43 Middle Rincon Road Project

Cultural Resources Assessment and Evaluation

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MANAGEMENT SUMMARY

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1.0 INTRODUCTION

This report summarizes the findings of a Cultural Resources Assessment and Evaluation completed by HELIX Environmental Planning, Inc (HELIX) for the approximately 1.2-acre 43 Middle Rincon Road project (proposed project) located within the City of Santa Rosa, Sonoma County, California (Figure 1, *Vicinity Map*). This assessment is intended to assess the potential of ground disturbances associated with this project to affect significant cultural resources. The results of this assessment, which addresses both historic-era and prehistoric resources, is based on the results of an archival records search and research, Native American coordination, an intensive pedestrian survey of the proposed project area, and the significance evaluation of historic-era structures. Figures are provided in Appendix A.

1.1 PROJECT LOCATION

Located in east Santa Rosa, in a neighborhood historically known as "Rincon Valley," the subject property occupies a parcel at 43 Middle Rincon Road, at the intersection of Middle Rincon Road and State Route (SR) 12 (Figure 2, *Aerial Map*). The approximately 1.2-acre project area is composed of Assessor's Parcel Numbers (APN) 182-540-024 and 182-540-025. Project area access would be provided via driveways on Middle Rincon Road and SR 12. Surrounding land uses include single-family residences to the west, north, and northeast; vacant lots to the northwest; and commercial/retail businesses across Middle Rincon Road to the east and across SR 12 to the south (see Figure 1 and Figure 2).

1.2 PROJECT DESCRIPTION

The proposed project would demolish the existing structures that are present on the 1.2-acre project area, including a commercial building (a 7-Eleven convenience store), a barn containing a martial arts studio, and a small single-family home with associated structures. In their place a new, approximately 4,191-square foot convenience store, and fuel station would be constructed. This analysis also addresses future development of the dirt lot and grassland habitat located immediately north of the project area.

1.3 AREA OF POTENTIAL EFFECTS

The Area of Potential Effects (APE) is defined as the geographic area or areas within which a project may directly or indirectly cause alterations in the character or use of significant historical or archaeological resources. The APE is influenced by the scale and nature of the project as well as by the types of cultural resources in the vicinity. For the purposes of this analysis, the direct APE is understood to be the area that would be subjected to ground disturbance during construction and operation of the proposed project. The proposed project's indirect APE is the area in which significant cultural resources may be subjected to secondary impacts such as vibration, visual impacts, vandalism, or looting (among others). The indirect APE varies in size depending on the type of secondary impact being considered.

The direct APE for the project measures approximately 1.2 acres and corresponds to the project boundary shown on Figure 2. Because site plans are preliminary the vertical extent of the APE has not yet been established.

1.4 REPORT BACKGROUND AND PERSONNEL

1.4.1 Report Background

An initial draft of this report was completed by HELIX in July 2020. That early version presented the results of HELIX's pedestrian survey of the project area in order to characterize both archaeological and built environment resources. The report noted that historic-era structures were present at both 4865 Highway 12 and 43 Middle Rincon Road, and at that time HELIX recommended that both properties be formally documented and evaluated for CRHR eligibility and as a local City Landmark, and that the evaluations should meet California Environmental Quality Act (CEQA) and City of Santa Rosa Preservation Ordinance guidelines and standards.

Preliminary analyses of built-environment resources were conducted by HELIX Architectural Historian Annie McCausland and submitted to the City as a draft Cultural Resources Assessment and Evaluation Report in May, 2021. The initial evaluation recommended that the barn and shed at 43 Middle Rincon Road failed to meet any of the NRHP, CRHR, or City of Santa Rosa Landmark significance criteria because archival research did not associate the property with any historically significant events, trends, patterns, or themes at the local, state, or federal level. However, the evaluation further recommended that the Craftsman house and associated property at 4875 Sonoma Highway did appear to be eligible for the CRHR and as a local City Landmark. The draft report cited evidence that the property is associated with Anselmo Baldi, a prominent individual in the community of Rincon Valley, and thus seemed to meet CRHR Criterion 2 (association with the lives of persons important in our past). The draft report also recommended that the property is historically significant under Criterion 3 (embodies the distinctive characteristics of a type, period, region, or method of construction) at the local level with a 1921 period of significance.

However, this initial evaluation was made without the benefit of the City's historic context statement and survey, which includes eligibility standards as well as examples of properties that meet those standards. This final report incorporates the City's guidelines, additional site inspections, and comparative analysis conducted by HELIX Senior Architectural Historian Debi Howell-Ardila in 2021. Drawing on her extensive professional experience with Craftsman homes and Northern California architecture, Ms. Howell-Ardila took a closer look at the specific characteristics of the 4875 Sonoma Highway property and compared it with similar, locally designated resources and districts in Santa Rosa. This final report also incorporates the City's own eligibility standards for early twentieth-century residential properties and includes a brief photographic overview of designated Craftsman bungalows in Santa Rosa for comparison with the subject property. In April 2022, HELIX Architectural Historian Teri Delcamp completed a finer-grained architectural description of the property at 4875 Sonoma Highway and revised the report to elaborate on the importance and relationship of the City's historic context statement and survey to the property's significance evaluation. HELIX's final analysis, presented below in Section 9.0, recommends that the properties at 43 Middle Rincon Road and 4875 Sonoma Highway both fail to meet any of the NRHP, CRHR, or City of Santa Rosa Landmark significance criteria. Ms. Howell-Ardila's methods and conclusions were reviewed by HELIX Senior Architectural Historian Ginger Weatherford and Ms. Delcamp's analysis and conclusions were reviewed by HELIX Cultural Resources Group Manager Clarus Backes during final Quality Assurance/Quality Control (QA/QC) of this report.

1.4.2 Personnel

HELIX Architectural Historian **Annie McCausland** conducted the project's initial July 2020 built-environment analysis and evaluation. Ms. McCausland's expertise includes the Secretary of the Interior's Standards for the Treatment of Historic Properties, archival research, historic contexts, significance evaluations, and historic district documentation. She has completed numerous studies for residential, agricultural, military, rural, commercial, and industrial properties across California. She has prepared numerous technical reports including Historical Resources Evaluation Reports (HRER), Historic Property Survey Reports (HPSR), Historic Building Assessment Reports, Rehabilitation Reports, and Cultural Resources Phase I and II Reports, to satisfy compliance requirements under National Historic Preservation Act (NHPA) Section 106, CEQA, and local government preservation ordinances. Ms. McCausland has worked extensively under the California Department of Transportation (Caltrans) Districts 5 and 8, as well as the U.S. Army Corps of Engineers (USACE), Bureau of Land Management (BLM), and the Bureau of Reclamation (BOR), as well as many local governments. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History.

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

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

HELIX Senior Architectural Historian **Ginger Weatherford** provided minor revisions and QA/QC for this final report. As a member of the Cultural Resources Department, Ms. Weatherford completes historic

resource evaluations of the built environment and performs in-depth historical research. She brings 14 years of diverse geographic and typological experience including historic-era building assessments in Texas, Montana, and throughout California; completing Section 106 compliance reviews for telecommunications sites and collocation towers; preparation of CEQA historical resource surveys for transportation projects and hydro-electric power plants and transmission lines; Historic American Buildings Survey (HABS) documentation; local landmark applications; and design review analysis under the Secretary of the Interior's Standards for the Treatment of Historic Properties. Ms. Weatherford is experienced in historic paint analysis and architectural photography and meets the Secretary of the Interior Professional Qualifications Standards in the disciplines of History and Architectural History.

Archaeological analyses, QA/QC, and senior oversight for this Cultural Resources Assessment were conducted by HELIX Cultural Resources Group Manager **Clarus Backes, RPA**. Mr. Backes is an archaeologist and cultural resources manager with 21 years of professional experience throughout California and the western Great Basin. He has conducted and supervised numerous projects support of compliance with Sections 106 and 110 of the NHPA, the CEQA and the NEPA. He has participated in a wide range of projects involving archaeological survey, testing, data recovery, monitoring, laboratory analysis, and the development of mitigation and treatment plans, and has over 17 years of experience in a decision-making capacity on cultural resources projects in California. His training and background meet the U.S. Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology.

2.0 REGULATORY FRAMEWORK

2.1 FEDERAL REGULATIONS

2.1.1 National Historic Preservation Act of 1966 (16 USC 470)

Enacted in 1966, the NHPA declared a national policy of historic preservation and instituted a multifaceted program, administered by the Secretary of the Interior, to encourage the achievement of preservation goals at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the National Register of Historic Places (NRHP), established the position of SHPO and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes in preserving their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP).

2.1.2 Section 106

Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP, and that the ACHP must be afforded an opportunity to comment on such undertakings through a process outlined in 36 CFR Part 800. The Section 106 process involves the identification of significant historic and archaeological resources ("historic properties") within an APE, the determination of whether the undertaking will cause an adverse effect on historic properties, and the resolution of those adverse effects through execution of a Memorandum of Agreement. In addition to the ACHP, interested members of the public—including individuals, organizations, and agencies (such as the California Office of Historic Preservation)—are provided with opportunities to participate in the process.

2.1.3 National Register of Historic Places

The NRHP was established by the NHPA of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 CFR 60.2).

The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: It is associated with the lives of persons who are significant in our past.
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

Cemeteries, birthplaces, graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years old to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

2.1.4 Native American Graves Protection and Repatriation Act of 1990

The Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) sets provisions for the inadvertent discovery and/or intentional removal of human remains and other cultural items from federal and tribal lands. It clarifies the ownership of human remains and sets forth a process for repatriation of human remains and associated funerary objects and sacred religious objects to the Native American groups claiming to be lineal descendants or culturally affiliated with the remains or objects. It requires any federally funded institution housing Native American remains or artifacts to compile an inventory of all cultural items within the museum or with its agency and to provide a summary to any Native American tribe claiming affiliation.

2.1.5 American Indian Religious Freedom Act of 1978

The American Indian Religious Freedom Act of 1978 (AIFRA) was enacted to protect and preserve the traditional religious rights and cultural practices of Native Americans. These rights include, but are not limited to, access of sacred sites, freedom to worship through ceremonial and traditional rights and use, and possession of objects considered sacred. The AIFRA requires that federal agencies evaluate their

actions and policies to determine if changes are needed to ensure that Native American religious rights and practices are not disrupted by agency practices. Such evaluations are made in consultation with native traditional religious leaders.

2.2 STATE REGULATIONS

2.2.1 California Environmental Quality Act

Section 15064.5(b)(1) of the State CEQA Guidelines specifies that projects that cause "…physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired" shall be found to have a significant impact on the environment. Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the CRHR (Section 2.2). In addition, resources included in a local register of historic resources, or identified as significant in a local survey conducted in accordance with state guidelines, are also considered historic resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in, or determined eligible for listing in, the CRHR, or is not included in a local register or survey, shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historic resource as defined in California Public Resources Code (PRC) Section 5024.1.7.

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of an historical resource, or (2) the archaeological resource satisfies the definition of a "unique archaeological resource." A unique archaeological resource is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria (PRC § 21083.2(g)):

1. The archaeological resource contains information needed to answer important scientific research questions, and there is a demonstrable public interest in that information.

2. The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.

3. The archaeological resource is directly associated with a scientifically-recognized important prehistoric or historic event or person.

2.2.2 California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC § 5024.1(a)). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks (CHLs) numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR.

A resource, either an individual property or a contributor to an historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria (PRC § 5024.1(c)):

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2: It is associated with the lives of persons important in our past.
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the CRHR, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.

2.2.3 Native American Heritage Commission

Section 5097.91 of the PRC established the NAHC, whose duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands. Under Section 5097.9 of the PRC, a State policy of noninterference with the free expression or exercise of Native American religion was articulated along with a prohibition of severe or irreparable damage to Native American sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines located on public property. Section 5097.98 of the PRC specifies a protocol to be followed when the NAHC receives notification of a discovery of Native American human remains from a county coroner.

2.2.4 Government Code Sections 6254(r) and 6254.10

These sections of the California Public Records Act were enacted to protect archaeological sites from unauthorized excavation, looting, or vandalism. Section 6254(r) explicitly authorizes public agencies to withhold information from the public relating to "Native American graves, cemeteries, and sacred places maintained by the Native American Heritage Commission." Section 6254.10 specifically exempts from disclosure requests for "records that relate to archaeological site information and reports, maintained by, or in the possession of the Department of Parks and Recreation, the State Historical Resources Commission, the State Lands Commission, the Native American Heritage Commission, another state agency, or a local agency, including the records that the agency obtains through a consultation process between a Native American tribe and a state or local agency."

2.2.5 Health and Safety Code, Sections 7050 and 7052

Health and Safety Code, Section 7050.5 declares that, in the event of the discovery of human remains outside of a dedicated cemetery, all ground disturbance must cease and the county coroner must be notified. Section 7052 establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

2.2.6 Penal Code, Section 622.5

Section 622.5 of the Penal Code provides misdemeanor penalties for injuring or destroying objects of historic or archaeological interest located on public or private lands, but specifically excludes the landowner.

2.3 LOCAL REGULATIONS

2.3.1 City of Santa Rosa Historic Preservation Ordinance

The City of Santa Rosa recognizes the following properties as historical resources:

- Properties or Districts listed in the National Register of Historic Places;
- Properties that have been designated local Landmarks by the City of Santa Rosa;
- Properties within a local designated Preservation District that contribute to the significance of the District;
- Properties listed as having historical significance in the City's local register (the Santa Rosa Cultural Heritage Survey) even though the properties have not been officially designated as Landmarks or Preservation Districts by the City; and
- Other properties presumed to be historically or culturally significant under the provisions of CEQA by the City of Santa Rosa (see Section 2.3.2).

The Department of Community Development, the City's lead environmental agency, determines whether a project involves a property of historical or cultural significance. The above listings provide the primary guide for making this determination.

2.3.2 City of Santa Rosa Landmark Significance Criteria

In order to assess whether of-age properties meet local eligibility criteria, the City's Department of Community Development reviews projects to determine if subject properties have potential historical or cultural significance. The staff will apply the following criteria that are utilized widely by federal, state, and local jurisdictions to determine historical significance:

- **Event.** Is the property associated with an event that has made a significant contribution to Santa Rosa's history;

- **Person.** Is the property associated with the life of a person who was significant in Santa Rosa's history;

- **Design.** Does the property embody the distinctive characteristics of a type, period, or method of construction found in Santa Rosa before 1950;

- **Information.** Has the property yielded, or may be likely to yield, information important in Santa Rosa's prehistory or history; and

- **Integrity.** Does the property retain enough aspects of location, design, setting, workmanship, materials, feeling, and association to convey its historic significance (Anderson 2001)?

2.3.3 City of Santa Rosa Cultural Heritage Survey and Context Statement

Conducting cultural heritage surveys and developing historic context statements are critical elements of a community's historic preservation planning program according to National Register Bulletin No. 24, *Guidelines for Local Surveys: A Basis for Preservation Planning* (National Park Service 1985). Further illustrating the importance of surveys and contexts undertaken in accordance with National Register Bulletin No. 24 is the following guidance from the California Office of Historic Preservation:

> Historic contexts and surveys are critical tools for understanding, identifying, evaluating, and protecting those resources which give each community its individual character and sense of place. Historic contexts provide the foundation for preservation planning. Contexts typically are based on one or more themes, a geographical area, and periods of significance. They describe the broad patterns of historical development of a community or region that are represented by the physical development and character of the built environment. They also identify important associated property types, and establish eligibility criteria and integrity thresholds. (SHPO n.d.)

Historic contexts create the framework by which individual properties are evaluated for historical significance during the development process. In 1989, the City of Santa Rosa Department of Community Development commissioned a thematic historic context statement and survey update, with a period of significance that extended to 1945. Partially funded through the National Park Service (NPS) and State Office of Historic Preservation, the study, entitled "Cultural Heritage Survey of the City of Santa Rosa, California," provided (and continues to provide) a contextual, comparative framework for evaluations. The survey contains the City's historic context within the introductory section of the study, including a general historical overview and five distinct contexts: Residential Development, Commercial Development, Industrial Development, Institutional Development and Italian Community. Each of these contexts contains sections with the particular theme, a description and the significance of property types associated with the theme, and what features and components a property would need to exhibit in order to eligible for listing in the NRHP. As noted by the City of Santa Rosa, "The Cultural Heritage Survey…is a book of the City's past, documenting the architectural style of each structure and noting historical facts regarding its neighborhood. Especially significant buildings have been designated Landmarks, and historic neighborhoods have been designated Preservation Districts" (City of Santa Rosa, n.d.).

