Historic Resource Evaluation
431 Humboldt Street, Santa Rosa,
Sonoma County, California  95404
(APN 009-025-040-000)

Prepared for:
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Prepared by:
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APD Preservation LLC
December 2020
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Project Overview & Executive Summary

The owners of 431 Humboldt Street in Santa Rosa, California, are assessing the historic character of the structures on this property in anticipation of redeveloping the property. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

In 1859 Dr. C. C. Green and his partner, Lewis Lucas, subdivided a 22-acre parcel into “Green’s Addition” with 77 lots; the project area is on what was originally Lot 34 (and 5' of lot 33). The parcel was developed with a one-story, wood frame dwelling from the last quarter of the nineteenth century through the first half of the twentieth century. Dr. Claire Addisson O’Connor, an eye doctor, purchased the lot in 1944 and cleared the parcel by at least 1950. In 1951, he erected the eastern-most building (fronting Humboldt Street) as a medical office building. In 1961 he hired Walter Rathke to build the western-most office building (fronting Riley Street). O’Connor sold the property in 1979 to Jacquelyn and Ralph Giovanniello, who converted both office buildings into “The Stuart School.” In 1986 the Giovanniellos expanded the western-most building (fronting Riley Street) with a two-story addition. The Stuart School closed in 2006, and the buildings reverted to office space.

Over the past three decades, both buildings have been modified to accommodate changing uses, modern technologies and evolving stylistic trends. Windows and doors have been replaced, siding materials have been updated, and a vast expanse of solar panels that partially obscures both structures has been constructed along the southern edge of the property.

The buildings at 431 Humboldt Street (built 1951 and 1961) are 69 and 59 years old, are not within any of Santa Rosa’s designated historic districts and are not included in Santa Rosa’s “Cultural Heritage Survey.” They are not included in any other state, national or local surveys and are not included in the California Office of Historic Preservation’s “Built Environment Resource Database.”

Neither the 1951 nor the 1961 building is associated with any significant event or person and neither is architecturally distinctive. The property possesses little potential to yield archeological resources given that most of the site has been previously disturbed by long-term residential and commercial development. Therefore, the buildings at 431 Humboldt Street DO NOT qualify as historic resources under the California Environmental Quality Act (CEQA).

Methodology

On November 24, 2020, Alice P. Duffee undertook a field survey of the property to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Sonoma County Recorder’s office
- Northwest Information Center (NWIC)
- City of Santa Rosa (Building and Planning departments)
- California Digital Newspaper Collection
- Online newspaper archives
- Online Archive of California and a variety of online research websites

Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the buildings at 431 Humboldt Street in Santa Rosa, California. Ms. Duffee holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. She has worked in the field of Cultural Resources Management for twenty-nine years, twenty-four of which have been in Northern California. For the past seven years she has focused her attention on projects in the North Bay. Ms. Duffee exceeds the standards for “Architectural Historian” as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History.
Site Location

The buildings at 431 Humboldt Street sit on the west side of Humboldt Street and the east side of Riley Street, between Seventh and Fifth streets, in the city of Santa Rosa. A variety of fences and walls enclose the rear and sides of the property. The streetscape is mature landscaping around residential and commercial structures. These sections of Humboldt and Riley streets have two lanes of traffic (two-way) and street parking on both sides.
**Description**

**Eastern Building, Fronting Humboldt Street**

The eastern building, fronting Humboldt Street, is a one-story, flat-roofed commercial structure built of concrete blocks faced in stucco (see figure 1). The surface of the roof is not discernable from the street. A recessed entry is sheltered under the flat roof and roughly centered on the primary (east) elevation. A picture window fills the back wall of the recess and has sliding sash, metal windows beneath the main, fixed pane sash. A pair of doors face each other and lead into either side of the building. The floor of the porch is modern ceramic tile (see figure 3).

To the north of the entry porch there is a fixed sash, single pane oculus window and another large recessed picture window with two fixed sash panels over a pair of hopper windows with screens. At the ground level there is a base of decorative one-inch tile (see figures 2 and 4).

To the south of the entry porch there are three sets of casement windows placed at irregular intervals to accommodate the programmatic needs of the interior spaces (figure 5).

