
**A Cultural Resources Study for the
Proposed Residential Care Facility at
8145 Highway 116 and 7515 Alder Avenue, Cotati
Sonoma County, California**

Julia Franco, B.S.
and
Vicki Beard, M.A./R.P.A.

June 23, 2016



**A Cultural Resources Study for the
Proposed Residential Care Facility at
8145 Highway 116 and 7515 Alder Avenue, Cotati
Sonoma County, California**

Prepared by:



Julia Franco, B.S.
and
Vicki Beard, M.A./R.P.A.

Tom Origer & Associates
Post Office Box 1531
Rohnert Park, California 94927
(707) 584-8200
(707) 584-8300 (fax)

Prepared for:

Geoff Forner
Townsend Capital Partners, LLC
1101 5th Avenue, Suite 300
San Rafael, CA 94901

June 23, 2016

ABSTRACT

Tom Origer & Associates conducted a cultural resources study for the proposed residential care facility at 8145 Highway 116 and 7515 Alder Avenue, Cotati, Sonoma County, California. The study was requested by Geoff Forner, Townsend Capital Partners, LLC, in compliance with requirements of the City of Cotati and the California Environmental Quality Act. The study area consists of two parcels (APN 144-040-011 and 144-040-021), totaling approximately 5 acres of land located 0.9 miles northwest of downtown Cotati.

This study included archival research at the Northwest Information Center, Sonoma State University (NWIC File No. 15-1481), examination of the library and files of Tom Origer & Associates, field inspection of the project location, and contact with the Native American community. Field survey of the study area found no cultural resources. Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 16-044BE).

Synopsis

Project: Residential Care Facility
Location: 8145 Highway 116 and 7515 Alder Avenue, Cotati, Sonoma County, California
Quadrangle: Cotati, California 7.5' series
Study Type: Intensive survey
Scope: Approximately 5 acres
Finds: None

Project Personnel

Vicki R. Beard conducted field work and provided oversight for this project. Ms. Beard has been with Tom Origer & Associates since 1990. She holds a Master of Arts in cultural resources management with an emphasis in historical resources, and meets the Secretary of the Interior's standards for archaeology, history, and architectural history. Graduate coursework and applied studies included building and structure evaluation, and historical research. Post-graduate work has been completed in historical architecture through the Architecture Department at the University of California Berkeley; heritage resource management at the University of Nevada, Reno; and architectural history and historic landscapes through the National Preservation Institute, Alexandria, Virginia. Professional affiliations include the Society of Architectural Historians, Northern California Chapter of the Society of Architectural Historians, and Vernacular Architecture Forum. She is also listed on the Register of Professional Archaeologists.

Julia Franco authored the report for this project. Ms. Franco holds a Bachelor of Science in Anthropology from California State Polytechnic University, Pomona. She is currently pursuing a Master of Arts in Cultural Resources Management at Sonoma State University. She is affiliated with the Society for California Archaeology and the Society for Historical Archaeology.

CONTENTS

Abstract.....i
 Synopsisi
 Project Personnel.....ii
Introduction..... 1
Regulatory Context..... 1
 Resource Definitions2
 Significance Criteria.....2
Project Setting.....3
 Study Area Location and Description3
 Cultural Setting.....3
Study Procedures and Findings.....5
 Native American Contact5
 Native American Contact Results5
 Archival Study Procedures5
 Archival Study Findings.....6
 Field Survey Procedures.....6
 Field Survey Findings6
 Archaeology.....7
 Built Environment7
Recommendations.....7
 Known Resources.....7
 Archaeology.....7
 Built Environment7
 Accidental Discovery7
Summary.....8
Materials Consulted8
Appendix A: Native American Contact
Appendix B: Resource Documentation

FIGURES

Figure 1. Project vicinity 1
Figure 2. Study location 4

INTRODUCTION

This report describes a cultural resources survey for the proposed residential care facility at 8145 Highway 116 and 7515 Alder Avenue, Cotati, Sonoma County, California. The approximately 5-acre study area is located northwest of downtown Cotati, in central Sonoma County (Figure 1). Project plans include the removal of existing buildings and development of a residential care/assisted living facility and an office building. This study was requested by Robin Miller, Monahan Pacific Corporation, in compliance with requirements of the City of Cotati and the California Environmental Quality Act. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 16-044BE).

REGULATORY CONTEXT

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

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

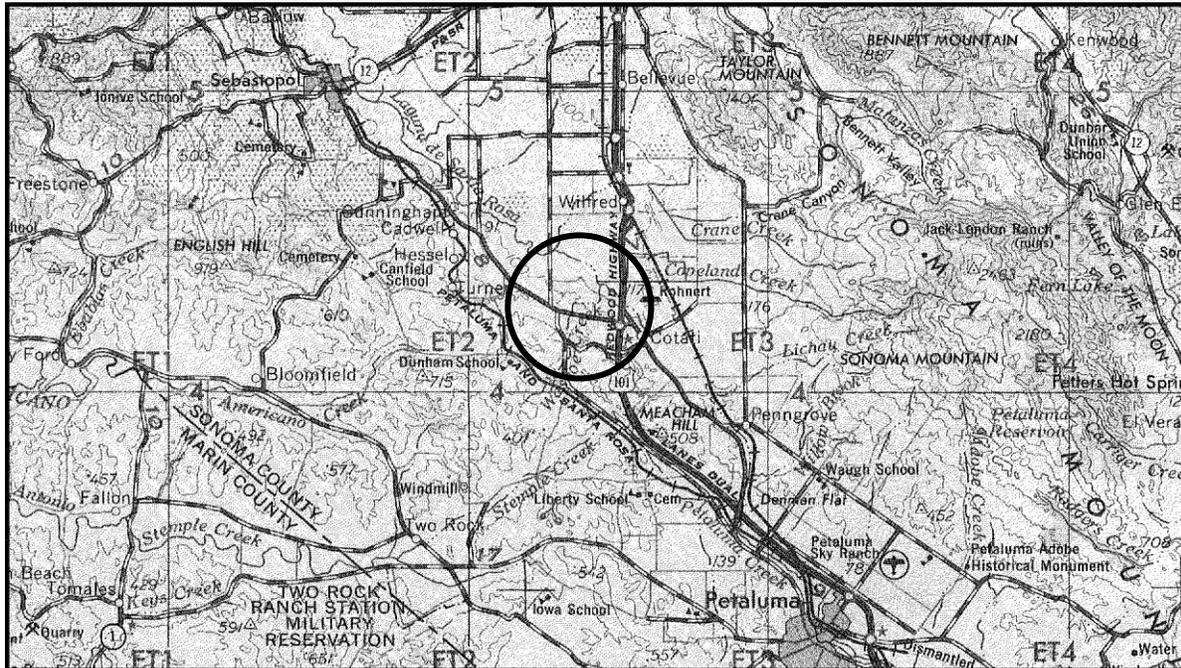


Figure 1. Project vicinity (adapted from the 1970 Santa Rosa 1:250,000-scale USGS map).

Resource Definitions

Cultural resources are classified by the State Office of Historic Preservation (OHP) as sites, buildings, structures, objects and districts, and each is described by OHP (1995) as follows.

Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Building. A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.

Structure. The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Object. The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

District. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Significance Criteria

When a project might affect a cultural resource, the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. The importance of a resource is measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852(a)) as listed below. A resource may be important if it meets any one of the criteria below, or if it is already listed on the California Register of Historical Resources or a local register of historical resources.

An important historical resource is one which:

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in considering a property's integrity: design, location, setting, materials, workmanship, feeling, and association.

Additionally, the OHP advocates that all historical resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although the use of professional judgment is urged in determining whether a resource warrants documentation.

PROJECT SETTING

Study Area Location and Description

The approximately 5-acre study area is located 0.9 miles northwest of downtown Cotati, as shown on the Cotati, California 7.5' USGS topographic map (Figure 2). The nearest fresh water source is Washoe Creek, approximately a quarter-mile north of the study area. The terrain in this area is relatively level. Currently, the study area is partially developed and the majority of the two parcels is open field. There are commercial, residential, and ancillary buildings found within the study area.

