsburg.⁵³ Caulkins’ own home on St. Helena Avenue was also in the Tudor Revival style, although it is not known whether he designed it. Finally he adapted the Tudor Revival style to the expansive First Presbyterian Church in the McDonald neighborhood in Santa Rosa in 1950.

Caulkins also designed in a simplified or ‘stripped’ classical style, sometimes called “PWA Modern.”⁵⁴ This can be seen in the 1936 Union Elementary School (now Park Side Elementary School) in Sebastopol, which was actually built under the Works Progress Administration.⁵⁵ Finally, Caulkins began experimenting with Modernism in the late 1940s, as seen in his design of the 701 Wilson Street building.

Caulkins was also interested in city planning. One of his visionary designs, dating to 1945, was for a new civic center in Santa Rosa, encompassing a county courthouse, city hall, and civic auditorium, but this was never built.⁵⁶ In the end the budget accommodated just the 1950 Veteran’s Memorial Auditorium. He was appointed to the city’s Urban Renewal Agency in 1962 and also served as president of the Downtown Development Association.⁵⁷

Caulkins’ firm was among five local architecture firms profiled in the October 1956 Centennial Edition of the *Press Democrat*. At that time, towards the end of his active career, he was credited with designing ten buildings on the Santa Rosa Junior College campus. After twenty years in business in Santa Rosa, about eighty percent of his firm’s work was schools. He developed and held the patent for a system of skylights and louvers for natural lighting and ventilation for schools that garnered the firm national attention. Other recent and current buildings at the time included the Santa Rosa Sears Roebuck Co. store, the American Trust Co. bank, the Odd Fellows Temple, the Sebastopol Veteran’s Memorial building, and four additional schools.⁵⁸

The following buildings by Caulkins were listed in Gebhard’s 1985 *Guide to Architecture in San Francisco and Northern California*: his 1938-40 medical office at the 600 B Street in Santa Rosa, and his 1939 medical building at 7207 Bodega Avenue in Sebastopol. The following

⁵⁰ Gebhard, 1985:393.

⁵¹ Malmstrom, 1992.

⁵² Bloomfield, 1989.

⁵³ *Healdsburg Cultural Resource Survey Final Report*, 1983.

⁵⁴ Gebhard, 1985:578.

⁵⁵ This was a WPA project.

⁵⁶ See figures.

⁵⁷ “Architect Caulkins Dies at 65.” November 23, 1964.

⁵⁸ “The Design for Living is Shaped By Redwood Empire’s Architects,” October 1956.

buildings by Caulkins or Caulkins and Herbert are featured in the Cerny's 2007 *An Architectural Guidebook to San Francisco and the Bay Area*.⁵⁹

- Veteran's Memorial Auditorium, Santa Rosa, 1950.
- Thurlow Medical Building, Santa Rosa, 1940.
- First Presbyterian Church of Santa Rosa, 1949.
- Thomas J. Proctor House, Santa Rosa, 1935-36.
- St. Luke Evangelical Lutheran Church, Santa Rosa, 1949
- Santa Rosa Junior College, Santa Rosa, 1927.
- Office building, Sebastopol, 1935.
- Park Side School, Sebastopol, 1936
- Sebastopol City Hall, 1936 (remodeled in 1974).⁶⁰

Known buildings by Caulkins or Herbert and Caulkins that have been included in historic resource surveys and inventories and therefore appear in California's Office of Historic Preservation Directory of Historic Properties include the following.

Name	Address	Location	Const. Date	Source: date
Gridley Clement House	702 Johnson St.	Healdsburg	1934	Edward Langhart Museum, 1983
Rosenberg's Department Store	700 Fourth St.	Santa Rosa	1937	Malmstrom, 1992
Santa Rosa Junior College	1501 Mendocino Ave.	Santa Rosa	Varies	Peterson, 1977
Sebastopol Christian Church	7433 Bodega Ave.	Sebastopol	1936	Peterson, 1981
Title Insurance Bldg.	318 Mendocino	Santa Rosa	1932	Peterson, 1976
Thomas Proctor House	2445 Sunrise Place	Santa Rosa	1935-36	Bloomfield, 1989
Union Elementary School	7450 Bodega Ave.	Sebastopol	1936	Peterson, 1981

Caulkins was very active in the community, sitting on numerous boards. He was additionally an advisor of the State Association of California Architects and a consulting architect for the Federal Housing Association.⁶¹ During World War II he received a Civilian Meritorious Service Award for his work as supervising architect for the 12th Naval District.⁶² He died on November 22, 1964, at the age of 65.

⁵⁹ Note that this chapter on architecture in Sonoma County was authored by architectural historian Marianne Hurley, Susan Cerny, editor.

⁶⁰ Cerny, 2007, various pages.

⁶¹ Finley, 1937:234.

⁶² "The Design for Living is Shaped By Redwood Empire's Architects," October 1956.

DETERMINATION OF HISTORIC SIGNIFICANCE
701/717/737/769 WILSON STREET

5. REFERENCES

Books and Periodicals

Albrecht, Donald, *World War II and the American Dream*. Cambridge, MA: The MIT Press with the National Building Museum, 1995.

“Architect Caulkins Dies at 65,” *Santa Rosa Press Democrat*, November 23, 1964, p. 1.

Cerny, Susan Dinkelspiel, *An Architectural Guidebook to San Francisco and the Bay Area*. Salt Lake City: Gibbs Smith, Publisher, 2007.

City of Santa Rosa Directory, 1905, 1911, 1926, 1930, 1935, 1938, 1947. On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

Ching, Francis D. K. and Cassandra Adams, *Building Construction Illustrated, Third Edition*. New York: John Wiley & Sons, Inc., 2001.

“The Design for Living Is Shaped By Redwood Empire’s Architect,” *Santa Rosa Press Democrat, Centennial Edition*, October 1956.

“Early Day Sawmills on Russian River,” *The Timberman*. Portland, OR & San Francisco, CA: February 1931.

Finley, Ernest Latimer, *History of Sonoma County, California*. Santa Rosa, CA: The Press Democrat Publishing Co., 1937.

_____, *Santa Rosans I Have Known*. Santa Rosa, CA: The Press Democrat Publishing Co., 1942.

Gebhard, David, et al., *The Guide to Architecture in San Francisco and Northern California*. Salt Lake City: Gibbs-Smith, 1985.

Guinn, J. M., *History of the State of California*. Los Angeles: Historic Record Company, 1907.

Harris, Cyril M., *Dictionary of Architecture and Construction*. New York: McGraw-Hill Inc., 1977.

Illustrated Atlas of Sonoma County. Mt. Vernon, IN: Windmill Publications Inc., 1998 (Reprinted from Reynolds & Proctor, Santa Rosa, California, 1897).

“Yaeger & Kirk Co.” On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

LeBaron, Gaye, Dee Blackman, Joann Mitchell and Harvey Hansen, *Santa Rosa: A Nineteenth Century Town*. Santa Rosa, CA: Historia, Ltd., 1990.

_____, with Joann Mitchell, *Santa Rosa: A Twentieth Century Town*. Santa Rosa, CA: Historia, Ltd., 1995.

“Many buildings in Northbay Area Designed by Caulkins,” *The Press Democrat 1857-1937 80th Anniversary Edition*, Real Estate Section, Real Estate Section., June 27, 1937.

“Santa Rosa, Sonoma Co., Cal.,” *The Glassblower*, Northwestern Bottle Collectors Association, February/March 1978.

Souvenir Santa Rosa Fire Department Illustrated, 1902 (Fundraising brochure for Fireman’s Relief Fund), On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

Thompson, Thomas H., *New Historical Atlas of Sonoma County*. Oakland, CA: Thos. H. Thompson & Co., 1877.

Tuomey, Honoria, *History of Sonoma County California*. Chicago: The S. J. Clarke Publishing Co., 1926.

Whiffen, Marcus, *American Architecture since 1780, A Guide to the Styles* (Revised Edition). Cambridge: MIT Press, 1999 (1969).

Government and Other Documents

Beard, Vicki, Tom Origer & Associates, *717 Wilson Street Department of Parks and Recreation 523 Forms*, July 2006.

_____, *Historic Resources Evaluation Report, Santa Rosa Phase I SMART Corridor Project, West 7th Street to West College Avenue, Santa Rosa, Sonoma County, California*, and September 6, 2006.

Bloomfield, Ann, *Cultural Heritage Survey of the City of Santa Rosa, California*, 1989. Prepared for the City of Santa Rosa Department of Community Development, April 1990.

_____, *Historic Resources Inventory Form for the North Railroad Square District*. On file at Northwest Information Center, Rohnert Park, CA.

California Department of Transportation, *Finding of Effect for the Proposed Widening and Improvement Project on High 101 in the City of Santa Rosa, Sonoma County, from the State Route 12 Interchange to Just North of Steel Lane*, October 2003.

CH2M Hill, *Draft Environmental Impact Report for the Proposed Demolition of the Rosenberg Department Store, Santa Rosa, California*, Prepared for the City of Santa Rosa, July 1992.

City of Santa Rosa, “St. Rose Walking Tour” (brochure), April 1996.

Cook, Paula, *Cultural Heritage Board Historical Properties Inventory User Manual*. Prepared for the Cultural Heritage Board of the City of Santa Rosa, (nd).

Garcia and Associates, *Historical Architectural Resources Technical Report for Sonoma Marin Rail Transit (SMART) Project*, 2004.

_____, *Cultural Resources Existing Conditions Analysis for the Downtown Station Area Specific Plan, City of Santa Rosa, California*, February 2006.

Harris, Dennis E., *Yaeger and Kirk, Santa Rosa, California, Historic Business Report*. Prepared for Buck Yaeger, President, Yaeger and Kirk, January 16, 1990.

Healdsburg Cultural Resource Survey Final Report, 1983. Prepared by the Edwin Langhart Museum. 1983.

