



EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

A HISTORIC PROPERTY SURVEY FOR THE PROPOSED JAGUAR WAY EXTENSION – WINDSOR ROAD TO STARR ROAD PROJECT, TOWN OF WINDSOR, SONOMA COUNTY, CALIFORNIA

PREPARED FOR:

Olivia Ervin, Environmental Planner
M-Group
1303 Jefferson Street, Suite 100-B
Napa, CA 95449

PREPARED BY:

Stacey De Shazo, M.A.
Principal Architectural Historian
stacey@evans-deshazo.com

March 15, 2018

Evans & De Shazo, Inc.
6876 Sebastopol Avenue
Sebastopol, CA 95472
707-812-7400
www.evans-deshazo.com

ABSTRACT

Evans & De Shazo, Inc. (EDS) completed a Historic Resource Evaluation (HRE) for the proposed Jaguar Way Extension - Windsor Road to Starr Road project (Project) located north of Windsor High School between Windsor Road and Starr Road in the Town of Windsor, Sonoma County, California. The HRE was conducted to meet the requirements of Section 106 of the National Historic Preservation Act (NHPA). The purpose of the HRE was to determine if the built environment resources located within the Project's indirect Area of Potential Effect (indirect APE) that are at least 50 years of age are eligible for listing on the National Register of Historic Places (NRHP). The indirect APE consists of three properties that include a ca. 1950 house at 8705 Windsor Road within Assessor Parcel Number (APN) 066-510-052, a 1934 house at 9050 Starr Road within APN 066-180-060, and a ca. 1945 house at 9049 Starr Road within APN 066-180-030.

The HRE was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of Interior's professional qualification standards in historic architecture and history. The methods used to complete the HRE included a record search and review of documentation available at local repositories, as well as various online sources to provide an understanding of the three properties and the surrounding area to assist in the development of the historic context, and a field survey of the indirect APE to document the built environment resources to determine the age, materials, use, style, and assess the potential eligibility for listing on the National Register of Historic Places (NRHP).

The built environment resources within the indirect APE that include a ca. 1950 house, a 1934 house, and ca. 1945 house are not recommended eligible for listing on the NRHP; therefore, they are not considered to be historic properties under Section 106 of the NHPA. The built environment resources were documented on Department of Parks and Recreation (DPR) 523 forms as part of the evaluation (Appendix A).



TABLE OF CONTENTS

INTRODUCTION	1
PROJECT AREA	1
AREA OF POTENTIAL EFFECT (DIRECT AND INDIRECT)	2
REGULATORY SETTING	5
NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106	5
PURPOSE AND METHODS	6
HISTORIC SETTING	6
THE MEXICAN PERIOD (1821 - 1846)	7
EARLY AMERICAN PERIOD (1848 - 1900)	7
LATE AMERICAN PERIOD (POST-1900)	10
AGRICULTURAL DEVELOPMENT	13
AMERICAN AGRICULTURE IN THE EARLY TWENTIETH CENTURY	14
EARLY TWENTIETH RURAL ARCHITECTURE	14
VERNACULAR ARCHITECTURE	14
“RANCH HOUSE” ARCHITECTURE (1945 -1970)	15
LITERATURE SEARCH AND REVIEW	15
LOCAL RESEARCH	15
ONLINE RESEARCH	15
NWIC	16
INVENTORIES	16
HISTORIC RESOURCE FIELD SURVEY	18
EDS-01: 8705 WINDSOR ROAD (APN 066-510-052)	18
EDS-02: 9050 STARR ROAD (APN 066-180-060)	21
EDS-03: 9049 STARR ROAD (APN 066-180-030)	23
EVALUATION FOR HISTORIC SIGNIFICANCE	26
EVALUATION CRITERIA	26
NRHP EVALUATION	26
HISTORIC INTEGRITY	28
CONCLUSIONS	30
REFERENCES CITED	31



INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by M-Group to provide an HRE and a Cultural Resources Survey (CRS) for the proposed Jaguar Way Extension - Windsor Road to Starr Road Project (Project) located north of Windsor High School between Windsor Road and Starr Road in the Town of Windsor, Sonoma County, California. To ensure compliance with Section 106 of the NHPA, an HRE and CRS are required to determine if there are any Historic Properties or Historical Resources that could be impacted by the proposed Project or that warrant consideration of alternative alignments to avoid adverse impacts. The HRE consists of the survey, documentation, and evaluation of the built environment resources that are at least 50 years of age that have the potential to be impacted by the Project. The built environment resources are located within three properties that include 8705 Windsor Road within APN 066-510-052, 9050 Starr Road within APN 066-180-060, and 9049 Starr Road within APN 066-180-030, which make-up the indirect APE. The HRE was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A. to determine if any of the built environment resources within the indirect APE are eligible for listing on the NRHP. Although the Project is also subject to review under the California Environmental Quality Act (CEQA), the review under CEQA only pertains to the area of direct impact, and so the built-environment resources within the indirect APE are not subject to review under CEQA.

The results of the CRS are presented in a separate report titled *"A Cultural Resources Survey for the Jaguar Way Extension - Windsor Road to Starr Road Project, Town of Windsor, Sonoma County, California"*.¹

The results of the HRE are presented herein.

PROJECT AREA

The Project Area includes the proposed alignment of the new public roadway, called Jaguar Way, and a Staging Area that will be used during roadway construction (Figure 1). The proposed roadway alignment is approximately 30-foot wide and 2,640-foot long (0.5-mile) and extends from Windsor Road on the east to Starr Road on the west, encompassing approximately 2.6 acres. The proposed roadway is bounded by Windsor Road on the east, Windsor High Schools' parking lot and athletic fields, and one single-family home on the south, Starr Road on the west, and six single-family homes (one at the west end and five at the east end), and Louis B. Keiser Park (Keiser Park) on the north. Approximately 2,185 feet of the proposed 2,640-foot long Jaguar Way currently consists of a partially paved and partially graveled non-public roadway; and a 245-foot section of an existing paved pedestrian path. The remaining 455 feet portion crosses Starr Creek and consists of a partially graveled, undeveloped right-of-way. The Staging Area consists of approximately 1.45-acres in the southwest portion of Keiser Park that is currently a vacant graveled lot. The Staging Area is boarded by an athletic field (within Keiser Park) on the east, the proposed roadway on the south, and a tributary of Starr Creek on the west and north. The total estimated size of the Project Area is 4.07-acres.

¹ Sally Evans, *A Cultural Resources Survey for the Jaguar Way Extension - Windsor Road to Starr Road Project, Town of Windsor, Sonoma County, California*, Evans & De Shazo. 2018

On the USGS 7.5-minute Healdsburg quadrangle (1993), the Project Area lies in Section 14 of Township 8 North, Range 9 West, Mt. Diablo Base and Meridian. The Universal Transverse Mercator (UTM) grid coordinates at the east and west ends of the Project Area are: 4266143 Meters North and 515958 Meters East (east end), and 4266152 Meters North and 515174 Meters East (west end), Zone 10, as determined by measurement from the USGS 7.5' Healdsburg, California quadrangle (1993).

AREA OF POTENTIAL EFFECT (DIRECT AND INDIRECT)

The regulations implementing the Section 106 review process requires that an APE be defined for the Project (36 CFR 800.16(d)). The APE is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking”.

A direct APE and an indirect APE have been defined for the Project. The direct APE is the area that will be directly affected by the proposed Project and the indirect APE is the area within which the Project may cause indirect affects to potential historic properties (Figure 2). The direct APE for the proposed Project is the Project Area that includes the proposed roadway alignment that is approximately 30-feet wide and 2,640-feet long (0.5-mile), encompassing approximately 2.6 acres, and the proposed Staging Area, for a total of 4.07-acres. The indirect APE for the proposed Project includes three adjacent properties that contain buildings that are at least 50 years of age that include 8705 Windsor Road within APN 066-510-052, 9050 Starr Road within APN 066-180-060, and 9049 Starr Road within APN 066-180-030.

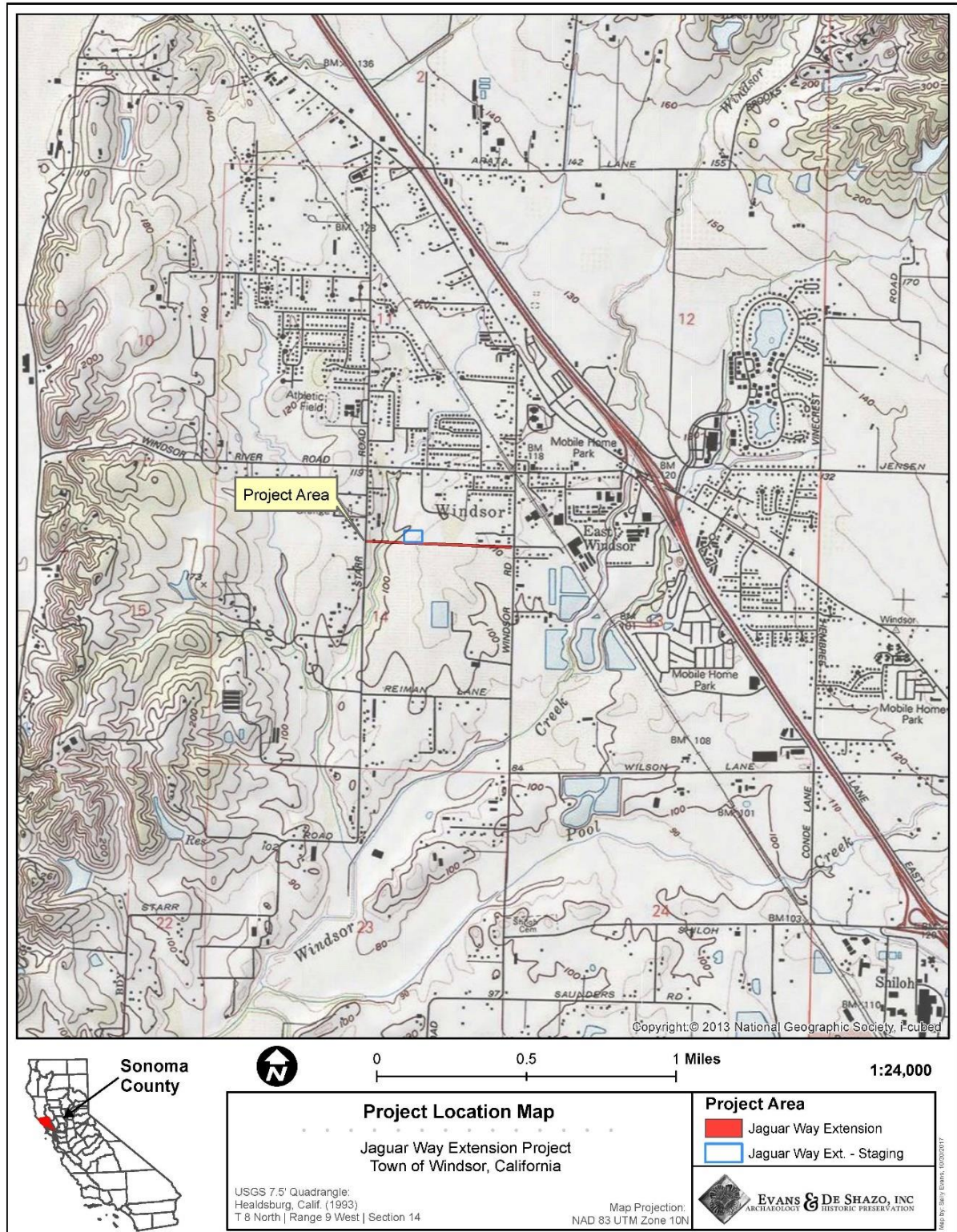


Figure 1: Proposed Project Area Map.