The geology of the study area is early to late Pleistocene alluvial deposits, undivided (Clahan, *et al.* 2003). Soils within the study area are of the Haire series (Miller 1972: Sheet 97). These soils are moderately well-draining clay loams with a clay subsoil underlain by old terrace-alluvium, and found on terraces and rolling hills. Haire loams typically support the growth of annual and perennial grasses and scattered oaks. Historically, these soils were used for dryland pasture, sheep, cattle, chicken ranches, and homesites (Miller 1972:41-43).

The project area has well-draining soils that probably once supported a variety of plants that could have served as food and cover for animals. In addition, fresh water and freshwater resources were available in seasonal creeks. The presence of these attributes suggests that the project area would have been suitable to prehistoric occupants as a place to gather resources and hunt.

Cultural Setting

Archaeological evidence indicates that human occupation of California began at least 12,000 years ago (Erlandson *et al.* 2007:59). Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on extended family units. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears coeval with the development of sedentism, population growth, and expansion. Sociopolitical complexity and status distinctions based on wealth are also observable in the archaeological record, as evidenced by an increased range and distribution of trade goods (e.g., shell beads, obsidian tool stone), which are possible indicators of both status and increasingly complex exchange systems.

At the time of European settlement, the study area was situated within the linguistic boundary of the Southern Pomo (Barrett 1908; McLendon and Oswalt 1978). The Southern Pomo were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures (Barrett 1908; Kroeber 1925). They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites. Primary village sites were occupied throughout the year and other sites

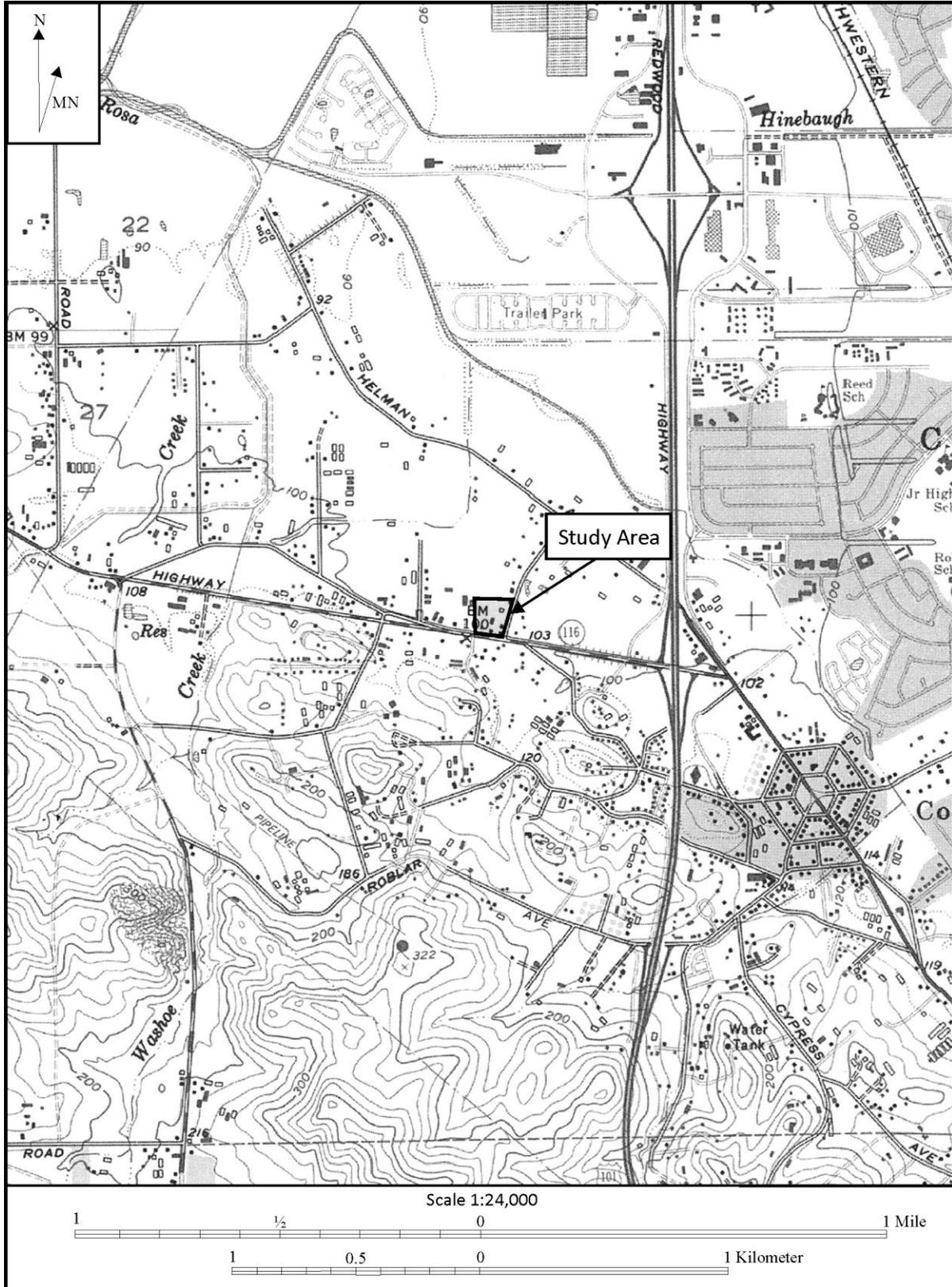


Figure 2. Study location (adapted from the 1980 Cotati 7.5' USGS topographic map).

were visited in order to procure particular resources that were especially abundant or available only during certain seasons. Sites often were situated near fresh water sources and in ecotones where plant life and animal life were diverse and abundant. For more information about Pomo see Barrett (1908), Kniffen (1939), and Stewart (1943).

This portion of Sonoma County was once part of the Cotate Rancho granted to Juan Castañeda in 1844 (Hoover et al. 1990:482). Castañeda failed to finalize the grant, and in 1857, the U.S. Land Commission patented the 17,238-acre rancho to Thomas S. Page (General Land Office 1857). Page and his six sons ran a stock ranch from 1858 until Page's death in the early 1890s.

The Cotate Rancho remained relatively intact during Page's lifetime despite the fact that some 4,500 acres of land was siphoned off by squatters, some of whom eventually paid Page for their land. After his death, the Page heirs began subdividing the rancho, forming the Cotati Company in 1892 to sell their land. The Cotati Company, a San Francisco-based business, advertised 8,000 acres of the rancho for sale in the 1898 county atlas, touting the land as suitable for villa sites as well as for a multitude of agricultural products (Reynolds and Proctor 1898:36). The study area comprises a portion of Lot 164 of Cotati Subdivision No. 7 platted in 1893. Reynolds & Proctor's 1898 county atlas indicates that this lot had not been purchased and still belonged to the Cotati Company at that time (Reynolds & Proctor's 1898:77).

STUDY PROCEDURES AND FINDINGS

Native American Contact

The State of California's Native American Heritage Commission and representatives of the Federated Indians of Graton Rancheria, Cloverdale Rancheria of Pomo Indians, Dry Creek Rancheria of Pomo Indians, Lytton Band of Pomo Indians, and Stewarts Point Rancheria were contacted in writing. A log of contact efforts is provided at the end of this report (Appendix A). This contact represents notification regarding the project, to provide an opportunity to comment, and does not constitute consultation with tribes.

Native American Contact Results

A letter dated April 20, 2016 from Reg Elgin, Dry Creek Rancheria was received. Mr. Elgin stated that the Dry Creek Rancheria is not aware of any resources within the study area, and wants to be notified if any remains are found. An email from Lorin Smith, Stewarts Point Rancheria, was received April 25, 2016. Mr. Smith state that the study area is out of the aboriginal territory of the Stewarts Point Rancheria Kashia Band of Pomo Indians. No other responses have been received as of the date of this report.

Archival Study Procedures

Archival research included examination of the library and project files at Tom Origer & Associates. A review (NWIC File No. 15-1481) was completed of the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park. Sources of information included but were not limited to the current listings of properties on the National Register of Historic Places (National Register), California Historical Landmarks, California Register of Historical Resources (California Register), and California Points of Historical Interest as listed in the Office of Historic Preservation's *Historic Property Directory* (OHP 2012).