Historic Resource Inventories for buildings designed by Clarence Caulkins Jr., On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

Peterson, Dan, Dan Peterson AIA & Associates, *Santa Rosa: Historic Resource Survey*, 1977. On file at History Annex, Sonoma County Public Library, Santa Rosa, CA.

_____, *Historic Resources, Downtown Neighborhoods Study*. Prepared for Santa Rosa Department of Community Development, 1980.

_____, "Historic Resource Inventory – Frank Berka Residence," February 1977. On file at History Annex, Sonoma County Public Library, Santa Rosa, CA.

_____, *Western Sonoma County Historic Resources*, 1981. On file, County of Sonoma, Department of Comprehensive Planning, Santa Rosa, CA.

Peterson, Geraldine and Dan, *Santa Rosa's Architectural Heritage*. Sonoma County Historical Society, Santa Rosa, 1982. On file at History Annex, Sonoma County Public Library, Santa Rosa, CA.

"Project Profile, 'West End Village'" November 11, 2007.

Malmstrom, Cathleen, Architectural Resources Group, "Rosenberg's Department Store Historic Resources Inventory," April 20, 1992.

SCS Engineers, *Historical Site and Building Review*. Prepared for Mr. Rick Deringer, October 3, 2007.

US Department of the Interior, National Park Service, *National Register Bulletin How to Complete the National Register Registration Form*, US Department of the Interior, 1997 (1977).

Maps and Drawings

Bird's Eye View of Santa Rosa, 1885. On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

Bird's Eye View of Santa Rosa, 1897. On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

City of Santa Rosa aerial photograph, 1955. On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

Odyssey Development Co LLC, "West End Village, Santa Rosa, California," October 17, 2007.

Sanborn Fire Insurance Company maps, 1885, 1888, 1893, 1904, 1908, and 1950. On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

Sonoma County Assessor's Block Books, 1892 and 1920. On file, History Annex, Sonoma County Public Library, Santa Rosa, CA.

USGS Santa Rosa 7.5' Topographic Map, 1916, 1944. On file, Northwest Information Center, Rohnert Park, CA.

Websites

State of California Governor's Office of Planning and Research, *CEQA & Historical Resources*, CEQA Technical Advice Series, http://ceres.ca.gov/topic.env_law/ceqa/more/tas, downloaded December 2, 2007.

United States Census Bureau, 1890-1930. www.heritagequest.com, downloaded November, 2004.

"California Death Records," *Rootsweb*, <http://vitals.rootsweb.com/ca/death/search.cgi>, downloaded November 26, 2007

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 7

*Resource Name or #: 701 Wilson Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County: Sonoma

*b. USGS 7.5' Quad: Santa Rosa Date: 1983
c. Address: 701 Wilson Street
d. UTM: Zone: 10; 524267mE/
e. Other Locational Data: APN 010-091-005
Corner of 8th and Wilson Streets

T 7N;; R 8W ; ¼ of ¼ of Sec 22; Mt. Diablo B.M.
City: Santa Rosa Zip: 95401
4254503 mN (NAD27)

Elevation: 131 ft.

***P3a. Description:**

The 701 Wilson Street building is a one-story building located at the northwest corner of the intersection of 8th and Wilson Streets. It is a rectangular building with the long side fronting Wilson Street, with a flat roof and parapet. It has an angled corner entry at 8th and Wilson, with a secondary entry on Wilson Street. It is wood frame construction with some steel framing, a stucco and T 1-11 finish, a concrete foundation, and a steel and wood frame roof with composition finish. It was constructed in 1947 and opened in March 1948 (Harris, 1990). It is a International Style Modern building with some Streamline Moderne details. It was designed by architect Clarence A. Caulkins, Jr. (Continued)

*P3b. Resource Attributes: HP6 – 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: South and west facades, November 21, 2007

*P6. Date Constructed/Age and Sources: ☒ Historic
☐ Prehistoric ☐ Both 1947
(Assessor Records, Recorder's Records)

*P7. Owner and Address:
West End Village, LLC
PO Box 706
Tiburon, CA 94920

*P8. Recorded by:
Diana J. Painter, PhD
Painter Preservation & Planning
2685 A Petaluma Blvd. N.
Petaluma, CA 94952
(707) 658-0184

*P9. Date Recorded: November 21, 2007

*P10. Survey Type: Intensive for project review

***P11. Report Citation:**

Bloomfield, Ann, Ann Bloomfield Architectural Historian "North Railroad Square," *Cultural Heritage Survey of the City of Santa Rosa, California*. Prepared for City of Santa Rosa, July 1989.

Beard, Vicki, Tom Origer & Associates, "717 Wilson Street Primary Record," *Historic Resources Evaluation Report, Santa Rosa Phase I SMART Corridor Project, West 7th Street to West College Avenue, Santa Rosa, Sonoma County, California*, September 2006.

Harris, Dennis E., *Yaeger and Kirk, Santa Rosa, California, Historic Business Report*. Prepared for Buck Yaeger, President, Yaeger and Kirk, January 16, 1990.

SCS Engineers, *Historical Site and Building Review*. Prepared for Mr. Rick Deringer, October 3, 2007.

*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):

DPR 523A (1/95)

*Required information

CONTINUATION SHEET

*Recorded by: Diana J. Painter

*Date: November 21,, 2007

☒ Continuation ☐ Update

A curved canopy extends from the entry ensemble at the corner around and encompassing the entry on Wilson Street. At the corner is a tall, aluminum-frame entry door with tall transom above. It is flanked by tall, two-part windows that align along the top edge with the transom, abutting the bottom of the canopy. The windows extend from below the canopy to the center division of the door. They also have dark anodized aluminum frames. The secondary entry exhibits the same design, only the door and windows have wood frames rather than aluminum. On the far north end of the façade is a double-hung window with two-over-two lights. Much of the exterior of these two facades has been covered with T 1-11. The original portion of the building is stucco.

There are no additional openings on the south façade on Wilson Street, and no openings on the north façade, which abuts the warehouse to the north. The rear of the building has a solid double entry door on the south side. Above, to the right, are five hopper-style single light windows on the upper portion of the façade. On the north end of the façade is a single wood door with single fixed light in the upper portion. It is flanked by one small and several standard-sized, double-hung windows with wood frames and glass embedded with wire mesh. Above this ensemble, to the right, is a louvered wood vent.

The interiors of the building feature a large open space towards the front of the building (the south side) and small enclosed offices to the rear. Interior finishes and volumes are intact. The original south and west facades of the building are intact on the interior. Casements for windows are deep, with narrow surrounds. It is evident on the interior that the windows have been boarded up and the sashes removed. Architectural detailing is otherwise intact.

The building at 701 Wilson was designed by Santa Rosa architect Clarence "Cal" Adelbert Caulkins Jr. for Polly Berka, who leased it to Laws and Yaeger for a retail store and offices. It was used by Laws and Yaeger and then Yaeger and Kirk Lumber Company until about 1955 (*SCS Engineers, 2007:4*). The Berka family owned it until about 1980, when Polly Berka's daughter Rita died (*Harris, 1990*).

Changes over time. The only major changes to the building at 701 Wilson appear to be the fact that the main public facades, the south and east facades, nearly completely clad in T-1-11 siding in 1969. This has been tacked on top of the original stucco finish. All the window openings remain the same, evident on the interiors. The sash has been removed, but casements remain in place. The original wood frames of the front entry have been replaced with dark anodized aluminum (the wood frames of the secondary door remain). In other words, the changes that have taken place to the building are easily reversible. The building is in very good condition.

Accessory structures

To the rear (west) of this building, across the railroad spur, are two adjacent structures. The northerly structure is raised about 4'-0" above grade, accessed via an open wood stair parallel to the building with four wood steps. It has a shed roof and is fronted by a vertical wood door hung from a track. It is sided in horizontal wood on the front and rear. There is a sliding door on the rear, facing the railroad tracks.

The adjacent building to the south has a shallow-pitched gable roof and a slightly angled front façade. It has a two sliding plywood doors. The two windows that flank the larger sliding door are boarded up. It is sided in horizontal wood on the front façade and has a corrugated metal roof with no eaves. The rear is finished in sheet aluminum.

These buildings show as being used as warehouses in the 1950 Sanborn Fire Insurance maps. Assessor records state that they were used as a gas and pipe fitting shed. It is not know what the current use is, and it is not known what changes they may have undergone since being rebuilt in the mid-1940s.