As of 2022, Santa Rosa continues to retain a high volume of intact, distinctive historic properties and districts, in particular from the opening decades of the twentieth century. Because of the ubiquity of

early twentieth century residential properties, including exceptional examples of a range of period eclectic styles, the City's "Cultural Heritage Survey" establishes a high bar for individual eligibility for residential properties, based on the volume of such distinctive, intact resources in the City. The "Cultural Heritage Survey" noted that at that time, half of the homes in Santa Rosa dating to the 1920s are:

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

In terms of present-day historic assessments, a key component of the "Cultural Heritage Survey" that remains relevant today are the study's eligibility standards, according to property type, era of construction, and style. In terms of residential properties built between 1837 and 1946, as stated in the report, in order to qualify for individual listing in the NRHP, a house should be:

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

In addition, as noted in the "Cultural Heritage Survey" report, for residential architecture:

> Only a few Santa Rosa houses appear eligible for individual listing in the National Register; most are significant only as members of a group or district. Individual houses may appear eligible for separate listing either under Criterion B, persons, or under Criterion C, architecture. Examples of architecturally significant houses include the three stone bungalows at 114 Pierce, 1558 Sebastopol Road, and 4818 Kieran Court, the log bungalow on 5910 Channel, the Italianate Runyan-Metzger house at 535 B Street, and the Italianate/Stick Marshall house at 835 Second Street.
>
> Houses are significant under Criterion C if they were the principal residences of persons important in Santa Rosa's civic, economic, or cultural life. These resources overlap into the institutional, commercial and industrial contexts, but the buildings themselves appear to belong in this residential context. The most notable example is Mableton, the residence of Mark L. McDonald who brought the Southern Pacific Railroad to Santa Rosa, developed a water works and delivery system, created a major street railway, and developed the city's perennially first-class subdivision.
>
> Other examples include Corrick House, whose original owner-resident founded Corrick's, the only historic downtown business still owned and managed by the original owner's family; 952 Sonoma Avenue, the house of Herbert Snyder who lived there his entire 40 years of service as the elected and re-elected County Recorder; and at 2445 Sunrise, the house of Thomas Proctor, third generation Santa Rosa businessman and developer of Proctor Heights. (City of Santa Rosa 1989: 9-10)

In addition to being a book of the City's past as quoted above, the "Cultural Heritage Survey" report is a framework and manual for determining significance of individual properties. Thus, the survey is a critical part of the determination of significance for properties in Santa Rosa. As a result of the survey, dozens

of eligible individual landmarks and eight historic preservation districts were identified and documented. The subject property and the historic owners, the Baldi family, are not described in the survey's historical overview or five contexts, nor is the property included in the survey's list of significant sites.

The following photos provide a brief comparative overview of designated historic resources in Santa Rosa. It should be noted that although they share the general construction era and architectural style of the subject property, they are generally in better condition, less altered with higher degrees of integrity, and better examples of the Craftsman style and character-defining features than the structures at 4875 Sonoma Highway.

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

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

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

2.4 INTEGRITY CONSIDERATIONS

In addition to meeting the eligibility criteria, historical resources must retain their historical integrity. Integrity is defined as the ability of a resource to convey its significance through the property's physical features and how those features reflect significance within a period of significance. For historical resources, a period of significance is the date or span of time that reflects the significance of the

architecture; or within which significant events transpired or significant individuals made their important contributions in relation to the resource in question.

The NRHP, CRHR, and the City of Santa Rosa recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity. Although not all seven aspects of integrity need to be present for a property to be eligible, the property must retain enough physical and design characteristics to reflect the property's significance. The seven aspects of historical integrity are:

- **Location** is the place where a resource was constructed or where an event occurred;
- **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property;
- **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area;
- **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property;
- **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles;
- **Feeling** relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place; and
- **Association** directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character.

3.0 CULTURAL SETTING

Following is a brief historical summary intended to provide a context in which to understand the background and relevance of cultural resources found in the vicinity of the project area. This section is not intended to be a comprehensive review of the current research available, but instead serves as a general overview.

3.1 PREHISTORIC BACKGROUND

As is the case for archaeological research in many areas of California, the various classification schemes and chronologies used by researchers when addressing the prehistory of Northern California often conflict with one another. Most recently, Milliken et al. (2007) have revised Fredrickson's (1974) period scheme for the San Francisco Bay and surrounding region by analyzing a study area that includes the current project area. The following summary of local cultural history is based on this revised chronological framework.

3.1.1 Pleistocene/Holocene Transition, ~13,500 to 9950 Years Before Present (BP)

There is no evidence of Late Pleistocene occupation in the immediate region. The best representation of the Paleoindian Period in Northern California is at the Borax Lake site near Clear Lake, where the period is marked by large, fluted, Clovis-style spear points with concave bases that often exhibiting basal thinning or grinding. The southern portion of the Central Valley also shows evidence in the form of isolated, basally thinned, and fluted projectile points found on the surface of remnant Pleistocene landscape features. With few exceptions these points have been found as isolates in undatable surface contexts, and therefore have been associated with the Paleo-Indian period solely on the basis of their morphological similarity to securely dated Clovis projectile points from the Great Plains and Southwest regions (Dillon 2002:115). Potential Paleo-Indian finds from the general region include a fluted point found in the Sacramento Valley, in Tehama County near Thomas Creek (Dillon 2002). Local archaeological deposits associated with the late Pleistocene, if they exist, are likely destroyed, or buried by a significant period of alluvial deposition that began about 9050 cal B.P. (Rosenthal et al. 2007).

3.1.2 Early and Middle Holocene (Lower Archaic), 9950 to 5450 BP

The Lower Archaic period in the Bay Area and Central Valley has been mainly represented by isolated finds, including heavy stemmed dart or spear points and flaked stone crescents that are often found in association with groundstone tools. The period was marked by high residential mobility, although the density of groundstone and expedient cobble-core tools at some sites suggest that they represent frequently visited camps in a settlement system structured around repetitive seasonal movement (Rosenthal et al. 2007). In contrast to the common interpretation that large game hunting was the focus of Lower Archaic economies, this seasonal round appears to have targeted grassland-savanna resources, particularly acorns and wild cucumbers. Seeds and nuts were processed with millingslabs and handstones. Obsidian from Lower Archaic period sites has been sourced to both the North Coast Ranges and Eastern Sierra sources, suggesting that regional interaction spheres were well established by this time (Rosenthal et al. 2007).

3.1.3 Early Period (Middle Archaic), 5450 to 2450 BP

The beginning of the Middle Holocene saw a substantial shift to warmer, drier conditions, with rising sea levels pushing inland to form the wetland habitats associated with the Sacramento-San Joaquin Delta. Subsistence increasingly emphasized upland plant resources. Mortars and pestles appeared in the area as early as 4050 cal B.C., and expedient cobble tools were common. Projectile points associated with the Middle Archaic period include notched, stemmed, thick-leaf, and narrow concave base dart forms, many manufactured from obsidian from North Coast Ranges and Eastern Sierra (Rosenthal et al. 2007). Red ochre and *Olivella* and *Haliotis* shell beads recovered from burials suggest that social stratification began to develop during this period (Milliken et al. 2007).

The latter half of the Early Period represented “the end of generalized, and often highly mobile, Early Holocene lifeways and the beginning of more specialized and intensive California hunter-gatherer-fishers known from ethnographic times” (Stevens et al. 2009:1). This period is associated with the Windmiller Pattern. Windmiller was marked by westerly oriented, extended burials with grave offerings, extensive long-distance trade of exotic materials such as beads and obsidian, and adaptations that were less mobile and more specialized than previous cultures, probably representing the first intensive acorn economies in the state (Rosenthal et al. 2007; Stevens et al. 2009). The Windmiller Pattern also

represents the peak in trade in Eastern Sierra obsidian, with both earlier and later intervals characterized by increased procurement and use of local toolstone (Stevens et al. 2009).

The latter half of the Early Period is characterized by the Lower Berkeley Pattern. This period exhibited a strong milling technology represented by minimally shaped cobble mortars and pestles, although metates and manos were still used. Dart and atlatl technologies during this period were characterized by non-stemmed projectile points made primarily of obsidian. Fredrickson (1974) suggests that the Lower Berkeley Pattern marked the expansion of Miwok groups from the Bay Area. Burials were typically in flexed positions with variable cardinal orientation and included some cremations. As noted by Lillard et al. (1939), the practice of spreading ground ochre over burials was common at this time. Grave goods during this period are generally sparse and typically include only utilitarian items and a few ornamental objects. However, objects such as charmstones, quartz crystals, and bone whistles were occasionally present, which suggest differences in social status among individuals (Hughes 1994).

3.1.4 Middle Period (Upper Archaic), 2450 to 900 BP

The climate of the prehistoric Late Holocene approximated that of today, with conditions that were drier than the Early Holocene but cooler and moister than the Middle Holocene. The Late Holocene coincides with the reappearance of the Berkeley Pattern, an adaptive system that briefly appeared in the Clear Lake area during the Early Holocene. The Berkeley Pattern was marked by a decrease in residential mobility and the establishment of fixed, permanent, or semi-permanent villages. Intensive milling of plant resources, and particularly acorns, is represented by minimally shaped cobble mortars and pestles, although metates and manos were still used. Dart and atlatl technologies during this period are characterized by non-stemmed projectile points made primarily of obsidian. Fredrickson (1974) suggests that the Berkeley Pattern marked the eastward expansion of Miwok groups from the San Francisco Bay Area, and that the Berkeley Pattern reflects gradual expansion or assimilation of different populations rather than sudden population replacement and a gradual shift in economic emphasis.

3.1.5 Late Period (Emergent), 900 BP to Historic Era

The stable climate that began during the Upper Archaic continued through the Late Period. The most significant technological advancement during this period was the adoption of the bow and arrow, which replaced the atlatl and dart between about A.D. 1000 and 1300. Territorial boundaries became well established, and increased social complexity is suggested by a wider variation in burial types and furnishings. Cremation, which was reserved for high-status individuals during the beginning of the period, eventually became widespread (Rosenthal et al. 2007).

The Augustine Pattern represents a shift from the generalized subsistence patterns seen in earlier periods. Changes include the introduction of bow and arrow technology; and most importantly, acorns become the predominant food resource. Trade systems expanded to include raw resources as well as finished products. Assemblages dated to this period include baked clay artifacts and *Haliotis* ornaments. Burials remained flexed with variable orientation, but there was a reduction in the use of ochre and widespread evidence of cremation (Moratto 1984). Judging from the number and types of grave goods associated with the two types of burials, cremation seems to have been reserved for individuals of higher status, whereas other individuals were buried in flexed positions. Johnson (1976) suggests that the Augustine Pattern represents expansion of the Wintuan population from the north, which resulted in combining new traits with those established during the Berkeley Pattern.

3.2 ETHNOGRAPHIC BACKGROUND

At the time of Euro-American contact the project area was occupied by the Southern Pomo, an ethnolinguistic group that occupied a rich environment with abundant water resources teeming with wildlife. The Southern Pomo diet relied on a mixed strategy of acorn gathering and processing, fishing, waterfowl hunting, shellfish, and plant collecting, with less emphasis on large-game hunting. Other important plant resources included berries, grass seeds, roots, buckeye seed nuts, bulbs, and seasonal greens. The resource-rich environment allowed for permanent village sites, which typically were occupied throughout the year.

Items not found in the local environment were obtained through an extensive trade network between other Pomo tribes and neighboring groups. Serving as one of the most important economic mechanisms was the Pomo trade-feast tradition. This tradition was utilized when one group had an abundance of a specific type of resource, such as fish, that would typically be traded for an equivalent in beads or some other resource at the trade-feast. Thus, the trade-feast enabled a community to temporarily "bank" a surplus resource with the members of nearby villages or tribelets.

The material culture of the Southern Pomo included wood plank structures, watercraft, basketry, weapons, and tools fashioned primarily from local resources. Numerous types of materials were used to make the ceremonial, utilitarian, gift, and trade baskets for which the Pomo were known; these included roots, leaves, bark, or grasses, with feathers and beads added to make designs or for outlining certain features.

The Pomo built three basic types of structures, including dwellings for single families, temporary shelters for seasonal hunting and gathering, semi-subterranean structures that served as sweathouses for the men, and large assembly houses up to 70 feet in diameter that were used for dancing and ceremonies.

The social organization of the Pomo was based on several extended kin groups, each with a headman who served as a minor chief. The chiefs met in tribal councils and were organized into independent political units to provide guidance and advice on community affairs. Kin groups formed the most significant social units and typically consisted of five to six persons living in a multifamily dwelling for most of the year, except when the village dispersed to travel to seasonal fishing and collecting areas.

3.3 HISTORIC BACKGROUND

The history of the area can be divided into several historic periods that are briefly summarized below.

3.3.1 Spanish and Mexican California

The most drastic and permanent change came to the Native Americans' way of life with the establishment of the Spanish Mission system. By the early 1800s, the mission fathers began a process of cultural change that brought the majority of the local Native Americans into the missions as neophytes. At the expense of traditional skills, the neophytes were taught the pastoral and horticultural skills of the Hispanic tradition. Spanish missionaries traveled into the California interior to recapture escaped neophytes and recruit inland Native Americans for the coastal missions. In 1834, the Mission system was officially secularized, and the majority of the system's Native American population dispersed to local ranches, villages, or nearby pueblos (Kroeber 1925). Soon after establishment of the mission system, a process of granting large parcels of land to prominent individuals began. Within a few years, ranchos

occupied large tracts in the vicinity of the missions, and a pastoral economy involving the missions, the ranchos, and native inhabitants was established (Kyle et al. 1990).

With the declaration of Mexican independence in 1821, Spanish control of Alta California ended, although little change actually occurred. Political change did not take place until mission secularization in 1834 when Native Americans were released from missionary control and the mission lands were granted to private individuals. Shoup and Milliken (1999) state that mission secularization removed the social protection and support on which Native Americans had come to rely. It exposed them to further exploitation by outside interests, often forcing them into a marginal existence as laborers for large ranchos. Following mission secularization, the Mexican population grew as the native population continued to decline. European–American settlers began to arrive in Alta California during this period and often married into Mexican families, becoming Mexican citizens, which made them eligible to receive land grants. In 1846, on the eve of the U.S.-Mexican War (1846 to 1848), the estimated population of Alta California was 8,000 non-natives and 10,000 natives. However, thee estimates have been debated. Cook (1976) suggests the Native American population was 100,000 in 1850; the U.S. Census of 1880 reports the Native American population as 20,385.

3.3.2 Expansion and Settlement

Jedediah Smith was the first American to explore the Central Valley in 1828, but other expeditions soon followed. In 1848, as a result of the Treaty of Guadalupe Hidalgo, California became a United States territory. Also in 1848, John Marshall found gold at Sutter's Mill, which marked the start of the Gold Rush. The influx of miners and entrepreneurs increased the population of California, not including Native Californians, from 14,000 to 224,000 in just four years. When the Gold Rush was over, many miners established farms, ranches, and lumber mills.

3.3.3 Sonoma County and the City of Santa Rosa

The following summary of Sonoma County's history is excerpted from Hurley's (2020) *Sonoma County Historic Overview*:

> Before the European settlement, what is today Sonoma County was inhabited by the Pomo, Miwok, and Kashaya Indians. In 1812, the Russians established the short-lived Fort Ross along the coast north of the Russian River. Further east, the Sonoma Mission was established during the Mexican period in 1823. Shortly afterwards, Sonoma became the county's first town, a pueblo, under General Mariano Vallejo. During that time, sections of the county were transformed into vast land-grant ranchos, such as Vallejo's holdings that extended from today's Petaluma to the town of Sonoma. Most of the construction during the first half of the nineteenth century was adobe and wood. These construction methods drew on the Mexican tradition while incorporating some of the features and floor plans of the Anglo Americans.
>
> After statehood, logging along the coast hills, cattle ranching, wheat and potato farming, and the early development of the wine industry supported the sparsely settled county. During this time, commercial and industrial buildings used local stone or brick, while most residences were built of wood. During the 1860s to the 1890s, Petaluma, at the head of navigation on the Petaluma Creek, enjoyed rapid economic growth that fueled the construction of their downtown with sophisticated iron front commercial buildings and elegant residences nearby.

> Later the railroads facilitated the movement of goods and people leading to the establishment of processing plants and factories along the rail lines.
>
> Around the turn of the century, the Russian River developed as a vacation resort, a destination for those in the San Francisco Bay Area. During this time, Santa Rosa also enjoyed an increase in population and importance as the center of finance and county government. Until World War II, the poultry industry, the processing of local fruit, and the production of hops sustained the economy throughout the county. In 1935, Sonoma County ranked tenth in the nation in overall agricultural production.
>
> During the first half of the twentieth century, many of the stylish buildings were designed by local architects such as Brainerd Jones in Petaluma and William Herbert in Santa Rosa. After World War II, Clarence Caulkins and J. Clarence Felciano worked on many projects in the county. With reference to residential, commercial, and industrial architecture, many of the towns still retain excellent examples of both high style and vernacular building examples from the nineteenth and early twentieth centuries.
>
> Today the southwestern part of the county continues to support cattle grazing and dairy farms. Toward the north many of the ranches and orchards have been replaced with acres of vineyards and thriving winery operations that rival Napa County. Over the years many of the poultry farms, fruit growers, and dairy operations have relocated to the Central Valley or sold their businesses completely. In their place, small specialty farms and ranches now operate sustainable and organic endeavors. Dotting the countryside throughout the county are modern residences where rural homesteads used to be. The Russian River area still caters to vacationers, but on a smaller scale, and the cities along the freeway continue to expand to provide housing and services with new subdivisions, business parks, and strip-mall shopping centers.
>
> With 467,000 residents, the county has doubled its population since 1980. Part of the challenge has been to retain its agricultural and small-town character while providing for the livelihood of the expanding population. Related to this is the specific challenge of encouraging new development that complements both the physical beauty of the countryside and the county's rich heritage.