The Office of Historic Preservation has determined that structures older than 45 years should be considered potentially important historical resources, and former building and structure locations could be potentially important historic archaeological sites. Archival research included an examination of historical maps to gain insight into the nature and extent of historical development in the general vicinity, and especially within the study area. Maps ranged from hand-drawn maps of the 1800s (e.g., GLO plats) to topographic maps issued by the United States Geological Survey (USGS) and the Army Corps of Engineers (USACE) from the early to the middle 20th century.

In addition, ethnographic literature that describes appropriate Native American groups, county histories, and other primary and secondary sources were reviewed. Sources reviewed are listed in the "Materials Consulted" section of this report.

Archival Study Findings

Archival research found that a small portion of the study area had been previously surveyed (California Department of Transportation 1993a, 1993b, 1994; MacDonald and Newland 2004; Massey 2006; Meyer and Douglass 2003; Parus Consulting, Inc. 2013). Six cultural resources are recorded within a quarter-mile of the study area (Beard and Thompson 1994a, 1994b, 1994c, 1994d, 1994e; Hope 1992). None of these resources have the potential to extend into the current study area.

There are no reported ethnographic sites in the vicinity of the study area (Barrett 1908).

Review of historical maps found no buildings within the study area before 1916 (Bowers 1867; GLO 1857; McIntire and Lewis 1908; Peugh 1934; Reynolds and Proctor 1898; Thompson 1877). USGS maps published between 1916 and 1944 show one building within the study area: the 1954 map depicts three builds clustered at the intersection of Highway 116 and Alder Avenue (USGS 1916, 1927, 1944, 1954a, 1954b).

Field Survey Procedures

A field survey was completed by Vicki Beard on April 27, 2016. The approximately 5-acre study area was examined intensively by walking in a zigzag pattern within 10-15 meter corridors. Visibility was poor, with vegetation being the chief hindrance. A hoe was used as needed to clear small patches of vegetation so that the ground could be inspected.

Based on the distribution of known cultural resources and their environmental settings, it was anticipated that prehistoric archaeological sites could be found within the study area. Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and handstones, and mortars and pestles; bedrock outcrops and boulders with mortar cups; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

Field Survey Findings

Archaeology

No prehistoric or historical archaeological materials were found within the study area.

Built Environment

Several old buildings were observed within the study area, including a commercial building that fronts on Highway 116, a residence converted to a bar, and two residences on Alder Avenue.

RECOMMENDATIONS

Known Resources

Archaeology

No prehistoric or historic-era archaeological resources were found within the study area, therefore no resource-specific recommendations are warranted.

Built Environment

The buildings on this property were evaluated as part of this study. None appear eligible for inclusion on the California Register, and no further study is recommended. DPR 523 forms presenting the evaluation findings are provided in Appendix B of this report.

Accidental Discovery

The study area contains Pleistocene epoch geologic deposits. The dates to the Pleistocene (5.3-2.5 million years ago) predate human arrival and occupation of California; therefore, there is a low likelihood that buried archaeological deposits could be present within the study area.

In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5 [f]). Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

The following actions are promulgated in Public Resources Code 5097.98 and Health and Human Safety Code 7050.5, and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

SUMMARY

Tom Origer & Associates conducted a cultural resources study for the proposed residential care facility at 8145 Highway 116 and 7515 Alder Avenue in central Sonoma County, California. The study was requested by Geoff Forner, Townsend Capital Partners, LLC, in compliance with requirements of the City of Cotati and the California Environmental Quality Act. No archaeological resources were found within the study area. Buildings within the study area were evaluated to determine their architectural and historical significance. They do not meet criteria for inclusion in the California Register and are not considered important historical resources. No resource-specific recommendations were made.

MATERIALS CONSULTED

Barrett, S.

1908 *The Ethno-Geography of the Pomo and Neighboring Indians*. University of California Publications in American Archaeology and Ethnology Vol. 6, No. 1. University of California Press, Berkeley.

Beard, V. and N. Thompson

1994a Document P-49-000041 on file at the Northwest Information Center, Rohnert Park.

1994b Document P-49-000042 on file at the Northwest Information Center, Rohnert Park.

1994c Document P-49-000043 on file at the Northwest Information Center, Rohnert Park.

1994d Document P-49-000044 on file at the Northwest Information Center, Rohnert Park.

1994e Document P-49-000045 on file at the Northwest Information Center, Rohnert Park.

Bell and Heymans

1888 *Map of Sonoma County, California*. Bell and Heymans, San Francisco.

Bowers, A.

1867 *Map of Sonoma County*. 2nd ed. A. Bowers.

California Department of Transportation

1993a *Historic Property Survey Report For Roadway Rehabilitation on State Route 116 between Elphick Rd. in Sebastopol and Redwood Drive in Cotati, Sonoma County*. Document S-29245 on file at the Northwest Information Center, Rohnert Park.

1993b *Addendum #1 Historic Property Survey Report for the Proposed Improvements to Highway 116 between Sebastopol and Cotati, Sonoma County*. Document S-29356 on file at the Northwest Information Center, Rohnert Park.

1994 *Evaluation of Properties and Finding of Effect for the Proposed Improvements to Highway 116 between Sebastopol and Cotati, Sonoma County*. Document S-29355 on file at the Northwest Information Center, Rohnert Park.

- Clahan, K., S. Bezore, R. Koehler, and R. Witter
 2003 Geologic Map of the Cotati 7.5' Quadrangle, Sonoma County, California: A Digital Database. <ftp://ftp.consrv.ca.gov/pub/dmg/rgmp/Prelim_geo_pdf/Cotati_prelim.pdf>
- Erlandson, J., T. Rick, T. Jones, J. Porcasi
 2007 One if by Land, Two if by Seat: Who Were the First Californians? In: *California Prehistory: Colonization, Culture, and Complexity*. (pp. 53-62). T. Jones and K. Klar, editors. AltaMira Press. Lanham, MD.
- Fredrickson, D.
 1984 The North Coastal Region. In *California Archaeology*, edited by M. Moratto. Academic Press, San Francisco.
- General Land Office
 1857 Plat of Cotate Rancho. Department of the Interior, Washington, D.C.
- Hoover, M., H. Rensch, E. Rensch, W. Abeloe
 1966 *Historic Spots in California*. 3rd edition. Stanford University Press. Stanford.
- Hoover, M., H. Rensch, E. Rensch, W. Abeloe, and D. Kyle
 1990 *Historic Spots in California*. 4th edition, Stanford University Press. Stanford.
- 2002 *Historic Spots in California*. 5th edition, Stanford University Press. Stanford.
- Hope, A.
 1992 Document P-49-003212 on file at the Northwest Information Center, Rohnert Park.
- Kniffen, F.
 1939 *Pomo Geography*. University of California Publications in American Archaeology and Ethnology, Vol. 36. Berkeley.
- Koenig, J.
 1963 Geologic Map of California, Santa Rosa Sheet (1:250,000-scale). Olaf P. Jenkins edition. Division of Mines and Geology, William & Heintz Map Corporation, Washington, D.C.
- Kroeber, A.
 1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C.
- LeBaron, G., D. Blackman, J. Mitchell, and H. Hansen
 1985 *Santa Rosa: A Nineteenth Century Town*. Historia, LTD.
- LeBaron, G. and J. Mitchell
 1993 *Santa Rosa: A Twentieth Century Town*. Historia, LTD.
- Loyd, J. and T. Origer
 1994 *A Cultural Resources Study for the Gravenstein Highway Corridor Specific Plan, Sonoma County, California*. Document S-16164 on file at the Northwest Information Center, Rohnert Park.

MacDonald, C. and M. Newland

2004 *Archaeological Survey Report for the Proposed Cotati Commons Project on California State Highway 116, Cotati, Sonoma County, California*. Document S-29653 on file at the Northwest Information Center, Rohnert Park.

Massey, S.

2006 *Historical Resources Compliance Report for the Cotati Commons SR 116 Phase 2 Improvements, Cotati, Sonoma County, California*. Document 31850 on file at the Northwest Information Center, Rohnert Park.