The north and south walls are devoid of openings. At the north elevation, a metal gate at the sidewalk blocks a set of exterior concrete stairs that extends up the length of the elevation (see figure 6) and accesses the neighboring housing complex to the north (see figure 6). Access to the west (rear) of the building is restricted by a variety of walls and fences.

A vertical wood board fence connects the 1951 building and the 1961 building along the southern property line (see figure 10).

**Western Building, Fronting Riley Street**

The primary façade of the rear building faces Riley Street on the west. It is separated from the thoroughfare by a parking lot. This section of the building is two-stories, has a flat roof, and is faced in stucco. The modern entrance is centered on the façade and flanked by matching windows. At the upper level, the windows are repeated and are sheltered under rigid awnings. Paint has been used to create horizontal bands to break up the massing of the flat surface (see figure 9).

There are no openings along the southern elevation. The one-story, 1961 section of the building—behind the 1986, two-story addition—is made of concrete blocks (see figures 10 and 11).

Access to the east (rear) and north of the building is restricted by a variety of walls and fences.

Permit records for this property include:

- 1963: Signage
- 1972: Interior Modifications
- 1973: Signage
- 1975: Signage (x2)
- 1984: Reroof
- 1986: Building addition, electrical, interior modifications to the western building (fronting Riley St.)

**History of Project Area**

Santa Rosa developed on land originally settled by the widowed mother-in-law of General Vallejo: Maria Ignacia Lopez de Carrillo. Following the death of her husband, Joaquin Carrillo, in 1835 the 43-year-old Maria Carrillo traveled north from San Diego with 9 of her 12 children. Left without an income, Maria Carrillo followed advice from a family friend, Father Fortuny, who extolled the opportunities and virtues of the Sonoma Area. At the same time, General Vallejo, who had married Carrillo’s daughter, Francisca Benicia, was actively surveying the area and establishing Ranchos to establish Mexico’s claim on the area.

The widow and her sons, with advice from General Vallejo and his brother Salvador, scouted the area and selected a site on the southern bank of the main arm of the Arroyo de Santa Rosa. They established their home site half a mile east of the intersection of the main branch of the Arroyo Santa Rosa and a subsidiary arm in an area the mission fathers called “La Matanza.” Today the ruins of that early adobe ranch stand near the intersection of Farmer’s Lane and Highway 12.
Maria Carrillo’s 8,885-acre land grant was called Rancho Cabeza de Santa Rosa, and was the only northern land grant deeded outright to a woman.

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

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

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

The town of “Franklin,” however, was short-lived. Barney Hoen donated land to build a courthouse for a county seat half a mile downstream from the Carrillo Adobe; and in the summer of 1853 Hoen, drove the first survey stake for what would become Santa Rosa. The town was laid out in a standard grid pattern with a central plaza that showcased the courthouse. The new town of Santa Rosa became the county seat of Sonoma County in 1854, and the earlier structures of the town of Franklin were physically relocated to the new town center.

Downtown, wood commercial and residential structures populated the grid, while on the outskirts of town orchards and vineyards dominated the landscape.

In 1859, Dr. C. C. Green and his partner, Lewis Lucas, purchased a twenty-acre tract abutting the north side of the town’s grid and developed the first of many “additions” to the town of Santa Rosa. Green was born in Kentucky in 1825 and relocated to Santa Rosa by at least April 1858 when he advertised his new medical practice next to the Eureka Hotel in the downtown area. He and Lucas purchased the tract from Berthold Hoen, J. W. Hartman and Feodore Gustave Hahman for $2,000 on August 16, 1859;² W. A. Eliason surveyed it into 77 lots within two weeks. The map was filed with the county on June 1, 1860. Green and his partner divvied up the lots in 1861, at which time the two men began actively marketing the parcels for sale.

¹ Land case #124, Northern District.
² Sonoma County Records, Deed Book 9, page 155.
Map of Green’s Addition, August 25, 1859

1876 map of Santa Rosa, Thompson

3 Sonoma County Records, Map Book 1, page 2.
The railroad arrived in Santa Rosa 1870, followed by streetlights in 1872. The town grew exponentially through the end of the nineteenth century, with more permanent brick and stone buildings rising in prominent locations around the downtown area and the railroad station. Larger residences in the most popular styles of the period (Greek Revival, Queen Anne, Italianate, and Stick/Eastlake) were erected near the downtown area. Numerous other real estate developers followed the example of Dr. C. C. Green and subdivided large tracts of land adjacent to the downtown area (see 1876 map above).