South facade



West facade



Accessory structures

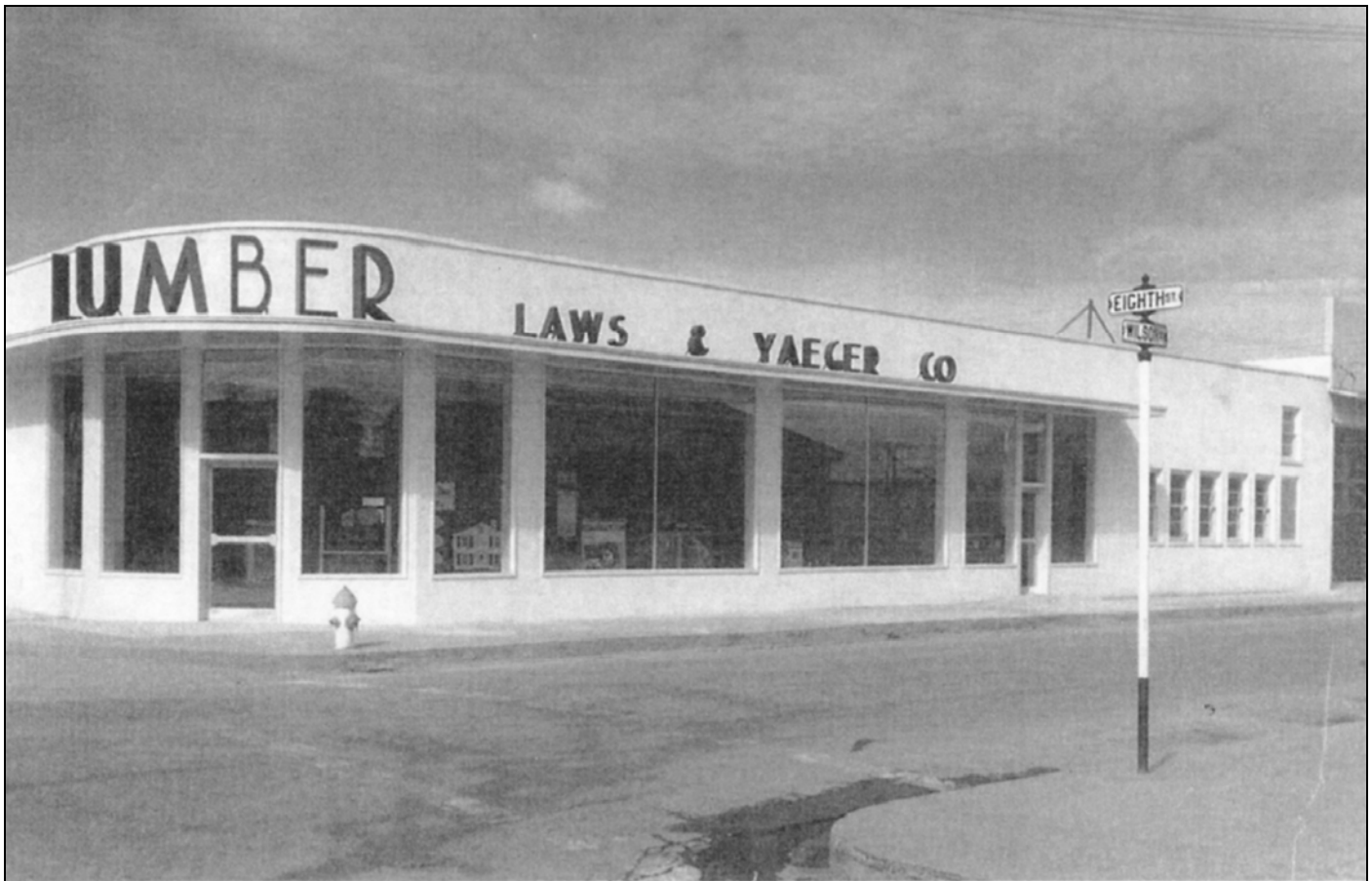
CONTINUATION SHEET

*Recorded by: Diana J. Painter

*Date: November 21, 2007

☒ Continuation

☐ Update



(Circa 1947) Laws and Yaeger Lumber Company on the corner of 8th & Wilson.

Source: SCS Engineers, "Historical Site and Building Review"

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 7

*NRHP Status Code 3CS – Appears eligible for the CR as an individual property through survey evaluation

*Resource Name or # 701 Wilson Street

- B1. Historic Name: Laws & Yaeger Co. Lumber
B2. Common Name: Copperfields Bookstore Warehouse
B3. Original Use: Retail store & offices
B4. Present Use: Warehouse & offices

*B5. **Architectural Style:** International Style Modern with Streamline Moderne influences (*reference Gebhard, 1985:578*).

*B6. **Construction History:**

The building was constructed in 1947 and opened March 1948. It was modified with the addition of T 1-11 siding on the public facades in 1969 (*Assessor data*).

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** The building is located on a parcel with three lumber warehouse buildings and a retail building used as a warehouse. To the rear of this building are two adjacent small warehouse buildings.

B9a. Architect: Calvin Adelbert Caulkins, Jr.

b. Builder: Unknown

*B10. **Significance: Theme:** Industrial Development

Area: North Railroad Square

Period of Significance: 1947

Property Type: Retail store & offices

Applicable Criteria: 3

This building was built by Polly Berka, Frank Berka's widow, as a retail store and offices for the Laws & Yaeger Co. Lumberyard, which was leasing the site from the Berka family. It was the first non-industrial building built on the site that is associated with the lumberyard use, an association that the site has held since the 1870s. It represents the optimism of the post-war era, and foreshadows a period of prosperity and growth in Santa Rosa. The fact that the building was designed by an architect and (continued).

B11. Additional Resource Attributes: HP6 – 1-3 story commercial building; HP8 – Industrial building

*B12. **References:** Bloomfield, Ann, Ann Bloomfield Architectural Historian "North Railroad Square," *Cultural Heritage Survey of the City of Santa Rosa, California*. Prepared for City of Santa Rosa, July 1989.

Beard, Vicki, Tom Origer & Associates, "717 Wilson Street Primary Record," *Historic Resources Evaluation Report, Santa Rosa Phase I SMART Corridor Project, West 7th Street to West College Avenue, Santa Rosa, Sonoma County, California*, September 2006.

Harris, Dennis E., *Yaeger and Kirk, Santa Rosa, California, Historic Business Report*. Prepared for Buck Yaeger, President, Yaeger and Kirk, January 16, 1990.

Painter Preservation & Planning, *Determination of Historic Significance for 701/171/737/769 Wilson Street*. Prepared for Rick Detering and City of Santa Rosa, December 2007.

SCS Engineers, *Historical Site and Building Review*. Prepared for Mr. Rick Deringer, October 3, 2007.

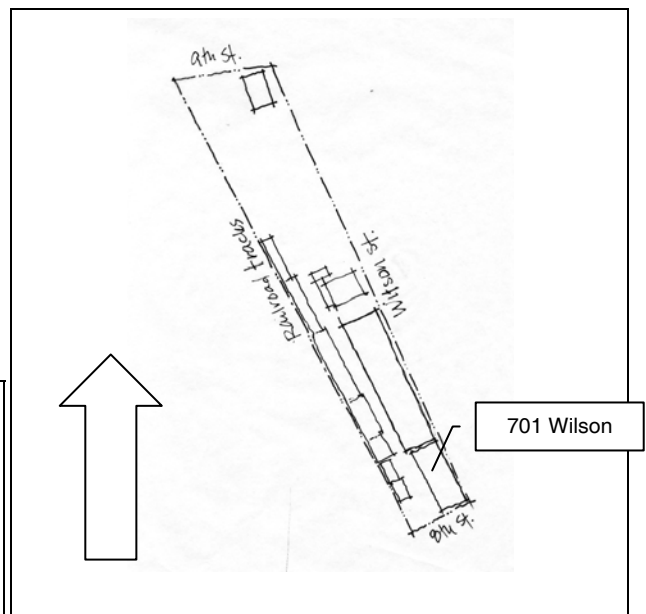
B13. **Remarks:** This building is on a property previously found eligible for the National Register in a Section 106 process.

*B14. **Evaluator:**

Diana J. Painter, PhD
Painter Preservation & Planning
2685 A Petaluma Blvd. N.
Petaluma, CA 94952
(707) 658-0184

*Date of Evaluation: November 21, 2007

(This space reserved for official comments.)



701 Wilson

designed in the relatively new International Style is significant and a departure from the organic growth of the vernacular lumberyard to date (and which still continues to this day). The architect "Cal" Caulkins was Santa Rosa's most popular architect at that time (*LeBaron, 1995:315*). The fact that a locally prominent architect was commissioned to design the building in a new, distinctive style, demonstrates that the business was concerned with appearances and competing with the other suppliers. This emphasis on consumerism was common in the post-war era, as the country and California in particular re-tooled from a war-time to a peace-time economy (*Albrecht, 1995:185*).

The architect Cal Caulkins was Santa Rosa's second professional architect, and its most popular after architect William Herbert, with whom Caulkins was a partner from 1932 to 1936, left to take a job with the Corps of Engineers. Caulkins graduated from studies in architecture at the University of California Berkeley in 1924. After graduation he worked for John Galen Howard on buildings on the University campus, and then for two others firms. In this job and two subsequent positions, as well as work with Herbert and San Francisco architect W. H. Weeks in Santa Rosa, Caulkins gained significant experience, particularly in the design of schools and public buildings.

Caulkins opened his own firm in 1936 in the Rosenberg Building and practiced through the early 1960s. He is known for a wide variety of buildings throughout Sonoma and Mendocino Counties. Some of his most notable are four buildings on the Santa Rosa Junior College campus; numerous other schools and gymnasiums; the Veteran's Memorial Stadiums in Santa Rosa, Sebastopol and Willits; a residence in the Spanish Colonial Revival style for local developer Thomas J. Proctor; the Title Insurance Building on Mendocino Avenue; medical buildings; libraries; banks; several churches, including his own church in the McDonald neighborhood; a model home for the Santa Rosa Chamber of Commerce, and numerous residences (*Finley, 1937:233*).

Caulkins was profiled in Ernest L. Finley's 1937 *History of Sonoma County, California*. He was also profiled in the 80th anniversary edition of the *Santa Rosa Press Democrat* and again in 1956 *Centennial Edition*. Two works by Caulkins are included in Gebhard's 1985 *Guide to Architecture in San Francisco and Northern California* and nine are included in Cerny's 2007 *An Architectural Guidebook to San Francisco and the Bay Area*. The Rosenberg Department Store, for which he was a collaborating architect, is listed on the National Register of Historic Places as a rare example of the Streamline Modern style in Santa Rosa.

The building at 701 Wilson Street is a good example of the International style, with its horizontal emphasis, planar surfaces, expanses of glass and tension between the horizontal and vertical in the composition of the façade. The building itself is significant for being a rare example of an early Modern commercial building in Santa Rosa. Santa Rosa has historically not been the most architecturally progressive city, a fact discussed by Santa Rosa historian Gaye LeBaron in her book *Santa Rosa: A Twentieth Century Town*. At this time, representations from the time and of the style are even more rare, as many buildings in downtown Santa Rosa have been lost to redevelopment.