Figure 2: Aerial map showing direct APE and indirect APE.



REGULATORY SETTING

The proposed Project is subject to Section 106 of the NHPA and its implementing regulations 36 CFR Part 800. These regulations, as they pertain to cultural resources, are outlined below.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

Section 106 pertains to Federal “undertakings,” defined as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency, those carried out with Federal financial assistance, and those requiring a Federal permit, license or approval. The NHPA directs federal agencies to take into account (through identification, recordation and mitigation) the effects of proposed activities on historic properties and give the Advisory Council on Historic Preservation (ACHP) an opportunity to comment. Historic properties are properties that are included in the NRHP or that meet the criteria for the National Register.

National Register of Historic Places (NRHP)

Historic properties are districts, sites, buildings, structures, and objects listed or found eligible for listing in the NRHP. Unlisted properties are evaluated against the National Register criteria to determine eligibility for listing, in consultation with the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) and any Native American Tribe that may attach religious or cultural importance to them.

The five property types include:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “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:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site:** 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 building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.



In order to be included or qualify for the National Register, a building, structure, object, site or district must possess significance in American history, architecture, archaeology, engineering or culture, and must be associated with an important historic context and retain historic integrity of those features necessary to convey its significance. The resource should possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet any of the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Is associated with the lives of persons important in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

PURPOSE AND METHODS

The purpose of the HRE was to determine whether there are any built environment resources at least 50 years of age within the indirect APE that have the potential to be considered a Historic Property for the purpose of Section 106 of the NHPA.

The methods used to complete the HRE included research and review of documentation available at local repositories, as well as various online sources to provide an understanding of the development history of the indirect APE and the surrounding area to assist in the development the historic context. Information reviewed includes Polk's city directories, Sanborn Fire Insurance maps, and Sonoma County Assessor deed records. Additionally, the Town of Windsor Historic Register was reviewed to identify and obtain documentation for surveyed or designated historical resources within the boundaries or in the immediate vicinity of the indirect APE. In addition, relevant records obtained from the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) on November 1, 2017 (NWIC File #17-1293) as part of the record search conducted for the CRS were also reviewed. Stacey De Shazo, M.A., also conducted a field survey of the indirect APE on January 22, 2018. The purpose of the field survey was to document the built environment resources that are at least 50 years of age and to identify the style, character-defining features, materials, and alterations of the built environment resources, and associated landscapes.

HISTORIC SETTING

This section describes the historic setting of the indirect APE and the surrounding area to provide a basis for understanding the built environment resources within the indirect APE to assess their potential historic significance.



THE MEXICAN PERIOD (1821 - 1846)

In 1821, Mexico gained its independence from Spain with the signing of the Treaty of Córdoba and took possession of California, marking the end of the Spanish mission period and the beginning of the rancho period in "Alta California". Under Mexican rule, significant changes occurred throughout California during this time due to the lack of strong oversight and military rule that was previously imposed by the Spanish. In 1833, secularization saw Mission land and property dissolved and new opportunities arose for trade when foreign ships, which had previously been held off by Spanish guarded military ports, were allowed to dock thus providing a variety of provisions throughout California. These provisions included tea, coffee, sugars, spices, and spirits of all kinds, as well as a variety of manufactured goods, which made their way into the region. These new imports were taxed and became the main source of revenue for the Mexican government. Likewise, goods produced in Alta California were exported under the Mexican rule, which bolstered the hide and tallow trade that became the primary business in California during this time.

The Mexican colonial authorities further encouraged settlement of Alta California by permitting foreigners to take up residence and by giving politically prominent persons large land grants called ranchos. Because of this, the 20 or so ranchos that had existed during the Spanish period increased to roughly 800 ranchos that varied between 10,000 and 20,000 acres in size. A total of 22 ranchos were established in present-day Sonoma County during the Mexican Period. Most ranchos were located along the coast or major water ways so that their products, mainly hides and tallow, could be easily loaded aboard vessels and exported. Since the income of the rancho was dependent on the amount of hide and tallow produced, a family's wealth was determined by the size of their rancho, number of cattle they owned, and the availability of a labor force, which consisted mostly of Indians and poor Mexicans who depended on the rancho owners for their basic needs during this time. At the time, the Project Area was not part of rancho, but was located approximately 1.0 mile east of the 17,892-acre *Rancho Los Molinos* that was granted in 1833 by Governor Jose Figueroa to John B.R. Cooper, who immigrated to the United States (U.S.) from the British Channel Islands as a child. Located 1.2 miles to the southeast was another rancho, called *Rancho Sotoyome* that consisted of 35,000-acres granted in 1841 by Governor Juan Alvarado to Henry D. Fitch who was a native of Massachusetts, a sea captain and trader who was the first American settler in San Diego in 1829.

EARLY AMERICAN PERIOD (1848 - 1900)

The early American Period in California is marked by the end of the Mexican American War when the U.S. took possession of the territories of California and New Mexico in the signing of the Treaty of Guadalupe Hidalgo in 1848. The Treaty of Guadalupe Hidalgo provided the resident Mexicans their American citizenship and guaranteed title to land granted in the Mexican period; although with the excitement of the Gold Rush, from 1848 to 1850, land claims in California were temporarily put aside. However, the California Gold Rush and the potential for wealth drew numerous settlers to the area from all over the U.S., as well as Scotland, Ireland, England, Germany, and France, and land ownership disputes quickly arose. To resolve disputes, the U.S. Congress created the U.S. Land Commission following admission of California into the Union in 1850 to validate the land titles of Spanish and Mexican land grants in California. Although the Commission eventually confirmed most land grants, the cost of litigation forced most Californios to lose their land and cattle, and



more often than not their land was lost to newly arriving American settlers and the lawyers who were hired to defend land titles.²

In 1851, California was divided into 27 counties, including Sonoma County that also included present-day Mendocino County during this time. The U.S. Public Lands Survey System (PLSS) was utilized to subdivide public domain lands (i.e. land not granted in the Spanish and Mexican periods and considered lands owned by the Federal government for the benefit of the citizens of the U.S.) into 6-mile-square townships that are subdivided into 36 one-mile-square (640-acre) sections, each made up of four 160-acre lots. In 1856, Sonoma County was divided into eleven townships, including the 41,423-acre Russian River Township where the Project Area is located. During this time, the Russian River Township contained the homesteads of only a few early settlers, including Tom and Ike Smith, J.W. Calhoun, John Prewett who became the first schoolmaster in 1853, James Campbell, H.J. Pool, James Brooks, L. Slusser, the Chitwood Brothers, J.W. Yates, Henry White, RT Mitchell, Alexander Wilson, George Brumfield, Robert Cunningham, and Hiram Lewis, one of Windsor's first settlers, who was a Pony Express rider and established Windsor's first post office in 1855. By 1856, Windsor had blacksmith shops, H.H. Lafferty's shoe shop, Lindsay & Clark's Dry Goods Store, Mister Jerome's grocery & meat market, two confectionary shops, a salon, a hotel and barroom, and a boarding house. Most settlers in the Russian River Township engaged in agriculture, stock raising, logging, and a few vacation and health resorts were established along the Russian River. Agricultural products included hops (a main product), wheat, barley, corn, rye, peas, beans, potatoes, grapes and other fruits, as well as ranching, and dairy farming.^{3 4} It is thought that "the town of Windsor in Sonoma County was named for its similarity to the beautiful parklands surrounding England's Windsor Castle."⁵

In 1872, the San Francisco and North Pacific (SF&NP) Railroad (later the Northwestern Pacific Railroad aka NWPRR), which was the first extensive standard gauge rail service to Sonoma County, reached the Town of Windsor. The railroad allowed farmers, within and near the Town of Windsor, to expand their agriculture production⁶ and because of the town's dependence on the railroad to ship products, the center of town eventually moved westward closer to the rail line where Windsor Station is located. This area became known as known as "West Windsor" (Figure 3), while the old location became known as "East Windsor". During this time, agricultural development included crops such as hops, prunes, apples, pears, and grapes. In 1886, the production of wine in Windsor was reported by the Sonoma County assessor as reaching 150,000 gallons. There were also many small farms that included sheep, cattle, and chicken ranches. In the late 19th century, the "Star" School (aka Starr School) was built on Starr Road approximately 1.5 miles southeast of the Project

² Nancy Olmsted, *Vanished Waters: A History of San Francisco's Mission Bay*. Mission Creek Conservancy, San Francisco. 1986.

³ Jane M. Engdahl. *History. Excerpted from The Project Windsor Report with permission from The Windsor Historical Society. Town of Windsor Official Website*. Accessed February 26, 2017. <https://www.townofwindsor.com/439/History>.

⁴ Sonoma County Historical Society. Sonoma County Historical Society. "Sonoma County Timeline". Accessed January 30, 2018. www.sonomacountyhistory.org.

⁵ Barbara F. Ray. *Windsor (Images of America)*. (Arcadia Publishing 2012).

⁶ Sonoma County Historical Society. Sonoma County Historical Society. "Sonoma County Timeline". Accessed January 30, 2018. www.sonomacountyhistory.org.



Area (Figure 4). Starr Road was originally a county road and served as an early wagon route, which were called star routes⁷, during the 19th century.



Figure 3. ca. 1900 photo of the Town of Windsor, facing east along the NWPRR with the train depot to the left (courtesy of the Sonoma County Library – Sonoma Heritage Collections).

⁷ Personal Conversation on March 7, 2018, with Stephen Lehmann, President of the Windsor Museum & Historical Society.



Figure 4. 1899 photo of the “Star Dist., June 21, 99” school
(courtesy of the Windsor Museum & Historical Society).

LATE AMERICAN PERIOD (POST-1900)

By the turn-of the twentieth century, the Town of Windsor, including the surrounding area where the Project Area is located, remained a rural agricultural community and nearly all the land within the Russian River Township, including the Town of Windsor, was under cultivation.⁸ Although the Town of Windsor remained a small rural farm town with a population of 532 in 1911, it received modern upgrades in the first two decades of the twentieth century when it got its first telephone system, franchised by W.C. Chisholm, and electricity fitted by the Cloverdale Electric Light and Power Company in 1911 (Figure 5). Also, in 1915 the Old Redwood Highway that served as a main transportation route was paved for the first time.^{9 10 11}

⁸ Tom Gregory. *History of Sonoma County California with Biographical Sketches of the leading men and women of the County, who have been identified with its growth and development from the early days to the present time.* (1911). 200.

