

ATTACHMENT 9B:
Mitigated Negative Declaration Technical Studies -
Historic Resource Evaluation



EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

A HISTORIC RESOURCE EVALUATION OF THE PROPERTY LOCATED AT 334 PURVINE ROAD, PETALUMA (VICINITY), SONOMA COUNTY, CALIFORNIA

PREPARED FOR:

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INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by Sam Magruder (property owner) to conduct a Historic Resource Evaluation (HRE) and Cultural Resources Study (CRS) of the 37.02-acres property located at 344 Purvine Road, Sonoma County, California within Assessor's Parcel Number (APN) 022-230-020 (Project Area). The property consists of thirteen buildings that include a ca. 1933 house, a ca. 1940 "mother-in-law" house, a ca. 1933 detached garage, two ca. 1910 chicken barns, four barns (ca. 1910 – ca. 1950), a ca. 1940 workshop, two storage sheds (ca. 1910 – ca. 1933), and a modern water storage tank building, as well as various landscape features such as fences and foundations. The proposed project entails the demolition of six buildings including two chicken barns, three barns, and one storage shed and the construction of two new barns and several commercial greenhouses (Project). To ensure compliance with the California Environmental Quality Act (CEQA) and the Sonoma County Cannabis Land Use Ordinance (No. 6189), the Sonoma County Permit Resource and Management Department (PRMD) required an HRE and CRS to determine if there are any cultural resources within the Project Area meet the definition of a Historical Resources for the purposes of CEQA that could be impacted by the proposed Project, and to make recommendations if needed.

The HRE was completed by EDS Principal Architectural Historian, Stacey De Shazo, who holds an M.A. in Historic Preservation and exceeds the *Secretary of Interior's professional qualification standards* in Architectural History and History. The CRS was conducted by EDS Principal Archaeologist and the findings are presented in a separate report titled *"The Results of a Cultural Resources Study of the Property at 334 Purvine Road, Petaluma (Vicinity) Sonoma County, California."*¹

PROJECT DESCRIPTION

The 37.02-acres property, located at 334 Purvine Road in Sonoma County California within APN 022-230-020, includes a ca. 1933 house, a ca. 1940 "mother-in-law" house, a ca. 1933 detached garage, two ca. 1910 chicken barns, four barns (ca. 1910 – ca. 1950), two storage sheds (ca. 1910 – ca. 1933), a ca. 1940 workshop, and modern water storage tank building, as well as various landscape features such as fences and foundations (Figure 1 and Figure 2). The proposed Project includes the demolition of six of the thirteen buildings including the two chicken barns, three barns (identified as Barn 1, Barn 2, and Barn 4), and one storage shed (identified as Storage Shed 1) and the construction of two new barns and several commercial greenhouses, as well as updates to the "mother-in-law" house that will include American's with Disabilities Act (ADA) compliant restrooms. Some of the wood from the demolished buildings is proposed to be re-used as siding for the construction of the two new barns, which will be located with the original footprint of Barn 2 and Barn 4. The land will be used to cultivate cannabis and a portion of it will continue to be used for cattle grazing, with one acre of the land to be used for an organic food garden for a Community Supported Agriculture project. The purpose of the HRE is to determine if the built environment resources within the Project Area meet the definition of a Historical Resource, to assess impacts from the proposed Project, and to make recommendations, if needed, to ensure that Historical Resources are not adversely impacted by the proposed Project.

¹ Sally Evans (Evans & De Shazo), *The Results of a Cultural Resources Study of the Property at 334 Purvine Road, Petaluma (Vicinity) Sonoma County, California*, 2017.