The following is a response to the California Eligibility Criteria with respect to this building:

1. It 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; or

The building at 701 Wilson Street is significant for its association with the history of the retail lumber business in Santa Rosa. It was the first architect-designed retail structure for the lumberyard at 8th and Wilson, which has been in continual operation from the 1870s until essentially this day. While the association between the lumber industry and this building was lost when it was rented by a flooring company in the 1960s, it is significant for its original association from 1948 to 1958. It is perhaps more important as representing a transition to a consumer economy in the post-war era, and the desire to build an attractive, serviceable building to attract customers and house the company's management and sales staff.

2. It is associated with the lives of persons important to local, California, or national history; or

The building was built by Polly Berka, the widow of Frank Berka, a long time owner of this site and the one associated with the business for the longest period of time. However, it does not have a direct association with Frank Berka, having been built after his death.

3. It 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; or

The building is important as a good early example of the International Modern style in Santa Rosa, a rare example of a building spanning the Streamline Moderne and Modern styles, and one of the last small-scale commercial buildings in the style remaining in downtown Santa Rosa. It is also significant as an early Modern work by Santa Rosa architect Clarence Adelbert Caulkins, Jr., who was Santa Rosa's second professional architect and who designed numerous significant works in Sonoma and Mendocino counties and beyond from the mid-1930s to the early 1950s.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

This Criterion is typically applied to archaeological sites, and is not applicable to this building.

In addition to meeting one or more of the criteria listed above, in order to be considered a historic resource for purposes of CEQA, a building or site must also retain integrity. The building at 701 Wilson Street meets Criteria 1 and 3, for its association with the lumber industry in Santa Rosa, its association with architect Clarence Caulkins, and as a good and increasingly rare example of the early International Modern style in a retail structure. Below is an analysis of the building with respect to the aspects of integrity.

- **Location is the place where the historic property was constructed or the place where the historic event occurred.**

The building retains integrity of location.

- **Design is the combination of elements that create the form, plan, space, structure, and style of a property.**

The building does not retain integrity of design; however, the building is intact and changes to its external appearance are easily reversible. While the building is nearly completely intact inside and out, many of the window sashes were removed and the exterior openings were covered with T 1-11 in 1969. The wood frames of the windows and door of at the main entrance were replaced with anodized aluminum. While these changes affect the ability of the building to be recognizable as a historical resource and convey the reasons for its significance, in this case the changes are easily reversible.

- **Setting is the physical environment of a historic property.**

The setting of the building remains the same as it was historically.

- **Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.**

The materials of the building are almost completely intact. T 1-11 has been added to the exterior of the south and east facades, and two window frames and one door has been replaced with anodized aluminum. However, the original materials of the building are intact under the new siding and overall the materials are intact.

- **Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.**

Workmanship of the building is intact.

- **Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.**

The building has lost its feeling or expression as an early International Style Modern building, due to the addition of T 1-11 siding. As a result, it no longer conveys its historic character.

- **Association is the direct link between an important historic event or person and a historic property.**

The building no longer retains its historic association as a retail and office structure associated with the lumber industry. It is now used as a warehouse, separate from the lumber yard. It is still located adjacent to the lumber yard but has also lost some association due to its current exterior appearance.

Summary:

The building at 701 Wilson Street is significant under Criterion 1 for its association with the retail lumber industry in Santa Rosa, and for having been built by the family of an early leader in that industry. It is also associated with later lumber companies in Santa Rosa that played a significant role in the local and regional economy. It is significant under Criterion 3 as an early representation of the International Modern style in Santa Rosa, and as a rare example of a building spanning the Streamline Moderne and Modern styles. It is also significant under this Criterion as the work of a master, in this case Santa Rosa architect Clarence Adelbert Caulkins, Jr. The building retains integrity of location, setting, materials and workmanship. It does not retain integrity of design, feeling and association. Integrity of design would be restored if existing siding was removed from the building, as it is intact under this siding. The building retains most of the aspects of integrity and is therefore a historic resource for purposes of CEQA. While design is a particularly important aspect with respect to the significance of this building, the changes that have occurred to the design of the building are easily reversible. If the siding on the building was removed and the stucco finish revealed, it would retain integrity of location, design, setting, materials, workmanship, and feeling.

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 8

*Resource Name or #: 717/737 Wilson Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County: Sonoma

*b. USGS 7.5' Quad: Santa Rosa Date: 1983

T 7N;; R 8W ; ¼ of ¼ of Sec 22; Mt. Diablo B.M.

c. Address: 717/737 Wilson Street

City: Santa Rosa Zip: 95401

d. UTM: Zone: 10; 524267mE/

4254503 mN (NAD27)

e. Other Locational Data: APN 010-091-005

Elevation: 131 ft.

Corner of 8th and Wilson Streets

***P3a. Description:**

717 Wilson consists of a large (9,870 sf.) one-story warehouse and a long three-sided shed which is actually made up of five conjoined sheds. The enclosed building is parallel to Wilson Street on the east side of the lot. It is adjacent to 701 Wilson to the south, and is sited at the back of the sidewalk on Wilson. The shed is parallel to the warehouse on the other side of the spur track that extends into this lot. It parallels the warehouse from the south end of the warehouse north along the railroad right-of-way to beyond the small building at 737 Wilson.

The warehouse is a rectangular structure with a shallow-pitched gable roof with no eaves. The structure is a combination of wood frame construction, aluminum studs, concrete block and hollow core clay tile. Wood interior trusses are a combination of lateral Pratt trusses and longitudinal flat trusses and other ad hoc support systems. (continued)

*P3b. Resource Attributes: HP8 – Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: East façade viewed from southeast

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1939/1947 (Assessor records)

***P7. Owner and Address:**

West End Village, LLC

PO Box 706

Tiburon, CA 94920

***P8. Recorded by:**

Diana J. Painter, PhD

Painter Preservation & Planning

2685 A Petaluma Blvd. N.

Petaluma, CA 94952

(707) 658-0184

*P9. Date Recorded: November 21, 2007

*P10. Survey Type: Intensive for project review

***P11. Report Citation:**

Bloomfield, Ann, Ann Bloomfield Architectural Historian "North Railroad Square," *Cultural Heritage Survey of the City of Santa Rosa, California*. Prepared for City of Santa Rosa, July 1989.

Beard, Vicki, Tom Origer & Associates, "717 Wilson Street Primary Record," *Historic Resources Evaluation Report, Santa Rosa Phase I SMART Corridor Project, West 7th Street to West College Avenue, Santa Rosa, Sonoma County, California*, September 2006.

Harris, Dennis E., *Yaeger and Kirk, Santa Rosa, California, Historic Business Report*. Prepared for Buck Yaeger, President, Yaeger and Kirk, January 16, 1990.

SCS Engineers, *Historical Site and Building Review*. Prepared for Mr. Rick Deringer, October 3, 2007.

*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):

DPR 523A (1/95)

*Required information

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

Primary #
HRI#
Trinomial

Page 2 of 8

*Resource Name or # 717/737 Wilson Street

*Recorded by: Diana J. Painter

*Date: November 21, 2007

☒ Continuation

☐ Update

Typical posts are ganged 2"x6"s. Parts of the structural support system have been augmented over time with additional members. There are several interior partitions dividing the building into bays. These are constructed of horizontal board, plywood, hollow core clay tile, concrete block and drywall. Most openings appear to have been very large and were later partially enclosed. The southerly bay has doors that close.

Most of the interior floors are concrete slab, although there are also dirt floors towards the rear of the structure. The building is finished in a combination of vertical wood slats, plywood, sheet metal, corrugated metal, canvas and plastic. The roof is wood frame with a corrugated metal finish. It is a vernacular warehouse building, constructed in 1939 (Assessor records). (Note that there is some discrepancy in the records. A report by SCS engineers, "Historical Site and Building Review" states that the site burned in 1944 and was rebuilt in 1947. Assessor records state that 737 Wilson was built in 1947, but that this structure was built in 1939).

The main entrance to the building, which is open with no door, faces north and is accessed from the street at about the center of the lot. There is also an opening on the east side on the south end of the building. This is evidently not in use. The north façade is clad in plywood except for the upper gable, which is finished in horizontal board.

The east façade of the building is on Wilson Street. All of this façade except the entry at the south end, which is cyclone fence, is clad in vertical board slats. The upper portion of the façade extends out over the sidewalk. At about the middle of this facade are five large doors, also constructed of vertical board slats, that operate on tracks. There is also a small paneled pedestrian door. A perimeter concrete stem wall is visible.

The south façade, which is hollow core clay tile, abuts the north façade of the retail building to the south. The west façade faces the interior of the lot and spur track. There are at least four openings along the west façade, most with hinged plywood doors. It is finished in plywood with one section finished in horizontal board siding near the center. Much of this facade is covered with plastic, fiberglass or canvas cloth, most of which is in tatters.

The three-sided shed on the west side of the lot is actually composed of five different sheds. All have shed roofs and are enclosed on the back and open on the front. Sanborn Fire Insurance maps show that three of them were constructed or partially constructed by 1950, and two constructed afterwards. Given the re-construction date of the building, it would appear that the first three sheds were constructed between 1947 and 1950. They were evidently built from materials on hand, because there is no consistency in structural design, construction methods, building materials, or finishes among them.

The first shed, on the south end, is wood frame construction with wood joists and board decking at the roof. The floor is dirt. Support posts are made up of two 2"x 6" true dimension lumber, in contrast to the contemporary lumber elsewhere on the building. The back wall is finished in plywood and vertical boards. The bottom of the front façade is enclosed with a plywood finish and plywood doors. Interior partitions are wood frame with a drywall finish.