During the last quarter of the nineteenth century, “Green’s Addition” developed into a primarily residential area, with a wide variety of one- and two-story, wood-frame houses. The current project area is on all of lot 34, and 5’ of the southern edge of lot 33. At least by 1885 the property had been developed as a residence, with a one-story, wood frame dwelling (see Sanborn maps below). The house was owned and occupied by a variety of families during this period:

<table>
<thead>
<tr>
<th>Date</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/4/1888</td>
<td>Frances Bradshaw</td>
</tr>
<tr>
<td>11/11/1895</td>
<td>Jesse Hoyt</td>
</tr>
<tr>
<td>8/18/1899</td>
<td>Lucy Zoberbier</td>
</tr>
<tr>
<td>1/19/1917</td>
<td>Thomas Compton</td>
</tr>
<tr>
<td>11/13/1923</td>
<td>Maude Compton Mulrony</td>
</tr>
<tr>
<td>12/28/1926</td>
<td>Edward &amp; Mabel Graham</td>
</tr>
<tr>
<td>7/18/1944</td>
<td>C. Addison O’Connor</td>
</tr>
</tbody>
</table>

This residential development and use was consistent with nineteenth and twentieth century trends around both Santa Rosa and Sonoma County, as well as the nation in general.
Claire Addison O’Connor purchased the property from Edward Graham in 1944, following the death of Graham’s wife.¹ O’Connor was born in 1902 in Spokane, Washington, and moved to Sonoma Valley in 1932 to take a position as a doctor at the State Hospital in Eldridge. In 1936 he opened his own medical practice at 816 4th Street in Santa Rosa. He and his wife, Eve, first lived at 831 Benton Street and then moved to 1000 McDonald Avenue before 1942.

The 1950 Sanborn Fire Insurance map shows that the nineteenth century house on the project area had been demolished and the lot cleared by that time. As late as 1940, Edward and Mabel Graham are listed as living on the site (then numbered as 433 Humboldt Ave). It is my suspicion that O’Connor cleared the site around 1950. In his October 1951 permit application to build a new office building on the site, O’Connor states that he had removed a “2 ½-story building on his property a year ago [1950].”⁵ According to the permit, the new building cost $20,000. An aerial photograph of the area in October 1952 shows the current building facing Humboldt Street (see below).

This conversion of the parcel from residential to commercial use is typical for Santa Rosa and Sonoma County at this time, when post-war economic development led to the creation of numerous new industries and businesses, and fueled the demand for more commercial space.

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¹ Sonoma County Records, Official Records Book 613, p. 81.
² Press Democrat, “Planners Approve Variance Permit for Dr. O’Connor,” October 12, 1951.
As early as 1951, O’Connor indicated his intention to building another structure at the rear of the property at a later date. That second project came to fruition in 1961, when O’Connor hired Walter B. Rathke, a local contractor to build the second building on the site. The permit for this structure indicates that it cost $17,200, and a “Notice Of Completion” filed with the county states that it was completed on April 6, 1961 (see below).7

7 Sonoma County Records, Official Record Book 1833, p. 429. On a side note, Rathke built “The Villa” restaurant on Montgomery Dr. in 1962.

Notice of Completion

Notice is hereby given that I, the undersigned,

G. ADDISON O’CONNOR

am the owner of a certain lot or parcel of land situated in the County of Sonoma, State of California, and described as follows, to wit:

Known as 433 Humboldt Street
Santa Rosa, California

(Lot 34 and Southwesterly 5 ft. of Lot 33, Green’s Addition)

That G. ADDISON O’CONNOR

as owner of said land, did, on the 6th day of April, 1961, enter into a contract with

WALTER B. RATHKE, Contractor for

construction of an office building

upon the land above described.