The following history of the City of Santa Rosa is excerpted from Hoover et al.'s (1990) *Historic Spots in California*:

> Several tracts of land in Sonoma County were granted to relatives of Francisca Benicia Carrillo [the wife of Mexican military commander General Mariano Guadalupe Vallejo]. These tracts included Rancho Cabeza de Santa Rosa, given to Carrillo's widowed mother in 1837; Rancho Sotoyome, to Henry Finch, brother-in-law; Rancho Los Guilicos, to John Wilson, another brother-in-law; and Rancho Llano de Santa Rosa, to Joaquin Carrillo, a brother.
>
> Both Fitch and his mother-in-law were residents of San Diego. Fitch continued to live in the south. Señora Maria Ignacia Lopez de Carrillo moved to her Rancho Cabeza de Santa Rosa with her unmarried children and lived there for the remainder of her life. The City of Santa Rosa is situated on part of her grant.
>
> Her home was located on the south side of Santa Rosa Creek. The name of Santa Rosa Creek was supposedly bestowed by Father Juan Amoros of San Rafael when he baptized a Native American

there in honor of Saint Rose of Lima in the late 1820s. A marker along the highway on the north side of Santa Rosa Creek, roughly opposite the Carillo adobe site, commemorates this event, but the baptism is not recorded either at San Rafael or Sonoma.

In 1853, the son of Julio Carrillo filed a claim for part of his mother's property, two square leagues lying between Rancho San Miguel and Santa Rosa Creek. He built his house near a stream on a site that is now downtown Santa Rosa, on Second Street. He gave the land for the plaza where the old courthouse stood, between Third and Fourth Streets. The earthquakes of 1906 and 1989 did a great deal of damage to downtown Santa Rosa, the latter requiring the demolition and replacement of both the City Hall and the Courthouse. The county administrative center is now located north of the city, in a complex near Fountain Grove.

Santa Rosa benefited from the coming of the railroad in 1870. The first depot at Fourth and Wilson Streets was destroyed in a fire and rebuilt of local stone in 1904. It survived the 1906 quake. The Santa Rosa Bank was not so lucky, and its building at 37 Old Courthouse Square had to be pulled down and rebuilt. The Empire Building, which took its place, is a four-story building that has been identified with commerce and banking. The Sonoma County Museum is in the old post office building, now located at 425 Seventh Street, with changing and permanent displays on Sonoma County history.

4.0 CULTURAL RESOURCES RECORDS SEARCH

A cultural resources records search was conducted at the Northwestern Information Center (NWIC) at Sonoma State University on November 18, 2019. The records search addressed the entire project area plus a 0.25-mile buffer. The purpose of the record search was to (1) identify prehistoric and historic resources previously documented in the project area and within 0.25 mile of project area boundaries; (2) determine which portions of the project area may have been previously studied, when those studies took place, and how the studies were conducted; and (3) ascertain the potential for archaeological resources, historical resources, and human remains, and potential Native American areas of traditional cultural significance to be found in the project area. This search also included a review of the appropriate USGS topographic maps on which cultural resources are plotted, archaeological site records, building/structure/object records, and data from previous surveys and research reports. The California Points of Historical Interest, the California Historical Landmarks, CRHR, NRHP, and the California State Historic Resources Inventory listings were reviewed to ascertain the presence of designated, evaluated, and/or historic-era resources within the project area. Historical maps and historical aerial photographs of the area were also examined.

4.1 PREVIOUS STUDIES

[redacted]

Table 1
PREVIOUS STUDIES CONDUCTED WITHIN 0.25 MILE OF THE PROJECT AREA

[redacted]

4.2 PREVIOUSLY RECORDED RESOURCES

[redacted]

Table 2
PREVIOUSLY RECORDED RESOURCES WITHIN 0.25 MILE OF THE PROJECT AREA

4.3 ADDITIONAL ARCHIVAL RESEARCH

Aerial photographs and topographic quadrangle maps were examined; these include historic aerials from 1942, 1952, 1968, and modern aerials covering 1980-2016 (NETROnline 2021; U.S. War Department 1942). Topographic maps examined include Santa Rosa (1:62,500) from 1916, 1944, and 1954. Building records for the subject properties were acquired from Sonoma County and the City of Santa Rosa. A research request submitted to the Sonoma County History & Genealogy Library yielded various sources, including newspaper articles. Online archival sources such as https://www.newspapers.com/ and https://www.ancestry.com/ were also utilized for this study.

Danny Bartee, son of Greg Bartee, was also contacted for this study. Greg Bartee owned and operated Carter's Rincon Valley Feed (the feed barn extant at 43 Middle Rincon Road) for many years and he is familiar with the history of the property. He shared information about the history of the property with his son Danny, who then sent the information to HELIX Architectural Historian Annie McCausland via email (Bartee 2020).

5.0 NATIVE AMERICAN COORDINATION

On November 18, 2019, HELIX requested that the NAHC conduct a search of their Sacred Lands File for the presence of Native American sacred sites or human remains in the vicinity of the proposed project area. A written response received from the NAHC on November 21, 2019 stated that the Sacred Lands File failed to indicate the presence of Native American cultural resources in or near the project area.

On November 25, 2019, HELIX sent letters to the following nine Native American contacts that were recommended by the NAHC as potential sources of information related to cultural resources in the vicinity of the project area:

- Gene Buvelot, Federated Indians of Graton Rancheria
- Dino Franklin Jr., Chairperson, Kashia Band of Pomo Indians of the Stewarts Point Rancheria
- Scott Gabaldon, Chairperson, Misdeal-Wappo Tribe of Alexander Valley
- Patricia Hermosillo, Chairperson, Cloverdale Rancheria of Pomo Indians
- Marjorie Mejia, Chairperson, Lytton Rancheria
- Merlene Sanchez, Chairperson, Guidiville Indian Rancheria

- Greg Sarris, Chairperson, Federated Indians of Graton Rancheria
- Jose Simon III, Chairperson, Middletown Rancheria
- Chris Wright, Chairperson, Dry Creek Rancheria Band of Pomo Indians

The letters advised the tribes and specific individuals of the proposed project and requested information regarding cultural resources in the immediate area, as well as any feedback or concerns related to the proposed project. To date, three responses have been received:

[redacted]

Correspondence related to Native American coordination is provided in Appendix B.

6.0 ARCHAEOLOGICAL SURVEY

An archaeological survey of the APE and adjacent dirt lot and grassland habitat was completed on January 11, 2020, by HELIX archaeologist Clarus J. Backes, Jr., RPA. The survey involved systematic investigation of all visible ground in 10-meter transects. During the surveys, the ground surface was examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, fire-affected rock, prehistoric ceramics), soil discoloration that might indicate the presence of a prehistoric cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations, wells, mines) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as gopher holes, burrows, cut banks, and arroyos were also visually inspected. A global positioning system (GPS) receiver was used to locate the project area boundaries and maintain survey accuracy. Photographs are provided in Appendix C.

[redacted]

[redacted]

7.0 BUILT-ENVIRONMENT SURVEY

The intensive historic built environment survey was conducted by HELIX Senior Archaeologist Clarus J. Backes, Jr., RPA on January 11, 2020. The survey consisted of examination and photographic documentation of the resource exteriors as well as the overall properties and their setting. Field notes included material descriptions, architectural details, modern modifications and additions, and information on current condition and integrity.

In October 2021, a follow-up survey was conducted by HELIX Senior Architectural Historian Debi Howell-Ardila, MHP; this phase of fieldwork included a brief comparative survey to assess similar properties that have previously been found eligible and/or designated in Santa Rosa. Field photographs were taken, along with notes comparing the subject property with other similar resources in terms of construction date and architectural style.

The resources were documented on Department of Parks and Recreation (DPR) 523 forms A and B. The completed DPR site forms were submitted to the NWIC and are included as Appendix D.

7.1 BUILT-ENVIRONMENT RESOURCE DESCRIPTIONS

The project area includes two properties located at the intersection of Middle Rincon Road and Highway 12 (Sonoma Highway) in the City of Santa Rosa in Sonoma County. The properties include 4865 Highway 12 and 43 Middle Rincon Road. Based on the available archival sources it appears that historically the properties were a single property owned by the Baldi family with the address listed as 4875 Highway 12 (Santa Rosa Republican 1946).

7.1.1 4865 Highway 12

The property at 4865 Highway 12 (APN 182-540-025) includes a single-family Craftsman house, a detached garage, a shed, and a coop on a 0.8356-acre lot.

Craftsman House

This 3,068 square foot, single-story Craftsman house rests on a 0.8356-acre lot facing Highway 12 (Sonoma Highway) in Rincon Valley (Photo 4). The house was constructed circa 1921. The house is clad with horizontal clapboard siding and displays a low pitched front gabled roof with multiple planes, moderate eave overhangs, rafter tails obscured by fascia boards that extend above the roof edge, and triangular knee braces of varying angles (Photos 5, 6, and 7). The windows on the house are wood framed, including cottage style windows (large lower panel with decorative transom above). All but one of the windows appear to be original (Photos 5, 6, 8, 9, 10, and 11). The primary south façade appears to have been modified by an addition/enclosure to the west of the front door and an added small porch roof over the front door. The addition/enclosure features a lower pitched shed roof, intersects

awkwardly with the main façade at the edge of (or partially obscuring) an original window and contains an aluminum framed window of a different style and size than the home's original windows (Photos 4 and 5). The front porch is supported by two wood posts extending almost to the ground atop brick bases, rather than the piers and pedestals found elsewhere on the home (Photo 5). The porch roof does not contain the same attic vent detail of the primary façade, has a different knee brace design, and the porch roof connection to the home interrupts the original wood window trim located to the east of the porch (Photos 5 and 6). The enclosed sunroom/mudroom entry on the east façade consists of a pair of French doors with 32-light fixed windows completing the enclosure (Photos 8 and 9). The porte cochere on the east façade is supported by wide tapered piers attached to concrete pedestals that appear to have been stuccoed with brick detail (Photos 7, 8, and 9). The west façade has approximately six wood framed windows that appear to be original. The view of the north façade was partially obstructed, but it appears to have a back entry and two wood framed windows that appear to be original (Photo 11).

Auxiliary Structures

The property also features a detached garage, shed structure, and a coop. The detached garage is wood framed and clad with corrugated metal. It features a front gabled asphalt roof with exposed overhanging rafter tails (Photo 12). It has two wooden garage doors on the primary south façade (Photo 13). The north façade has two lean-to additions. The larger corrugated metal lean-to appears to be a restroom and the smaller wood lean-to appears to be used to house utilities or for storage (Photo 14). The restroom might have been utilized by Baldi & Sons employees as well as Carter's Rincon Valley Feed Store employees.

The 1,276-square foot vernacular shed structure is wood framed and clad with vertical wood panels. It features a shed style roof (Photo 15). The function of this structure is not clear. It was possibly used for farm implement storage historically.

The 644-square foot vernacular coop is also wood framed and clad with corrugated metal (Photo 16). It features a shed style roof made of metal. A large wood-framed screened enclosure is featured on the east façade (Photo 17).

7.1.2 43 Middle Rincon Road

The property at 43 Middle Rincon Road (APN 182-540-024) includes a corrugated metal barn and utility shed used for commercial use and a single-story commercial building (a 7-Eleven convenience store).

Metal Barn and Utility Shed

The 10,175-square foot vernacular feed barn is clad with corrugated metal and rests on a concrete foundation (Photo 18). The feed barn was constructed circa 1942 for a feed mill operation owned by the Baldi family (NETROnline 2021). The primary east façade features two large rolling barn doors and several air vents, typical of feed barns (Photos 19 and 120). A lean-to with an entry door is located on the north end of the barn (Photo 21). The south façade features another large sliding barn door (Photo 22). The north façade has a covered open storage area supported by wood beams (Photo 23). The west façade features another lean-to with wood framed windows as well as another partially enclosed covered storage area (Photos 24, 25, and 26).

The 120-square foot utility shed is also clad with corrugated metal with a metal gabled roof (Photo 27). It appears that the utility shed houses electrical or plumbing infrastructure. Portions of the metal roof

are missing (Photo 28). North of the subject building and structure is vacant open space covered with grass (Photo 29).

Commercial Building (7-Eleven)

The 2,677-square foot, single story commercial building was constructed in 1968 as a 7-Eleven. The building features the typical 7-Eleven design with a flat roof and overhanging awning which features the iconic 7-Eleven logo (Photo 30). The building is located where the Baldi & Sons Market once stood.

8.0 HISTORIC CONTEXTS

8.1 4875 SONOMA HIGHWAY (4865 HIGHWAY 12 AND 43 MIDDLE RINCON ROAD)

Based on research, the subject properties were once a single property owned by the Baldi family at 4875 Sonoma Highway (LeBaron 2020). Anselmo Baldi acquired the property in 1921 and opened a general store called Rincon Valley Store (Photo 31). Eventually the name of the store was changed to Baldi's Market, and then changed again to Baldi & Son's Market in 1946, when Baldi's son Vincent and nephew Leonard became partners in the business. The building that originally housed the market is no longer extant; it was located where the present-day 7-Eleven is located (Santa Rosa Republican 1936; 1946).

Anselmo Baldi and his wife Edna Gambogi Baldi constructed the subject property in circa 1921 as their primary residence, next door to their market (LeBaron 2020; Bartee 2020). Their son Vincent and his wife Mary lived in the house next door to the west, and their daughter Irene and her husband Jules lived next door to Vincent to the west. Baldi & Son's Market was in operation from 1922 to 1968 and was considered the primary market in Rincon Valley (The Press Democrat 1949, 1985). The corner property was informally known as "Baldi-ville" or "Baldi's Corner" (LeBaron 2020). The feed barn on the subject parcel was constructed between 1922 and 1942. The 1942 aerial shown in Photo 33 illustrates the Baldi property with the house, barn, and store extant. It appears that the property was also used to cultivate crops.

By 1948, a feed mill operation was implemented in the barn where they mixed and sold livestock feed (Pardee 1948; Bartee 2020). The advertisement shown in Photo 34 and the newspaper article photograph shown in Photo 35 both highlight the new feed mill services. An aerial photograph taken circa 1950 (Photo 36) illustrates "Baldi-ville" in the local Rincon Valley community.

Husband and wife Hobart L. Carter and Ruth Carter took over the operation of the feed mill in 1958, which after that point became known as Carter's Rincon Valley Feed Store. The husband-and-wife team owned and operated the store which sold Purina products, grains, livestock supplies, and horse and cattleman equipment (Sonoma West Times and News 1967). Hobart passed away in 1984 and Ruth continued running the business for a few years. She sold the business to a long-time employee, Greg Bartee (The Press Democrat 1992; Bartee 2020).

Photo 37 illustrates the many commercial businesses located along Sonoma Highway (Highway 12), including Baldi & Son's Market in 1962. In 1967, Highway 12 was widened from two to four lanes. The expansion of the highway required the demolition of the Baldi & Son's Market (The Press Democrat 1967). The Baldi family sold the portion of their property where their store once stood to 7-Eleven, Inc.,

the international chain of convenience stores (LeBaron 2020). The subject 7-Eleven was constructed in 1968 (NETROnline 2021).

Carter's Rincon Valley Feed Store remained in business until circa 2012. It appears that the lean-to entrance on the barn was the primary entrance for the commercial business (Photo 38). Currently the metal barn is occupied by Honshinkan Martial Arts and 7-Eleven still occupies the commercial building.

8.2 ANSELMO BALDI

Based on the available archival records, Anselmo Baldi was a long-time, active member of the Santa Rosa/Rincon Valley community. He emigrated to the United States from Italy in 1905, at the age of 16. He got his start in the area working in the Sonoma County basalt quarries along with other Italian emigrants (LeBaron 2020). After being severely injured during a quarry accident, he transitioned into storekeeping. He founded the Melitta store with his brother-in-law Ted Gambogi to serve the local quarries and block makers in 1910 (LeBaron 1985; Photo 39). Baldi sold his half of the business to his brother in-law and relocated west to Rincon Valley in 1920 to build a new store, Rincon Valley Market, later known as Baldi & Sons.

Between 1921 and 1956, Baldi owned and operated the market Baldi & Sons, as well as three ranches in the valley, which produced prunes, pears, and hay. Baldi served as the founder and charter member of Rincon Valley Grange No. 710, as well as founder of the Rincon Valley Fire Protection District. He donated a portion of his land holdings for the Rincon Valley Fire Station No. 1 on Middle Rincon Road. Baldi also served as commissioner of the Rincon Valley Fire Protection District for 20 years. He was frequently highlighted in the local newspaper, The Press Democrat, including the articles highlighted in Photos 40 and 41. He passed away in 1985 (The Press Democrat 1967, 1985).

9.0 SIGNIFICANCE EVALUATIONS

This section includes historical significance evaluations for both properties under the NRHP, CRHR and the City of Santa Rosa Landmark significance criteria. The structures were evaluated as individual properties, but not as potential contributors to any of the City's eight established historic preservation districts because both properties are located well away from all of the districts' boundaries. As noted in the City's own cultural heritage survey, very few properties will qualify for individual landmark status because of the high quantity of intact early-twentieth century residential properties in Santa Rosa. The bar for individual eligibility is particularly high for structures built in the 1920s, one of the City's most active decades of construction. Santa Rosa is also home to hundreds of designated residences that are highly intact and exceptional examples of their architectural styles.

NRHP/CRHR

Resources that are found to be significant under one or more of the NRHP and/or CRHR significance criteria must also be evaluated for integrity. If a resource is not found to be historically significant under any of the criteria, then an integrity evaluation is not applicable. The following NRHP/CRHR evaluation adheres to the NPS guidelines for evaluation as provided in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 2002).

City of Santa Rosa Criteria

Since the City of Santa Rosa Landmark Criteria are essentially the same as the NRHP/CRHR Criteria, the following evaluation addresses all three historic registers.