The second shed is wood frame with wood joists and board decking. It has a gravel floor. The rear wall is board and batten. It is partially finished in salvaged lumber, evidenced by the irregular paint on some of the boards. Most of the vertical posts on this shed and the other wood frame sheds are made up of three ganged 2"x 6"s or sometimes a 4"x 6" post.

The third shed is partially enclosed, and shows on the 1950 Sanborn map as being used for pipe storage. Today there is an office in the southwest corner. It is wood frame with a wood joists and decking, and a concrete floor. The large sliding door on the front façade is wood frame with sheet aluminum finish. The back wall is board and batten. The shed extends beyond the front of the other sheds with a corrugated metal finish on the north façade and a paneled pedestrian door.

The largest shed is supported by welded I beams with brackets, set in metal barrels filled with concrete. The roof joists are also steel, topped with particle board sheathing and a corrugated metal finish. The back of the shed has open eaves filled in with corrugated metal. The walls are composed of metal roll-up doors alternating with corrugated metal. On the back side of the shed accessed via these doors are metal containers. The floor is concrete.

The most northerly shed also has a steel I-beam support system and steel ceiling joists with particle board sheathing and a corrugated metal finish. The floor is concrete. The back wall has steel supports and aluminum studs and what appears to be a plywood finish. The partition wall between this shed and the one to the south is corrugated metal.

These buildings are used to store supplies for Wilson Bros. Supply. Historically they were lumber sheds and even in 1950, appeared to be open on both sides rather than just the east side. (continued)

CONTINUATION SHEET

*Recorded by: Diana J. Painter

*Date: November 21, 2007

☒ Continuation

☐ Update

737 Wilson

Toward the center of the lot is another structure. It has a slightly pitched, asymmetrical side gable roof with large openings on each end (north and south). It is a wood frame structure supported in part by a large timber post in the middle of the building. It has a concrete slab floor and is clad in a combination of plywood, horizontal wood board, and metal finishes. The roof joists are wood with particle board sheathing. Cladding is corrugated metal. On the west side of the building is a wood-frame office with mezzanine. It is finished in a combination of drywall, drop siding, and plywood. Windows throughout are aluminum frame sliding sash.

The south façade has a plywood finish and the "Wright Bros. Supply" sign on the upper right portion. On the lower left is an aluminum frame sliding window and air conditioner. On the west facade, which is finished in plywood, are a door and three windows of various designs at the second level. The access to this second level is via an exterior stair on the north side of the building. In front of the west façade at the lower level is a large metal container. The north façade is also finished in plywood. Adjacent to the north side of the building is a small temporary metal building with a shallow gable roof. There are no additional openings on the north façade. There are no openings on the east facade. It is finished in corrugated metal.

Changes over time. The building is used as offices by Wright Bros. Supply. The 1950 Sanborn Fire Insurance maps show that a smaller building with an overhang of similar proportions as the enclosed portion of the building today existed on the lot at that time. Therefore, the building was subsequently enlarged and enclosed some time after 1950. Assessor records indicate that the building was used as a planing mill at one time.

The Yard

The lot from the north side of the retail store northwards is enclosed with cyclone fencing topped by razor wire and barbed wire. There are three large openings in the fence, two on the east side and one on the north side. The yard is finished in gravel and dirt, with the exception of the entry drive on the east side. The railroad spur that extends up the center of the site from south is still in place.



Front and east facades, viewed from northeast



Door detail on east façade

*Recorded by: Diana J. Painter

*Date: November 21, 2007

☒ Continuation

☐ Update



View of office building from southwest



View of yard from south



View of yard from north

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 8

*NRHP Status Code 6Z – Found ineligible for NR, CR or Local designation through survey evaluation

*Resource Name or # 717/737 Wilson Street

B1. Historic Name: Laws & Yaeger Lumber Co.

B2. Common Name: Wright Bros. Supply

B3. Original Use: Lumber yard

B4. Present Use: Construction supply

*B5. Architectural Style: Vernacular industrial building

***B6. Construction History:**

Assessor records indicate that the date of the main warehouse is 1939. The SCS Engineers report, "Historical Site and Building Review" states that the site burned in 1944 and that this building was reconstructed in 1947. The historical survey conducted in July 2006 by Tom Origer & Associates also state a construction date of 1947. This is also the date given for the structure at 737 Wilson Street. Changes to the building have evidently been continuous over time, consistent with its as an industrial structure.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: A spur of the NWP railroad runs between the two main buildings. The buildings are located on a parcel with two additional retail buildings, one of which is currently used as a warehouse.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Industrial Development

Area: Railroad Square/North Railroad District

Period of Significance: 1870 - 1947

Property Type: Lumberyard

Applicable Criteria: 1

The warehouse, sheds and building currently used as an office for Wright Bros. Supply represents a continuum of use on this site from the 1870s, when the railroad was established here, to the present. Because of the railroad, the Railroad Square area, as well as the North Railroad District, where these buildings are located, became the center of industry, warehousing and shipping for the growing city of Santa Rosa. The area continued to be important as an industrial center through the twentieth century. Wright Bros. Supply is a construction supply yard, but is close enough in use to the historical use of this yard as to consider its use as a lumber yard has been continuous to the present. (continued)

B11. Additional Resource Attributes: HP8 – industrial building

*B12. References: Bloomfield, Ann, Ann Bloomfield Architectural Historian "North Railroad Square," *Cultural Heritage Survey of the City of Santa Rosa, California*. Prepared for City of Santa Rosa, July 1989.

Beard, Vicki, Tom Origer & Associates, "717 Wilson Street Primary Record," *Historic Resources Evaluation Report, Santa Rosa Phase I SMART Corridor Project, West 7th Street to West College Avenue, Santa Rosa, Sonoma County, California*, September 2006.

Harris, Dennis E., *Yaeger and Kirk, Santa Rosa, California, Historic Business Report*. Prepared for Buck Yaeger, President, Yaeger and Kirk, January 16, 1990.

Painter Preservation & Planning, *Determination of Historic Significance for 701/171/737/769 Wilson Street*. Prepared for Rick Detering and City of Santa Rosa, December 2007.

SCS Engineers, *Historical Site and Building Review*. Prepared for Mr. Rick Deringer, October 3, 2007.

B13. Remarks: These buildings are on a property previously found eligible for the National Register in a Section 106 process.

***B14. Evaluator:**

Diana J. Painter, PhD

Painter Preservation & Planning

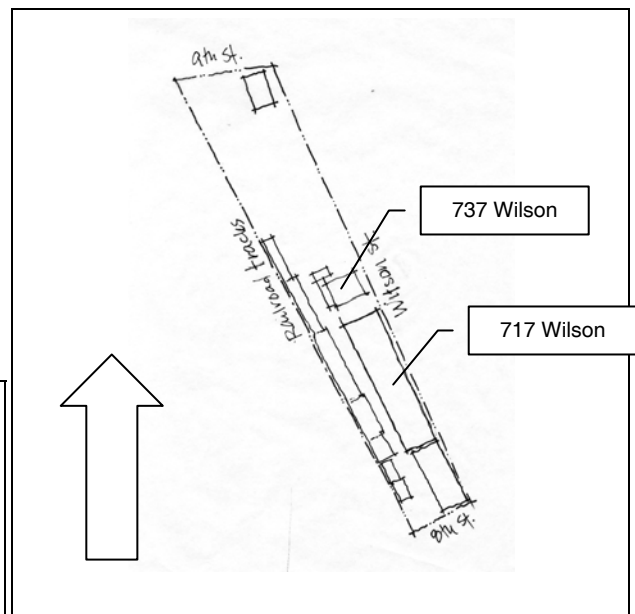
2685 A Petaluma Blvd. N.

Petaluma, CA 94952

(707) 658-0184

*Date of Evaluation: November 21, 2007

(This space reserved for official comments.)



The yard was first owned by J. L. Ludwig, who established J. L. Ludwig's Lumber Yard there. In the late 1880s he was joined by partners Kronke and Berka. By 1889 Berka had bought out his partners and continued to operate the lumberyard on his own until about 1926. Ermin U. White owned the site for a brief three years, operating E. U. White Lumber Company there. The property was occupied by Henry Laws and Company lumber company in 1931, although the Berka family continued their ownership. Laws brought in partner Steve Yaeger in 1944. They operated their lumber company there, in addition to purchasing property in the area, until 1952. At this point the company became Yaeger and Kirk Lumber Company, which stayed in business at this location until 1955. Direct Berka family descendents continued to own the property through 1980, when Rita Berka died. It appears that the property was finally sold to interests outside the family in the late 1980s (SCS, 2007:4)

The following is a response to the California Eligibility Criteria with respect to this building:

1. It 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; or

The buildings on this site are associated with the historic context of industry, specifically the lumber industry, at this location from 1870 to the present. The use and basic configuration has remained constant, although the buildings have evolved and changed, and at least some of them burned in a fire in 1944 (SCS Engineers, 2007). The buildings meet Criterion 1.
2. It is associated with the lives of persons important to local, California, or national history; or

The site is associated with Frank Berka, who has a lumberman in Santa Rosa for many years, as well as serving on the City Council, and whose family owned the site for many years. The buildings are more directly associated with Laws & Yaeger, however, who likely rebuilt them after the fire of 1944 which apparently burned at least some of the buildings on the site. Therefore this association with Berka is not the most important association for these buildings. The buildings do not meet Criterion 2.
3. It 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; or

The buildings on the site do not represent the distinctive characteristics of a type, period, region, or method of construction, nor to the represent the work of a master. They appear to have been constructed over time, of a variety of materials and a variety of construction methods and finishes. Much of the construction material appears to be salvage or material that was at hand. They are not a good representation of a vernacular warehouse structure, due to the many construction methods incorporated. The buildings do not meet Criterion 3.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

This Criterion is typically applied to archaeological sites, and is not applicable to this building.