That on the 7th day of July, 1961, the said contract or work of improvement, as a whole, was actually completed by the said

WALTER B. RATHKE, Contractor

That the names and addresses of all the owners of said property are as follows:

G. Addison O’Connor
433 Humboldt Street
Santa Rosa, California

and the nature of my title to said property is

fee simple

Owner

STATE OF CALIFORNIA

County of Sonoma

G. ADDISON O’CONNOR

RECORDED AT REQUEST OF

Official Records of Humboldt County, California

My commission expires March 20, 1965

END OF DOCUMENT
O’Connor ran his ophthalmology office out of the front building (facing Humboldt Street) beginning in 1951, while he also rented out space in both buildings to other medical professionals. In 1979 he sold the property to Ralph D and Jacquelyn S Giovanniello.9

The Giavanniello’s converted the buildings into “The Stuart School,” which operated first as a childcare center and then as an independent, K-8, elementary school. In 1986 the Stuart School added a two-story addition to the west side of the 1961 building to provide additional classroom and office space for the school. Ralph Giovanniello died in 2004 and the school closed in 2006.

Jacquelyn Giovanniello sold the property to Sara Woodfield and F. Kathryn Porter in 2014.10 The current owners purchased the property in October 2020.11

Over the past decade, both buildings have been modified to accommodate changing uses, modern technologies and evolving stylistic trends. Windows and doors have been replaced, siding materials have been updated, and a vast expanse of solar panels that partially obscures both structures has been constructed along the southern edge of the property. The rear, or west building, was doubled in size with the construction of a two-story addition across the length of the original west elevation in 1986.

**Determination of Eligibility**

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines historic resources as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:12

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et seq);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g); OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

The buildings at 431 Humboldt Street (built 1951 and 1961) are 69 and 59 years old, are not within any of Santa Rosa’s designated historic districts and are not included in Santa Rosa’s “Cultural Heritage Survey.” They are not included in any other state, national or local surveys and are not included in the California Office of Historic Preservation’s “Built Environment Resource Database.”

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9 Sonoma County Records, Official Record Book 3668, p. 334.
10 Sonoma County Records, Record #2014049741.
11 Sonoma County Records, Record # 2020101041.
12 https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default)
**CRITERIA**

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:¹³

<table>
<thead>
<tr>
<th>Criteria</th>
<th>431 Humboldt Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.</td>
<td>These modest commercial buildings are not associated with any significant events. Mid-century commercial development in Santa Rosa was typical of communities across the country at this time.</td>
</tr>
<tr>
<td>2. Associated with the lives of persons important to local, California or national history.</td>
<td>The buildings are not associated with any significant people. C. Addison O’Connor, an ophthalmologist and physician, demolished the 19th century structures on the property and built the first commercial structure for his practice; a decade later he built the second building as a commercial investment. The later occupants were ordinary people whose contributions, though not inconsequential, did not rise to the level of historic.</td>
</tr>
<tr>
<td>3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.</td>
<td>The modest commercial buildings are neither architecturally significant nor the work of a master builder or architect.</td>
</tr>
<tr>
<td>4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation</td>
<td>The ground beneath the project area has been radically impacted by long-term residential and commercial development of the property beginning in the second half of the nineteenth century. The likelihood of unearthing undisturbed archeological resources is minimal.</td>
</tr>
</tbody>
</table>

**Conclusion**

The buildings at 431 Humboldt Street (built 1951 and 1961) are 69 and 59 years old, are not within any of Santa Rosa’s designated historic districts and are not included in Santa Rosa’s “Cultural Heritage Survey.” They are not included in any other state, national or local surveys and are not included in the California Office of Historic Preservation’s “Built Environment Resource Database.”

The twentieth century buildings are not associated with any significant event or person and are not architecturally distinctive. At the same time, the property possesses little potential to yield archeological resources given that most of the site has been previously disturbed throughout its long-term residential and commercial uses.

**Therefore, the buildings DO NOT qualify as historic resources under the California Environmental Quality Act (CEQA).**

**Resources Consulted**


Bowers, A.B. Map of Sonoma County, California. 1867.


LeBaron, Gaye, Dee Blackman, Joann Mitchell and Harvey Hanson. Santa Rosa: A Nineteenth Century Town. Clarity Publishing Services, 1985.


McIntire & Lewis. Official Map of the County of Sonoma, California. 1908.


The Press Democrat.