McIntire and Lewis

1908 *Official Map of the County of Sonoma, California*. County of Sonoma, California.

McLendon, S. and R. Oswalt

1978 Pomo. In *California*, edited by R. Heizer, pp. 274-288. Handbook of North American Indians, Vol. 8, W. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Menefee, C.

1873 *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*. Reporter Publishing House. Napa, California.

Meyer, M. and R. Douglass

2003 *Archaeological Survey Report for the Proposed Road Rehabilitation and Widening on California State Highways 116 between Cotati and Sebastopol, Sonoma County, California*. Document S-31709 on file at the Northwest Information Center, Rohnert Park.

Miller, V.

1972 *Soil Survey of Sonoma County, California*. U.S. Department of Agriculture in cooperation with the University of California Agricultural Experimental Station.

Moratto, M.

1984 *California Archaeology*. Academic Press, San Francisco.

Office of Historic Preservation (OHP)

1995 *Instructions for Recording Historic Resources*. Office of Historic Preservation, Sacramento.

2012 *Historic Property Directory*. Office of Historic Preservation, Sacramento.

Parus Consulting, Inc.

2013 *Cultural Resources Constraints Report*. Document S-44535 on file at the Northwest Information Center, Rohnert Park.

Peugh, E.

1934 *Official Map of Sonoma County, California*. County of Sonoma, California.

Reynolds, W. and T. Proctor

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

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. Department of Parks and Recreation, Sacramento.

Stewart, O.

1943 *Notes on Pomo Ethnography*. University of California Publications in American Archaeology and Ethnology. Vol. 40. Berkeley.

Thompson, T.H. & Co.

1877 *Historical Atlas of Sonoma County, California*. T.H. Thompson & Co., Oakland, California.

United States Army Corps of Engineers

1942 Santa Rosa. 15' tactical map. War Department, Washington, D.C.

United States Geological Survey

1916 Santa Rosa 15' quadrangle. Department of the Interior, Washington, D.C.

1927 Santa Rosa 15' quadrangle. Geological Survey, Washington, D.C.

1944 Santa Rosa 15' quadrangle. Geological Survey, Washington, D.C.

1954a Cotati 7.5' quadrangle. Geological Survey, Washington, D.C.

1954b Santa Rosa 15' quadrangle. Geological Survey, Washington, D.C.

1973 Cotati 7.5' quadrangle. Geological Survey, Washington, D.C.

**APPENDIX A:
Native American Contact**

**Native American Contact Efforts
For the Proposed Residential Care Facility at
8145 Highway 116 and 7515 Alder Avenue, Sonoma County**

Organization	Contact	Letters	Results
Native American Heritage Commission		04/13/16	No response received as of the date of this report.
Cloverdale Rancheria of Pomo Indians	Mario Hermosillo Patricia Hermosillo	4/13/16	No response received as of the date of this report.
Federated Indians of Graton Rancheria	Buffy McQuillen Peter Nelson Greg Sarris	4/13/16	No response received as of the date of this report.
Lytton Band of Pomo Indians	Margie Mejia Lisa Miller	4/13/16	No response received as of the date of this report.
Dry Creek Rancheria of Pomo Indians	Harvey Hopkins	4/13/16	A letter dated 4/20/16 was received. Dry Creek is not aware of any resources within the study area, and wants to be informed if any remains are found.
Stewarts Point Rancheria	Reno Franklin Teresa Romero Lorin Smith	4/13/16	An email was received on 4/25/16. The study area is out of the Stewarts Point aboriginal territory.

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Gravenstein Highway Residential Care Facility Project
County: Sonoma

USGS Quadrangles

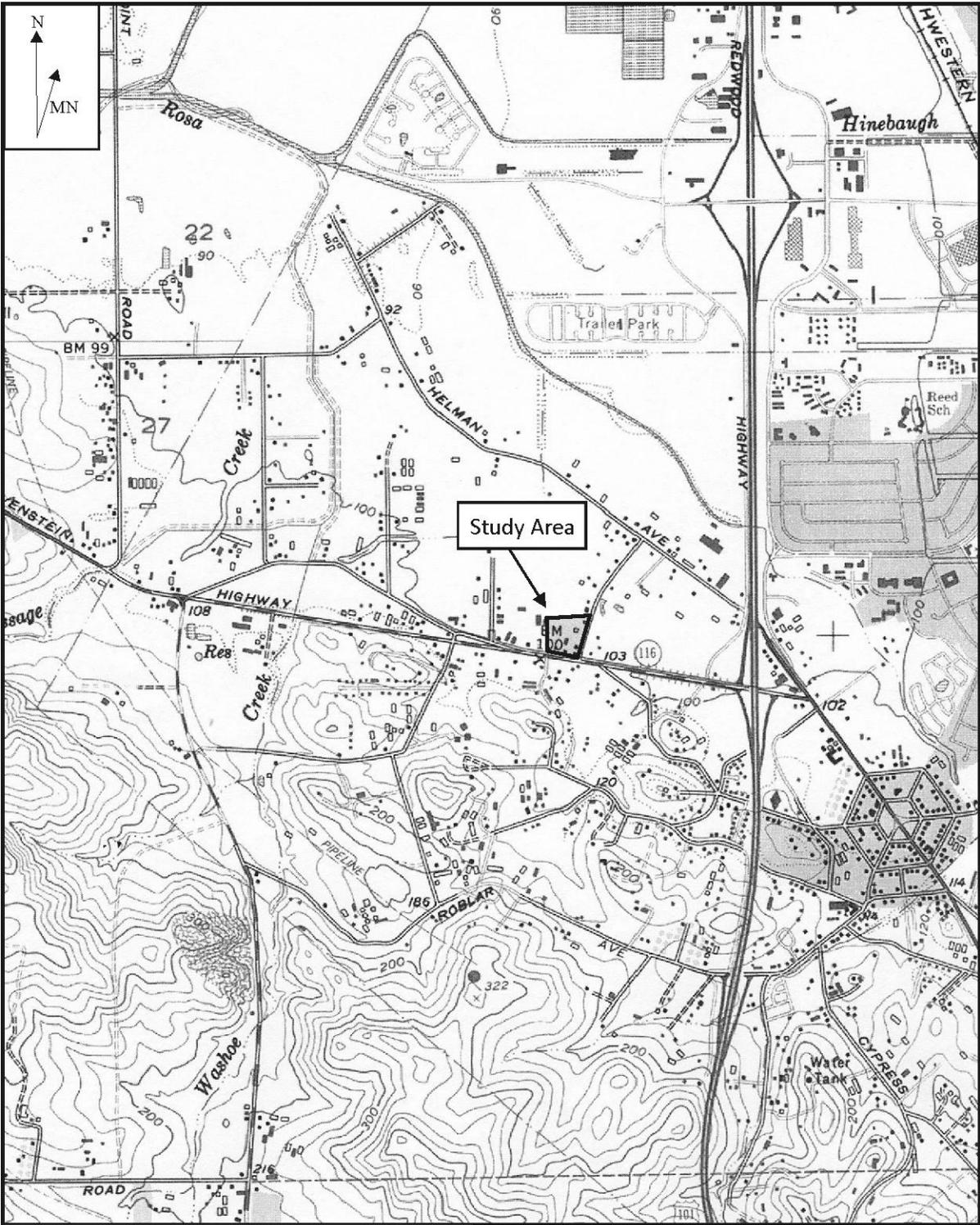
Name: Cotati
Township T6N Range R8W Section(s) Rancho Cotate MDBM

Date: April 13, 2016
Company/Firm/Agency: Tom Origer & Associates
Contact Person: Taylor Alshuth

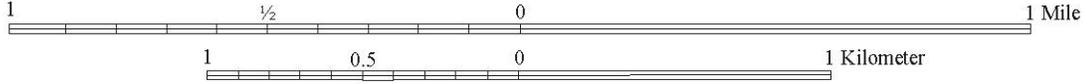
Address: PO Box 1531
City: Rohnert Park Zip: 94927
Phone: (707) 584-8200 Fax: (707) 584-8300
Email: Taylor@origer.com

Project Description:

The project area is approximately 5.63 acres. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue.