9.1 4865 HIGHWAY 12

Criterion A/1/Event(s)

The subject property **does not appear eligible** under Criterion A/1 at the federal and state level, or under "Events" at the local level. The property was developed circa 1921 as the primary residence for the Baldi family. Archival research did not suggest that the property has an association with significant events, historic trends, patterns, or themes at the local, state, or federal level. In the early twentieth century, Rincon Valley was comprised primarily of single-family and agricultural properties, similar to the subject property. In this way, the residence is a ubiquitous property type and style in Santa Rosa, constructed during one of the City's most active decades of construction, in the 1920s.

Therefore, the subject property **does not appear eligible** under Criterion A/1/Event.

Criterion B/2/Person(s)

The subject property **does not appear eligible** under Criterion B/2/Person(s). The property at 4865 Highway 12 is associated with Anselmo Baldi, a long-time Italian-American businessman in Santa Rosa. Baldi served the community of Rincon Valley as a local merchant and as a leader in the local fire department and grange. Baldi's property was known as "Baldi-ville" or "Baldi's Corner." Baldi had the subject Craftsman house and detached garage constructed in circa 1921, when he founded his business, Rincon Valley Market, later known as Baldi & Sons, next door. Baldi resided in the house from circa 1921 until his death in 1985. While Baldi was a well-known member of the community, available evidence does not suggest that Baldi's professional or civic achievements or contributions rise to the level that confer significance under Criterion B/2/Person(s), as he played a less important role in County and City history than the examples provided in Section 2.3.3 above. In addition, given that the former market on the adjacent parcel has since been replaced with a 7-Eleven store, the home site and market no longer would retain integrity of setting, feeling and association should subsequent evidence show a level of contribution or influence in the community that would confer eligibility (but have not to date been identified). Neither Anselmo Baldi nor the market are included in the Italian Community historical context of the City's "Cultural Heritage Survey."

Therefore, the subject property **does not appear eligible** under Criterion B/2/Person(s).

Criterion C/3/Design

The subject property **does not appear eligible** under Criterion C/3/Design. The property at 4865 Highway 12 consists of a Craftsman-stye house and detached garage, shed, and coop. Constructed in the 1920s, during the most active decade of residential expansion in Santa Rosa, the subject property is a modest, altered example of a property type and style that is ubiquitous in Santa Rosa. The home does not feature the expected well-designed character-defining features of the Craftsman style in Santa Rosa according to the "Cultural Heritage Survey," such as decorative exposed rafter ends, wide overhanging eaves, or clinker brick, river rocks, or basalt blocks. The home lacks exposed rafter tails and brick pedestals supporting piers, and the exhibits varied triangular knee brace angles that do not

indicate intentional or cohesive design. Significant alterations to the exterior of the structure that lessen its ability to meet this criterion include the construction of an addition/enclosure and porch roof on the south façade, a mudroom/porch enclosure in the building's southeast corner, tapered piers with square bases that have been covered in stucco, and the addition of trellis and pipes to the building's east façade. Given the original home is not an "excellent and ornate example" of a Craftsman bungalow and has had significant alterations on the front facade, it does not exhibit significant design, materials or workmanship and additionally lacks integrity of setting, feeling and association as noted above. Based on a brief comparative windshield survey conducted for this evaluation, Santa Rosa retains numerous, more intact, and distinctive examples of the Craftsman style, including designated resources, both individually and as contributors to the City's many historic districts (see Section 2.3.3 above).

Therefore, the subject property **does not appear eligible** under Criterion C/3/Design.

Criterion D/4/Information

The subject property **does not appear eligible** under Criterion D/4/Information. This Criterion is most relevant for archaeological sites, but it can be applied to historic built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about semi-rural single-family properties and the Craftsman style are prevalent, and further study of the property would not add any new information to the historic record.

Therefore, the subject property **does not appear eligible** under Criterion D/4/Information.

9.2 43 MIDDLE RINCON ROAD

Criterion A/1/Event

The subject property **does not appear eligible** under Criterion A/1 at the federal and state level, or under "Events" at the local level. The subject feed barn and utility shed were constructed circa 1942 and the 7-Eleven building was constructed in 1968. Archival research did not associate the property with any historically significant events, trends, patterns, or themes at the local, state, or federal level. Rincon Valley in the mid-twentieth century consisted mainly of single-family, agricultural, and commercial properties, similar to this one.

Therefore, the subject property **does not appear** eligible under Criterion A/1 at the federal and state level, or under "Events" at the local level.

Criterion B/2/Person(s)

The subject property **does not appear eligible** under Criterion B/2/Person(s). A portion of the property at 43 Middle Rincon Road is associated with Anselmo Baldi, a long-time Italian-American businessman in Santa Rosa. Baldi served the community of Rincon Valley as a local merchant and as a leader in the local fire department and grange. Baldi's property was known as "Baldi-ville" or "Baldi's Corner." Baldi constructed his Rincon Valley Market, later known as Baldi & Sons, on this site, next to his residence next door. While Baldi was a well-known member of the community, available evidence does not suggest that Baldi's professional or civic achievements rise to the level where significance would be conferred under Criterion B/2/Person(s). In addition, given that the former market has since been replaced with a 7-Eleven store, the home site and market no longer would retain integrity should

subsequent evidence show a level of contribution or influence in the community that would confer eligibility (but have not to date been identified).

Therefore, the subject property **does not appear** eligible under Criterion B/2/Person(s).

Criterion C/3/Design

The subject property **does not appear eligible** under Criterion C/3/Design. The property at 43 Middle Rincon Road consists of a vernacular, corrugated-metal feed barn and utility shed and a contemporary 7-Eleven commercial building. These buildings/structures are not considered exemplary of an architectural style nor are they considered the work of a master architect/contractor. They also do not have artistic value.

Therefore, the subject property **does not appear eligible** under Criterion C/3/Design.

Criterion D/4/Information

The subject property **does not appear eligible** under Criterion D/4/Information. This Criterion is most relevant for archaeological sites, but it can be applied to historic built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about feed barns and 7-Eleven commercial buildings is prevalent, and further study of the property would not add any new information to the historic record.

Therefore, the subject property **does not appear eligible** under Criterion D/4/Information.

10.0 CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

10.1 CONCLUSIONS

10.1.1 Archaeological Resources

10.1.2 Built-Environment Resources

The historical significance evaluations for the properties located at 43 Middle Rincon Road and 4865 Highway 12 determined they are not significant under any NRHP/CRHR/City of Santa Rosa Criteria and are therefore not recommended as historical resources for the purposes of CEQA. No further study or mitigation measures are recommended.

10.2 MANAGEMENT RECOMMENDATIONS

10.2.1 Archaeological Resources

Subsurface construction activities such as trenching and grading associated with the project have the potential to damage or destroy previously undiscovered archaeological resources, resulting in a potentially significant impact. With implementation of the recommendations proposed below, potential impacts to previously undiscovered historical resources would be reduced to a less than significant level.

Inadvertent Discoveries

In the event that cultural resources are exposed during ground-disturbing activities, construction activities (e.g., grading, grubbing, or vegetation clearing) should be halted in the immediate vicinity of the discovery. An archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards should then be retained to evaluate the find's significance under CEQA. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and should be discussed in consultation with the City.

Discovery of Human Remains

[redacted]

1. All excavation activities within 60 feet of the remains will immediately stop, and the area will be protected with flagging or by posting a monitor or construction worker to ensure that no additional disturbance occurs.

2. The project owner or their authorized representative will contact the County Coroner.

3. The coroner will have two working days to examine the remains after being notified in accordance with HSC 7050.5. If the coroner determines that the remains are Native American and are not subject to the coroner's authority, the coroner will notify NAHC of the discovery within 24 hours.

The NAHC will immediately notify the Most Likely Descendant (MLD), who will have 48 hours after being granted access to the location of the remains to inspect them and make recommendations for their treatment. Work will be suspended in the area of the find until the City approves the proposed treatment of human remains.

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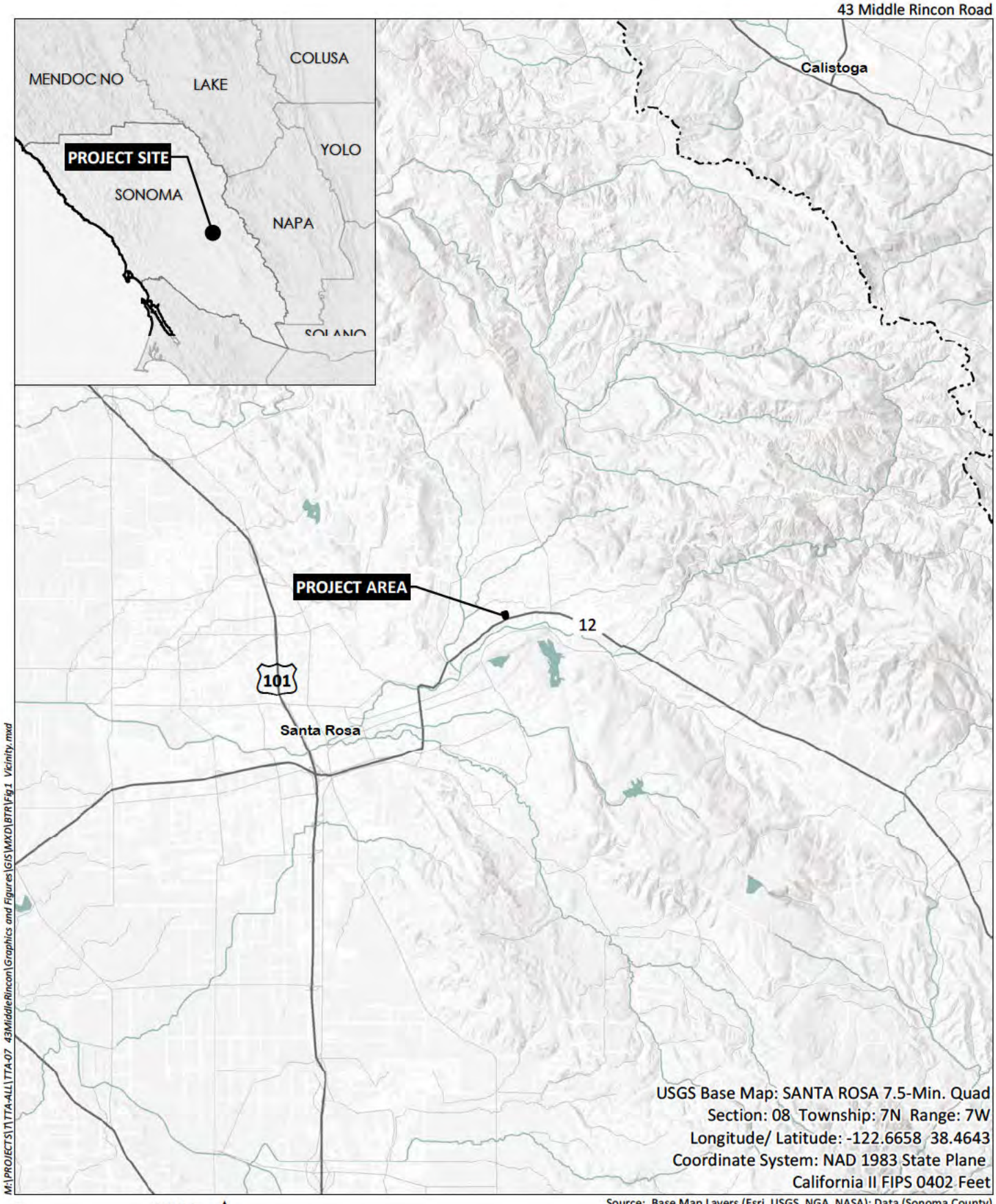
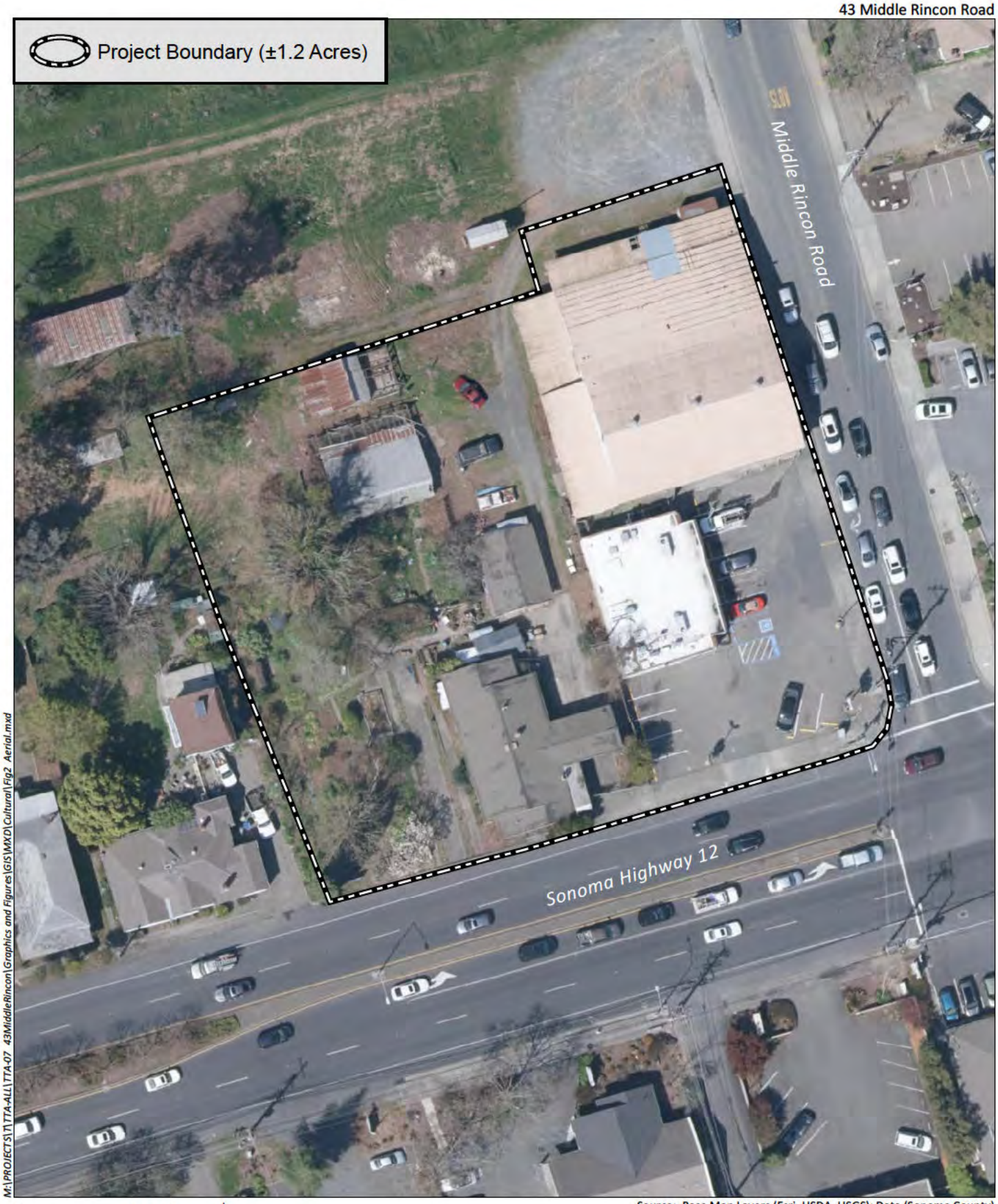
Appendix A

Figures



Vicinity Map

Figure 1



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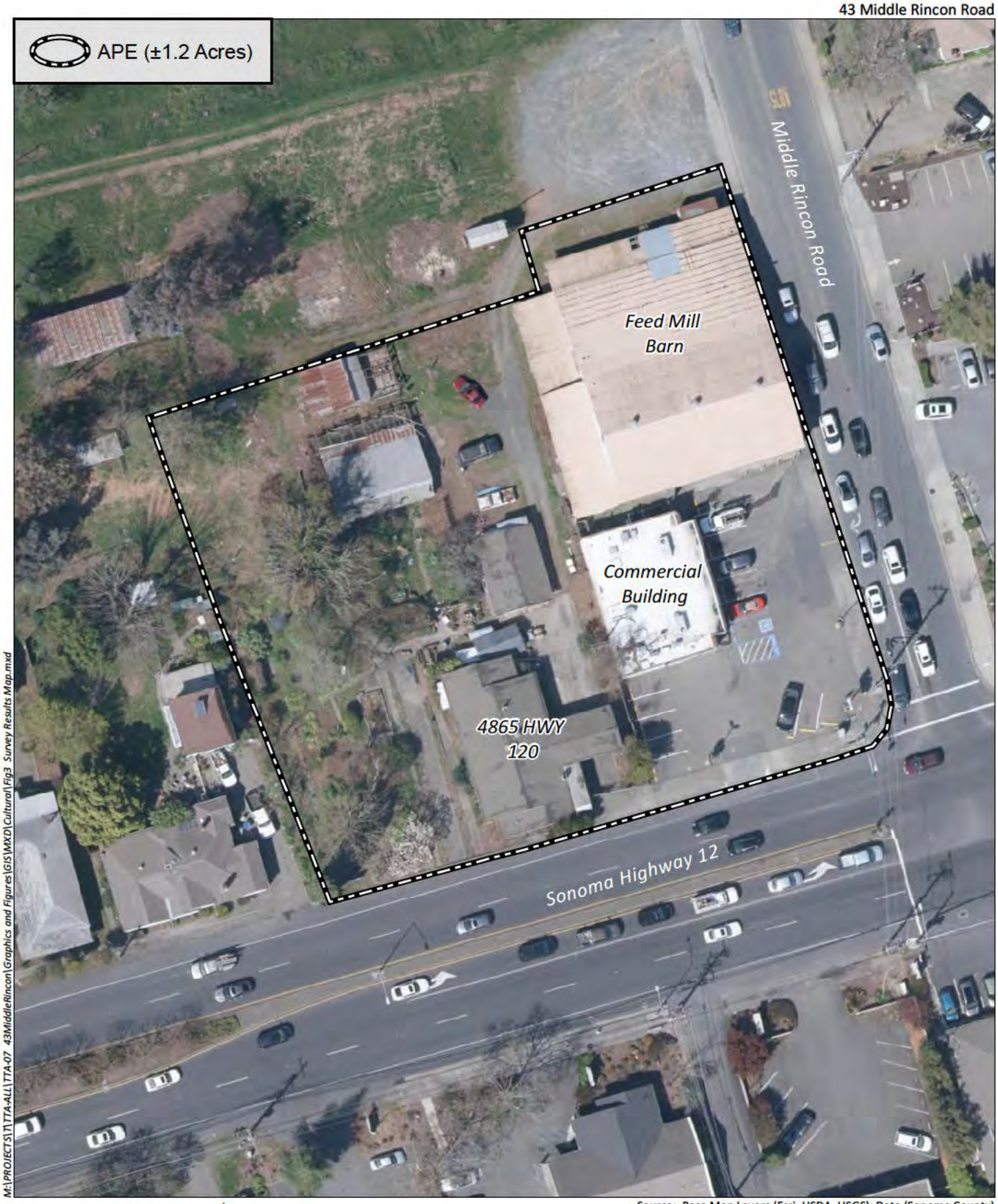
Source: Base Map Layers (Esri, USDA, USGS); Data (Sonoma County)

HELIX Environmental Planning

Aerial Map

Figure 2



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Source: Base Map Layers (Esri, USDA, USGS); Data (Sonoma County)

HELIX Environmental Planning

Survey Results Map

Figure 3

Appendix B

Native American Outreach

The following section contains content that was obtained from a third party and may not achieve the same level of Americans with Disabilities Act (ADA) and Section 508 accessibility as other parts of this document.