Online resources:
www.accessible.com  hld.huntington.org/cdm/  www.calsisphere.universityofcalifornia.edu
www.archives.org  www.genealogybank.com  www.proquest.com
www.newspaperarchives.com  www.parcelquest.com
http://heritage.sonomalibrary.org/cdm/landingpage/collection/p15763coll2
# Appendix A: Photographs

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<tr>
<td>2</td>
<td>East Elevation, detail of northern picture window and 1” tile</td>
<td>17</td>
</tr>
<tr>
<td>3</td>
<td>East elevation, doorway</td>
<td>18</td>
</tr>
<tr>
<td>4</td>
<td>East elevation, ocular window</td>
<td>18</td>
</tr>
<tr>
<td>5</td>
<td>East elevation, windows</td>
<td>18</td>
</tr>
<tr>
<td>6</td>
<td>North elevation and gate accessing stairs to neighboring housing development</td>
<td>19</td>
</tr>
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<td>7</td>
<td>South elevation and solar panel array</td>
<td>20</td>
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<tr>
<td>8</td>
<td>Southwest corner</td>
<td>20</td>
</tr>
<tr>
<td>9</td>
<td>West elevation (front) (built 1986)</td>
<td>21</td>
</tr>
<tr>
<td>10</td>
<td>South elevation, northeast corner of original (1961) section</td>
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</tr>
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<td>11</td>
<td>South elevation, junction with concrete block wall</td>
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<td>12</td>
<td>Looking east from Riley towards Humboldt through parking lot</td>
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<td>13</td>
<td>Looking west from Humboldt towards Riley through parking lot</td>
<td>23</td>
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<td>14</td>
<td>Neighbor to the north on Humboldt, contemporary housing complex</td>
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<td>15</td>
<td>Neighbor to the northwest across Humboldt Street</td>
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<td>16</td>
<td>Neighbor to the north across Humboldt Street</td>
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<tr>
<td>17</td>
<td>Looking south on Humboldt Street</td>
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</tr>
<tr>
<td>18</td>
<td>Looking north on Humboldt Street</td>
<td>25</td>
</tr>
</tbody>
</table>
East Building (fronting Humboldt Street)

Figure 1: East Elevation (front)

Figure 2: East Elevation, detail of northern picture window and 1” tile
Figure 3: East elevation, doorway

Figure 4: East elevation, ocular window
Figure 5: East elevation, windows

Figure 6: North elevation and gate accessing stairs to neighboring housing development
Figure 7: South elevation and solar panel array

Figure 8: Southwest corner
West Building (fronting Riley Street)

Figure 9: West elevation (front) (built 1986)

Figure 10: South elevation, northeast corner of original (1961) section
Figure 11: South elevation, junction with concrete block wall

Figure 12: Looking east from Riley towards Humboldt through parking lot
Figure 13: Looking west from Humboldt towards Riley through parking lot

Figure 14: Neighbor to the north on Humboldt, contemporary housing complex
Figure 15: Neighbor to the northwest across Humboldt Street

Figure 16: Neighbor to the north across Humboldt Street
Figure 17: Looking south on Humboldt Street

Figure 18: Looking north on Humboldt Street
Appendix B: DPR Forms (A, B, J)
State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code

Reviewers

Listings

Page 1 of 3

*Resource Name or #: 431 Humboldt Street, Santa Rosa

P1. Other Identifier (APN): 009-025-004-000

*P2. Location: □ Not for Publication □ Unrestricted

*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5’ Quad Santa Rosa Date 2018 T 5N; R 5W; Se of Sec 1; B.M.

c. Address: 431 Humboldt St. City Santa Rosa Zip 95404

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 524952.62 mE/ 4254941.12 mN

e. Other Locational Data: (e.g., directions, elevation, decimal degrees, etc,) Extends Betw. 5th & 7th.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

EAST: 1-story, flat-roofed office building built of concrete blocks faced in stucco. A recessed entry is sheltered under the flat roof and roughly centered on the primary elevation. A picture window fills the back wall of the recess and has sliding sash, metal windows beneath the main, fixed pane sash. A pair of doors face each other and lead into either side of the building. The floor of the porch is modern ceramic tile. North of the entry porch is a fixed-sash, single-pane oculus window and another large recessed picture window with 2 fixed sash panels over a pair of hopper windows with screens. At the ground level there is a base of decorative 1” tile. South of the entry porch are 3 sets of casement windows placed at irregular intervals. The north and south walls have no openings. At the north, a metal gate at the sidewalk blocks a set of exterior concrete stairs that extends up the length of the elevation and accesses the neighboring housing complex. Access to the rear of the building is restricted by a variety of walls and fences.