Scale 1:24,000



Tom Origer & Associates
Archaeology / Historical Research

April 13, 2016

Mario Hermosillo
Cloverdale Rancheria of Pomo Indians
555 South Cloverdale Blvd. Suite A
Cloverdale, CA 95425

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Mr. Hermosillo:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates

Archaeology / Historical Research

April 13, 2016

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

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Ms. Hermosillo:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates

Archaeology / Historical Research

April 13, 2016

Buffy McQuillen
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Ms. McQuillen:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates

Archaeology / Historical Research

April 13, 2016

Peter Nelson
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Mr. Nelson:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates
Archaeology / Historical Research

April 13, 2016

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

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Mr. Sarris:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates

Archaeology / Historical Research

April 13, 2016

Margie Mejia
Lytton Band of Pomo Indians
437 Aviation Blvd
Santa Rosa, CA 95403

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Ms. Mejia:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates
Archaeology / Historical Research

April 13, 2016

Lisa Miller
Lytton Band of Pomo Indians
437 Aviation Blvd
Santa Rosa, CA 95403

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Ms. Miller:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates

Archaeology / Historical Research

April 13, 2016

Harvey Hopkins
Dry Creek Rancheria of Pomo Indians
P.O. Box 607
Geyserville, Ca 95441

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Mr. Hopkins:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates
Archaeology / Historical Research

April 13, 2016

Reno Franklin
Stewarts Point Rancheria
1420 Guerneville Road, Suite 1
Santa Rosa, Ca 95403

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Mr. Franklin:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates
Archaeology / Historical Research

April 13, 2016

Teresa Romero
Stewarts Point Rancheria
1420 Guerneville Road, Suite 1
Santa Rosa, Ca 95403

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Ms. Romero:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

Tom Origer & Associates
Archaeology / Historical Research

April 13, 2016

Lorin Smith
Stewarts Point Rancheria
1420 Guerneville Road, Suite 1
Santa Rosa, Ca 95403

Re: Gravenstein Highway Residential Care Facility Project, Cotati, Sonoma County

Dear Mr. Smith:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent is proposing to construct a residential care/assisted living facility and an office building on APN's 144-040-011 and-021 at the corner of Gravenstein Highway (Highway 116) and Alder Avenue. This does not constitute formal consultation.

Enclosed is a portion of the Cotati, Calif. 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Taylor Alshuth
Associate

APPENDIX B:
Resource Documentation

8145 Highway 116
7515 Alder Avenue

CONTINUATION SHEET

Page 2 of 8
Recorded by: V. Beard

Primary #:
HRI #:
Trinomial:
Resource Name or #: 8145 Highway 116
Date: June 2016

P3a. Description: (continued from page 1)

The west elevation has a small wing addition that connects the house to a garage. There are multiple additions on the north elevation.

At present, the south (front) and east elevations are clad partially with vertical boards and battens and partially with plywood and battens where repairs have been made. The north (rear) and west elevations, and the addition on the west side are primarily clad with stucco. Part of the east elevation also has stucco siding. The only intact window that was visible was a one-over-one, aluminum-sashed window on the rear addition. The remainder are either covered with plywood or have been removed from the opening. This building was converted to a bar in 1976, and the interior reflects that use rather than its residential origins. A photograph of the building when it was Red's Recovery Room shows a sliding patio door on the west elevation that opened on to a raised concrete pad used as an outdoor patio for the bar. Adjacent to the residence is a two-bay garage that was detached from the house before the west wing addition was made. The garage has a gabled roof, and features two large overhead doors facing Highway 116.



Figure 1. East side of house/bar.



Figure 2. West side of house/bar.



Figure 3. Red's Recovery Room, circa 1995.

CONTINUATION SHEET

Page 3 of 8
Recorded by: V. Beard

Primary #: P-
HRI #:
Trinomial:
Resource Name or #: 8145 Highway 116
Date: June 2016

The four commercial buildings were part of a tractor sales. At the west end of this complex is a wood framed storage shed with metal sheets for siding. The south elevation has wire mesh for the upper part of the wall. A covered concrete pad is located between the shed and a small garage. This area is a wash rack, enclosed on the west and east sides by the walls of the adjacent builds, and open on the north and south ends. The garage and wash rack have a common roof. The centerpiece of this commercial strip is the shop. This building is steel framed with cast-in-place concrete walls up to four feet, and corrugated metal sheets on the upper portion and roof. Two large, overhead doors and a stepped, false front are the primary features of this building. The sales office and parts store is a wood-framed building with lapped siding. The windows are boarded up now but an earlier photograph shows that the central, double doors were glass in wood frames. One each side of the entry were two large, plate glass, shop windows. A shed roof porch supported by wood posts extends across the storefront.



Figure 4. Storage shed..



Figure 5. Wash rack.



Figure 6. Garage.



Figure 7. Shop.



Figure 8. Sales room.

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # P-

HRI #

NRHP Status Code:

Resource Name or #: 8145 Highway 116

Page 4 of 8

B1. Historic Name: Burt's/H-G Tractor Sales

B2. Common Name: Red's Recovery Room

B3. Original Use: Residence and commercial

B4. Present Use: None

B5. Architectural Style: None

B6. Construction History:

B7. Moved? No **Date:** NA

Original Location: NA

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance:

Theme: Rural Subdivisions

Area: Sonoma County

Period of Significance:

Property Type: Buildings

Applicable Criteria:

Context Statement

During the latter part of the nineteenth century, there was a notable trend toward division of large holdings in the southwest Santa Rosa area. The earliest of these subdivisions broke large tracts of land into smaller farm parcels “large enough to accommodate a successful farming venture” (Praetzellis *et al.* 1989:18). The Santa Rosa Farms Company capitalized on this trend, purchasing many large holding in the area and dividing them into small farm lots.

B11. Additional Resource Attributes:

B12. References:

See Continuation Sheet page 7

B13. Remarks:

B14. Evaluator: V. Beard

Date of Evaluation: June 2016



North ↑

CONTINUATION SHEET

Page 5 of 8
Recorded by: V. Beard

Primary #:
HRI #:
Trinomial:
Resource Name or #: 8145 Highway 116
Date: June 2016

B10. Significance: (Continued)

As the twentieth century progressed, however, lots created through these subdivisions were generally too small to provide a family's primary source of income. Work outside the home became increasingly necessary to sustain a family's economic viability, and there was greater reliance on goods sold at retail outlets. Where, in the past, large farms and ranches were relatively self-sufficient, families living on these small farms could not meet all their own needs.

Division of rural lands also brought with it an increase in the number of people living in areas isolated from amenities readily found in town. As families began moving into the newly created rural subdivisions, the need for nearby groceries and supplies also grew. It was during this time frame that many small rural stores and shops opened their doors to provide needed supplies and services. Most often, the business proprietor lived on the same property, either in a separate building or above the store. This residential/commercial arrangement was an economically sound practice that became popular late in the nineteenth century. These businesses provided essentials that otherwise were not available except in town. By living above their shops, owners/operators were able to make the stores economically viable, sometimes augmenting their livelihood with small-scale farming or ranching on the same property.

Resource Types

Several types of properties are readily associated with the theme of rural subdivisions. Included are farmhouses, barns and other agricultural outbuildings such as chicken coops, granaries, and sheds of varying sizes and shapes; structures pertaining to the capture, retention, and conveyance of water; fencing; and pens. Commercial buildings associated with rural subdivisions would be shops for manufacturing and repairing tools and equipment; retail establishments such as feed, grocery, and hardware stores; hatcheries; and dairies.

Property History

This portion of Sonoma County was once part of the Cotate Rancho granted to Juan Castañeda in 1844 (Hoover et al. 1990:482). Castañeda failed to finalize the grant, and in 1857, the U.S. Land Commission patented the 17,238-acre rancho to Thomas S. Page (General Land Office 1857). Page and his six sons ran a stock ranch from 1858 until Page's death in the early 1890s. The Cotate Rancho remained relatively intact during Page's lifetime despite the fact that some 4,500 acres of land was siphoned off by squatters, some of whom eventually paid Page for their land. After his death, the Page heirs began subdividing the rancho, forming the Cotati Company in 1892 to sell their land. The Cotati Company, a San Francisco-based business, advertised 8,000 acres of the rancho for sale in the 1898 county atlas, touting the land as suitable for villa sites as well as for a multitude of agricultural products (Reynolds and Proctor 1898:36).