In addition to meeting one of more of the criteria listed above, in order to be considered a historic resource for purposes of CEQA, a building or site must also retain integrity. The buildings at 717/737 Wilson do meet Criteria 1, for their association with the lumber industry in Santa Rosa. Below is an analysis of the buildings with respect to the aspects of integrity.

- **Location is the place where the historic property was constructed or the place where the historic event occurred.**

The buildings retain integrity of location.

- **Design is the combination of elements that create the form, plan, space, structure, and style of a property.**

The buildings do not appear to retain integrity of design. At least some of the buildings burned in a fire of 1944 and were reconstructed in 1947. The sheds at 717 Wilson were added to some time after 1950, utilizing a different construction method. The appearance of the warehouse at 717 Wilson prior to 1944 is unknown; if it was among the buildings that burned in 1944 (and this appears to be the case since the business relocated briefly after that time), it is unlikely that it was reconstructed to its former appearance. This is because the building exhibits a variety of building methods and materials, many of which appear to be salvage. Most of the interior supports are of dimensioned lumber, used exclusively from about post-World War II forward. There is not evidence that the building exhibits the same design, workmanship, and materials from the pre-war era. (continued)

- **Setting is the physical environment of a historic property.**

The setting of the buildings remains the same as it was historically.

- **Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.**

Although not known for a fact, it appears unlikely that the building materials today are the same materials that were on the site historically or even at mid century. The buildings appear to have undergone continual modification over time and at least some of them were re-built after a 1944 fire. Some of the building materials are salvage; some of the sheds were extended after 1950 with different materials.

- **Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.**

Although not known for a fact, it appears unlikely that the building workmanship today is the same type of workmanship that was there historically or even at mid century. The buildings appear to have undergone continual modification over time and at least some of them were rebuilt after a fire in 1944. The buildings today exhibit a variety of building methods, materials and structural design.

- **Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.**

Because of the changes that have taken place to the site over time, and because some of those changes are unknown (for example, it is not known what this warehouse looked like prior to the mid-century reconstruction) it cannot be said for certain whether the feeling of this site is intact. Some changes have taken place to the footprint of the sheds. It is not known whether the design of the warehouse reflects what was there historically, but it unlikely, because it exhibits a variety of construction methods, materials and finishes and structural design.. Therefore feeling is not intact for this property.

- **Association is the direct link between an important historic event or person and a historic property.**

The association between the buildings and their use for lumber/construction supply storage remains intact.

Summary:

The buildings at 717/737 Wilson Street are significant for their association with the broad patterns of local history, specifically the lumber industry in Santa Rosa. They retain integrity of location, setting, and association. They do not retain integrity of design, materials, workmanship and feeling. They do not retain most of the aspects of integrity, which is required for a building or site to retain sufficient integrity to be considered a historic resource under CEQA. They do not retain enough of their historic character or appearance to be recognizable as a historical resource and convey the reasons for their significance and are therefore not historic resources for purposes of CEQA.

*Recorded by: Diana J. Painter
DPR 523L (1/95)

*Date: November 21, 2007

■ Continuation □ Update
*Required information

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 4

*Resource Name or #: 769 Wilson Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County: Sonoma

*b. USGS 7.5' Quad: Santa Rosa Date: 1983

c. Address: 769 Wilson Street

d. UTM: Zone: 10; 524267mE/

e. Other Locational Data: APN 010-091-005
Corner of 9th and Wilson Streets

T 7N;; R 8W ; ¼ of ¼ of Sec 22; Mt. Diablo B.M.

City: Santa Rosa

Zip: 95401

4254503 mN (NAD27)

Elevation: 131 ft.

***P3a. Description:**

This building is addressed as 769 Wilson, even though it faces north onto 9th Street. An older building on this parcel faced onto Wilson Street and was addressed as 769 and this building has apparently retained the same address. It is a one story building with a moderately-pitched gable roof with no eaves, a rectangular footprint, and a shed roof extension to the rear. It is sited close to 9th Street, at a slight angle to the street. It is a wood frame building with a heavily textured stucco finish, an asphalt roof, and perimeter concrete foundation. It is a vernacular building, constructed ca. 1933, according to Assessor records. It has an interior chimney.

The entry to the structure is centrally-placed under the gable. Three concrete steps lead to the front door. Above the entry is a (continued)

*P3b. Resource Attributes: HP6 – 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: North (front) and west facades, December 5, 2007

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both 1933

(Assessor data)

***P7. Owner and Address:**

West End Village, LLC

PO Box 706

Tiburon, CA 94920

***P8. Recorded by:**

Diana J. Painter, PhD

Painter Preservation & Planning

2685 A Petaluma Blvd. N.

Petaluma, CA 94952

(707) 658-0184

*P9. Date Recorded: November 21, 2007

*P10. Survey Type: Intensive for project review

***P11. Report Citation:**

Bloomfield, Ann, Ann Bloomfield

Architectural Historian "North

Railroad Square," *Cultural*

Heritage Survey of the City of

Santa Rosa, California. Prepared for City of Santa Rosa, July 1989.

Beard, Vicki, Tom Origer & Associates, "717 Wilson Street Primary Record," *Historic Resources Evaluation Report, Santa Rosa Phase I SMART Corridor Project, West 7th Street to West College Avenue, Santa Rosa, Sonoma County, California,* September 2006.

Harris, Dennis E., *Yaeger and Kirk, Santa Rosa, California, Historic Business Report.* Prepared for Buck Yaeger, President, Yaeger and Kirk, January 16, 1990.

SCS Engineers, *Historical Site and Building Review.* Prepared for Mr. Rick Deringer, October 3, 2007.

*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):

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

Primary #
HRI#
Trinomial

Page 2 of 4

*Resource Name or # 769 Wilson Street

*Recorded by: Diana J. Painter

*Date: November 21, 2007

☒ Continuation

☐ Update

closed pediment with raked cornice, supported by two simple columns with a simple bases and capitals that sit on the top step. Flanking the entry are two large, slightly horizontally-oriented single light fixed windows with wood frames and narrow molded wood surrounds. Window boxes are placed below on knee brackets. Under the gable, which is clad in clapboard, is a round-arched louvered vent.

The east façade has a large, slightly vertically-oriented window on the north end with a single fixed light and wood surround. A door is located near the center of this façade, accessed via two concrete steps. The rear addition has horizontal board siding with corner boards and a frieze board. It has a corrugated metal shed roof with open rafters, and a secondary door. There is evidence of other openings that have been located on this façade in the past. The west façade has one large horizontally-oriented double-hung window with metal frame toward the rear or south end of the building, and a sliding window with aluminum frame in the shed-roof addition. On the rear (south) façade of the shed addition is a large sliding door on a metal track. There is a rectangular louvered vent in the gable end. The building is 1,166 square feet in size and the attached store room is 265 square feet.

According to the current tenant in the building, the building first housed an Italian grocery (in the 1930s), then a church, music venue, an antique store, then it was vacant for some time. It has been a plant store for about three years. In 1973 it was a "House of Refuge" mission youth chapel (*Assessor data*).



West façade, viewed from south



Detail, front facade

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Z – Found ineligible for NR, CR or Local designation through survey evaluation

*Resource Name or # 769 Wilson Street

- B1. Historic Name: House of Refuge Mission Youth Chapel (1973)
B2. Common Name: Gotta Grow Garden Supply
B3. Original Use: Grocery store
B4. Present Use: Plant store

*B5. Architectural Style: Craftsman-era vernacular building with classical storefront

*B6. Construction History:

Construction date of the building is 1933, according to Assessor records. An addition was made on the rear; date unknown. The pediment and columns at the entry may have been added later, likely in conjunction with the building's use as a chapel.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: None. The building is located on a parcel with three lumber warehouse buildings and a retail building used as a warehouse.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Commercial Development

Area: North Railroad Square

Period of Significance: 1933

Property Type: Retail store

Applicable Criteria: N/A

The building is unrelated to the use for which the site has been determined of historic interest by previous surveys, as well as this survey. It is a retail building that has been used for a variety of purposes over time. There is no known link between this structure and the lumber yard, which is the main use of this parcel both historically and today. The building itself is a vernacular structure with no known features that distinguish it either as a building type or representation of a particular building style. The classical treatment of the entry is likely a later addition, associated with its use as a chapel.

B11. Additional Resource Attributes: HP6 – 1-3 story commercial building

*B12. References:

Bloomfield, Ann, Ann Bloomfield Architectural Historian "North Railroad Square," *Cultural Heritage Survey of the City of Santa Rosa, California*. Prepared for City of Santa Rosa, July 1989.

Beard, Vicki, Tom Origer & Associates, "717 Wilson Street Primary Record," *Historic Resources Evaluation Report, Santa Rosa Phase I SMART Corridor Project, West 7th Street to West College Avenue, Santa Rosa, Sonoma County, California*, September 2006.

Harris, Dennis E., *Yaeger and Kirk, Santa Rosa, California, Historic Business Report*. Prepared for Buck Yaeger, President, Yaeger and Kirk, January 16, 1990.

Painter Preservation & Planning, *Determination of Historic Significance for 701/171/737/769 Wilson Street*. Prepared for Rick Detering and City of Santa Rosa, December 2007.

SCS Engineers, *Historical Site and Building Review*. Prepared for Mr. Rick Deringer, October 3, 2007.