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov

November 21, 2019

Clarus Backes
HELIX Environmental Planning

VIA Email to: clarusb@helixepi.com

RE: TTA-07: 43 Middle Rincon Road Project, Sonoma County

Dear Mr. Backes:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Staff Services Analyst

Attachment

Native American Heritage Commission
Native American Contacts List
November 21, 2019

Cloverdale Rancheria of Pomo Indians
Patricia Hermosillo, Chairperson
555 S. Cloverdale Blvd., Suite A — Pomo
Cloverdale ,CA 95425
info@cloverdalerancheria.com
(707) 894-5775
(707) 894-5727

Dry Creek Rancheria Band of Pomo Indians
Chris Wright, Chairperson
P.O. Box 607 — Pomo
Geyserville ,CA 95441
lynnl@drycreekrancheria.com
(707) 814-4150
(707) 814-4166

Federated Indians of Graton Rancheria
Gene Buvelot
6400 Redwood Drive, Ste 300 — Coast Miwok
Rohnert Park ,CA 94928 — Southern Pomo
gbuvelot@gratonrancheria.com
(415) 279-4844 Cell
(707) 566-2288 ext 103

Federated Indians of Graton Rancheria
Greg Sarris, Chairperson
6400 Redwood Drive, Ste 300 — Coast Miwok
Rohnert Park ,CA 94928 — Southern Pomo
gbuvelot@gratonrancheria.com
(707) 566-2288 Office
(707) 566-2291 Fax

Guidiville Indian Rancheria
Merlene Sanchez, Chairperson
P.O. Box 339 — Pomo
Talmage ,CA 95481
admin@guidiville.net
(707) 462-3682
(707) 462-9183 Fax

Kashia Band of Pomo Indians of the Stewarts Point Rancheria
Dino Franklin Jr.,Chairperson
1420 Guerneville Rd. Ste 1 — Pomo
Santa Rosa ,CA 95403
dino@stewartspoint.org
(707) 591-0580 Office
(707) 591-0583 Fax

Lytton Rancheria
Marjorie Mejia, Chairperson
437 Aviation Blvd. — Pomo
Santa Rosa ,CA 95403
margiemejia@aol.com
(707) 575-5917
(707) 575-6974 - Fax

Middletown Rancheria
Jose Simon III, Chairperson
P.O. Box 1035 — Pomo
Middletown ,CA 95461 — Lake Miwok
sshope@middletownrancheria.com
(707) 987-3670 Office
(707) 987-9091 Fax

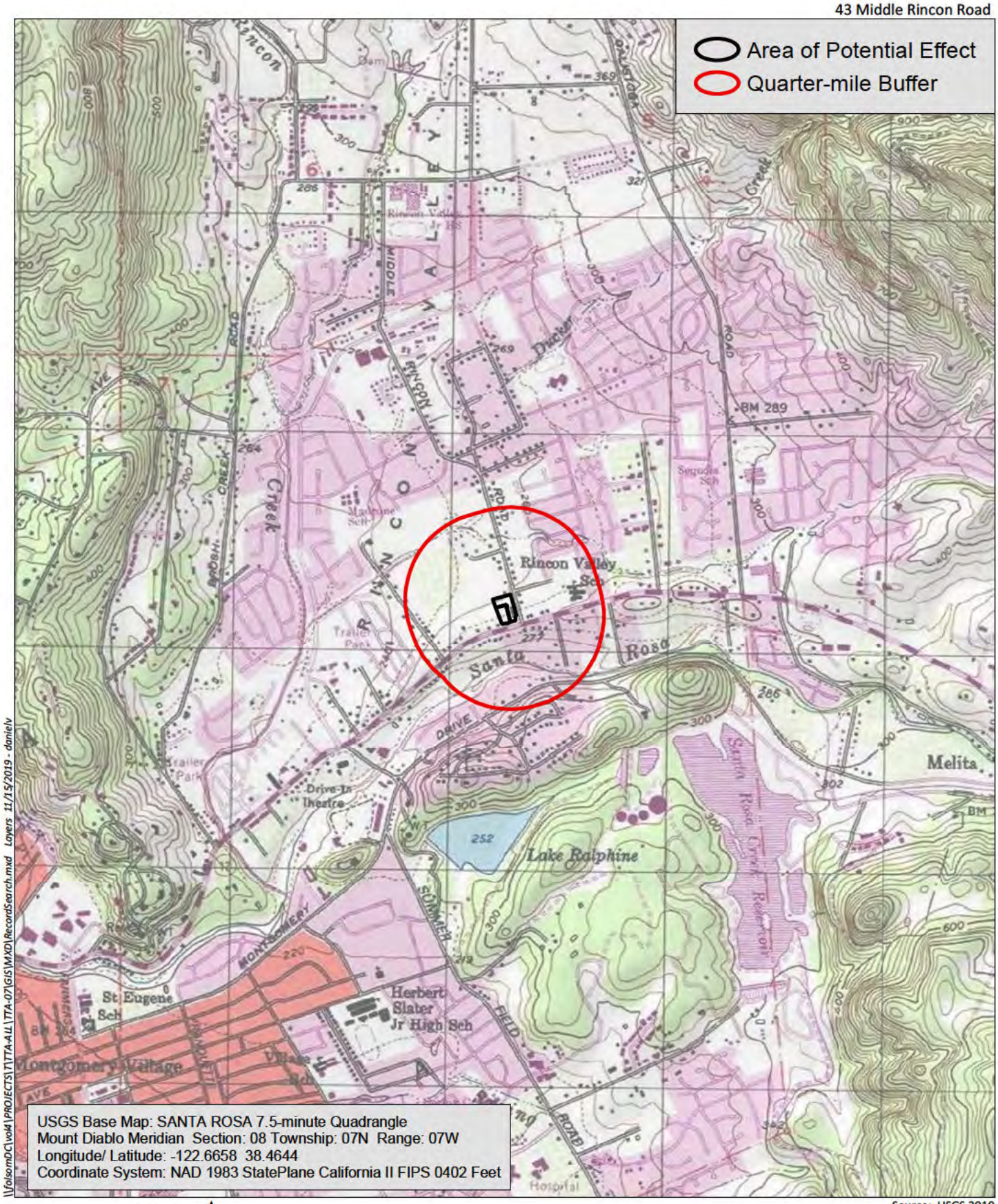
Mishewal-Wappo Tribe of Alexander Valley
Scott Gabaldon, Chairperson
2275 Silk Road — Wappo
Windsor ,CA 95492
scottg@mishewalwappotribe.com
(707) 494-9159

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code,Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans Tribes for the proposed:
TTA-07: 43 Middle Rincon Road Project, Sonoma County.

43 Middle Rincon Road



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Source: USGS 2019

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HELIX Environmental Planning

Quarter-mile Record Search Map

Exhibit A

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 **tel**
619.462.0552 **fax**
www.**helixepi**.com

November 25, 2019

Gene Buvelot
Federated Indians of Graton Rancheria
6400 Redwood Drive, Ste 300
Rohnert Park, CA 94928

Subject: TTA-07 43 Middle Rincon Road Project

Dear Mr. Buvelot,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Tait and Associates, Inc. to provide a Phase I Cultural Resources Inventory in support of CEQA compliance for the proposed 43 Middle Rincon Road Project (project) in Santa Rosa, Sonoma County, California. The Native American Heritage Commission has suggested we contact you for information regarding Native American resources in or near the project area.

The project will involve the new construction of a convenience store, fuel station and car wash. The project area consists of two parcels: 182-540-024 & 182-540-025. The parcels currently contain an existing 7-11 convenience store, a martial arts studio and a single family home with small, miscellaneous structures, all of which will be demolished.

The Area of Potential Effect for the project measures approximately 2.25 acres. I have attached a topographical map depicting the project area. The legal description for the property is Township 7N, Range 7W, Section 8. The property is shown on the Santa Rosa, CA 7.5' USGS Quadrangle.

If there are sensitive resources on or near the proposed project location that could be impacted by construction activities please advise us accordingly. If you have any information, questions, or concerns regarding the proposed project, please feel free to contact me directly at (916) 365-8700 or clarusb@helixepi.com.

Sincerely,

Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 **tel**
619.462.0552 **fax**
www.**helixepi**.com

November 25, 2019

Dino Franklin Jr., Chairperson
Kashia Band of Pomo Indians of the Stewarts Point Rancheria
1420 Guerneville Rd. Ste 1
Santa Rosa, CA 95403

Subject: TTA-07 43 Middle Rincon Road Project

Dear Chairperson Franklin,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Tait and Associates, Inc. to provide a Phase I Cultural Resources Inventory in support of CEQA compliance for the proposed 43 Middle Rincon Road Project (project) in Santa Rosa, Sonoma County, California. The Native American Heritage Commission has suggested we contact you for information regarding Native American resources in or near the project area.

The project will involve the new construction of a convenience store, fuel station and car wash. The project area consists of two parcels: 182-540-024 & 182-540-025. The parcels currently contain an existing 7-11 convenience store, a martial arts studio and a single family home with small, miscellaneous structures, all of which will be demolished.

The Area of Potential Effect for the project measures approximately 2.25 acres. I have attached a topographical map depicting the project area. The legal description for the property is Township 7N, Range 7W, Section 8. The property is shown on the Santa Rosa, CA 7.5' USGS Quadrangle.

If there are sensitive resources on or near the proposed project location that could be impacted by construction activities please advise us accordingly. If you have any information, questions, or concerns regarding the proposed project, please feel free to contact me directly at (916) 365-8700 or clarusb@helixepi.com.

Sincerely,

Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 **tel**
619.462.0552 **fax**
www.**helixepi**.com

November 25, 2019

Scott Gabaldon, Chairperson
Mishewal-Wappo Tribe of Alexander Valley
2275 Silk Road
Windsor, CA 95492

Subject: TTA-07 43 Middle Rincon Road Project

Dear Chairperson Gabaldon,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Tait and Associates, Inc. to provide a Phase I Cultural Resources Inventory in support of CEQA compliance for the proposed 43 Middle Rincon Road Project (project) in Santa Rosa, Sonoma County, California. The Native American Heritage Commission has suggested we contact you for information regarding Native American resources in or near the project area.

The project will involve the new construction of a convenience store, fuel station and car wash. The project area consists of two parcels: 182-540-024 & 182-540-025. The parcels currently contain an existing 7-11 convenience store, a martial arts studio and a single family home with small, miscellaneous structures, all of which will be demolished.

The Area of Potential Effect for the project measures approximately 2.25 acres. I have attached a topographical map depicting the project area. The legal description for the property is Township 7N, Range 7W, Section 8. The property is shown on the Santa Rosa, CA 7.5' USGS Quadrangle.

If there are sensitive resources on or near the proposed project location that could be impacted by construction activities please advise us accordingly. If you have any information, questions, or concerns regarding the proposed project, please feel free to contact me directly at (916) 365-8700 or clarusb@helixepi.com.

Sincerely,

Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 **tel**
619.462.0552 **fax**
www.**helixepi**.com

November 25, 2019

Patricia Hermosillo, Chairperson
Cloverdale Rancheria of Pomo Indians
555 S. Cloverdale Blvd., Suite A
Cloverdale, CA 95425

Subject: TTA-07 43 Middle Rincon Road Project

Dear Chairperson Hermosillo,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Tait and Associates, Inc. to provide a Phase I Cultural Resources Inventory in support of CEQA compliance for the proposed 43 Middle Rincon Road Project (project) in Santa Rosa, Sonoma County, California. The Native American Heritage Commission has suggested we contact you for information regarding Native American resources in or near the project area.

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November 25, 2019

Marjorie Mejia, Chairperson
Lytton Rancheria
437 Aviation Blvd.
Santa Rosa, CA 95403

Subject: TTA-07 43 Middle Rincon Road Project

Dear Chairperson Mejia,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Tait and Associates, Inc. to provide a Phase I Cultural Resources Inventory in support of CEQA compliance for the proposed 43 Middle Rincon Road Project (project) in Santa Rosa, Sonoma County, California. The Native American Heritage Commission has suggested we contact you for information regarding Native American resources in or near the project area.

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November 25, 2019

Merlene Sanchez, Chairperson
Guidiville Indian Rancheria
P.O. Box 339
Talmage, CA 95481

Subject: TTA-07 43 Middle Rincon Road Project

Dear Chairperson Sanchez,

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www.**helixepi**.com

November 25, 2019

Greg Sarris, Chairperson
Federated Indians of Graton Rancheria
6400 Redwood Drive, Ste 300
Rohnert Park, CA 94928

Subject: TTA-07 43 Middle Rincon Road Project

Dear Chairperson Sarris,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Tait and Associates, Inc. to provide a Phase I Cultural Resources Inventory in support of CEQA compliance for the proposed 43 Middle Rincon Road Project (project) in Santa Rosa, Sonoma County, California. The Native American Heritage Commission has suggested we contact you for information regarding Native American resources in or near the project area.

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Folsom, CA 9530
916.365.8700 **tel**
619.462.0552 **fax**
www.**helixepi**.com

November 25, 2019

Jose Simon III, Chairperson
Middletown Rancheria
P.O. Box 1035
Middletown, CA 95461

Subject: TTA-07 43 Middle Rincon Road Project

Dear Chairperson Simon,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Tait and Associates, Inc. to provide a Phase I Cultural Resources Inventory in support of CEQA compliance for the proposed 43 Middle Rincon Road Project (project) in Santa Rosa, Sonoma County, California. The Native American Heritage Commission has suggested we contact you for information regarding Native American resources in or near the project area.

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916.365.8700 **tel**
619.462.0552 **fax**
www.**helixepi**.com

November 25, 2019

Chris Wright, Chairperson
Dry Creek Rancheria Band of Pomo Indians
P.O. Box 607
Geyserville, CA 95441

Subject: TTA-07 43 Middle Rincon Road Project

Dear Chairperson Wright,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Tait and Associates, Inc. to provide a Phase I Cultural Resources Inventory in support of CEQA compliance for the proposed 43 Middle Rincon Road Project (project) in Santa Rosa, Sonoma County, California. The Native American Heritage Commission has suggested we contact you for information regarding Native American resources in or near the project area.

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Sincerely,

Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

[redacted]

[redacted]

[redacted]

Appendix C

Photographs

Photo 1. Overview of the APE showing the Craftsman house, concrete driveways, and ornamental vegetation. Photo looking southeast.

Photo 2. Vacant area north of the APE, looking southeast.

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Photo 3. Gravel parking area north of the barn, looking northwest.

Photo 4. South and west façades, looking northeast across Highway 12 (Sonoma Highway).

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Photo 5. South façade, looking north across Highway 12 (Sonoma Highway). Notice the porte cochere on the east façade.

Photo 6. Double hung wood windows on the primary south façade, looking northeast.

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Photo 7. Porte cochere on the east façade with tapered piers atop concrete pedestals with brick details, looking west. Note the triangular knee braces in the wide eave overhang.

Photo 8. French doors on east façade sunroom/mudroom, entrance from porte cochere, looking southwest.

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Photo 9. Enclosed sunroom/mudroom with thirty-two light fixed window, looking south.

Photo 10. West façade, looking northeast.

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Photo 11. North façade of the Craftsman house, looking south.

Photo 12. East façade of the detached garage, looking west.

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Photo 13. South primary façade of the detached garage, looking northwest.