The parcel at 8145 Highway 116 comprises the south portion of Lot number 164 of the Cotati Company Subdivision No. 7, which includes lands projecting northwestward from town along Gravenstein Highway, what was then known as the Sebastopol Road. Fred W. Howard purchased Lot 164 from the Cotati Company in 1922 (Block Books 14/242). Fred Howard held title to the property until 1977 when title was transferred from Harold W. and Ruth Howard to Gary and Diane Howard, and Doug and Diane Scheffler (Official Records 3084/426). The transfer between Fred and Harold was not found in the County Recorder's records. Very little information was found for Fred Howard and his wife Ethel. In 1925, they were living in Oakland, and Fred is listed as a civil engineer (Polk 1925). In 1932, they were living in San Francisco where they took on lodgers (Polk 1932). The 1956 Petaluma City Directory lists Harold W. Howard at 8145 Highway 116. He was likely living on the property the entire time. Harold Howard was proprietor of the H-G Equipment Co., which constituted the set of commercial builds on this parcel. By 1978, Louis Giacometti and son Loren were running the business.

The house at 8145 Highway 116 was presumably the home of Harold Howard and his wife Ruth. It was converted to a bar known as "Burt's" sometime before 1976. In 1976, Robert (Red) Lehan changed the name to "Red's Recovery Room," and he and his wife kept the bar running until about 2003 when he sold to one of his bartenders. Red's Recovery Room was a well-known, local watering hole with a reputation for being the epitome of a dive bar. Red's closed for good in 2009.

CONTINUATION SHEET

Page 6 of 8
Recorded by: V. Beard

Primary #:
HRI #:
Trinomial:
Resource Name or #: 8145 Highway 116
Date: June 2016

Statement of Significance

This building was evaluated for inclusion on the California Register of Historical Resources (California Register). Briefly, a resource eligible for the California Register is one that meets one of the following criteria.

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

Each of the California Register criteria was considered in determining the importance of the buildings at 8145 Highway 116. Criteria 2 through 4 were rejected because research found no historically important people associated with this property (Criterion 2), the buildings are not architecturally distinctive (Criterion 3), and they possess no intrinsic qualities that will yield important information (Criterion 4).

Criterion 1 requires that a resource be "associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage." Because this property is associated with the rural subdivision phenomenon, which has been determined to be an important historical theme in this part of Sonoma County, Criterion 1 was given additional consideration. Rural commercial enterprises such as H-G Equipment Company were important elements of rural subdivisions. They brought products and services to rural areas and were the harbingers of later retail chains. The later conversion of the house into a bar is also a part of the trend often manifest as a combination of store and living quarters. The key to determining if resources are eligible for inclusion in the California Register is whether the resources can project the importance of the establish historic context. In our opinion, neither the residence/bar nor the commercial buildings meet that standard. The house/bar was continually modified through the late 20th century and lacks integrity of design, material, and association. It is not a good representative of a rural business associated with rural subdivisions. The commercial portion of the property retains a higher level of integrity but is still does not represent the typical, rural business of the late 19th and early 2th century rural subdivision. The buildings at 8145 Highway 116 do not appear eligible for inclusion in the California Register.

CONTINUATION SHEET

Page 7 of 8
Recorded by: V. Beard

Primary #: P-
HRI #:
Trinomial:
Resource Name or #: 8145 Highway 116
Date: June 2016

B12. References:

General Land Office

1857 Plat of Cotate Rancho. Department of the Interior, Washington, D.C.

Hoover, M., H. Rensch, E. Rensch, W. Abeloe

1966 *Historic Spots in California*. 3rd edition. Stanford University Press. Stanford.

Pacific Telephone & Telegraph

1944 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1944 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1949 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1950 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1955 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1961 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

Polk, R.L.

1925 Polk's Oakland, Berkeley, Alameda City Directory, 1925. R.L. Polk Co., San Francisco.

1932 Polk's Crocker-Langley San Francisco City Directory, 1932. R.L. Polk Co., San Francisco.

1935 Polk's Directory of Santa Rosa, Petaluma, and Sonoma County. R.L. Polk Co., San Francisco.

1938 Polk's Directory of Santa Rosa, Petaluma, and Sonoma County. R.L. Polk Co., San Francisco.

1956 Polk's Petaluma City Directory. R.L. Polk Co., San Francisco.

1968 Polk's Petaluma City Directory. R.L. Polk Co., Los Angeles.

1974 City Directory for Petaluma, 1974. R.L. Polk Co., El Monte.

1978 City Directory for Petaluma, 1978. R.L. Polk Co., El Monte.

Praetzellis, M., S. Stewart, A. Praetzellis, and D. Fredrickson

1989 *Historic Property Survey Report, Stony Point Road Reconstruction Project, located between Petaluma and Santa Rosa, Sonoma County, California*. Document S-11709 on file at the Northwest Information Center, Sonoma State University.

Praetzellis, M., S. Stewart, A. Praetzellis, D. Harris, and D. Fredrickson

1989 *Historic Property Survey Report, Stony Point Road Reconstruction Project, located between Petaluma and Santa Rosa, Sonoma County, California*. Document S-11710 on file at the Northwest Information Center, Sonoma State University.

Reynolds, W. and T. Proctor

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

Thompson, T.H. & Co.

1877 Historical Atlas Map of Sonoma County, California. T.H. Thompson & Co., Oakland, California.

United States Geological Survey

1916 Santa Rosa 15' quadrangle. Department of the Interior, Washington, D.C.

1927 Santa Rosa 15' quadrangle. Geological Survey, Washington, D.C.

1944 Santa Rosa 15' quadrangle. Geological Survey, Washington, D.C.

1954 Cotati 7.5' quadrangle. Geological Survey, Washington, D.C.

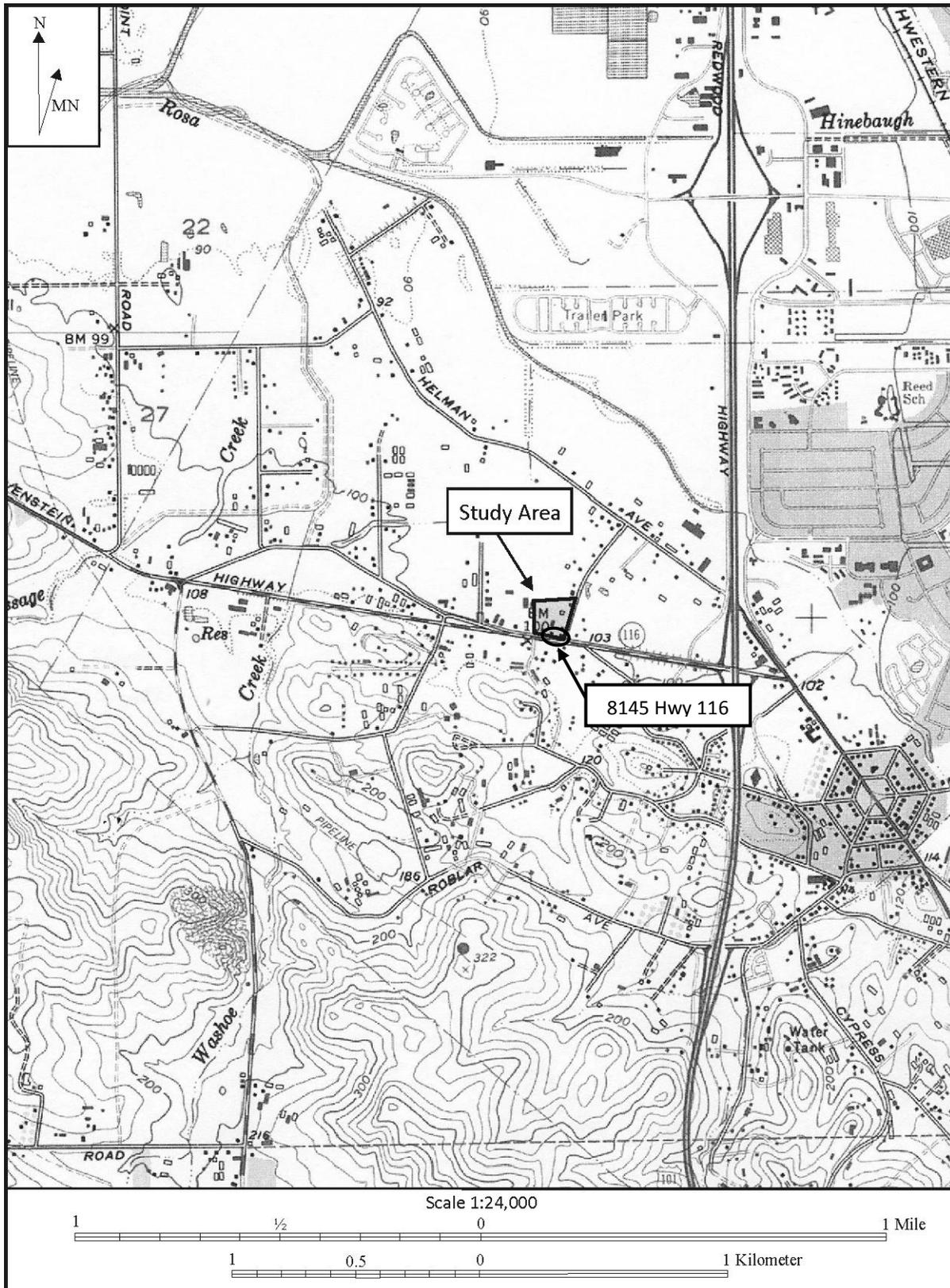
1968 Cotati 7.5' quadrangle. Geological Survey, Washington, D.C.