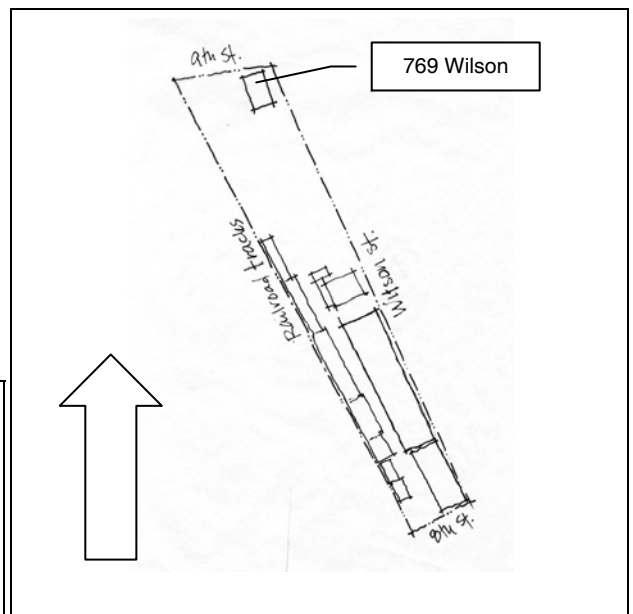
B13. Remarks: This building is on a property previously found eligible for the National Register in a Section 106 process. The building is, however, unrelated to the themes for which the site was determined eligible. It was previous found eligible for the California Register as an individual building in a Section 106 process.

*B14. Evaluator:

Diana J. Painter, PhD
Painter Preservation & Planning
2685 A Petaluma Blvd. N.
Petaluma, CA 94952
(707) 658-0184

*Date of Evaluation: November 21, 2007

(This space reserved for official comments.)



The following is a response to the California Eligibility Criteria with respect to this building:

1. It 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; or

There are no known associations between this building and any events that have made a contribution to local or regional history. This building was not a part of the larger parcel until some time after 1950, according to Sanborn Fire Insurance maps. It has historically not been a part of the lumber yard, and does not appear to have important associations with local history in its own right.

2. It is associated with the lives of persons important to local, California, or national history; or

There are no known associations between this building and the lives of any persons important to local, California or national history.

3. It 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; or

The building does not embody the distinctive characteristics of a type, period, region, or method of construction, and it is not a known work of a master. It is a vernacular structure that has been modified for a variety of uses over time. The classical pediment and columns currently fronting the building may have been added in conjunction with the building's use as a chapel. It has some Craftsman details, which is consistent with the stated construction date of 1933 (Assessor records). It has few windows on the building sides, which suggests that it was always used for retail or commercial uses, despite the fact that its scale and form is more related to residential uses. In general, the building has no distinguishing features that would elevate its significance under this Criterion.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

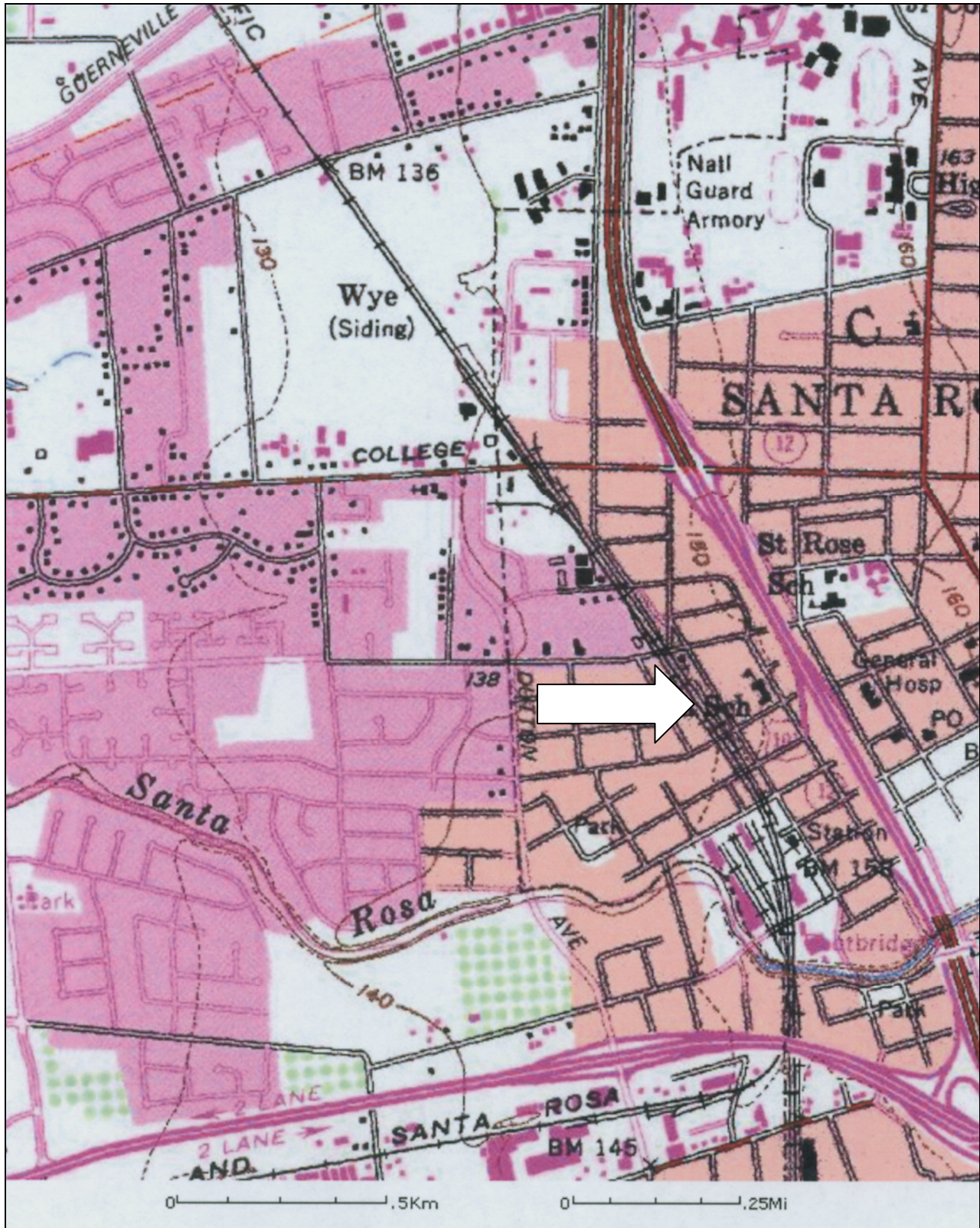
This Criterion is typically applied to archaeological sites, and is not applicable to this building.

*Recorded by: Diana J. Painter
DPR 523L (1/95)

*Date: November 21, 2007

☒ Continuation ☐ Update
*Required information

LOCATION MAP



LOCATION MAP

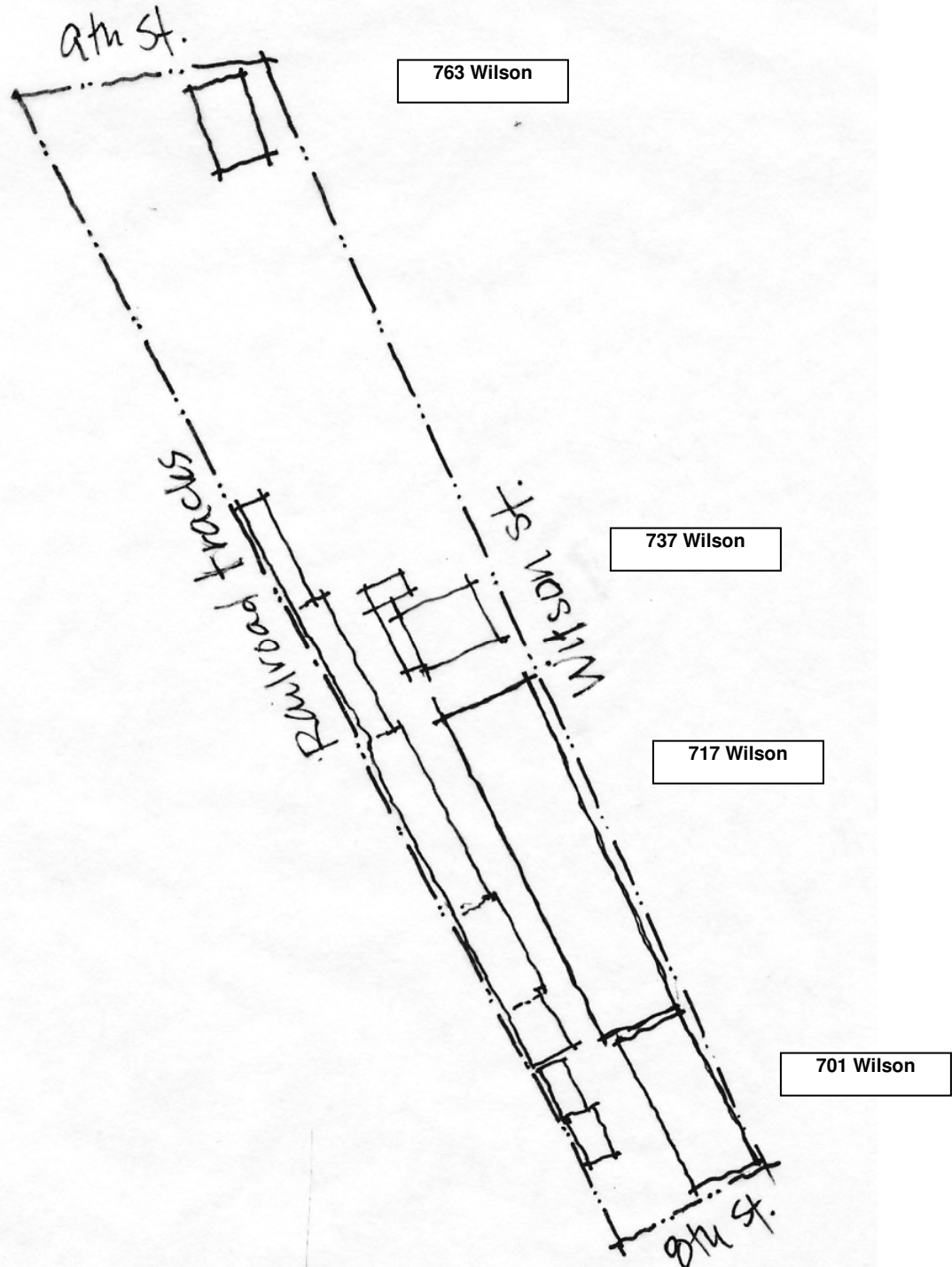


*Map Name: Santa Rosa
DPR 523J (1/95)

*Scale:

*Date of Map: December 10, 2007
*Required information

SKETCH MAP



NOTE: Include bar scale and north arrow.