⁹ Jane M. Engdahl. *History. Excerpted from The Project Windsor Report with permission from The Windsor Historical Society. Town of Windsor Official Website.* Accessed February 26, 2017. <https://www.townofwindsor.com/439/History>.

¹⁰ Tom Gregory. *History of Sonoma County California with Biographical Sketches of the leading men and women of the County, who have been identified with its growth and development from the early days to the present time.* (1911). 247.

¹¹ Barbara F. Ray. *Windsor (Images of America).* (Arcadia Publishing) 2012.



**Figure 5. 1915 photo showing the Town of Windsor
(courtesy of the Healdsburg Museum and Historical Society).**

From 1937 to 1938, during the height of the Great Depression, the Farm Securities Administration acquired 67-acres of land located south of the Town of Windsor along what is now Windsor River Road and established a migrant labor camp that supported migrants coming from Texas, Oklahoma, and Missouri. The camp was later reopened during World War II (WWII) as a German prisoner of war (POW) camp, known as Camp Windsor (Figure 6).

*"Captured German submarine crews and members of the Africa Corp were brought to the camp, where they worked on farms in the area. Old timers remember that surveillance was pretty lax, and prisoners had been known, during a friendly game of soccer, to go after the ball over a fence, and come back that night after a day in town. They never went far, because they didn't have much money, but there was enough for a beer in a friendly tavern. There were some stories of prisoners going all the way to San Francisco for the day; but most just went as far as Santa Rosa or Healdsburg. The camp closed shortly after the war ended and now all that remains are the foundations."*¹²

The POWs were brought by train and truck to the camp and served as cheap labor for local farmers and ranchers. POWs were given a quick training in pruning the local apple, pears, prunes and grape crops and were paid a modest \$0.80 a day for their work. Camp Windsor operated from mid-1944 to mid-1946. When

¹² Jane M. Engdahl. *History. Excerpted from The Project Windsor Report with permission from The Windsor Historical Society. Town of Windsor Official Website.* Accessed February 26, 2017. <https://www.townofwindsor.com/439/History>



WWII ended, the POWs were sent back to Europe where they worked an additional two years in England or France helping to rebuild before returning to their homes in 1947-48. Some of the guards married local girls and stayed in Windsor, and at least one prisoner returned to live in Windsor for a short time.¹³



Figure 6: Camp Windsor POW camp (<http://www.militarymuseum.org>).

In 1941, Sonoma County purchased 339-acres of agricultural land south of Windsor to construct an airstrip that was funded in part by grants from the Civil Aeronautics Authority (now known as the Federal Aviation Administration). By 1942, in support of WWII efforts, the U.S. Army took over the property from the County and added 826-acres to extend the original runway and to build a second runway, taxiways, apron areas, and other facilities that were needed to support the troops. During this time, the airport (which is now known as the Charles M. Schulz – Sonoma County Airport) was known as the Santa Rosa Army Airfield. The airfield was primarily used to train fighter pilots and squadrons, and at its peak, contained approximately 300 to 500 aircraft and housed approximately 10,000 personnel (Sonoma County Airport 2017). During WWII, “fighter planes were a familiar sight and sound day and night”.¹⁴ During this time, the vicinity of the Project Area, including Starr and Windsor roads, consisted of small farms with single-family houses, several small wineries including the “Windsor Winery” (unknown date), the Windsor Grange Hall (1926) located at 9161 Starr Road, and the “California Charcoal Company” (in operation from 1950 - 1953) that was located on Starr Road near Old Redwood Highway approximately 1.0 mile north of the Project Area. According the Windsor Historical Society, Starr Road consisted of small farms during the early to mid-twentieth century and the area remained

¹³ Windsor Historical Society. *POW Camp*. Accessed February 26, 2017. <http://www.windsorhistory.org/pow-camp/>.

¹⁴ Windsor Museum & Historical Society. *A day in the life of Windsor... yesterday and today*. Accessed February 26, 2017. <https://www.townofwindsor.com/439/History>.



undeveloped until the 1970s; however, the area along Windsor Road was more developed with small houses, farms, and several wineries.¹⁵

By the 1980s, the Town of Windsor saw a rapid growth in population and a housing boom. By 1992 the Town of Windsor was incorporated with a population of 12,655¹⁶, and in 1995 the Windsor High School was opened on Windsor Road.

AGRICULTURAL DEVELOPMENT

The history of agricultural development in the U.S. can offer significant insight into an area's resources, economy, and history. Agriculture in the U.S. served as the foundation for the developing nation and its economy. According to U.S. Department of Agriculture (USDA), at the end of the 18th century, "95 percent of the nation's nearly 4 million people lived in rural communities."¹⁷ In 1785, Thomas Jefferson celebrated the farmer, in writing that, "Cultivators of the earth are the most valuable citizens. They are the most vigorous, the most independent, the most virtuous & they are tied to their country & wedded to liberty & interest by the most lasting bonds."¹⁸ While federal laws did not require people farm the lands they acquired, lawmakers assumed that small freeholding farmers, or yeomen as they were known, would fill the public domain and help develop the new nation. As such, the Land Ordinance of 1785 created the U.S. Public Land Survey system designed to raise revenue and encourage "settlers to farm and farmers to settle".¹⁹ Although the labor was intensive, agricultural work became the largest source of employment in the U.S. In 1794, Eli Whitney invented the cotton gin, which allowed for greater productivity than manual labor and resulted in the increased production for clothing and other cotton goods manufacturing and sale. In 1837 John Deere's steel plow invention allowed farmers to break-up and till dense soils that could now more easily be planted with crops. During this time, natural grasses were replaced with grains such as corn and wheat, and farmers soon focused on monocultural crop production that offered them potentially greater profits. Before the Civil War (1861 - 1865), wheat fields stretched from Ohio to Kansas and wheat emerged as the leading Midwestern crop.²⁰ By the late nineteenth century, the relationship between agriculture and industry had become a significant factor in the U.S. economy and soon technological innovations brought by the railroads reshaped the U.S. agricultural economy. One area that changed tremendously during this time was the cattle industry, as railroads carried cattle and food products to urban populations as improved technologies pushed more people off the nation's farms and into its factories. By the first half of the twentieth century, 41 percent

¹⁵ Ibid.

¹⁶ United States Census Bureau. *Windsor town, California*. Accessed February 26, 2017. <https://www.census.gov/quickfacts/table/PST045215/0685922>.

¹⁷ "Rural America At a Glance," accessed February 6, 2018. <https://www.nal.usda.gov/usda-history>.

¹⁸ Letter from Thomas Jefferson to John Jay, 23 August 1785, Yale Law School, *The Letters of Thomas Jefferson: The Avalon Project*.

¹⁹ Victoria Saker Woeste, "Agriculture and the State, 1789–2000," in *The Cambridge History of Law in America, Volume II: The Twentieth Century and After (1920–)*, edited by Michael Grossberg and Christopher Tomlins, eds. (Cambridge, U.K.: Cambridge University Press, 2008), 523.

²⁰ Ted Steinberg, *Down to Earth*, Oxford University Press; 3 edition (June 29, 2012). 61.



of the U.S. workforce was employed in agriculture production.²¹

AMERICAN AGRICULTURE IN THE EARLY TWENTIETH CENTURY

At the turn of the twentieth century most Americans were farmers or came from farm families, and almost half of the U.S. population still lived on farms.²² In fact, during this time, the number of farms was almost six million, and still growing, and the amount of land in agriculture was still growing too, mainly through expansion in the west.²³ The expansion of agricultural land and the number of farm continued to grow well into the 1930s and 1940s; however, by mid-century both trends had been reversed. The mid-to-late 1940s, saw the beginnings of large progressive changes in the farm economy; and by 2000, many small farms that typically surrounded urban areas such as the Town of Windsor were no longer sustainable as local farms, which made way for suburban growth.

EARLY TWENTIETH RURAL ARCHITECTURE

In the early twentieth century, the U.S. population in urban areas nearly doubled and there was “suddenly more than enough people to fill the great cities, populate the agricultural countryside, and spill out into the in-between.”²⁴ During this time, rural architecture witnessed changes that coincided with new scientific knowledge, technological advances, and the influence of major social movements. Rural architecture, which was rarely formerly designed by an architect, played a significant role in the changing landscape of America. This could be seen within a single property such as a farm or a collection of properties such as a district of historic farms or within a farming community.

VERNACULAR ARCHITECTURE

Vernacular architecture is often considered “traditional architecture” as it often reflects local or regional patterns based on familiar traditions in design, construction, available materials, decoration and use. It often, but rarely exclusively, employs local building materials and utilizes building traditions that have been passed down from generations. Vernacular architecture also varies over time as social, economic and technological conditions change; this change tends to happen slowly. While well-known architectural styles are grounded in the customary ideas of design elements of decoration and ornamentation that often originate from the nation’s most creative contemporary artists and architects, on the other hand, vernacular architecture is categorized by types instead of style, that is based on form developed from the needs of everyday life, work, and commerce in the region or community where they were built, which is often found in rural communities.

²¹ “The 20th Century Transformation of U.S. Agriculture and Farm Policy” USDA online. Last Modified June 1, 2005, <https://www.ers.usda.gov/publications/pub-details/?pubid=44198>.

²² Bruce L. Gardner, *American Agriculture in the Twentieth Century: How It Flourished and What It Cost* Cambridge, MA: Harvard University Press, 2002. x + 388 pp. \$49.95 (cloth), ISBN: 0-674-00748-4.

²³ Ibid.

²⁴ Thaisa Way, *Unbounded Practice, Women and Landscape Architecture in the Early Twentieth Century*. (University of Virginia Press). 2009.



“RANCH HOUSE” ARCHITECTURE (1945 -1970)

The Ranch House is one of the most prevalent housing type in the U.S. during the twentieth century. From the earliest prototypes in the 1930s, Ranch Houses were built in large numbers the 1940s to the 1970s. The building boom associated with the post-WWII period produced a record number of Ranch style houses constructed in the late 1940s and the 1950s.²⁵ During this time, the Ranch House was marketed as “Every man’s Home” and sold as the American dream to countless middle-class Americans. The Ranch House reached its peak in popularity in the 1950s, when it accounted for nine out of ten new houses built²⁶ because it was ideally suited to meet the needs of the post war nuclear family. Following the initial popularity of the ranch house and its importance in American culture was secured.²⁷ The Ranch House, which also has several sub-types that include the ranch bungalow, ranchette, rambler, California colonial, is usually not described by typical character-defining architectural elements or materials, but is often focused on its livability, flexibility, and an unpretentious character of the style that includes bold but simple forms that are designed around interior space.

LITERATURE SEARCH AND REVIEW

A literature search and review was conducted that included research at local repositories and online research that comprised of published local histories, maps, and photographs to develop the ownership histories of each property included in the indirect APE, as well the history of the Project Area and vicinity. In addition, research conducted at the NWIC as part of the CRS was reviewed to further understand the history of the Project Area vicinity.