LOCATION MAP

Page 8 of 8
Map Name: Cotati

Scale: 7.5'

Primary #: P-
HRI #:
Trinomial:
Resource Name or #: 8145 Highway 116
Date of Map: 1980



PRIMARY RECORD

Primary # P-

HRI #

Trinomial:

NRHP Status Code:

Resource Name or #: 7515 Alder Avenue

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 7

P1. Other Identifier:

P2. Location: Unrestricted

b. USGS 7.5' Quad: Cotati

T 6 N/R 8 W; 1/4 of 1/4 of Sec. ; MDBM (Rancho Cotate land grant)

c. Address: 7515 Alder Avenue

d. UTM: Zone: 10 524360 mE

524360 mE

a. County: Sonoma

Date: 1980

City: Cotati **Zip:** 94928

4242770 mN **Residence 1**

4242770 mN **Residence 2**

e. Other Locational Information:

P3a. Description: The parcel at 7515 Alder Avenue contains two residences. Residence 1 is a pre-1916, single-family dwelling that was built on a rectangular plan with a steep, gable-on-hip roof. The original front door was on the south elevation but at present the main entry is on the north elevation where an added, enclosed porch is located. County records show that the front porch was enclosed c. 1966. There is also an addition along the west elevation. The house is clad with lapped, wood siding that is poorly aligned where additions were made. The lower level windows are covered with plywood but a photograph in the County Assessor's file shows relatively tall, one-over-one, double-hung, wood sashes. Windows on the south elevation were changed to aluminum sliders, possibly when the front porch was enclosed. At the gabled ends, dormers were added to the roof and the dormer has aluminum, horizontal sliding windows. The house exhibits multiple "scars" where windows were removed or reconfigured. A one-bay, detached garage is situated near the southeast corner of the house. (Continued on page 2)

P3b. Resource Attributes: HP2 (single-family property)
HP4 (ancillary building)

P4. Resources Present: Buildings

P5./P5b. Photograph /Description of Photo: Residence 1 and detached garage, facing west.



P6. Date Constructed/Age and Sources:

Early 20th century
Research/County records

P7. Owner and Address:

Townsend Capital Partners
1101 5th Avenue, Ste 300
San Rafael, CA 94901

P8. Recorded by:

V. Beard
Tom Origer & Associates
P.O. Box 1531
Rohnert Park, CA 94927

P9. Date Recorded:

April 2016

P10. Type of Survey:

Property specific

P11. Report Citation:

J. Franco and V. Beard 2016

A Cultural Resources Study for the Proposed Residential Care Facility at 8145 Highway 116 and 7515 Alder Avenue, Cotati Sonoma County, California.

P12. Attachments: Building, Structure, and Object Record; Continuation Sheets; Location Map

CONTINUATION SHEET

Page 2 of 7
Recorded by: V. Beard

Primary #:
HRI #:
Trinomial:
Resource Name or #: 7515 Alder Avenue
Date: June 2016

P3a. Description: (continued from page 1)



Figure 1. South elevation of Residence 1. This was originally the front of the house.

Residence 2 is a one-story, cross-gabled building clad with plywood and battens. Windows throughout the house are aluminum or vinyl sashes and sliders. This building first shows on the 1968 revision of the 1954 USGS Cotati map, placing its date of construction between 1954 and 1968. Field observations concur with that time frame. An adjacent garage appears to be older and was likely once an outbuilding associated with Residence 1.



Figure 2. East (front) elevation of Residence 2.

Figure 3. West (rear) elevation of Residence 2. Part of garage at far right.



BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # P-

HRI #

NRHP Status Code:

Resource Name or #: 7515 Alder Avenue

Page 3 of 7

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Vacant

B5. Architectural Style: Unknown/vernacular

B6. Construction History:

B7. Moved? No **Date:** NA

Original Location: NA

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance:

Theme: Rural Subdivisions

Area: Sonoma County

Period of Significance:

Property Type: Buildings

Applicable Criteria:

Context Statement

During the latter part of the nineteenth century, there was a notable trend toward division of large holdings in the southwest Santa Rosa area. The earliest of these subdivisions broke large tracts of land into smaller farm parcels “large enough to accommodate a successful farming venture” (Praetzellis *et al.* 1989:18). The Santa Rosa Farms Company capitalized on this trend, purchasing many large holding in the area and dividing them into small farm lots.

B11. Additional Resource Attributes:

B12. References:

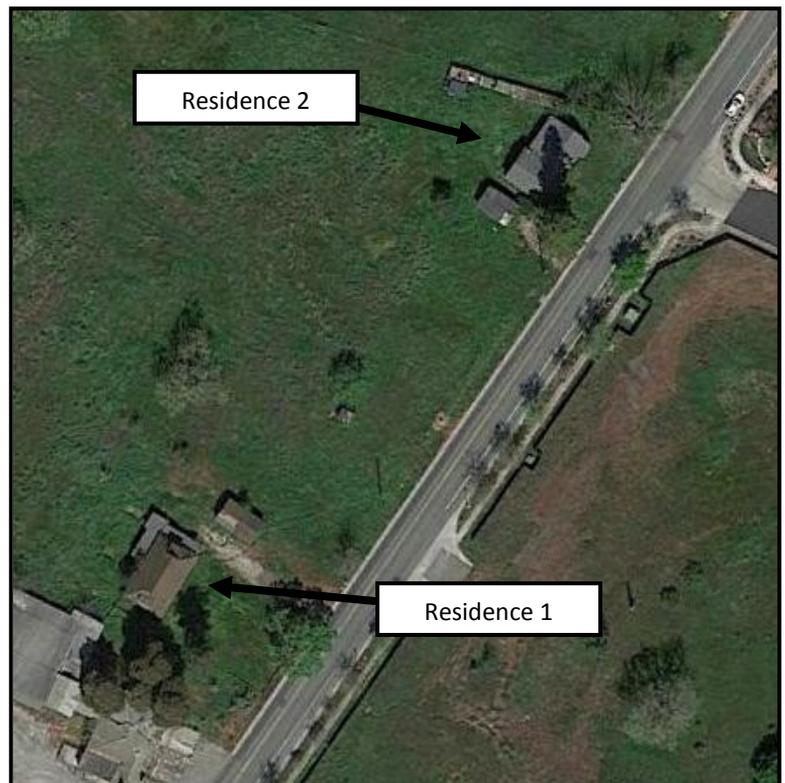
See Continuation Sheet page 6

B13. Remarks:

B14. Evaluator: V. Beard

Date of Evaluation: June 2016

North ↑



CONTINUATION SHEET

Page 4 of 7

Recorded by: V. Beard

Primary #:

HRI #:

Trinomial:

Resource Name or #: 7515 Alder Avenue

Date: June 2016

B10. Significance: (Continued)

As the twentieth century progressed, however, lots created through these subdivisions were generally too small to provide a family's primary source of income. Work outside the home became increasingly necessary to sustain a family's economic viability, and there was greater reliance on goods sold at retail outlets. Where, in the past, large farms and ranches were relatively self sufficient, families living on these small farms could not meet all their own needs.