WEST: The primary façade of the rear building faces Riley Street. It is separated from the thoroughfare by a parking lot. This section of the building was built in 1986, is 2-stories, has a flat roof, and is faced in stucco. The modern entrance is centered on the façade and flanked by matching windows. At the upper level, the windows are repeated and are sheltered under rigid awnings. Paint has been used to create horizontal bands to break up the massing of the flat surface. There are no openings along the southern elevation. The 1-story, 1961 section of the building—behind the 1986 addition—is made of concrete blocks. Access to the east (rear) and north of the building is restricted by a variety of walls and fences.

*P3b. Resource Attributes: [List attributes and codes] HP6 (1-3 story commercial)

*P4. Resources Present:

□ Building □ Structure
□ Object □ Site □ District
□ Element of District □ Other
(isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #: East & West, 11/2020)

*P6. Date Constructed/Age and Source: 1951, 1961 (Co. records)

□ Historic □ Prehistoric □ Both

*P7. Owner and Address: 425 Humboldt LLC
Los Altos, CA

*P8. Recorded by: (Name, affiliation, and address)
Alice P. Duffee
APD Preservation LLC

*P9. Date Recorded: Dec. 2020

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter “none.”)

*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): ______

DPR 523A (9/2013)

*Required information
**State of California**  
**The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**Primary #**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

| *Resource Name or # (Assigned by recorder)* | 431 Humboldt St.  
| *NRHP Status Code* | 6Z  

| Page 2 of 3 |

**B1. Historic Name:** 431 Humboldt St.  
**B2. Common Name:** 431 Humboldt St.  
**B3. Original Use:** Commercial  
**B4. Present Use:** Commercial  
**B5. Architectural Style:** Commercial

**B6. Construction History:** (Construction date, alterations, and date of alterations)
1951 (east), 1961 (west), 1986 addition to west building

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

**B8. Related Features:**

**B9a. Architect:** UNK  
**b. Builder:** 1951 UNK; 1961 Walter Rathke

**B10. Significance:** Theme Commercial Architecture  
**Area:** Santa Rosa  
**Period of Significance:** n/a  
**Property Type:** Commercial  
**Applicable Criteria:** ☐ Associated Event ☐ Associated Person ☑ Architecture ☐ Potential to Yield

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1859 Dr. C. C. Green and his partner, Lewis Lucas, subdivided a 22-acre parcel into “Green’s Addition” with 77 lots; the project area is on Lot 34 (and 5’ of lot 33). The parcel was developed with a 1-story, wood-frame dwelling from the last quarter of the 19th century through the first half of the 20th century. Dr. Claire Addison O’Connor, an eye doctor, purchased the lot in 1944 and cleared the parcel by 1950. In 1951, he erected the eastern-most building (fronting Humboldt St.) as a medical office building. In 1961 he hired Walter Rathke to build the western-most office building (fronting Riley St.). O’Connor sold the property in 1979 to Jacquelyn and Ralph Giannelli, who converted the buildings into “The Stuart School.” In 1986 the Giovanniellos expanded the western-most building (fronting Riley St.) with a 2-story addition. The Stuart School closed in 2006, and the buildings reverted to office space. Both buildings have been modified to accommodate changing uses, modern technologies and evolving stylistic trends. Windows and doors have been replaced, siding materials have been updated, and a vast expanse of solar panels that partially obscures both structures have been constructed along the southern edge of the property.

**B11. Additional Resource Attributes:** (List attributes and codes) HP6 (1-3 story commercial)

**B12. References:**

Notice of Completion, Sonoma County Official Records Book 1833, p. 429

**B13. Remarks:**

**B14. Evaluator:** Alice P. Duffee, APD Preservation  
**Date of Evaluation:** Dec. 2020

(Sketch Map with north arrow required.)

DPR 523B (9/2013)  
*Required information*
7.5 USGS Topographic Map, Santa Rosa Quad, 2018