LOCAL RESEARCH

Local research was conducted at the Sonoma County Recorder/Assessor office on January 22, 2018 and the Sonoma County History and Genealogy Library on March 8, 2018 to review primary source documents such as the Polk’s city directories for Santa Rosa (Sonoma County, Calif.), historic maps, photographs, and additional documents related to the built environment resources within the indirect APE.

ONLINE RESEARCH

Online research was also conducted that utilized the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- <http://heritage.sonomalibrary.org/> (Sonoma Heritage Collection)

²⁵ Clifford Edward Clark, Jr, *The American Family Home, 1800-1960* (Chapel Hill: The University of North Carolina Press, 1986), 23-224.

²⁶ Witold Rybczynski, *Last Harvest: From Cornfield to New Town: Real Estate Development from George Washington to the Builders of the Twenty-First Century, and Why We Live in Houses Anyway* (New York: Scribner, 2008) 20.

²⁷ Deborah Slaton and William G. Foulks, *Preserving the Recent Past 2*, (Washington, DC: Historic Preservation Education Foundation, National Park Service and Association for Preservation Technology International, 2000).



- <http://www.library.ca.gov/> (California State Library)

NWIC

EDS Principal Archaeologist Sally Evans, M.A., RPA conducted a record search at the NWIC on November 1, 2017 (NWIC File #17-1293). According to information on file at the NWIC, there have been four previous cultural resources studies within 1/4-mile of the Project Area. These studies are described in detail in the CRS report titled *"A Cultural Resources Survey for the Jaguar Way Extension - Windsor Road to Starr Road Project, Town of Windsor, Sonoma County, California"*. In addition, there are four properties with built environment resources within 1/4-mile of the Project Area that were documented on DPR forms that include:

- **P-49-002835:** ca. 1924 house located at 8606 Windsor Road that was recorded in 2001²⁸ and later demolished.
- **P-49-002836:** ca. 1930 or earlier house located at 8290 Windsor Road that was recorded in 2001²⁹ and later demolished.
- **P-49-002837:** ca. 1940 house located at 8234 Windsor Road that was recorded in 2001³⁰ and later demolished.
- **P-49-002838:** two single-family houses (one ca. 1946, and the other ca. 1950) located at 8580 and 8570 Windsor Road that were recorded in 2001³¹ and later demolished.

It appears that P-49-002835, P-49-002836, P-49-002837 and P-49-002838 were not evaluated prior to be demolished as part of the development of the Windsor Public Works.³²

INVENTORIES

In addition, the following inventories within 1/2-mile of the Project Area were also reviewed.

- National Register of Historic Places
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPH)
- Directory of Properties in the Historic Property Data File for the Windsor, Sonoma County (OHP 2012) (HPD).
- Town of Windsor Historic Register (Adopted April 11, 1996)

²⁸ S. Popetz and Eric Strother, Primary record for P-49-002835. Unrestricted record on file at the Northwest Information Center, Rohnert Park, California.

²⁹ S. Popetz and Eric Strother, Primary record for P-49-002836. Unrestricted record on file at the Northwest Information Center, Rohnert Park, California.

³⁰ S. Popetz and Eric Strother, Primary record for P-49-002837. Unrestricted record on file at the Northwest Information Center, Rohnert Park, California.

³¹ S. Popetz and Eric Strother, Primary record for P-49-002838. Unrestricted record on file at the Northwest Information Center, Rohnert Park, California.

³² WSA Cultural Resources Assessment of Windsor Corporation Yard, Town of Windsor, Sonoma County, California (letter report) 2001. Confidential report on file at the NWIC, Rohnert Park, CA. under S-23912.



There are no properties listed on the NRHP, CRHR, CHL, CPH, or the HPD within 1/2-mile of the Project Area. There is a building, within 1/2-mile of the Project Area, that is listed on the Town of Windsor Historic Register known as the Masonic Hall located at 371 Windsor River Road within APN 066-081-078. Property ownership History

Although a thorough property ownership review was conducted for the three properties within the indirect APE that includes 8705 Windsor Road (APN 066-510-052), 9050 Starr Road (APN 066-180-060), and 9049 Starr Road (APN 066-180-030), all three properties were originally located along rural routes. As such, ownership details related to the built environment resources within these properties was difficult to determine. In addition, the house at 8705 Windsor Road and the house at 9050 Starr Road were also rental properties, which makes tracking the ownership history more difficult for these properties.

Property at 8705 Windsor Road (APN 066-510-052)

The first known residents of the ca. 1950 house at 8705 Windsor Road was Stanley and Claire Hagemann (Mello), who lived at the house in the late 1960s. In the 1970s, David Bratcher and his wife Annette M. Bratcher owned the 1.76-acre property. Bratcher split the 1.76 parcel in 1977 and created the 23,581 square foot parcel that contains the ca. 1950 house. In 1978, David and Annette sold the house to Carl and his wife Marlene J. Tarter. In 1985, Carl and Marlene J. sold the property to Herman L. and Pamela L. Roe. During this time the APN was known as 066-170-022 and appears to have changed to the current parcel number in the 1980s. In 1987, Herman and Pamela sold the property to Jonathan P. and Karen Heflick, and in 1991 Jonathan P. and Karen M. Heflick sold the property to Joseph R. and Kimberlee A. Armanino. During the 1980s and the 1990s, several renters occupied the house that included Thomas E. Eichler, David Bernard, and John Heath.

Property at 9050 Starr Road (APN 066-180-060)

The first known owner of the 1934 house at 9050 Starr Road was Frank Sullivan Rider who appears to have purchased the house in the 1950s. Frank was born in 1906 in Oklahoma. He was married to Ora Rider who was born in 1900 in New Mexico. Frank was a welder at Mare Island Shipyard and Ora was a “homemaker”. Frank died in 1969 and Ora continued to live at the house until she died in 1985. It appears the house was then sold, and the next known residents of the house included L. J. Matteoni, Sally A. Matteoni, Lara J. Richards, and Julie Gale Keel, who occupied the house in 1992 and 1993, possibly as renters. The property is currently owned by John J Rebich.

Property at 9049 Starr Road (APN 066-180-030)

The ca. 1945 house located at 9049 Starr Road, originally known as Route 1 Box 290 Starr Road, appears to have been first owned by Cris Castleberg and his wife Zelma E. Castleberg. Cris appears to have raised sheep, cattle, and grown hay on the property during the late 1940s up until 1961. In 1961, it appears that Cris and Zelma sold the property. It is unclear who lived in the house in the 1960s through the 1980s, as the house appears to have been rental property (Figure 8). In 1994, Angela Sclosshardt occupied the house, and in 1996 it was occupied by Betty Kramer. The house is currently owned by Amy and Stephen Kramer.



Figure 7, Newspaper ad in the for sale by owner section of The Press Democrat, dated Friday, April 21, 1961.

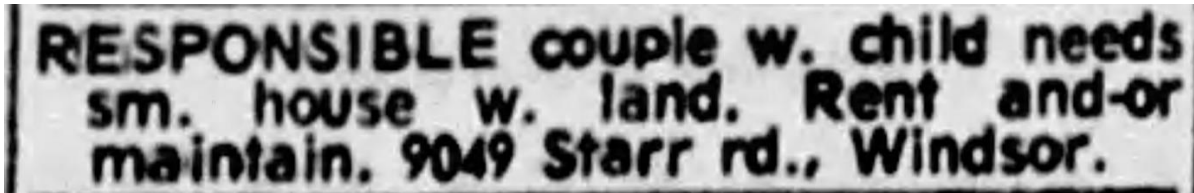


Figure 8. A newspaper ad The Press Democrat dated Wednesday, October 19, 1969.

HISTORIC RESOURCE FIELD SURVEY

An intensive level field survey of the built environment resources that are at least 50 years of age was conducted in the indirect APE on January 22, 2018 by EDS Principal Architectural Historian, Stacey De Shazo, M.A. The built environment resources include a ca. 1950 house at 8705 Windsor Road (APN 066-510-052), a 1934 house at 9050 Starr Road (APN 066-180-060), and a ca. 1945 house at 9049 Starr Road (APN 066-180-030) that were each photographed, documented, and evaluated for eligibility for listing on the NRHP. The survey was limited to what could be observed from the public right-of-way. The following section details the results of the field survey of the three properties within the indirect APE that contain built environment resources at least 50 years in age.

EDS-01: 8705 WINDSOR ROAD (APN 066-510-052)

The ca. 1950 house is single-story, L-shaped, side-gabled planned building with an asymmetrical primary façade (Figure 9). The house is designed with elements of the Ranch House architectural style. The building is clad in vertical wood siding and is situated on a slightly raised foundation. The building consists of a moderate pitched roof with an extended roof that covers a full-width front porch that is supported by square wooden posts. The porch consists of a wooden floor and low porch railings designed with cross-buck details. There are three vinyl windows that vary in size located along the front façade (east elevation) and what appears to be a wooden front door covered by a wooden screen door. Two of the windows are flanked by decorative shutters that appear to be original to the house. The south elevation consists of a corrugated metal porch roof that extends from below the gable roof that is supported by wooden posted. There is window located along the gabled porch of the south elevation, which appears to be a vinyl replacement window; however, there is an exterior wooden fence that blocks the view of this section of the house (Figure 10). The hipped roof addition that is visible along the south elevation consists of a vinyl, slider window that is clad in decorative shutters (Figure 11). There is also what appears to be a small addition along the west elevation; however, this section of the house was not visible from the street elevation. There is also a



detached garage along the south elevation that consists of a moderate pitched roof that appears to be original to the property. The building is clad in horizontal wood siding; however, the garage door has been replaced with a modern roll-up metal door. There also appears to be a detached building on the property; however, limited access prevented the review of this building (Figure 12).



Figure 9. Photo showing the east elevation, facing west.



Figure 10. Photo showing the south and east elevation, facing north/northwest.



Figure 11. Photo showing the south elevation, facing north.



Figure 12. Photo showing the south elevation showing the detached garage and additional detached building, facing north/northeast.

EDS-02: 9050 STARR ROAD (APN 066-180-060)

The property includes 1934 house front gabled, rectangular planned house with a low-pitched roof that is situated at the end of the gravel driveway along the rear of a 2.1-acre property (Figure 13). The house is situated along a gently sloping property that slopes east towards Starr Creek. The house is a modified, wood-framed house with elements of rural vernacular design. The house, which was viewed from an existing right-of way (proposed Jaguar Way extension) that runs east/west along the southern property line and from Starr Road, appears to consist of a modified, asymmetrical primary façade (west elevation) that is constructed of vertical wood siding. There is a half-width front porch and a recessed front door, as well as two large fixed picture windows. The south elevation consists of two slider windows and a sliding glass door (Figure 14). The rear façade (east elevation) of the house appears elevated due the gently downward sloping land, which allows for a raised rear deck along the rear addition (Figure 15). The deck is constructed of wood and consists of a low hand rail. The north façade of the house could not be viewed from the right-of-way or from Starr Road. The property also consists of what appears to be a shed style storage building along the south elevation that appears to have been constructed in the past 30 years



Figure 13. Photo showing the west elevation, facing east.