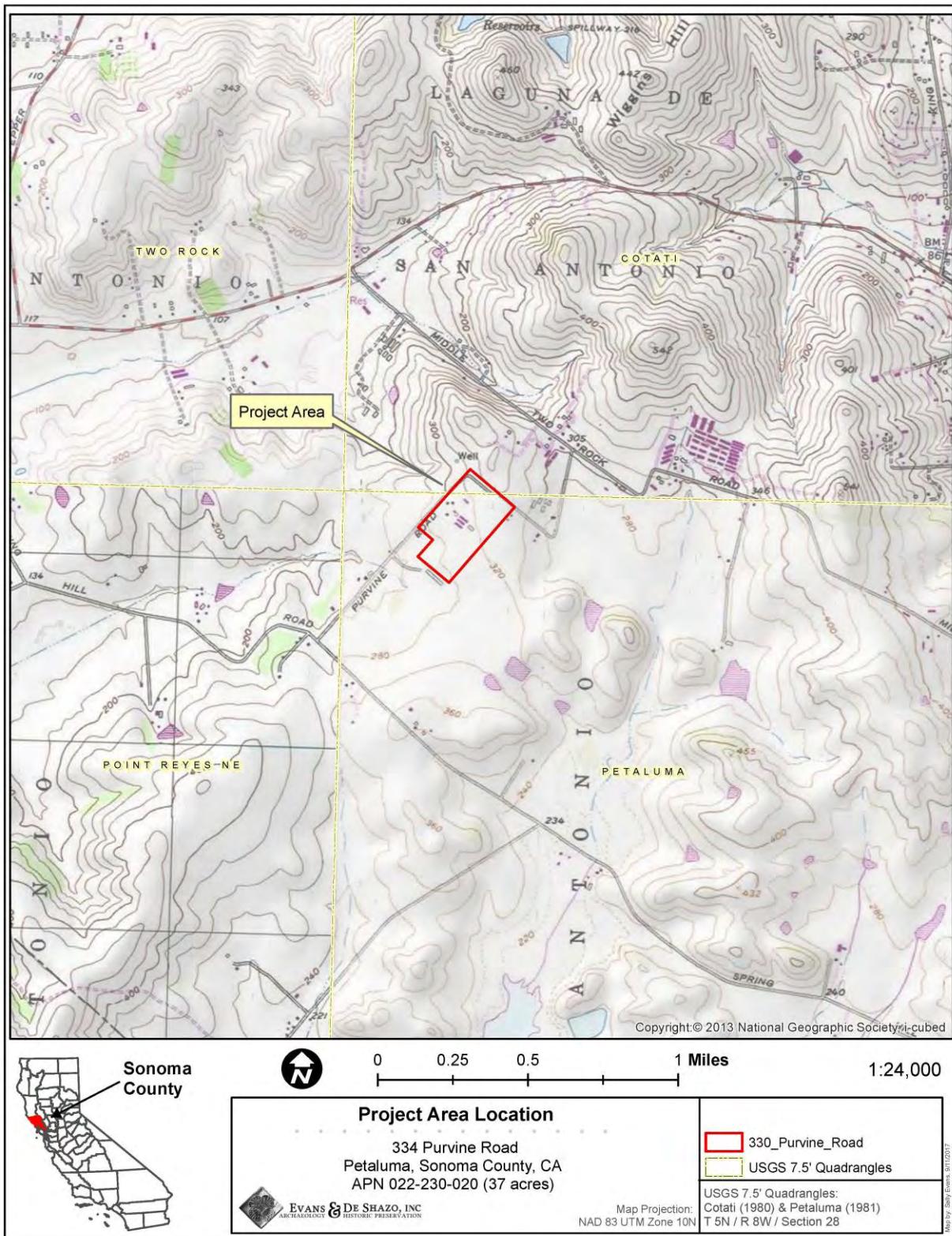


Figure 1. Project Area Location Map.



Figure 2. Photo showing the buildings within the Project Area.

REGULATORY COMPLIANCE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, the City of Petaluma is legally responsible and accountable for determining the environmental impact of any land use proposal it approves.

Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the State Office of Historic Preservation (OHP). These are:



- **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.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the California Register of Historic Resources (CRHR) (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places (NRHP);
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency’s determination is supported by substantial evidence in-light of the whole record.

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

- 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;
- 2) Associated with the lives of persons important to local, California or national history;
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if

it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

LOCAL REGULATIONS

Due to the proposed agricultural use of the Project Area, the following Sonoma County regulations that were taken into consideration as part of the HRE.

SONOMA COUNTY CANNABIS LAND USE ORDINANCE NO. 6189

The Cannabis Land Use Ordinance (No. 6189) that was adopted by the County of Sonoma Board of Supervisors in December 2016 amended Chapter 26 (Zoning Ordinance) of the Sonoma County Code to allow for the cultivation of cannabis and permit cultivation of commercial medical cannabis. The Ordinance contains requirements to ensure the protection of the public health, safety and environmental resources. To ensure protection of significant cultural resources, the ordinance states:

Section 9) Cultural and Historic Resources. Cultivation sites shall avoid impacts to significant cultural and historic resources by complying with the following standards. Sites located within a Historic District shall be subject to review by the Landmarks Commission, unless otherwise exempt, consistent with Section 26-68-020. Cultivation operations involving ground disturbing activities, including but not limited to, new structures, roads, water storage, trenching for utilities, water, wastewater, or drainage systems shall be subject to design review and referral to the Northwest Information Center (NWIC) and local tribes for consultation. A Cultural Resource Survey and on-site monitoring during ground disturbing activities may be required to demonstrate cultural and historic resources are protected.