Photo 14. North façade of the detached garage, looking south. It appears that a portion of the garage has two restrooms.

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Photo 15. Shed/barn east façade, looking west. The other façades were not accessible/visible due to heavy vegetation.

Photo 16. Coop enclosure, looking southwest.

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Photo 17. North façade of the coop, looking south.

Photo 18. Feed mill barn, south and east façades, looking northwest across Middle Rincon Road.

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Photo 19. East façade, looking south west across Middle Rincon Road. Notice the air vents and large rolling barn doors. These are typical features of a feed mill.

Photo 20. Detail of doors and air vents on east façade.

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Photo 21. Detail of entry on the lean-to east façade, looking southwest.

Photo 22. South façade with another sliding barn door.

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Photo 23. North façade with a covered open storage area supported with wood beams, looking southeast.

Photo 24. The west façade features a lean-to and another partially enclosed covered storage area, looking southeast.

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Photo 25. Lean-to on the west façade with two wood framed windows and a sliding barn door, looking east.

Photo 26. Close-up of wooden windows on the west façade lean-to, looking east.

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Photo 27. South and west façades of the shed, looking northwest.

Photo 28. North façade of shed, looking south. Notice the missing metal sheets on the roof.

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Photo 29. Overview of subject property from the northwest corner, looking southeast.

Photo 30. Commercial building, south and east façades, looking northwest from the corner of Middle Rincon Road and Highway 12.

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Photo 31. Photo of the Rincon Valley Store (Baldi & Sons), circa 1925. Courtesy of Facebook.com.

Photo 32. 1938 Rincon Valley Map which illustrates "Baldi's Store" (Storch 1938). Courtesy of the Gaye LeBaron Collection, Sonoma State University.

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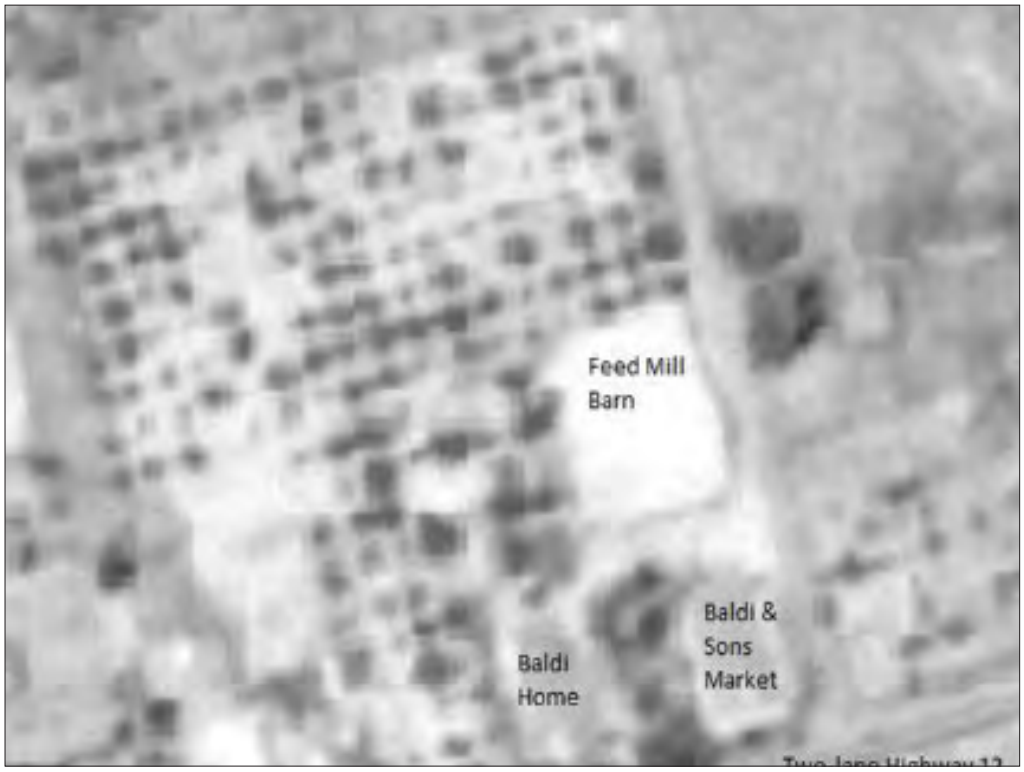

Photo 33. Ariel photo of the subject properties taken in 1942 (U.S. War Department 1942). Courtesy of Sonoma County Vegetation Mapping & Lidar Program.

BALDI & SON

RINCON VALLEY STORE

We carry a complete line of Groceries, Fruits, Vegetables and Poultry Feed!

We Manufacture the . . .

DOUBLE CHECK line of Poultry and Dairy Feeds fresh every day in our modern new mill.

Photo 34. Baldi & Son's Market advertisement in *The Press Democrat* on November 4, 1948 (*The Press Democrat* 1948). Courtesy of Newspapers.com.

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Photo 35. Photo with Vincent and Anselmo Baldi inside their new mill operation, 1948 (Pardee 1948). Courtesy of Newspapers.com.

Photo 36. Aerial photo of the subject properties, circa 1950. The photo clearly illustrates what was known as "Baldi's Corner" or "Baldi-ville." The house, garage, and feed barn are still extant. Courtesy of Facebook.com.

Photo 37. Businesses along Sonoma Highway, 1962. Notice Baldi's Market on the far left. Courtesy of the Sonoma County Library.

Photo 38. Store entrance, circa 1990s when Carter's Rincon Valley Feed operated the mill. Courtesy of Facebook.com.

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Photo 39. The Melitta Store, circa 1915 (LeBaron 1985). Courtesy of Newspapers.com.

Photo 40. Photo of Anselmo and Eda Baldi in their garden adjacent to their Craftsman house in 1966 (Wells 1966). Courtesy of Newspapers.com.

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60 YEARS

Anniversary is celebrated

Mr. and Mrs. Anselmo (Eda) Baldi were honored at a family gathering and dinner in celebration of their 60th wedding anniversary.

Eda Gambogi, a native San Franciscan, and Anselmo Baldi, who immigrated from Italy in 1905, were married in St. Rose Catholic Church Oct. 30, 1915.

Baldi first worked at Italian Swiss Colony, Asti, and then in Santa Rosa quarries before entering into a grocery partnership in 1916. In 1922 he built his own market on Sonoma Highway. His sons, Vincent Baldi and Leonard Lichtenberger, later joined the business.

Baldi retired in 1966.

The couple has been active in community events, with memberships in Rincon Valley Grange, Rincon Valley Women's Club and Rincon Valley Fire Protection District, which Baldi helped organize and which he served as commissioner from 1948 to 1967.

Fifty-five relatives attending the celebration included Mrs. Baldi's brother and his wife, Mr. and Mrs. E. A. Gambogi, and the Baldis' nine grandchildren and nine great-grandchildren.

Hosts were the Baldi children and their spouses—Mr. and Mrs. Julius Faore, Mr. and Mrs. Vincent Baldi and Mr. and Mrs. Leonard Lichtenberger.

MR. AND MRS. ANSELMO BALDI

Photo 41. Newspaper article about Anselmo and Eda, 1975 (*The Press Democrat* 1975). Courtesy of Newspapers.com.

M:\PROJECTS\T\TA\TandAssoc_04299\TTA-07_43MiddleRincon_Reports\Cultural\2021 Submittal\App C Photos

Appendix D

Department of Parks and Recreation Forms

The following section contains content that was obtained from a third party and may not achieve the same level of Americans with Disabilities Act (ADA) and Section 508 accessibility as other parts of this document.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

 Resource Name or #: 4865 Highway 12

P1. Other Identifier: 4847 Highway 12

*__P2. Location: a. County:__ Sonoma ☐ **Not for Publication** ☒ **Unrestricted**
b. USGS 7.5′ Quad: Santa Rosa, CA **Date** 1994 **T** 7N / 7W **R/ BM:** Mount Diablo
c. Address: 4865 Highway 12 Santa Rosa, CA 95409
d. UTM: NAD 83, Zone 10S; 529165 **mE /** 4257340 **mN**
e. Other Locational Data: APN 182-540-025

***P3a. Description:** The property at 4865 Highway 12 (APN 182-540-025) includes a single-family Craftsman house, a detached garage, a shed/barn, and a coop on a 0.8356- acre lot. The 3,068 square foot, single-story Craftsman house rests on a 0.8356-acre lot facing Highway 12 (Sonoma Highway) in Rincon Valley. The house was constructed circa 1921. The house is clad with horizontal clapboard siding and features a low pitched front gabled roof with multiple planes, wide eave overhangs, and triangular knee braces, all of which are typical elements of the Craftsman style (McAlester 2017). The windows on the house are wood framed, including cottage style windows (large lower panel with decorative transom below), which is another typical element of the Craftsman style. All the windows appear to be original. The sunroom/mudroom entry on the east façade features a pair of French doors. The porte cochere on the east façade is supported by wide tapered piers attached to concrete pedestals with brick detail. The west façade has approximately 6 (six) wood framed windows that appear to be original. The view of the north façade was partially obstructed, but it appears to have a back entry and approximately two wood framed windows that appear to be original.

***P3b. Resource Attributes:** HP2-Single Family Property

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

***P5a. Photograph**

P5b. Description of Photo: South and west façades, looking northeast across Highway 12 (Sonoma Hwy).

***P6. Date Constructed/Age and Sources:**
☐ Prehistoric ☒ Historic ☐ Both
Circa 1921

***P7. Owner and Address:** 7-Eleven, Inc. 43 Middle Rincon Road Santa Rosa, California

***P8. Recorded By:** Annie McCausland Helix Environmental Planning, Inc. 7578 El Cajon Blvd, La Mesa, CA 91942

***P9. Date Recorded:** January 2020

***P10. Survey Type:** ☒ Intensive ☐ Reconnaissance ☐ Other

***P11. Report Citation:** McCausland, Annie & Clarus Backes (2021) *43 Middle Rincon: Cultural Resources Assessment*. HELIX Environmental Planning, Inc. Folsom, CA. Prepared for TAIT & Associates, Rancho Cordova, CA.

***Attachments:**
☐ NONE ☒ Location Map ☒ Site/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):

***P3a. Description Continued:**

The property also features a detached garage, shed/barn structure, and a coop. The detached garage is wood framed and clad with corrugated metal. It features a front gabled asphalt roof with exposed overhanging rafter tails. It has two wooden garage doors on the primary south façade. The north façade has two lean-to additions. The larger corrugated metal lean-to appears to be a restroom and the smaller wood lean-to appears to be used to house utilities or for storage. The restroom might have been utilized by Baldi & Sons employees as well as Carter's Rincon Valley Feed Store employees.

The 1,276 square foot vernacular shed structure is wood framed and clad with vertical wood panels. It features a shed style roof. The function of this structure is not clear. It was possibly used for storage historically.

The 644 square foot vernacular coop is also wood framed and clad with corrugated metal. It features a shed style roof made of metal. A large wood-framed screened enclosure is featured on the east façade.

For the purposes of this historical resource evaluation, the utility shed northeast of the coop, is documented, and evaluated as a historic resource within the 43 Middle Rincon Road property due to its historical association with the adjacent feed barn, though it is technically within the subject property at 4865 Highway 12.

P5b. Description of Photo: South façade, looking north across Highway 12 (Sonoma Highway). Notice the porte cochere on the east façade.

P5b. Description of Photo: Double hung and fixed wood windows on the primary south façade, looking northeast.

P5b. Description of Photo: Porte cochere on the east façade with tapered piers atop concrete pedestals with brick details, looking west. Note the triangular knee braces in the wide eave overhang.

P5b. Description of Photo: French doors on east façade sunroom/mudroom, entrance from porte cochere, looking southwest.

P5b. Description of Photo: Enclosed sunroom/mudroom with thirty-two light fixed window, looking south.

P5b. Description of Photo: West façade, looking northeast.

P5b. Description of Photo: North façade, looking south.

P5b. Description of Photo: East façade of the detached garage, looking west.

P5b. Description of Photo: South primary façade of the detached garage, looking northwest.

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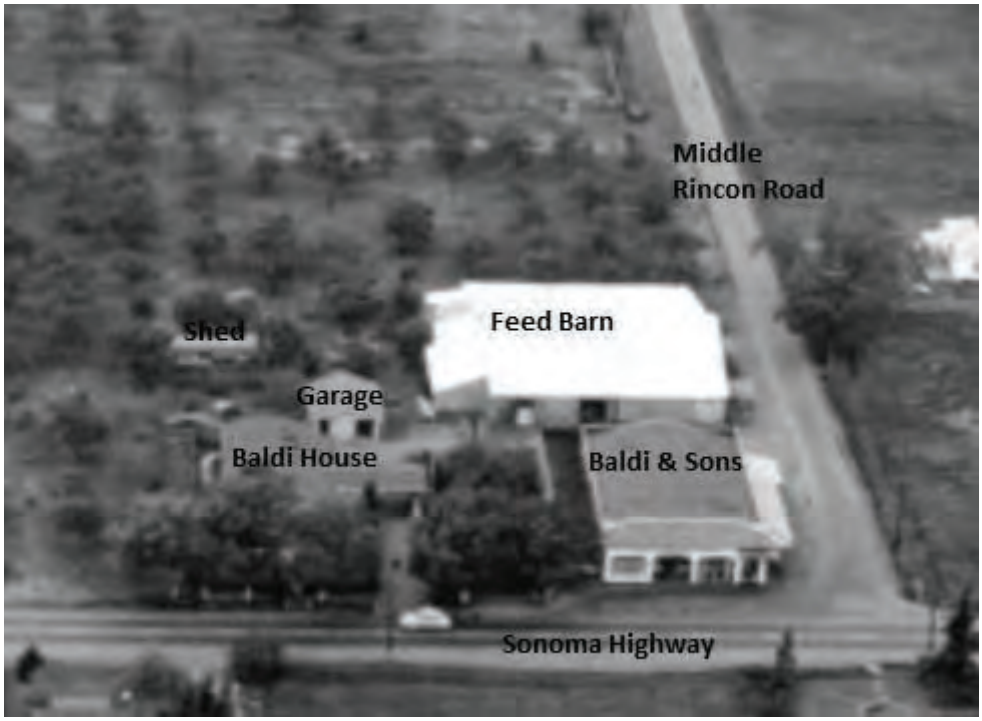
P5b. Description of Photo: Shed east façade, looking west. The other façades were not accessible/visible due to heavy vegetation.

P5b. Description of Photo: Coop enclosure, looking southwest.

P5b. Description of Photo: North façade of the coop, looking south.



P5b. Description of Photo: Aerial photograph of the subject properties, circa 1950. The photo clearly illustrates what was known as "Baldi's Corner" or "Baldi-ville." The house, garage, shed, and feed barn are still extant. Courtesy of Facebook.com.

P5b. Description of Photo: Photograph of Anselmo and Eda Baldi in their garden adjacent to their Craftsman house in 1966 (Wells 1966). Courtesy of Newspapers.com.

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Baldi retired in 1956.

The couple has been active in community events, with memberships in Rincon Valley Grange, Rincon Valley Women's Club and Rincon Valley Fire Protection District, which Baldi helped organize and which he served as commissioner from 1948 to 1967.

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MR. AND MRS. ANSELMO BALDI

P5b. Description of Photo: Newspaper article about Anselmo and Eda, 1975 (*The Press Democrat* 1975). Courtesy of Newspapers.com.

P5b. Description of Photo: 1938 Rincon Valley Map which illustrates "Baldi's Store" (Storch 1938). Courtesy of the Gaye LeBaron Collection, Sonoma State University.

B1. Historic Name: 4875 Highway 12

B2. Common Name: Baldi House

B3. Original Use: Residence **B4. Present Use:** Same

***B5. Architectural Style:** House: Craftsman/ Garage, Shed, and Coop: Vernacular

***B6. Construction History:** The single-family property was purchased by Anselmo and Eda Baldi in circa 1921 and the subject house and structures were constructed shortly after, circa 1921, as the family's new primary residence. There appears to have been no major changes or additions to the house or structures based on their materials craftsmanship and design. The building permit records on file with the Sonoma County and the City of Santa Rosa for this property are related to the 7-Eleven commercial building next door. Both properties used to be a single property at 4875 Highway 12, owned by the Baldi family.

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

***B8. Related Features:** 43 Middle Rincon Road

B9. a. Architect: unknown **b. Builder:** unknown

***B10. Significance:** Area:
Period of Significance:
Property Type:

Historic Contexts

4875 Sonoma Highway (4865 Highway 12 & 43 Middle Rincon Road)

Based on preliminary research it appears that the subject properties were once a single property owned by the Baldi family at 4875 Sonoma Highway (LeBaron 2020). Anselmo Baldi, the patriarch of the family, acquired the property in 1921 and opened a general store called Rincon Valley Store. Eventually the name of the store was changed to Baldi's Market and then changed again to Baldi & Son's Market in 1946 when his son, Vincent, and his nephew Leonard, were old enough to become partners in the business. The building, which is no longer extant, was located where the 7-Eleven is currently extant (*Santa Rosa Republican* 1936; 1946).