Division of rural lands also brought with it an increase in the number of people living in areas isolated from amenities readily found in town. As families began moving into the newly created rural subdivisions, the need for nearby groceries and supplies also grew. It was during this time frame that many small rural stores and shops opened their doors to provide needed supplies and services. Most often, the business proprietor lived on the same property, either in a separate building or above the store. This residential/commercial arrangement was an economically sound practice that became popular late in the nineteenth century. These businesses provided essentials that otherwise were not available except in town. By living above their shops, owners/operators were able to make the stores economically viable, sometimes augmenting their livelihood with small-scale farming or ranching on the same property.

Resource Types

Several types of properties are readily associated with the theme of rural subdivisions. Included are farmhouses, barns and other agricultural outbuildings such as chicken coops, granaries, and sheds of varying sizes and shapes; structures pertaining to the capture, retention, and conveyance of water; fencing; and pens. Commercial buildings associated with rural subdivisions would be shops for manufacturing and repairing tools and equipment; retail establishments such as feed, grocery, and hardware stores; hatcheries; and dairies.

Property History

This portion of Sonoma County was once part of the Cotate Rancho granted to Juan Castañeda in 1844 (Hoover et al. 1990:482). Castañeda failed to finalize the grant, and in 1857, the U.S. Land Commission patented the 17,238-acre rancho to Thomas S. Page (General Land Office 1857). Page and his six sons ran a stock ranch from 1858 until Page's death in the early 1890s. The Cotate Rancho remained relatively intact during Page's lifetime despite the fact that some 4,500 acres of land was siphoned off by squatters, some of whom eventually paid Page for their land. After his death, the Page heirs began subdividing the rancho, forming the Cotati Company in 1892 to sell their land. The Cotati Company, a San Francisco-based business, advertised 8,000 acres of the rancho for sale in the 1898 county atlas, touting the land as suitable for villa sites as well as for a multitude of agricultural products (Reynolds and Proctor 1898:36).

The parcel at 7515 Highway 116 comprises the south portion of Lot number 164 of the Cotati Company Subdivision No. 7, which includes lands projecting northwestward from town along Gravenstein Highway, what was then known as the Sebastopol Road. Fred W. Howard purchased Lot 164 from the Cotati Company in 1922 (Block Books 14/242). Fred Howard held title to the property until 1977 when title was transferred from Harold W. and Ruth Howard to Gary and Diane Howard, and Doug and Diane Scheffler (Official Records 3084/426). The transfer between Fred and Harold was not found in the County Recorder's records. Very little information was found for Fred Howard and his wife Ethel. In 1925, they were living in Oakland, and Fred is listed as a civil engineer (Polk 1925). In 1932, they were living in San Francisco where they took on lodgers (Polk 1932). The 1956 Petaluma City Directory lists Harold W. Howard at 8145 Highway 116. He was likely living on the property the entire time. Harold Howard and Louis Giacometti were proprietors of the H-G Equipment Co., which constituted the set of commercial builds on the adjacent parcel.

The two houses on this parcel appear to have been used as rental properties in the mid to late 20th century. The Howard family sold this 3.13-acre parcel to M.J. Terhune in 1998.

CONTINUATION SHEET

Page 5 of 7
Recorded by: V. Beard

Primary #:
HRI #:
Trinomial:
Resource Name or #: 7515 Alder Avenue
Date: June 2016

B10. Significance: (Continued)

Statement of Significance

This building was evaluated for inclusion on the California Register of Historical Resources (California Register). Briefly, a resource eligible for the California Register is one that meets one of the following criteria.

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

Each of the California Register criteria was considered in determining the importance of the buildings at 8145 Highway 116. Criteria 2 through 4 were rejected because research found no historically important people associated with this property (Criterion 2), the buildings are not architecturally distinctive (Criterion 3), and they possess no intrinsic qualities that will yield important information (Criterion 4).

Criterion 1 requires that a resource be "associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage." Because this property is associated with the rural subdivision phenomenon, which has been determined to be an important historical theme in this part of Sonoma County, Criterion 1 was given additional consideration. While Residence 1 is associated with the theme of rural subdivisions, it lacks the integrity to adequately convey the sense of a small rural farm. Maps, aerial photographs, and county records indicate that at one time there were several outbuildings on this parcel, including a barn and chicken houses. Those buildings are now gone, and the house has been highly modified such that it no longer represents an early 20th century home. Residence 2 is a late-20th century building that lacks architectural distinction. In our opinion, none of the buildings on this parcel meet the criteria for inclusion in the California Register.

CONTINUATION SHEET

Page 6 of 7

Recorded by: V. Beard

Primary #: P-

HRI #:

Trinomial:

Resource Name or #: 7515 Alder Avenue

Date: June 2016

B12. References:

General Land Office

1857 Plat of Cotate Rancho. Department of the Interior, Washington, D.C.

Hoover, M., H. Rensch, E. Rensch, W. Abeloe

1966 *Historic Spots in California*. 3rd edition. Stanford University Press. Stanford.

Pacific Telephone & Telegraph

1944 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1944 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1949 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1950 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1955 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

1961 Sonoma, Lake, and Mendocino County Telephone Directory. Pacific Telephone & Telegraph.

Polk, R.L.

1925 Polk's Oakland, Berkeley, Alameda City Directory, 1925. R.L. Polk Co., San Francisco.

1932 Polk's Crocker-Langley San Francisco City Directory, 1932. R.L. Polk Co., San Francisco.

1935 Polk's Directory of Santa Rosa, Petaluma, and Sonoma County. R.L. Polk Co., San Francisco.

1938 Polk's Directory of Santa Rosa, Petaluma, and Sonoma County. R.L. Polk Co., San Francisco.

1956 Polk's Petaluma City Directory. R.L. Polk Co., San Francisco.

1968 Polk's Petaluma City Directory. R.L. Polk Co., Los Angeles.

1974 City Directory for Petaluma, 1974. R.L. Polk Co., El Monte.

1978 City Directory for Petaluma, 1978. R.L. Polk Co., El Monte.

Praetzellis, M., S. Stewart, A. Praetzellis, and D. Fredrickson

1989 *Historic Property Survey Report, Stony Point Road Reconstruction Project, located between Petaluma and Santa Rosa, Sonoma County, California*. Document S-11709 on file at the Northwest Information Center, Sonoma State University.

Praetzellis, M., S. Stewart, A. Praetzellis, D. Harris, and D. Fredrickson

1989 *Historic Property Survey Report, Stony Point Road Reconstruction Project, located between Petaluma and Santa Rosa, Sonoma County, California*. Document S-11710 on file at the Northwest Information Center, Sonoma State University.

Reynolds, W. and T. Proctor

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

Thompson, T.H. & Co.

1877 Historical Atlas Map of Sonoma County, California. T.H. Thompson & Co., Oakland, California.

United States Geological Survey

1916 Santa Rosa 15' quadrangle. Department of the Interior, Washington, D.C.

1927 Santa Rosa 15' quadrangle. Geological Survey, Washington, D.C.

1944 Santa Rosa 15' quadrangle. Geological Survey, Washington, D.C.

1954 Cotati 7.5' quadrangle. Geological Survey, Washington, D.C.

1968 Cotati 7.5' quadrangle. Geological Survey, Washington, D.C.

LOCATION MAP

Primary #: P-
HRI #:
Trinomial:
Resource Name or #: 7515 Alder Avenue
Date of Map: 1980

Page 7 of 7
Map Name: Cotati

Scale: 7.5'