METHODS

The HRE was prepared by EDS Principal Architectural Historian, Stacey De Shazo, M.A. in compliance with CEQA regulations and guidelines, and Sonoma County Cannabis Land Use Ordinance No. 6189. EDS utilized research conducted at the Northwest Information Center (NWIC) of the California Historical Information System (CHRIS) on September 11, 2017, Sonoma County Assessor/Recorder office, Sonoma County Library, the Sonoma County History and Genealogy Library, as well as various online sources to obtain details regarding property ownership and to develop a historic context in which to evaluate the historic significance of the property. EDS also conducted an intensive level field survey to document the existing buildings and associated landscape to formulate assessments within the context of farming within the vicinity of the City of Petaluma in Sonoma County, to assist in determining eligibility for listing on the CRHR. Ms. De Shazo also completed Department of Parks and Recreation (DPR) forms for the built-environment resources within the Project Area (Appendix A).

HISTORIC SETTING

SPANISH PERIOD (1772 - 1821)

The earliest written accounts for Petaluma include the expedition led by Fernando Quiros that ascended the Petaluma River from San Pablo Bay in 1776, and the expedition that included Father Altimira who passed through the valley in 1823 while searching for a site for a new mission that was eventually founded in Sonoma.

MEXICAN PERIOD (1821 – 1848)

In 1833, Mariano Guadalupe Vallejo was sent by the Mexican Government to Sonoma to oversee the settlement of the area. The following year he applied for the 66,622-acre (269.61 km²) *Petaluma Rancho* for his personal property. In 1836, Mariano Guadalupe Vallejo began construction on his Petaluma Adobe, today known as the Casa Grande. The area north of Petaluma was part of *Rancho Roblar de la Miseria*, which was a 16,887-acre (68.34 km²) Mexican land grant in present-day Sonoma County, California given to Juan Nepomuceno Padilla in 1845 by Governor Pío Pico. The area north/northwest of present day Petaluma, where the Project Area is located, was originally part of a 24,903-acre rancho known as *Rancho Laguna de San Antonio* granted to Bartolomé Bojórquez (1780–1863). Bartolomé, the son of Pedro Antonio Bojorquez who came to California with the De Anza Expedition, was married to Maria Nicolasa Linares (1784–1869). Bartolomé served as a soldier for the Mexican army at the Presidio of San Francisco and in 1845, Bartolomé was granted the *Rancho Laguna de San Antonio* by Governor Pico.

AMERICAN PERIOD (1848 - PRESENT)

The American Period in California is marked by the end of the Mexican American War when the United States took possession of the territories of California and New Mexico in the signing of the Treaty of Guadalupe Hidalgo (1848). Those individuals who had been granted land by the Mexican or Spanish governments within territory now belonging to the United States (U.S.) had to file claims to their land through the U.S. district court. After the cession of California to the U.S. following the Mexican-American War, the 1848 Treaty of Guadalupe Hidalgo provided that the land grants would be honored. In accordance with the Land Act of 1851, Bartolomé filed a claim for *Rancho Laguna de San Antonio* with the Public Land Commission in 1852²; however, in the year prior Bojorquez had given one-ninth of his property to each of his seven children, retaining one portion each himself and his wife. Eventually, the Bojorquez's lost their property due to foreclosure of loans against the property.³

John Lockwood, who is considered the first European resident of Petaluma, came to San Francisco from New York in 1849. In 1850, Lockwood, along with two companions, went on a hunting expedition and ventured up Petaluma Creek. They set up a hunting camp along the banks of Petaluma Creek where they built a hut of oak, tule and mud (Heig 1982; Munro-Fraser 1880). The hunters were joined in January of 1851 by several other men, and as a group they operated a trading post on a boat in the Petaluma Creek. The trading post was visited by the few other settlers who were living in the Petaluma region at the time, including those living at Vallejo's Petaluma adobe. The boat also transported game acquired by the hunters to San Francisco and brought up supplies to Petaluma (Munro-Fraser 1880). A short time later, a permanent trading post was built on land downstream from the hunting camp. The hunting camp was the first point of regular trade in Petaluma, and while this is significant, nothing remains of the original hut, nor is the exact location known. Several individuals have speculated that Lockwood's camp was on the site of what became Cedar Grove Park, located along the west side of Petaluma just north of downtown. In 1852, a street pattern plan was developed, lots were designated and a wharf was built at the end of present day Western Avenue. At the time, Petaluma River was a shallow creek and as

² United States. District Court (California: Northern District) Land Case 61 ND

³ Roger Rehm, 1989, The Bojorques of Alta California and the land grant of Rancho Laguna de San Antonio

such, most boats did not proceed upstream beyond the landing at Lakeville. However, some steamers did continue up to the town center, and in 1857, a drawbridge was erected across the river at Washington Street.