Anselmo and his wife, Edna Gambogi Baldi had the subject Craftsman house constructed circa 1921 as their primary residence, next door to their retail business (LeBaron 2020; Bartee 2020). Their son Vincent and his wife Mary lived in the house next door to the west, and their daughter Irene and her husband Jules, lived next door to Vincent to the west. Baldi & Son's Market was in operation from 1922 to 1968 and was considered the primary market in Rincon Valley (*The Press Democrat* 1949; 1985). The corner property was prominent in the community which was informally known as "Baldi-ville" or "Baldi's Corner" (LeBaron 2020). On the 1938 locally made Rincon Valley map the Baldi store is illustrated and highlighted. The subject feed barn was constructed sometime between 1922 and 1942. The 1942 aerial illustrates the Baldi property with the house, barn, and store extant. It appears that the property was also used to cultivate crops, possibly peaches or figs.

By 1948 a feed mill operation was implemented in the barn where they mixed and sold livestock feed (Pardee 1948; Bartee 2020). Various newspaper articles highlight the new feed mill services (*The Press Democrat* 1948; Pardee 1948).

An aerial photograph taken circa 1950, clearly illustrates what was known as "Baldi-ville" in the local Rincon Valley community.

Husband and wife, Hobart L. Carter and Ruth Carter, took over the operation of the feed mill in 1958 which became known as Carter's Rincon Valley Feed Store. The husband-and-wife team owned and operated the store which sold Purina products, grains, livestock supplies, and horse and cattleman equipment (*Sonoma West Times and News* 1967). Hobart passed away in 1984 and Ruth continued running the business for a few years. She sold the business to long-time employee, Greg Bartee (*The Press Democrat* 1992; Bartee 2020).

In 1967, Highway 12 was widened from two lanes to four lanes. The expansion of the Highway required the demolition of Baldi & Son's Market (*The Press Democrat* 1967). The Baldi family sold the portion of their property where their store once stood to 7-Eleven, Inc., the international chain of convenience stores (LeBaron 2020) The subject 7-Eeven was constructed in 1968 (NETROnline 2021). Carter's Rincon Valley Feed Store remained in business until circa 2012. Currently the metal barn is occupied by Honshinkan Martial Arts and 7-Eleven still occupies the commercial building.

Anselmo Baldi

Based on the available archival records, Anselmo Baldi was a long-time, active member of the Santa Rosa/Rincon Valley community. He emigrated to the United States from Italy in 1905, at the age of 16. He got his start in the area working in the Sonoma County basalt quarries along with other Italian emigrants (LeBaron 2020). After being severely injured during a quarry accident, he transitioned into storekeeping. He founded the Melitta store with his brother-in-law Ted Gambogi to serve the local quarries and block makers in 1910 (LeBaron 1985; Photo 39). Baldi sold his half of the business to his brother in-law and relocated west to Rincon Valley in 1920 to build a new store, Rincon Valley Market, later known as Baldi & Sons. Between 1921 and 1956, Baldi owned and operated the market Baldi & Sons, as well as three ranches in the valley, which produced prunes, pears, and hay. Baldi served as the founder and charter member of Rincon Valley Grange No. 710, as well as founder of the Rincon Valley Fire Protection District. He donated a portion of his land holdings for the Rincon Valley Fire Station No. 1 on Middle Rincon Road. Baldi also served as commissioner of the Rincon Valley Fire Protection District for 20 years. He was frequently highlighted in the local newspaper, The Press Democrat. He passed away in 1985 (The Press Democrat 1967; 1985).

Significance Evaluation

This section includes historical significance evaluations for both properties under the NRHP, CRHR and the City of Santa Rosa Landmark significance criteria.

NRHP/CRHR

Resources that are found to be significant under one or more of the NRHP and/or CRHR significance criteria, must also be evaluated for integrity. If a resource is not found to be historically significant under any of the criteria, then an integrity evaluation is not applicable. The following NRHP/CRHR evaluation adheres to the NPS guidelines for evaluation as provided in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 2002).

City of Santa Rosa Criteria

Since the City of Santa Rosa Landmark Criteria are essentially the same as the NRHP/CRHR Criteria, the following evaluation addresses all three historic registers.

Criteria A/1/Event

The subject property **does not appear eligible** under Criteria A/1 at the federal and state level, or under "Events" at the local level. The property was developed circa 1921 as the primary residence for the Baldi family. Archival research did not suggest that the property has an association with significant events, historic trends, patterns, or themes at the local, state, or federal level. In the early twentieth century, Rincon Valley was comprised primarily of single-family and agricultural properties, similar to the subject property. In this way, the residence is a ubiquitous property type and style in Santa Rosa, constructed during one of the City's most active decades of construction, in the 1920s. Therefore, the subject property does not appear eligible under Criteria A/1/Event.

Criteria B/2/Person(s)

The subject property **does not appear eligible** under Criteria B/2/Person(s). The property at 4865 Highway 12 is associated with Anselmo Baldi, a long-time Italian-American businessman in Santa Rosa. Baldi served the community of Rincon Valley as a local merchant and as a leader in the local fire department and grange. Baldi's property was known as "Baldi-ville" or "Baldi's Corner." Baldi had the subject Craftsman house and detached garage constructed in circa 1921, when he founded his business, Rincon Valley Market, later known as Baldi & Sons, next door. Baldi resided in the house from circa 1921 until his death in 1985.

While Baldi was a well-known member of the community, available evidence does not suggest that Baldi's professional or civic achievements or contributions rise to the level of confer significance under Criteria B/2/Person(s). In addition, given that the former market on the adjacent parcel has since been replaced with a 7-11 store, the home site and market no longer would retain integrity should subsequent evidence show a level of contribution or influence in the community that would confer eligibility (but have not to date been identified). Therefore, the subject property does not appear eligible under Criteria B/2/Person(s).

Criteria C/3/Design

The subject property **does not appear eligible** under Criteria C/3/Design. The property at 4865 Highway 12 consists of a Craftsman-stye house and detached garage, shed, and coop. Constructed in the 1920s, during the most active decade of residential expansion in Santa Rosa, the subject property is a modest, altered example of a property type and style that is ubiquitous in Santa Rosa. Based on a brief comparative windshield survey conducted for this evaluation, Santa Rosa retains numerous, more intact and distinctive examples of the Craftsman style, including designated resources, both individually and as contributors to the City's many historic districts. Therefore, the subject property does not appear eligible under Criteria C/3/Design.

Criteria D/4/Information

These criteria are most relevant for archaeological sites but can be applied to historic built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about the semi-rural single-family properties and the Craftsman style is prevalent, and further study of the property would not add any new information to the historic record. The property at 4865 Highway 12 is recommended not historically significant under Criteria D/4/Information.

***B12. References:**

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Bartee, Danny
2020 Email correspondence with Annie McCausland. On file with HELIX Environmental Planning, Inc.

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1985 "Insight: Gaye LeBaron." *The Press Democrat*. January 13, 1985. Santa Rosa, California. Electronic document available at Newspapers.com, accessed May 6, 2021.

2020 "Before 7-Eleven in Rincon Valley there was Baldi-ville." *The Press Democrat*. March 15, 2020. Santa Rosa, California. Electronic document available at https://www.pressdemocrat.com/news/10805877-181/gaye-lebaron-before-7-elevenin, accessed April 2, 2000.

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1948 "240 Homes, Farms, Stores, Industries Flourish Where Once 1 Hacienda Stood." *Empire: Magazine Section of the Press Democrat*. October 31, 1948. Santa Rosa, California. Electronic document available at Newspapers.com, accessed April 2, 2000.

Santa Rosa Republican
1936 "Baldi's Store Has 15th Anniversary." *Santa Rosa Republican*. April 2, 1936. Santa Rosa, California. Electronic document available at Newspapers.com, accessed April 2, 2000.

1946 "Certificate of Partnership Doing Business Under Fictitious Name." *Santa Rosa Republican*. April 17, 1946. Santa Rosa, California. Electronic document available at Newspapers.com, accessed April 2, 2000.

Sonoma West Times and News
1967 "Mr. and Mrs. Hobart L. Carter." *Sonoma West Times and News*. October 5, 1967. Sebastopol, California. Electronic document available at Newspapers.com, accessed April 14, 2000.

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1948 Advertisement for Baldi & Son. *The Press Democrat*. November 4, 1948. Santa Rosa, California. Electronic document available at Newspapers.com, accessed April 2, 2000.
1949 "Anselmo Baldi Observes Anniversary. *The Press Democrat*. April 10, 1949. Santa Rosa, California. Electronic document available at Newspapers.com, accessed April 2, 2000.

1967 "Anselmo Baldi Will Retire." *The Press Democrat*. October 15, 1967. Santa Rosa, California. Electronic document available at Newspapers.com, accessed April 2, 2000.

1975 "60 Years Anniversary is Celebrated." *The Press Democrat*. November 4, 1975. Santa Rosa, California. Electronic document available at newspapers.com, accessed May 10, 2021.

1985 "Former Rincon Storekeeper Anselmo Baldi Dies at 95." *The Press Democrat*. January 4, 1985. Santa Rosa, California. Electronic document available at newspapers.com, accessed April 2, 2000.

1992 "Ruth Carter." *The Press Democrat*. December 8, 1992. Santa Rosa, California. Electronic document available at newspapers.com, accessed May 10, 2021.U.S. War Department

1942 Aerial photographs of Sonoma County. Published by Sonoma County Vegetation Mapping & Lidar Program. Electronic document available at http://sonomavegmap.org/1942/#, accessed April 2, 2020.

Wells, Bob
1966 "Fast Developing Rincon Area Meeting Growth Challenges." *The Press Democrat*. November 29, 1966. Santa Rosa, California. Electronic document available at newspapers.com, accessed May 10, 2021.

B13. Remarks:

***B14. Evaluator:** Annie McCausland, M.A. Helix Environmental Planning, Inc. 7578 El Cajon Blvd, La Mesa, CA 91942

Date of Evaluation: May 2021

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

SKETCH MAP

Primary #:
HRI #
Trinomial:

*Resource Name or #: 4865 Highway 12

*Drawn By: JCD

*Date of Map: May 2021

*Required Information

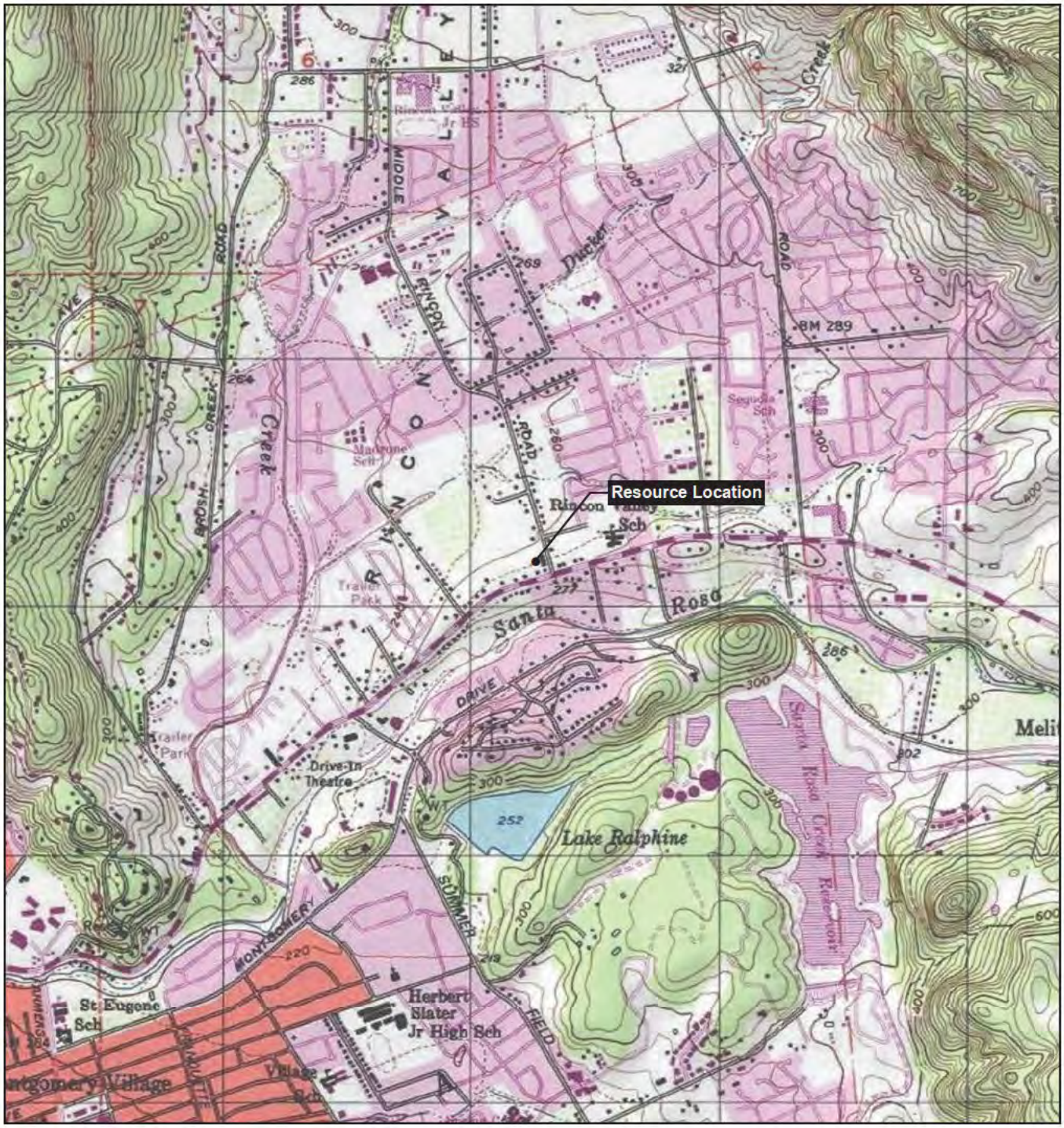
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #:
HRI #
Trinomial:

*Resource Name or #: 4865 Highway 12

*Map Name: Santa Rosa *Scale: 1:24,000 *Date: 2021



SCALE 1:24,000

1 0.5 0 1 Miles

1,000 0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 Feet

1 0.5 0 1 Kilometers

TRUE NORTH

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

 Resource Name or #: 43 Middle Rincon Road

P1. Other Identifier: Baldi & Sons Market/ Carter's Rincon Valley Feed Mill/ Honshinkan Martial Arts

*__P2. Location: a. County:__ Sonoma ☐ **Not for Publication** ☒ **Unrestricted**
b. USGS 7.5′ Quad: Santa Rosa, CA **Date** 1994 **T** 7N / 7W **R/ BM:** Mount Diablo
c. Address: 43 Middle Rincon Road Santa Rosa, CA 95409
d. UTM: NAD 83, Zone 10S; 529183 **mE /** 4257390 **mN**
e. Other Locational Data: APN 182-540-024

Historic addresses: 51 Middle Rincon Road (Honshinkan Martial Arts); 55 Middle Rincon Road (Carter's Rincon Valley Feed); 4847 Highway 12 (Baldi & Sons)

***P3a. Description:** The 10,175 square foot vernacular feed barn is clad with corrugated metal and rests on a concrete foundation. The feed barn was constructed circa 1942 for a feed mill operation owned by the Baldi family (NETROnline 2021). The primary east façade features two large rolling barn doors and several air vents, typical of feed barns. A lean-to with an entry door is located on the north end of the barn. The south façade features another large sliding barn door. The north façade has a covered open storage area supported by wood beams. The west façade features another lean-to with wood framed windows as well as another partially enclosed covered storage area. For the purposes of this historical resource evaluation, the utility shed adjacent to the feed barn to the northwest, is documented and evaluated as resource within the 43 Middle Rincon Road property due to its historical association with the feed barn, though it is technically within the adjacent parcel boundary. The 120 square foot utility shed is also clad with corrugated metal with a metal gabled roof. It appears that the utility shed houses electrical or plumbing infrastructure. Portions of the metal roof is missing. North of the subject building and structure is vacant open space covered with grass. The 2,677 square foot, single story, commercial building was constructed in 1968 as a 7-Eleven. The building features the typical 7-Eleven design with a flat roof and overhanging awning which features the iconic 7-Eleven graphic. The building is located where the Baldi & Sons Market once stood.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building; HP4. Ancillary building

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

***P5a. Photograph**

P5b. Description of Photo: Feed mill barn, south and east façades, looking northwest across Middle Rincon Road.

***P6. Date Constructed/Age and Sources:**
☐ Prehistoric ☒ Historic ☐ Both
Barn: Circa 1942/ 7-Eleven: 1968

***P7. Owner and Address:** 7-Eleven, Inc. 43 Middle Rincon Road Santa Rosa, California

***P8. Recorded By:** Annie McCausland
Helix Environmental Planning, Inc.
7578 El Cajon Blvd, La Mesa, CA 91942

***P9. Date Recorded:** January 2020

***P10. Survey Type:** ☒ Intensive
☐ Reconnaissance ☐ Other

***P11. Report Citation:** McCausland, Annie & Clarus Backes (2021) *43 Middle Rincon: Cultural Resources Assessment*. HELIX Environmental Planning, Inc. Folsom, CA. Prepared for TAIT & Associates, Rancho Cordova, CA.

***Attachments:**
☐ NONE ☒ Location Map ☒ Site/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):

P5b. Description of Photo: East façade, looking south west across Middle Rincon Road. Notice the air vents and large rolling barn doors. These are typical features of a feed mill.

P5b. Description of Photo: Detail of doors and air vents on east façade.

P5b. Description of Photo: Detail of entry on the lean-to east façade, looking southwest.

P5b. Description of Photo: Store entrance, circa 1990s when Carter's Rincon Valley Feed Store occupied the barn. Courtesy of Facebook.com.

P5b. Description of Photo: South façade with another sliding barn door.