APPENDIX B

MITIGATION OPTIONS

DETERMINATION OF HISTORIC SIGNIFICANCE 701/717/737/769 WILSON STREET MITIGATION OPTIONS

If a property is considered a historic resource for purposes of the California Environmental Quality Act (CEQA), a “substantial adverse change” to a building is considered ‘unmitigatable.’ A substantial adverse change is defined as any demolition, destruction, relocation, or alteration activities that would impair the historic significance of the structure. Resources eligible for listing on the California Register of Historical Resources are generally considered historic resources for purposes of CEQA.

The retail building at 701 Wilson Street qualifies for the historic register by meeting Criteria 1 and 3 and retaining integrity. It is significant under Criterion 1 - along with 717 and 737 Wilson Street - for its association with the history of the retail lumber industry in Santa Rosa and as a site that has been occupied by lumber yards from the early 1870s to the present. It is significant under Criterion 3 as a good example of early International Style Modern commercial architecture in Santa Rosa and for its association with Santa Rosa’s ‘second architect’ Clarence A. Caulkins Jr. (Note that while 701 Wilson Street retains integrity, 77/737 Wilson Street does not).

Option 1

It is my understanding that you would like to redevelop the entire site between Wilson Street, Ninth Street, Eighth Street and the railroad. Because of the historic status of 701 Wilson Street, its demolition would constitute a substantial adverse change.⁶³ In order to proceed with demolition, an Environmental Impact Report would have to be prepared that examined alternatives. If demolition was still considered the best option in order to redevelop the property, it is my understanding that a Statement of Overriding Consideration allowing this activity to take place would have to be made by the Santa Rosa’s City Council.

If this option is chosen, mitigation measures must still be imposed, as provided for in California State law. These may include such activities as:

- Compiling narrative and photographic documentation of the building which should, along with the available architectural drawings, be donated to the Sonoma County Library History Annex, the City of Santa Rosa Department of Community Development, and the State of California Northwest Information Center in Rohnert Park.
- Sponsoring the development an exhibit on the history of the lumber industry in Santa Rosa (particularly as it relates to the development of the railroad and logging in the Russian River) for permanent display somewhere in the North Railroad area and/or in a local museum or school.

Alternatively, if all potentially significant effects to a historic resource can be mitigated to a level of insignificance, it is possible to prepare a mitigated Negative Declaration for the property, allowing redevelopment to proceed. There are two ways to mitigate alterations to a historic resource to a level of insignificance, explained below in Options 2 and 3.

⁶³ California Office of Historic Preservation, *Technical Assistance Series #10, California State Law & Historic Preservation*, September 7, 2005, p. 74, referencing CEQA Guidelines, Section 15064.5.

Option 2

It is possible in the State of California to move a building without incurring a substantial adverse change. Moving a building is usually considered a ‘last resort,’ after other options are explored, but may be acceptable under certain circumstances and is considered preferable to demolition:

The SHRC [State Historic Resources Commission] encourages retention of historical resources on site However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historic resource should retain its historic features and compatibility in orientation, setting, and general environment.⁶⁴

A building should be moved to a location on the same property, if possible. If that is not feasible, a building should be moved to a similar location. In Santa Rosa, this would likely be another location along the Wilson Street corridor or in the North Railroad area. The building was part of the lumber industry in this area, which in turn located here because of the railroad, so the building is primarily meaningful as part of this commercial and industrial transportation corridor. In other words, care should be taken to retain the setting of the building, which is an aspect of its integrity.

If the building is moved, it should first be thoroughly documented in its existing setting. The building was the retail outlet and office for the lumber yard, which is still located directly adjacent to it. The Historic Resource Report will suffice for a narrative documentation of the site, but it should be photographed thoroughly with archivally stable black and white photography and this information, along with the report, placed in the Sonoma County Library History Annex archives (this should be done for the entire complex prior to demolition).

Option 3

It is possible to incorporate the building into the new development. This would have to be considered as an addition to the existing building, if the structure was expanded in any way, whether to the rear (west) of the lot or in a penthouse-type addition on top of the building. Generally if changes to the property follow the Secretary of Interior’s Standards for the Treatment of Historic Properties (attached), changes to the property will be considered mitigated to a level of less-than-significant impact.⁶⁵ Changes to the building must be made such that the building continues to convey the reasons for its significance.

The building and its significant features and design influences are described as follows in the attached Determination of Historic Significance:

701 Wilson Street . . . is an early example of International Style Modern with elements of the Streamline Moderne style. Streamline Moderne influences are seen in the design of the flat, rounded canopy, corner entry, rounded parapet, and overall horizontal emphasis. The International Style Modern characteristics of the building can be seen in

⁶⁴ California Office of Historic Preservation, *Technical Assistance Series #6, California Register and National Register (for purposes of determining eligibility to the California Register)*, March 14, 2006, p. 3.

⁶⁵ California Office of Historic Preservation, *Technical Assistance Series #10, California State Law & Historic Preservation*, September 7, 2005, p. 74, referencing CEQA Guidelines, Section 15064.5.

*the flat, planar qualities of the building, its broad expanses of glass, the tension between the horizontal and vertical in the fenestration design, emphasis on the horizontal in the overall building form, and emphasis on composition to convey the design qualities of the building.*⁶⁶

In general a new addition must be subordinate to the original building. It should be in keeping with the scale of the existing building and not highly visible. Its design features must be compatible with the historic building yet distinguished from it; and should respect its most important character-defining features. . Some of the character-defining features of the building at 701 Wilson are as follows.

- The building overall has a low, horizontally-oriented aspect. This is consistent with the style in which it was built. A new addition would have to respect this aspect. A new addition can contrast with or complement this characteristic, but it should not overpower or significantly alter the perception of the scale and massing of the building.
- The building overall has simple features. The composition of the storefront - as evidenced as the relationship of openings to the solid mass of the building and the design (placement and proportions) of those features – is important and also a characteristic of the building’s style. This must also be respected and reflected in the design of any addition.
- The building has simple detailing, with little depth, and an overall ‘smooth’ surface. This is a characteristic the building’s style, which emphasizes the planar quality of the structure. This should also be respected in the design of any addition.

Character-defining features that must be retained and/or restored when appropriate include:

- The roofline.
- The design of the canopy.
- The emphasis on the corner entry.
- The design and composition of the openings on the east and south façades.
- The stucco finish and narrow, plain window surrounds (the original wood surrounds on the entry windows should be restored).

If the building is retained in place, redevelopment of the property to the north is considered adjacent new construction. Because the 701 Wilson Street building is a historic building, any alteration to the building’s setting also affects its ability to convey its significance. Standards #9 and #10 of the Secretary of Interior’s Standards speak to adjacent new construction.

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 shall 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.

⁶⁶ *Determination of Historic Significance, 701/717/737/769 Wilson Street, Painter Preservation & Planning, January 2008.*

*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.*⁶⁷

The National Park Service provides the following additional guidance:

*Adjacent New Construction on a Site. New construction proposed as part of a rehabilitation project on a site should be compatible with the size, scale, and character of the historic property in order to meet the Standards for Rehabilitation. Most important, the new construction should not significantly alter the historic relationship of the existing building or buildings to their immediate surroundings, destroy historic features, or obscure primary views of the historic property.*⁶⁸

Rehabilitation of 701 Wilson Street

Because the area adjacent to 701 Wilson Street is an urban site and is developed today, it should be of less concern than how 701 Wilson Street itself is treated. Because of the subtle nature of the historic building, changes to the building have the potential to overwhelm and overshadow it. Changes must meet the Secretary of Interior's Standards and the building must retain the reasons for which it is significant in the first place. Changes should not undermine any of the aspects of integrity that are intact today. As a corollary, rehabilitation of the building will remove existing unsympathetic changes and can be thought of as part of the mitigation in itself. It will improve the overall integrity of the building. In rehabilitating the building, particular attention should be paid to the following standard:

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.

Demolishing the building and simply retaining the two exterior walls is not acceptable. The resource is a building and if this occurs the resource is no longer a building. Further, it is in violation of the following Secretary of Interior's Standards:

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.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.⁶⁹

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 shall be differentiated from the old and will be compatible with the historic materials,

⁶⁷ US Department of the Interior, National Park Service, *The Secretary of Interior's Standards for the Treatment of Historic Properties*.

⁶⁸ *INCENTIVES! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties*.

⁶⁹ Note that the interiors of the building are nearly completely intact.

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.

Many guides and technical assistance series exist for assisting with complying with the Secretary of Interior's Standards, including [*Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*](#), "New Additions" and [*The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*](#)

The National Park Service's Technical Preservation Services provides such guides as:

- [*INCENTIVES! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties: Compatible New Rooftop Additions*](#).⁷⁰
- [*New Additions to Mid-Size Historic Buildings 1, ITS No. 3.*](#)
- [*New Additions to Mid-Size Historic Buildings 2, ITS No. 18.*](#)
- [*New Exterior Additions to Historic Buildings: Preservation Concerns, Preservation Brief 14.*](#)
- [*Rooftop Additions, ITS No. 36.*](#)
- [*Rooftop Additions on Mid-Size Historic Buildings, ITS No. 47.*](#)
- [*Alterations to Rear Additions, ITS No. 33.*](#)

⁷⁰ Note that this guidelines states that new rooftop additions are almost never appropriate for one, two and three-story buildings and should typically be no more than one story in height themselves.