In 1857, local census data shows that 1,338 people lived within the square mile known as Petaluma and approximately 11,867 lived in Sonoma County.⁴ In 1858, the town of Petaluma became incorporated and the business district soon developed around the river. During this time, small communities such as Two Rock, near where the Project Area is located, were developing in Sonoma County where land was mainly utilized for cattle ranching. The community of Two Rock, located approximately 8 miles north/northwest from the City of Petaluma and approximately 2.4 miles from the Project Area, originally got its name from the two distinctive rocks that the Californios called *Dos Predios*, which are located on the northwestern boundary of *Rancho Laguna de San Antonio*.⁵ The first European-American settlers in the area of Two Rock were Samuel Tustin, J. R. Lewis, S. M. Martin, James, E. Denman, and Charles Purvine (Thompson 1877). The first post office was established on July 17, 1857 at the junction of the Valley Ford and Tomales roads, nearly 1 ½ mile from the two rocks, with Clark A. Hough as postmaster. During this time the community Two Rock also constructed the Two Rock Grange Hall, a Presbyterian church and a blacksmith shop. The Two Rock Grange Hall was built in support of the agricultural community as a social hall that provided space for holiday parties, graduations, dances, pot lucks, and meetings.

In 1879, Lyman Byce invented the incubator and changed the economy of Petaluma and the surrounding area. By the late 1800s, town of Petaluma was soon dominated by hatcheries and surrounding agricultural areas, such as Two Rock, were occupied by chicken farms. By 1897, Byce's Petaluma Incubator Co. had sold more than 15,000 incubators. In 1880, the Army Corps of Engineers widened, dredged and straightened the river channel, allowing better ship passage. Then in the early 1890s the McNear Canal was constructed on the east side of the river, linking the ships directly to the railroad. The landing at the end of the canal was called Gold Landing or Steamer Landing. Railroad spurs connected to the wharfs at this point allowed for more direct loading of the cars and boats. The area soon became the most prominent landing, and the wharfs behind the business district became less important. Transportation and commerce were aided with the competition of two railroads operating between Petaluma and Santa Rosa, with rail road spurs that lead to the small agricultural centers in between the tracks and connecting to Sebastopol and Healdsburg.

By the early 1900s Petaluma became known as "The World's Egg Basket" due to its large concentration of poultry farms and Petaluma and the surrounding areas such as Two Rock were experience and economic boom (Petaluma Area Chamber of Commerce) (Figure 2 and Figure 3). After the stock market crash in 1929, the Great Recession put dozens of Petaluma ranchers out of business. In 1941, Sonoma County boasted approximately 4,000 Chicken farms, and by 1945 the county had peaked in its production of eggs, with a record 612 million eggs laid that year.⁶ However, by the late 1940s the high cost of chicken farming caused the closure of many chicken farms, and by the mid-1960s the egg market

⁴ Sonoma County Historical Society, <http://www.sonomacountyhistory.org>, Accessed 9/27/2017

⁵ Two Rock History, http://www.tworockfire.com/history_tworock.html, Accessed 9/26/2017

⁶ Thea Lowry, *Empty Shells: The Story of Petaluma, America's Chicken City*. Manifold Press, 2000.

had collapsed. The area once known as the “Egg Capital of the World”, now focused on dairy farming, which is a prominent industry in the region today.



Figure 3. ca. 1920s Chicken farm near Petaluma California (photo courtesy of the Sonoma Heritage Collection)



Figure 4. ca. 1930s Chicken farm near Petaluma California (photo courtesy of the Sonoma Heritage Collection)



Figure 5. ca. 1920s photograph of a giant egg basket, celebrating Petaluma's status as the "World's Egg Basket"
(Photo courtesy of *Petaluma Historical Library & Museum*).

LITERATURE SEARCH AND REVIEW

EDS completed a literature search at the NWIC on September 11, 2017 (NWIC File #17-0782) to determine if the Project Area has been previously evaluated for cultural resources and if there are any known cultural resources within or adjacent to the Project Area. Maps maintained by the NWIC and documentation for cultural resource studies and resources located within a 1/2-mile from the Project Area were reviewed.