Figure 14. Photo showing the west and south elevations, facing northeast.



Figure 15. Photo showing the south and east elevations, facing north/northwest.

EDS-03: 9049 STARR ROAD (APN 066-180-030)

The property consists of a ca. 1945 rectangular planned, side-gabled house with a moderate pitched roof that is clad in asphalt shingles (Figure 16). The house is situated to the north of a long gravel driveway that also leads to at least two other buildings within the property that are situated west of the house and so they could not be viewed from the street, and therefore were not documented. The primary façade (east elevation) consists of an asymmetrical primary façade with a low-pitched, gabled porch and four windows that appear to be vinyl clad (Figure 17). The house is situated on a slightly raised foundation and the original section of the primary façade appears to be clad in smooth stucco. There is an addition along the north/northeast section of the primary façade that is set-back from the original primary façade, and it appears to be clad in vertical wood siding. There are two windows along the south elevation and a centered enclosed “section” that appears to be where a chimney flue is located; however, there is no opening along the roof (Figure 18). The west elevation and the north elevation were not visible during the survey. There is a wood fence along the front of and north side of the property.



Figure 16. Photo showing the east elevation house, facing west.



Figure 17. Photo showing the east elevation, facing west.



Figure 18. Photo showing the east and south elevations, facing northwest.



EVALUATION FOR HISTORIC SIGNIFICANCE

The following section summarizes the potential historic significance of the built environment resources within the three properties located within the indirect APE that were evaluated within the theme of architecture under two specific architectural styles. In addition, the 1934 house and the ca. 1945 house were also considered under the theme of American agriculture in the early twentieth century with a period of significance from 1900 until 1950.

The ca. 1950 house at 8705 Windsor Road (APN 066-510-052) was evaluated within the theme of Ranch House Architecture from 1945 to 1970.

The 1934 house at 9050 Starr Road (APN 066-180-060) and the ca. 1945 house at 9049 Starr Road (APN 066-180-030) were each evaluated within the theme of Vernacular architecture.

EVALUATION CRITERIA

National Register of Historic Places

The NRHP is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. To be considered eligible, a property must meet the NRHP criteria for significance. This involves examining the property's age, integrity, and significance.

NRHP EVALUATION

The following section examines the eligibility of all three built environment resources that include a ca. 1950 house at 8705 Windsor Road (EDS-01), a 1934 house at 9050 Starr Road (EDS-02), and a ca. 1945 house at 9049 Starr Road (EDS-03) for listing on the NRHP. After a thorough analysis, it was determined that none of the three built environment resources within the indirect APE meet the criteria of significance for listing on the NRHP for the following reasons.

NRHP Criterion for Evaluation

- A. Is associated with events that have made a significant contribution to the broad patterns of our history.

*Although thorough research was conducted, **EDS-01** that includes the ca. 1950 house at 8705 Windsor Road does not appear to be association with any broad patterns of history or development themes related to the development of the area.*

Therefore, the ca. 1950 house does not appear eligible for listing on the NRHP under Criterion A.

***EDS-02** that includes a 1934 house at 9050 Starr Road and **EDS-03** that includes ca. 1945 house at 9049 Starr Road appear to have been associated American agriculture, with a period of significance from 1900 to 1950. In addition, the two properties appear to comprise of built environment*



resources that consists of vernacular buildings, which are typical along Starr Road and were associated with farming activities; however, both properties and the buildings within the parcels lack integrity (discussed in the detail in the integrity section) to convey association with agricultural farming.

Therefore, EDS-02 and EDS-03 do not appear eligible for listing on the NRHP under Criterion A.

B. That are associated with the lives of significant persons in our past.

Based on extensive research of the history of the three properties within the indirect APE with built environment resources, and their past owners, there is no evidence that that any of the three properties are associated with any person(s) significant to national, California, or local history.

Therefore, none of the built environment resources appear eligible for listing on the NRHP under Criterion B.

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

***EDS-01** that includes the ca. 1950 house at 8705 Windsor Road appears to be associated with “Ranch House” architecture with a period of significance from 1945 to 1970; however, the building lacks integrity to convey significance associated with “Ranch House” architecture (discussed in detail in the integrity section). Therefore, the ca. 1950 house within the property (EDS-01) does not appear eligible for listing on the NRHP under Criterion C.*

***EDS-02** that includes the 1934 house at 9050 Starr Road was evaluated in association with Vernacular architecture for the period of significance of 1934; however, the building lacks integrity (discussed in detail in the integrity section) to convey significance under criterion C/3. Therefore, the 1934 house does not appear eligible for listing on the NRHP under Criterion C*

***EDS-03** that includes the ca. 1945 house at 9049 Starr Road was evaluated in association with Vernacular architecture for the period of significance of ca. 1945, which is the estimated date of construction. Vernacular architecture is characterized as local or regional patterns that often employ local building materials and utilizes building traditions that have been passed down from generations. Vernacular architecture based on form developed from the needs of everyday life, work, and commerce in the region or community where they were built, which is often found in rural communities. Although the ca. 1945 house appears to have some elements of vernacular architecture, the building must also convey a style that is local or regional, and this house does not convey these specific or distinctive characteristics that would define it as distinguishable. Also, the buildings lack integrity (discussed in detail in the integrity section) to convey significance under criterion C. Therefore, the ca. 1945 house does not appear eligible for listing on the NRHP under Criterion C.*



- D. *Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1(c)).*

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research questions. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be the principal source of the important information, such as exhibiting a local variation on a standard design or construction technique that can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development. The existing built-environment resources within the three properties (EDS-01, EDS-02 and EDS-03) do not appear to be the principal source of information such as construction or design techniques that can yield important information. In addition, they lack sufficient integrity to convey significance.

Therefore, none of the built environment resources within the indirect APE appear eligible for listing on the NRHP under Criterion D.

HISTORIC INTEGRITY

To qualify for listing in the NRHP, a property must possess significance under one or more of the above listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling and association.³³ A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built environment resources within the indirect APE.

The following section lists each aspect of integrity. The findings are in *italic*.

- Location is the place where the historic property was constructed.

None of the built-environment resources within the three properties have moved; therefore, they all retain integrity of Location.

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

None of the built environment resources within the three properties were professionally designed or planned, and the space, structures, and style of each of the buildings has change significantly due to changes with the form, plan, space, structure, and the style of the buildings. In addition, there is no evidence that any of the three properties within the indirect APE support a design associated with farming. Therefore, none of the built environment resources within the three properties retain integrity of Design.

³³ National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation.



- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

The setting along Windsor Road and Starr Road has changed significantly in the past 30 to 40 years from an area that once consisted of small rural farms to an area that is developed with modern housing and public works buildings such as the Windsor High School, Windsor Fire Department, and the Windsor Public Works, each constructed with modern designs. The physical elements that remain in association with the setting as a small farming community are not present along Windsor Road, but there are elements of a rural community along Starr Road that includes the 1934 house and the ca. 1945 house. However, these two buildings have been modified and they no longer convey association with part of small rural farming life in Windsor, Sonoma County. In addition, Starr Road now consists of modern housing developments that have impacted the setting. Furthermore, Starr Road, which was once a country road during the late nineteenth and early twentieth centuries, is now a road that is utilized for commuting. Due to these changes in setting, none of the built environment resources within the three properties retain integrity of Setting.

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

The physical elements of the built environment resources within each of the three properties, such as material type, are present; however, modifications and the removal of original materials has impacted those that remain, so that overall, the none of the built environment resources within the three properties retain integrity of Materials.

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

There is no physical evidence of local workmanship within any of the built environment resources within the three properties that convey a particular craft, culture or people associated with the construction of the buildings. Therefore, none of the built environment resources within the three properties retain integrity of Workmanship.

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

None of the built environment resources within the three properties express the feeling that they were once part of a small farming community in Windsor, as there are no remaining farming structures, crops, or animals within the properties or surrounding lands associated with small farming. Therefore, none of the built environment resources within the three properties retain integrity of Feeling.

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

None of the built environment resources within the three properties has the ability to convey association with agriculture during the period from 1881 to 1945 due to significant changes to the buildings, the properties, and the overall setting of the surrounding area. Also, based on extensive



research, none of the buildings are associated with an important person. Therefore, none of the built environment resources within the three properties retain integrity of Association.

Overall, the built environment resources within the three properties (EDS-01, EDS-02 and EDS-03) no longer retain sufficient integrity to convey significance for eligibility on the NRHP.

CONCLUSIONS

In accordance with Section 106 of the NHPA regulations, EDS conducted a HRE of the built environment resources within three properties that are included in the indirect APE to determine if they meet the criteria to be considered historic properties under Section 106 and if the proposed Project will cause any indirect affects to historic properties. The HRE included extensive research and a field survey conducted by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of Interior qualification standards in architectural history and history.

The built environment resources within the indirect APE that were evaluated included a ca. 1950 house at 8705 Windsor Road within APN 066-180-030 (EDS-01), a 1934 house at 9050 Starr Road within APN 066-180-060 (EDS-02), and a ca. 1945 house at 9049 Starr Road within APN 066-180-030 (EDS-03). It was determined that none of the buildings appear eligible for listing on the NRHP. Therefore, it is concluded that the proposed Jaguar Way Extension - Windsor Road to Starr Road project will not indirectly affect any Historic Properties.

REFERENCES CITED

Bowers, A. B.

- 1867 Map of Sonoma County, California. Made and published by A.B. Bowers in accordance with an Act of the Legislature, approved 28 March 1863 with additions and corrections to September First, 1867.

Department of Archaeology and Historic Preservation (DAHP)

- 2018 Department of Archaeology and Historic Preservation. Electronic document, <http://www.dahp.wa.gov/>. Accessed March 1, 2018.

Government Land Office (GLO)

- 1864 Map of Township 8 North, Range 9 West.
1868 Map of Township 8 North, Range 9 West.

McAlester, Virginia and Lee McAlester

- 2009 A Field Guild to American Houses. New York, Alfred A. Knopf.

McIntire and Lewis

- 1908 Official Map of Sonoma County, California. Compiled and drawn from the official records by McIntire & Lewis.

Newspapers.com

- 2018 Newspapers.com Electronic document. <https://www.newspapers.com/>. Accessed January 31 and February 27, 2018.

Office of Historic Preservation

- 1976 California Inventory of Historical Resources. California Office of Historic Preservation, Sacramento, California.
2012 Directory of Properties in the Historic Property Data File for Windsor, California, dated 05-05-12. List on file at the Northwest Information Center, Rohnert Park, California.
2018 California Historical Landmarks by County. Electronic document, http://ohp.parks.ca.gov/?page_id=21520. Accessed February 24, 2018.

Popetz, S. and Eric Strother

- 2001a Primary record for P-49-002835. Unrestricted record on file at the Northwest Information Center, Rohnert Park, California under Primary number.
2001b Primary record for P-49-002836. Unrestricted record on file at the Northwest Information Center, Rohnert Park, California under Primary number.
2001c Primary record for P-49-002837. Unrestricted record on file at the Northwest Information Center, Rohnert Park, California under Primary number.
2001d Primary record for P-49-002838. Unrestricted record on file at the Northwest Information Center, Rohnert Park, California under Primary number.