P5b. Description of Photo: North façade with a covered open storage area supported with wood beams, looking southeast.

P5b. Description of Photo: The west façade features a lean-to and another partially enclosed covered storage area, looking southeast.

P5b. Description of Photo: Lean-to on the west façade with two wood framed windows and a sliding barn door, looking east.

P5b. Description of Photo: Close-up of wooden windows on the west façade lean-to, looking east.

P5b. Description of Photo: South and west façades of the utility shed, looking northwest.

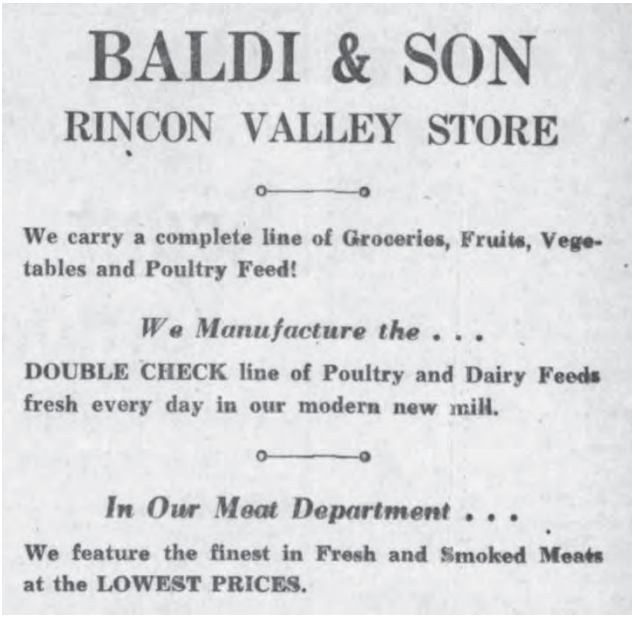
P5b. Description of Photo: North façade of utility shed, looking south. Notice the missing metal sheets on the roof.

P5b. Description of Photo: Overview of subject property from the northwest corner, looking southeast.

P5b. Description of Photo: Commercial building, south and east façades, looking northwest from the corner of Middle Rincon Road and Highway 12.

P5b. Description of Photo: Photograph of the Rincon Valley Store (Baldi & Sons), circa 1925. Courtesy of Facebook.com.

P5b. Description of Photo: Ariel photograph of the subject properties taken in 1942 (U.S. War Department 1942). Courtesy of Sonoma County Vegetation Mapping & Lidar Program.



BALDI & SON

RINCON VALLEY STORE

We carry a complete line of Groceries, Fruits, Vegetables and Poultry Feed!

We Manufacture the . . .

DOUBLE CHECK line of Poultry and Dairy Feeds fresh every day in our modern new mill.

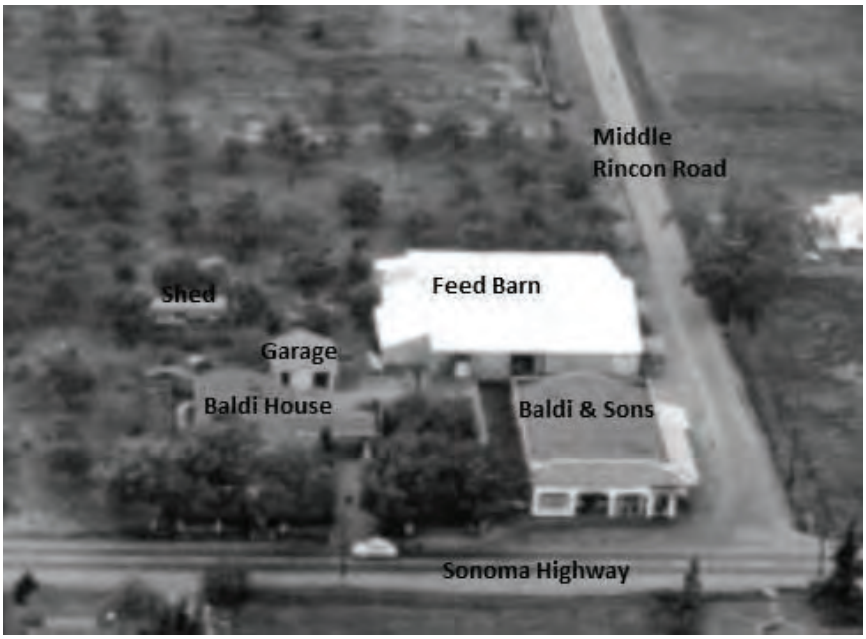
In Our Meat Department . . .

We feature the finest in Fresh and Smoked Meats at the LOWEST PRICES.

P5b. Description of Photo: Baldi & Son's Market advertisement in *The Press Democrat* on November 4, 1948 (*The Press Democrat* 1948). Courtesy of Newspapers.com.

FEED MILL is newest Rincon Valley industrial operation. Left to right, Earl Wymore, miller, Vincent Baldi, A. Baldi, owners of the Rincon Valley Store, where the new mill was put into operation a month ago.

P5b. Description of Photo: Photograph with Vincent and Anselmo Baldi inside their new mill operation, 1948 (Pardee 1948). Courtesy of Newspapers.com.



P5b. Description of Photo: Aerial photograph of the subject properties, circa 1950. The photo clearly illustrates what was known as "Baldi's Corner" or "Baldi-ville." The house, garage, shed, and feed barn are still extant. Courtesy of Facebook.com.

P5b. Description of Photo: Businesses along Sonoma Highway, 1962. Notice Baldi's Market on the far left. Courtesy of the Sonoma County Library.

P5b. Description of Photo: 1938 Rincon Valley Map which illustrates "Baldi's Store" (Storch 1938). Courtesy of the Gaye LeBaron Collection, Sonoma State University.

B1. Historic Name: Baldi & Sons Market and Feed Mill

B2. Common Name: Carter's Rincon Valley Feed and 7-Eleven

B3. Original Use: Commercial **B4. Present Use:** Commercial

***B5. Architectural Style:** Feed Barn: Vernacular / 7-Eleven: Contemporary

***B6. Construction History:** The feed barn was constructed circa 1942 by the Baldi family who owned the property and the adjacent Baldi & Sons Market. There appears to have been no major changes, additions, or alterations made to the barn since its construction. The 7-Eleven was constructed in 1968 after the demolition of the Baldi & Sons Market due to the expansion of Highway 12 from two lanes to four lanes. There appears to have been no major changes, additions, or alterations made to the commercial building since its construction.

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

***B8. Related Features:** 4865 Highway 12

B9. a. Architect: unknown **b. Builder:** unknown

***B10. Significance:** Theme: Commercial retail / Area: Rincon Valley / Period of Significance: N/A
Property Type: Commercial / Applicable Criteria: N/A

Historic Contexts

4875 Sonoma Highway (4865 Highway 12 & 43 Middle Rincon Road)

Based on preliminary research it appears that the subject properties were once a single property owned by the Baldi family at 4875 Sonoma Highway (LeBaron 2020). Anselmo Baldi, the patriarch of the family, acquired the property in 1921 and opened a general store called Rincon Valley Store. Eventually the name of the store was changed to Baldi's Market and then changed again to Baldi & Son's Market in 1946 when his son, Vincent, and his nephew Leonard, were old enough to become partners in the business. The building, which is no longer extant, was located where the 7-Eleven is currently extant (*Santa Rosa Republican* 1936; 1946).

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By 1948 a feed mill operation was implemented in the barn where they mixed and sold livestock feed (Pardee 1948; Bartee 2020). Various newspaper articles highlight the new feed mill services (*The Press Democrat* 1948; Pardee 1948).

An aerial photograph taken circa 1950, clearly illustrates what was known as "Baldi-ville" in the local Rincon Valley community.

Husband and wife, Hobart L. Carter and Ruth Carter, took over the operation of the feed mill in 1958 which became known as Carter's Rincon Valley Feed Store. The husband-and-wife team owned and operated the store which sold Purina products, grains, livestock supplies, and horse and cattleman equipment (*Sonoma West Times and News* 1967). Hobart passed away in 1984 and Ruth continued running the business for a few years. She sold the business to long-time employee, Greg Bartee (*The Press Democrat* 1992; Bartee 2020).

In 1967, Highway 12 was widened from two lanes to four lanes. The expansion of the Highway required the demolition of Baldi & Son's Market (*The Press Democrat* 1967). The Baldi family sold the portion of their property where their store once

stood to 7-Eleven, Inc., the international chain of convenience stores (LeBaron 2020) The subject 7-Eeven was constructed in 1968 (NETROnline 2021).

Carter's Rincon Valley Feed Store remained in business until circa 2012. Currently the metal barn is occupied by Honshinkan Martial Arts and 7-Eeven still occupies the commercial building.

Anselmo Baldi

Based on the available archival records, Anselmo Baldi was a long-time, active member of the Santa Rosa/Rincon Valley community. He emigrated to the United States from Italy in 1905, at the age of 16. He got his start in the area working in the Sonoma County basalt quarries along with other Italian emigrants (LeBaron 2020). After being severely injured during a quarry accident, he transitioned into storekeeping. He founded the Melitta store with his brother-in-law Ted Gambogi to serve the local quarries and block makers in 1910 (LeBaron 1985; Photo 39). Baldi sold his half of the business to his brother in-law and relocated west to Rincon Valley in 1920 to build a new store, Rincon Valley Market, later known as Baldi & Sons. Between 1921 and 1956, Baldi owned and operated the market Baldi & Sons, as well as three ranches in the valley, which produced prunes, pears, and hay. Baldi served as the founder and charter member of Rincon Valley Grange No. 710, as well as founder of the Rincon Valley Fire Protection District. He donated a portion of his land holdings for the Rincon Valley Fire Station No. 1 on Middle Rincon Road. Baldi also served as commissioner of the Rincon Valley Fire Protection District for 20 years. He was frequently highlighted in the local newspaper, The Press Democrat. He passed away in 1985 (The Press Democrat 1967; 1985).

Significance Evaluation

This section includes historical significance evaluations for both properties under the NRHP, CRHR and the City of Santa Rosa Landmark significance criteria.

NRHP/CRHR

Resources that are found to be significant under one or more of the NRHP and/or CRHR significance criteria, must also be evaluated for integrity. If a resource is not found to be historically significant under any of the criteria, then an integrity evaluation is not applicable. The following NRHP/CRHR evaluation adheres to the NPS guidelines for evaluation as provided in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 2002).

City of Santa Rosa Criteria

Since the City of Santa Rosa Landmark Criteria are essentially the same as the NRHP/CRHR Criteria, the following evaluation addresses all three historic registers.

Criteria A/1/Event

The subject feed barn and utility shed were constructed circa 1942 and the 7-Eleven building was constructed in 1968. Archival research did not associate the property with any historically significant events, trends, patterns, or themes at the local, state, or federal level. Rincon Valley in the mid-twentieth century was mostly comprised of single-family, agricultural, and commercial properties, similar to this one. In conclusion, the property at 43 Middle Rincon Road is recommended not historically significant under Criterion A/1/Event.

Criteria B/2/Person(s)

The subject property does not appear eligible under Criteria B/2/Person(s). A portion of the property at 43 Middle Rincon Road is associated with Anselmo Baldi, a long-time Italian-American businessman in Santa Rosa. Baldi served the community of Rincon Valley as a local merchant and as a leader in the local fire department and grange. Baldi's property was known as "Baldi-ville" or "Baldi's Corner." Baldi constructed his Rincon Valley Market, later known as Baldi & Sons, on this site, next to his residence next door. While Baldi was a well-known member of the community, available evidence does not suggest that Baldi's professional or civic achievements or contributions rise to the level of confer significance under Criteria B/2/Person(s). In addition, given that the former market has since been replaced with a 7-11 store, the home site and

market no longer would retain integrity should subsequent evidence show a level of contribution or influence in the community that would confer eligibility (but have not to date been identified).

Therefore, the subject property does not appear eligible under Criteria B/2/Person(s).

Criteria C/3/Design

The subject property at 43 Middle Rincon Road features a vernacular corrugated metal feed barn and utility shed as well as a contemporary 7-Eleven commercial building. These buildings/structures are not considered exemplary of an architectural style nor are they considered the work of a master architect/contractor. They also do not have any artistic value. The property at 43 Middle Rincon Road is recommended not significant under Criteria C/3/Design.

Criteria D/4/Information

These criteria are most relevant for archaeological sites but can be applied to historic built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about feed barns and 7-Eleven commercial buildings is prevalent, and further study of the property would not add any new information to the historic record. The property at 43 Middle Rincon Road is recommended not historically significant under Criterion D/4/Information.

In conclusion, the property at 43 Middle Rincon Road is not significant under any of the NRHP/CRHR/City of Santa Rosa Criteria and is therefore not recommended a historical resource for the purposes of CEQA.

***B12. References:**

Anderson, Roy
2001 *Processing Review Procedures for owners of historic properties*. Cultural Heritage Board of the City of Santa Rosa. Adopted by City Council Resolution No. 24694 on January 9, 2001.

Bartee, Danny
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B13. Remarks:

***B14. Evaluator:** Annie McCausland, M.A. Helix Environmental Planning, Inc. 7578 El Cajon Blvd, La Mesa, CA 91942
Date of Evaluation: May 2021

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

SKETCH MAP

Primary #:
HRI #
Trinomial:

*Resource Name or #: 43 Middle Rincon Road

*Drawn By: JCD

*Date of Map: May 2021

*Required Information

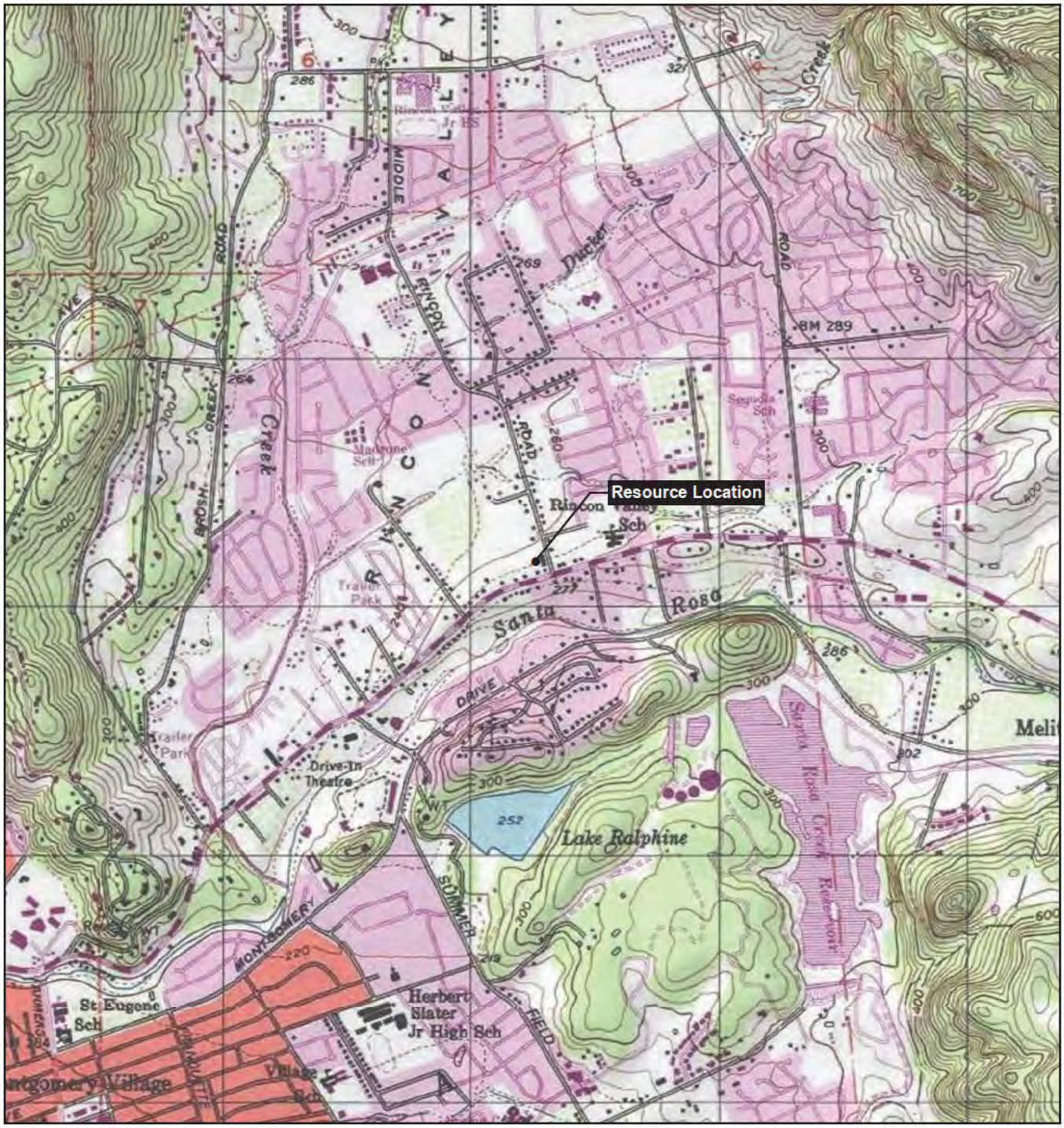
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #:
HRI #
Trinomial:

*Resource Name or #:43 Middle Rincon Road

*Map Name: Santa Rosa *Scale: 1:24,000 *Date: 2021



SCALE 1:24,000

1 0.5 0 1 Miles

1,000 0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 Feet

1 0.5 0 1 Kilometers

TRUE NORTH

*Required Information