Reynolds and Proctor



-
- 1897 Illustrated Atlas of Sonoma County California. Reynolds & Proctor, Santa Rosa. Republished by Windmill Publications, Inc. Mt. Vernon, IN, 1998.

Sonoma County Agricultural Preservation and Open Space District, Sonoma County Water Agency, San Francisco Estuary Institute

- 2016 1942 aerials for the Santa Rosa Plain in central Sonoma County. GIS Map service.

Silliman, Stephen W.

- 2004 Lost Laborers in Colonial California, Native Americans and the Archaeology of Rancho Petaluma. University of Arizona Press.

United States Geological Survey (USGS)

- 1940 Healdsburg, California, Quadrangle Map. 7.5-minute series. U.S. Geological Survey, Washington, D.C.
- 1955 Healdsburg, California, Quadrangle Map. 7.5-minute series. U.S. Geological Survey, Washington, D.C.
- 1993 Healdsburg, California, Quadrangle Map. 7.5-minute series. U.S. Geological Survey, Washington, D.C.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 8 *Resource Name or #: 8705 Windsor Road

P1. Other Identifier: EDS-01

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sonoma and

*b. USGS 7.5' Quad Healdsburg Date 1993 T 8N ; R 9W ; of of Sec 14 ; M.D. B.M.

c. Address 8705 Windsor Road City Windsor Zip 95492

d. UTM: Zone 10 , 515949 mE/ 4266171 mN

e. Other Locational Data:

The property is located at 8705 Windsor Road in Windsor, Sonoma County within Assessor Parcel Number (APN) 066-510-052.

***P3a. Description:**

The property consists a ca. 1950 house that is a single-story, L-shaped, side-gabled planned building with an asymmetrical primary façade. (See Continuation Sheet)

P5a. Photograph or Drawing



***P3b. Resource Attributes:**

HP2. Single family property

*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District

☐ Element of District ☐ Other (

P5b. Description of Photo: east

elevation, facing west; 1/22/2018

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

ca. 1950; field survey

*P7. Owner and Address:

Unknown

*P8. Recorded by: Stacey De Shazo,

M.A. Evans & De Shazo, Inc., 6876

Sebastopol Avenue, Sebastopol, CA

95472

*P9. Date Recorded: 01/22/2018

*P10. Survey Type: Intensive

*P11. Report Citation: Stacey De Shazo (2018), Historic Resource Evaluation for the Proposed Jaguar Way Extension - Windsor Road to Starr Road Project, Windsor, Sonoma County, California.

*Attachments: ☐ NONE ☒ Location 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):

CONTINUATION SHEET

Property Name: 8705 Windsor Road

Page 2 of 8

(Continued from Primary Record)

The house is designed with elements of the Ranch House architectural style. The building is clad in vertical wood siding and is situated on a slightly raised foundation. The building consists of a moderate pitched roof with an extended roof that covers a full-width front porch that is supported by square wooden posts. The porch consists of a wooden floor and low porch railings designed with cross-buck details. There are three vinyl windows that vary in size located along the front façade (east elevation) and what appears to be a wooden front door covered by a wooden screen door. Two of the windows are flanked by decorative shutters that appear to be original to the house. The south elevation consists of a corrugated metal porch roof that extends from below the gable roof that is supported by wooden posts. There is window located along the gabled porch of the south elevation, which appears to be a vinyl replacement window; however, there is an exterior wooden fence that blocks the view of this section of the house. The hipped roof addition that is visible along the south elevation consists of a vinyl, slider window that is clad in decorative shutters. There is also what appears to be a small addition along the west elevation; however, this section of the house was not visible from the street elevation. There is also a detached garage along the south elevation that consists of a moderate pitched roof that appears to be original to the property. The building is clad in horizontal wood siding; however, the garage door has been replaced with a modern roll-up metal door. There also appears to be a detached assessor building on the property; however, limited access prevented the review of this building.



Photo showing the east elevation, facing west.

CONTINUATION SHEET

Property Name: 8705 Windsor Road

Page 4 of 8



Photo showing the south and east elevations, facing north/northwest.



Photo showing the south elevation, facing north.

CONTINUATION SHEET

Property Name: 8705 Windsor Road

Page 4 of 8



Photo showing the south elevation, the detached garage and additional detached building, facing north/northeast.

NRHP Criterion for Evaluation

The ca. 1950 house at 8705 Windsor Road (APN 066-510-052) was evaluated within the theme of Ranch House Architecture from 1945 to 1970.

“Ranch House” Architecture (1945 -1970)

The Ranch House is one of the most prevalent housing type in the U.S. during the twentieth century. From the earliest prototypes in the 1930s, Ranch Houses were built in large numbers the 1940s to the 1970s. The building boom associated with the post-WWII period produced a record number of Ranch style houses constructed in the late 1940s and the 1950s.¹ During this time, the Ranch House was marketed as “Every man’s Home” and sold as the American dream to countless middle-class Americans. The Ranch House reached its peak in popularity in the 1950s, when it accounted for nine out of ten new houses built² because it was ideally suited to meet the needs of the post war nuclear family. Following

¹ Clifford Edward Clark, Jr, *The American Family Home, 1800-1960* (Chapel Hill: The University of North Carolina Press, 1986), 23-224.

² Witold Rybczynski, *Last Harvest: From Cornfield to New Town: Real Estate Development from George Washington to the Builders of the Twenty-First Century, and Why We Live in Houses Anyway* (New York: Scribner, 2008) 20.

CONTINUATION SHEET

Property Name: 8705 Windsor Road

Page 5 of 8

the initial popularity of the ranch house and its importance in American culture was secured.³ The Ranch House, which also has several sub-types that include the ranch bungalow, ranchette, rambler, California colonial, is usually not described by typical character-defining architectural elements or materials, but is often focused on its livability, flexibility, and an unpretentious character of the style that includes bold but simple forms that are designed around interior space.

- A. Is associated with events that have made a significant contribution to the broad patterns of our history.

Although thorough research was conducted, the ca. 1950 house at 8705 Windsor Road does not appear to be associated with any broad patterns of history or themes related to the development of the area. Therefore, the ca. 1950 house does not appear eligible for listing on the NRHP under Criterion A.

- B. That are associated with the lives of significant persons in our past.

Based on extensive research of the history of the property and past owners, there is no evidence that that the property is associated with any person(s) significant to national, California, or local history. Therefore, the ca. 1950 house does not appear eligible for listing on the NRHP under Criterion B.

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The ca. 1950 house, detached garage and other detached building at 8705 Windsor Road appear to be associated with "Ranch House" architecture with a period of significance from 1945 to 1970; however, the buildings lacks integrity to convey significance associated with "Ranch House" architecture. Therefore, the buildings within the property does not appear eligible for listing on the NRHP under Criterion C.

- D. Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1(c)).

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research questions. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be the principal source of the

³ Deborah Slaton and William G. Foulks, *Preserving the Recent Past 2*, (Washington, DC: Historic Preservation Education Foundation, National Park Service and Association for Preservation Technology International, 2000).

CONTINUATION SHEET

Property Name: 8705 Windsor Road

Page 6 of 8

important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development. The ca. 1950 house and associated detached buildings do not appear to be the principal source of information such as construction or design techniques that can yield important information. Therefore, the buildings do not appear eligible for listing on the NRHP under Criterion D.

Historic Integrity

The following section lists each aspect of integrity. The findings are in *italic*.

- Location is the place where the historic property was constructed.

The ca. 1950 house, detached garage and other detached building have not moved; therefore, they all retain integrity of Location.

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

None of the buildings were professionally designed or planned, and the space, structures, and style of each of the buildings has change significantly due to changes with the form, plan, space, structure, and the style of the buildings. Therefore, none of the buildings within the property retain integrity of Design.

- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

The setting along Windsor Road has changed significantly in the past 30 to 40 years from an area that once consisted of small rural farms to an area that is developed with modern housing and public works buildings such as the Windsor High School, Windsor Fire Department, and the Windsor Public Works, each constructed with modern designs. The physical elements that remain in association with the setting as a small farming community are not present along Windsor Road. Therefore, due to these changes in setting, none of the buildings retain integrity of Setting.

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

The physical elements of the buildings, such as material type, are present; however, modifications and the removal of original materials has impacted those that remain, so that overall, the none of the buildings within this property retain integrity of Materials.

CONTINUATION SHEET

Property Name: 8705 Windsor Road

Page 7 of 8

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

There is no physical evidence of local workmanship within any of the buildings that convey a particular craft, culture or people associated with their construction. Therefore, none of the buildings within the property retain integrity of Workmanship.

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

None of the buildings within the property express the feeling that they were once part of the once rural Town of Windsor that included small houses within small farms that were once present in the early to mid-twentieth century, including Ranch House architecture, along Windsor Road, which was later replaced with modern architectural style buildings. Therefore, none of the buildings retain integrity of Feeling.

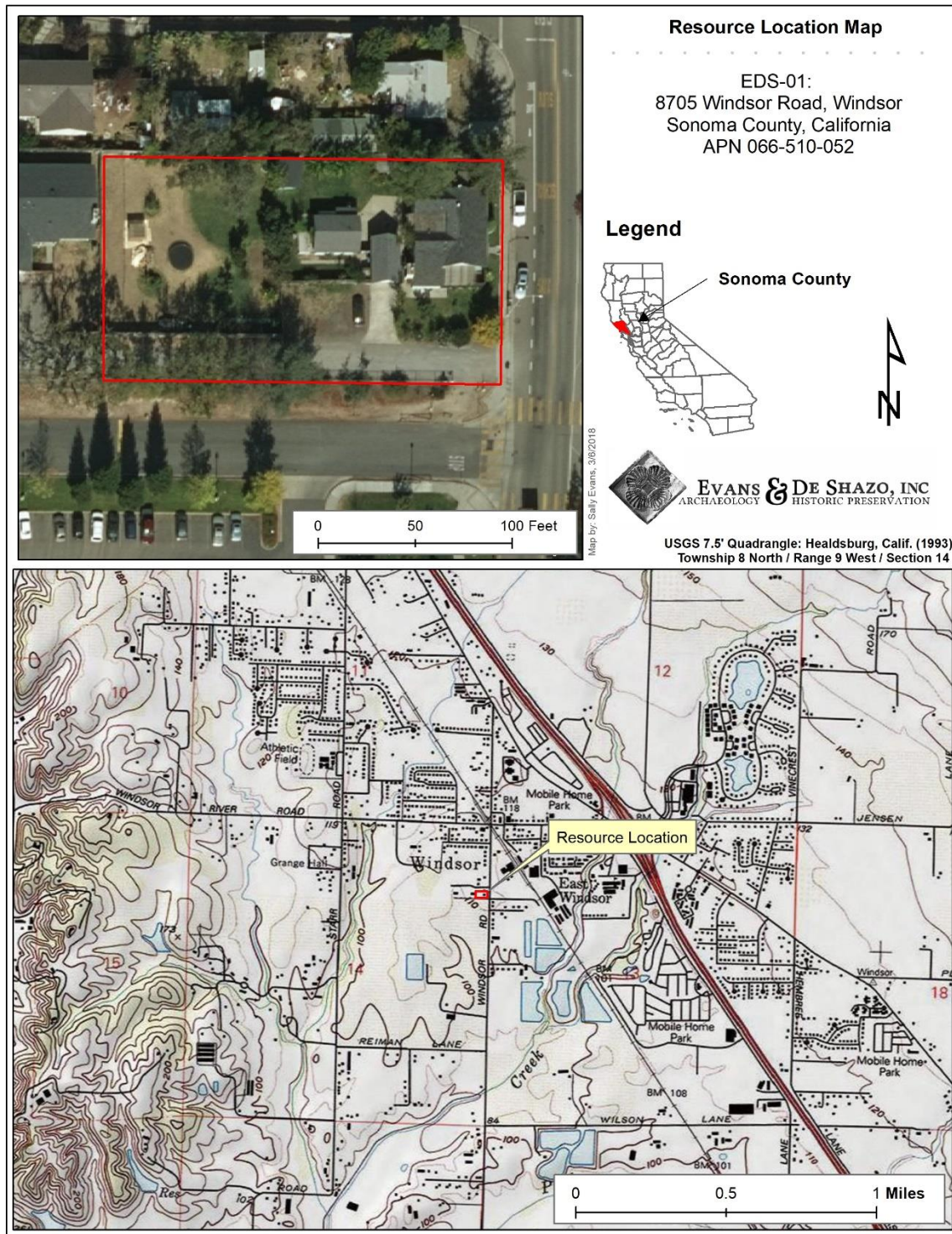
- Association is the direct link between an important historic event or person and a historic property.

Although the ca. 1950 house was designed with elements of Ranch House architecture, which is considered an important event in architecture (1945 to 1970), the building does not have the ability to convey association with the "Ranch House" architectural style movement from 1945 to 1970. In addition, although extensive research was conducted on the property, none of the buildings are associated with an important person. Therefore, the buildings do not retain integrity of Association.

Overall, the buildings located within the property 8705 Windsor Road no longer retain sufficient integrity to convey significance under Criterion C for eligibility on the NRHP.

Page 8 of 8 *Resource Name or #) 8705 Windsor Road

*Map Name: USGS 7.5' Quadrangle: Healdsburg *Scale: 1:24,000 *Date of map: 1993



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 8 *Resource Name or #: 9050 Starr Road

P1. Other Identifier: EDS-02

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sonoma and

*b. USGS 7.5' Quad Healdsburg Date 1993 T 8N ; R 9W ; ☐ of ☐ of Sec 14 ; M.D. B.M.

c. Address 9050 Starr Road City Windsor Zip 95492

d. UTM: Zone 10 , 515221 mE/ 4266166 mN

e. Other Locational Data:

The property is located at 9050 Starr Road in Windsor, Sonoma County within Assessor Parcel Number (APN) 066-180-060.

***P3a. Description:**

The property includes a 1934 front gabled, rectangular planned house with a low-pitched roof that is situated at the end of the gravel driveway along the rear of a 2.1-acre property. (See Continuation Sheet)

P5a. Photograph or Drawing



***P3b. Resource Attributes:**

HP2. Single family property

*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District

☐ Element of District ☐ Other (

P5b. Description of Photo: west

elevation, facing east; 1/22/2018

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

1934; field survey

*P7. Owner and Address:

Unknown

*P8. Recorded by: Stacey De Shazo,

M.A. Evans & De Shazo, Inc., 6876

Sebastopol Avenue, Sebastopol, CA

95472

*P9. Date Recorded: 01/22/2018

*P10. Survey Type: Intensive

*P11. Report Citation: Stacey De Shazo (2018), Historic Resource Evaluation for the Proposed Jaguar Way Extension - Windsor Road to Starr Road Project, Windsor, Sonoma County, California.

*Attachments: ☐ NONE ☒ Location 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): _____

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 2 of 8

(Continued from the Primary Record)

The house is situated to the north of a long gravel driveway that also leads to at least two other buildings within the property that are situated west of the house and so they could not be viewed from the street, and therefore were not documented. The primary façade (east elevation) consists of an asymmetrical primary façade with a low-pitched, gabled porch and four windows that appear to be vinyl clad. The house is situated on a slightly raised foundation and the original section of the primary façade appears to be clad in smooth stucco. There is an addition along the north/northeast section of the primary façade that is set-back from the original primary façade, and it appears to be clad in vertical wood siding. There are two windows along the south elevation and a centered enclosed “section” that appears to be where a chimney flue is located; however, there is no opening along the roof. The west elevation and the north elevation were not visible during the survey. There is a wood fence along the front of and north side of the property.



Photo showing the east elevation house, facing west.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 3 of 8



Photo showing the east elevation, facing west.



Photo showing the east and south elevations, facing northwest.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 4 of 8

NRHP Criterion for Evaluation

The ca.1945 house at 9049 Starr Road was evaluated within two themes that include American agriculture in the early twentieth century with a period of significance from 1900 until 1950 and Vernacular architecture with a period of significance dating to ca. 1945, which is the estimated construction date of the house.

American Agriculture in the Early Twentieth Century

At the turn of the twentieth century most Americans were farmers or came from farm families, and almost half of the U.S. population still lived on farms.¹ In fact, during this time, the number of farms was almost six million, and still growing, and the amount of land in agriculture was still growing too, mainly through expansion in the west.² The expansion of agricultural land and the number of farm continued to grow well into the 1930s and 1940s; however, by mid-century both trends had been reversed. The mid-to-late 1940s, saw the beginnings of large progressive changes in the farm economy; and by 2000, many small farms that typically surrounded urban areas such as the Town of Windsor were no longer sustainable as local farms, which made way for suburban growth.

Vernacular Architecture

Vernacular architecture is often considered “traditional architecture” as it often reflects local or regional patterns based on familiar traditions in design, construction, available materials, decoration and use. It often, but rarely exclusively, employs local building materials and utilizes building traditions that have been passed down from generations. Vernacular architecture also varies over time as social, economic and technological conditions change; this change tends to happen slowly. While well-known architectural styles are grounded in the customary ideas of design elements of decoration and ornamentation that often originate from the nation’s most creative contemporary artists and architects, on the other hand, vernacular architecture is categorized by types instead of style, that is based on form developed from the needs of everyday life, work, and commerce in the region or community where they were built, which is often found in rural communities.

National Register Evaluation

- A. Is associated with events that have made a significant contribution to the broad patterns of our history.

Although the ca. 1945 house and property appear to have been originally associated with early twentieth century agricultural in Sonoma County, the ca. 1945 house within the property lacks

¹ Bruce L. Gardner, *American Agriculture in the Twentieth Century: How It Flourished and What It Cost* Cambridge, MA: Harvard University Press, 2002. x + 388 pp. \$49.95 (cloth), ISBN: 0-674-00748-4.

² Ibid.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 5 of 8

integrity (discussed in the detail in the integrity section) to be associated with early twentieth century farming or any broad patterns of history. Therefore, the ca. 1945 house does not appear eligible for listing on the NRHP under Criterion A.

- B. That are associated with the lives of significant persons in our past.

Based on extensive research of the history of the property and past owners, there is no evidence that that the ca. 1945 house is associated with any person(s) significant to national, California, or local history. Therefore, the ca. 1945 house does not appear eligible for listing on the NRHP under Criterion B.

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The ca. 1945 house appears to be associated with "Vernacular" architecture; however, the building lacks integrity to convey significance associated with this type of architecture. Therefore, the ca. 1945 house does not appear eligible for listing on the NRHP under Criterion C.

- D. Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1(c)).

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research questions. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be the principal source of the important information, such as exhibiting a local variation on a standard design or construction technique. A building can be eligible under Criterion D if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development. The ca. 1945 house do not appear to be the principal source of information such as construction or design techniques that can yield important information. Therefore, the building does not appear eligible for listing on the NRHP under Criterion D.

Historic Integrity

The following section lists each aspect of integrity. The findings are in *italic*.

- Location is the place where the historic property was constructed.

The ca. 1945 house has not moved; therefore, the building retains integrity of Location.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 6 of 8

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

The ca. 1945 house was not professionally designed or planned, and the space, structures, and style of the building has change significantly due to changes with the form, plan, space, structure, and the style including the front porch, north elevation addition, window replacement and what appears to be new window openings, as well as changes to the south elevation. Therefore, the ca. 1945 house does not retain integrity of Design.

- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Although some elements of the rural environment along Starr Road remain, the setting as a small farming community is no longer present. The area has changed significantly in the past 30 to 40 years from an area that once consisted of small rural farms to an area that is developed with modern housing and public works buildings such as the Windsor High School, a language academy, and several modern housing developments. Therefore, due to these changes in setting, the ca. 1945 house does not retain integrity of Setting.

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

The physical elements of the ca. 1945 house, such as material type, are present; however, modifications and the removal of original materials has impacted those that remain, so that overall, the ca. 1945 house does not retain integrity of Materials.

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

There is no physical evidence of local workmanship within the ca. 1945 house that conveys a particular craft, culture or people associated with its construction. Therefore, the ca. 1945 house does not retain integrity of Workmanship.

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

The ca. 1945 house does not express the feeling that it was once associated with a rural farming community that included small houses within small farms, which were present in the early to mid-twentieth century. Furthermore, it does not convey the feeling of being associated with Vernacular architecture due to changes to the building. Therefore, the ca. 1945 house does not retain integrity of Feeling.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 6 of 8

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

-

Although the ca. 1945 house consists of elements that could be associated with Vernacular architecture, which is considered an important event in the history of architecture, the building does not have the ability to convey association with the "Vernacular" design or form. In addition, although extensive research was conducted on the property, it was not found to be associated with an important person. Therefore, the building does not retain integrity of Association.

Overall, the ca. 1945 house located within the property 9049 Starr Road no longer retains sufficient integrity to convey significance under Criterion C for eligibility on the NRHP.

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

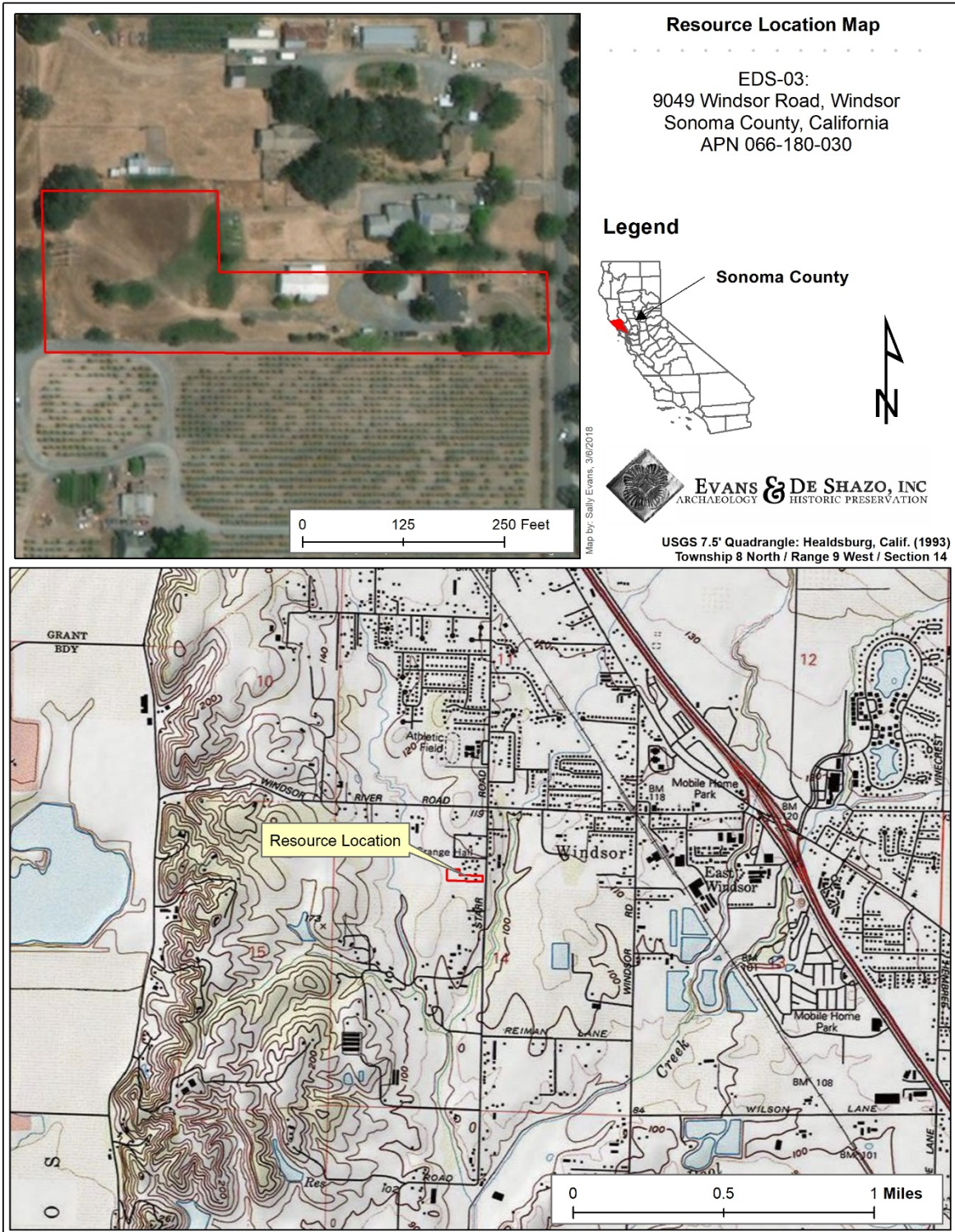
Page 8 of 8

*Resource Name or #) 9049 Starr Road

*Map Name: USGS Quadrangle

*Scale: 1:24,000

*Date of map: 1993



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 8 *Resource Name or #: 9049 Starr Road

P1. Other Identifier: EDS-03

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sonoma and

*b. USGS 7.5' Quad Healdsburg Date 1993 T 8N ; R 9W ; ☐ of ☐ of Sec 14 ; M.D. B.M.

c. Address 9049 Starr Road City Windsor Zip 95492

d. UTM: Zone 10 , 515113 mE/ 4266171 mN

e. Other Locational Data:

The property is located at 9049 Starr Road in Windsor, Sonoma County within Assessor Parcel Number (APN) 066-180-030.

***P3a. Description:**

The property consists of a ca. 1945 rectangular planned, side-gabled house with a moderate pitched roof that is clad in asphalt shingles. (See Continuation Sheet)

P5a. Photograph or Drawing



***P3b. Resource Attributes:**

HP2. Single family property

***P4. Resources Present:** ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District

☐ Element of District ☐ Other (

P5b. Description of Photo: east
elevation, facing west; 1/22/2018

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric
ca. 1945; field survey

***P7. Owner and Address:**
Unknown

***P8. Recorded by:** Stacey De Shazo,
M.A. Evans & De Shazo, Inc., 6876
Sebastopol Avenue, Sebastopol, CA
95472

***P9. Date Recorded:** 01/22/2018

***P10. Survey Type:** Intensive

***P11. Report Citation:** Stacey De Shazo (2018), Historic Resource Evaluation for the Proposed Jaguar Way Extension - Windsor Road to Starr Road Project, Windsor, Sonoma County, California.

***Attachments:** ☐ NONE ☒ Location 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): _____

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 2 of 8

(Continued from the Primary Record)

The house is situated to the north of a long gravel driveway that also leads to at least two other buildings within the property that are situated west of the house and so they could not be viewed from the street, and therefore were not documented. The primary façade (east elevation) consists of an asymmetrical primary façade with a low-pitched, gabled porch and four windows that appear to be vinyl clad. The house is situated on a slightly raised foundation and the original section of the primary façade appears to be clad in smooth stucco. There is an addition along the north/northeast section of the primary façade that is set-back from the original primary façade, and it appears to be clad in vertical wood siding. There are two windows along the south elevation and a centered enclosed “section” that appears to be where a chimney flue is located; however, there is no opening along the roof. The west elevation and the north elevation were not visible during the survey. There is a wood fence along the front of and north side of the property.



Photo showing the east elevation house, facing west.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 3 of 8



Photo showing the east elevation, facing west.



Photo showing the east and south elevations, facing northwest.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 4 of 8

NRHP Criterion for Evaluation

The ca.1945 house at 9049 Starr Road was evaluated within two themes that include American agriculture in the early twentieth century with a period of significance from 1900 until 1950 and Vernacular architecture with a period of significance dating to ca. 1945, which is the estimated construction date of the house.

American Agriculture in the Early Twentieth Century

At the turn of the twentieth century most Americans were farmers or came from farm families, and almost half of the U.S. population still lived on farms.¹ In fact, during this time, the number of farms was almost six million, and still growing, and the amount of land in agriculture was still growing too, mainly through expansion in the west.² The expansion of agricultural land and the number of farm continued to grow well into the 1930s and 1940s; however, by mid-century both trends had been reversed. The mid-to-late 1940s, saw the beginnings of large progressive changes in the farm economy; and by 2000, many small farms that typically surrounded urban areas such as the Town of Windsor were no longer sustainable as local farms, which made way for suburban growth.

Vernacular Architecture

Vernacular architecture is often considered “traditional architecture” as it often reflects local or regional patterns based on familiar traditions in design, construction, available materials, decoration and use. It often, but rarely exclusively, employs local building materials and utilizes building traditions that have been passed down from generations. Vernacular architecture also varies over time as social, economic and technological conditions change; this change tends to happen slowly. While well-known architectural styles are grounded in the customary ideas of design elements of decoration and ornamentation that often originate from the nation’s most creative contemporary artists and architects, on the other hand, vernacular architecture is categorized by types instead of style, that is based on form developed from the needs of everyday life, work, and commerce in the region or community where they were built, which is often found in rural communities.

National Register Evaluation

- A. Is associated with events that have made a significant contribution to the broad patterns of our history.

Although the ca. 1945 house and property appear to have been originally associated with early twentieth century agricultural in Sonoma County, the ca. 1945 house within the property lacks

¹ Bruce L. Gardner, *American Agriculture in the Twentieth Century: How It Flourished and What It Cost* Cambridge, MA: Harvard University Press, 2002. x + 388 pp. \$49.95 (cloth), ISBN: 0-674-00748-4.

² Ibid.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 5 of 8

integrity (discussed in the detail in the integrity section) to be associated with early twentieth century farming or any broad patterns of history. Therefore, the ca. 1945 house does not appear eligible for listing on the NRHP under Criterion A.

- B. That are associated with the lives of significant persons in our past.

Based on extensive research of the history of the property and past owners, there is no evidence that that the ca. 1945 house is associated with any person(s) significant to national, California, or local history. Therefore, the ca. 1945 house does not appear eligible for listing on the NRHP under Criterion B.

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The ca. 1945 house appears to be associated with "Vernacular" architecture; however, the building lacks integrity to convey significance associated with this type of architecture. Therefore, the ca. 1945 house does not appear eligible for listing on the NRHP under Criterion C.

- D. Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1(c)).

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research questions. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be the principal source of the important information, such as exhibiting a local variation on a standard design or construction technique. A building can be eligible under Criterion D if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development. The ca. 1945 house do not appear to be the principal source of information such as construction or design techniques that can yield important information. Therefore, the building does not appear eligible for listing on the NRHP under Criterion D.

Historic Integrity

The following section lists each aspect of integrity. The findings are in *italic*.

- Location is the place where the historic property was constructed.

The ca. 1945 house has not moved; therefore, the building retains integrity of Location.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 6 of 8

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

The ca. 1945 house was not professionally designed or planned, and the space, structures, and style of the building has change significantly due to changes with the form, plan, space, structure, and the style including the front porch, north elevation addition, window replacement and what appears to be new window openings, as well as changes to the south elevation. Therefore, the ca. 1945 house does not retain integrity of Design.

- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Although some elements of the rural environment along Starr Road remain, the setting as a small farming community is no longer present. The area has changed significantly in the past 30 to 40 years from an area that once consisted of small rural farms to an area that is developed with modern housing and public works buildings such as the Windsor High School, a language academy, and several modern housing developments. Therefore, due to these changes in setting, the ca. 1945 house does not retain integrity of Setting.

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

The physical elements of the ca. 1945 house, such as material type, are present; however, modifications and the removal of original materials has impacted those that remain, so that overall, the ca. 1945 house does not retain integrity of Materials.

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

There is no physical evidence of local workmanship within the ca. 1945 house that conveys a particular craft, culture or people associated with its construction. Therefore, the ca. 1945 house does not retain integrity of Workmanship.

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

The ca. 1945 house does not express the feeling that it was once associated with a rural farming community that included small houses within small farms, which were present in the early to mid-twentieth century. Furthermore, it does not convey the feeling of being associated with Vernacular architecture due to changes to the building. Therefore, the ca. 1945 house does not retain integrity of Feeling.

CONTINUATION SHEET

Property Name: 9049 Starr Road

Page 6 of 8

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

-

Although the ca. 1945 house consists of elements that could be associated with Vernacular architecture, which is considered an important event in the history of architecture, the building does not have the ability to convey association with the "Vernacular" design or form. In addition, although extensive research was conducted on the property, it was not found to be associated with an important person. Therefore, the building does not retain integrity of Association.

Overall, the ca. 1945 house located within the property 9049 Starr Road no longer retains sufficient integrity to convey significance under Criterion C for eligibility on the NRHP.

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 8 of 8

*Resource Name or #) 9049 Starr Road

*Map Name: USGS Quadrangle

*Scale: 1:24,000

*Date of map: 1993