The following inventories were also reviewed:

- National Register of Historic Places
- California Register of Historical Resources
- California Inventory of Historic Resources
- California Historical Landmarks
- California Points of Historical Interest
- Directory of Properties in the Historic Property Data File for Petaluma, Sonoma County

LOCAL AND ONLINE RESEARCH

Local research was conducted to obtain additional primary and secondary resources such as photographs, deeds, and documents related to the ownership and development history of the Project

Area. In addition, online resources were accessed that include published local histories, maps, and photographs that were utilized to further develop the history of the Project Area and the historic context. Online resources included:

- Sonoma County Assessor/Recorder's Office
- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- Sonoma Heritage Collection (<http://heritage.sonomalibrary.org/>)
- California State Library (<http://www.library.ca.gov/>)

RESULTS OF THE LITERATURE SEARCH AND REVIEW

According to maps and records on file at the NWIC, the Project Area has not been previously evaluated for cultural resources and no cultural resources are currently recorded within or adjacent to the Project Area. According to information on file at the NWIC, there has been one previous cultural resources study conducted within one-half mile of the Project Area. The study (S-23692) was for a proposed dog kennel project at 4395 Middle Two Rock Road, approximately one-half mile to the northwest of the Project Area (Douglass and Origer 2001). No cultural resources were identified or recorded.

According to information on file at the NWIC there is only one cultural resource recorded on Department of Parks and Recreation (DPR) 523 forms within one-half mile from the Project Area. The resource, recorded as P-49-003797, includes the two-story octagon-shaped house located at 3925 Spring Hill Road that was constructed ca. 1860 by Silas M. Martin, one of the first settlers of Two Rock. The house is also listed on the Sonoma County Landmarks as #155 (Painter 2006).

PROPERTY OWNERSHIP HISTORY

As part of the literature search and review, EDS reviewed historic maps, city directories, and deeds, as well as documents available online to determine ownership history of the Project Area, which is presented below.

Property Ownership History

The 37.02-acre property that is bounded on the northwest and northeast by Purvine Road (formerly Cross Road) that forms a ninety-degree angle and makes up the northern corner of the Project Area, was originally part of the *Rancho Laguna de San Antonio*. In 1852, Charles and Mary Jane Purvine purchased a 698.48-acre portion of the rancho land from Bojórquez's heirs to establish a cattle breeding ranch (Figure 5). The same year that Charles and Mary Jane purchased the 698.48-acre property, they donated 1.53-acres of the land to construct a school. The school lot was located in the northeast corner of the Project Area, on the northeast-to-southwest trending section of Purvine Road (the segment that runs parallel to both Middle Two Rock Road and Spring Hill Road (formerly called South Road). The school was built in 1853 by Charles Purvine and Silas Martin and was named the Iowa School (Sonoma Heritage Collection). The Iowa School was the first public school in Sonoma County and also served as the place where the Presbyterian church congregation in Two Rock met for service prior to construction of the church building in 1862 (History of Sonoma County 1880:351). In 1919 the Iowa School was unified

along with two other nearby schools to be under a single school board of trustees. The Iowa School was no longer used and was removed in 1958.

Charles Purvine was born in 1815 in Hamilton County, Tennessee and Mary Jane was born in 1820 in Sangamon County, Illinois. Charles and Mary Jane had four children: John, Martha, Mary and Walter. Charles and Mary Jane were well known in the area as prominent cattle breeders. Charles died in 1869 in Petaluma and is buried in the Two Rock Presbyterian Church Cemetery.

Mary Jane then inherited the property and at some point, the 698.48-acre parcel was divided-up among Mary Jane's heirs and become known as the "Subdivision of Lands of the Heirs of Mary J. Purvine Dec." The subdivision, which was surveyed in November of 1899 by Newton Smyth of Santa Rosa, included seven parcels divided between Mary Jane and her heirs (Figure 6). The current parcel consists of a portion of Lot 6 plus the School Lot, as seen on the plat map (Figure 7). Lot 6 was 63.34 acres. On December 9th, 1899, Lot 6 was sold to William B. Purvine by Walter S. Purvine, Thomas B. Purvine, Margaret J. Beggs, Martha L. Adams and John C. Purvine, for ten dollars. On October 1, 1906, William B. Purvine sold Parcel 6 (63.34 acres) to Walter Collings and his wife Lizzie for ten dollars. Mary Jane, died in 1918 from the injuries she sustained in a fall, and was buried with her husband.



Figure 6. 1867 Sonoma County Bowers map, showing the location of the present day building environment resources within the 698.48 acres property owned by Charles and Mary Jane Purvine.

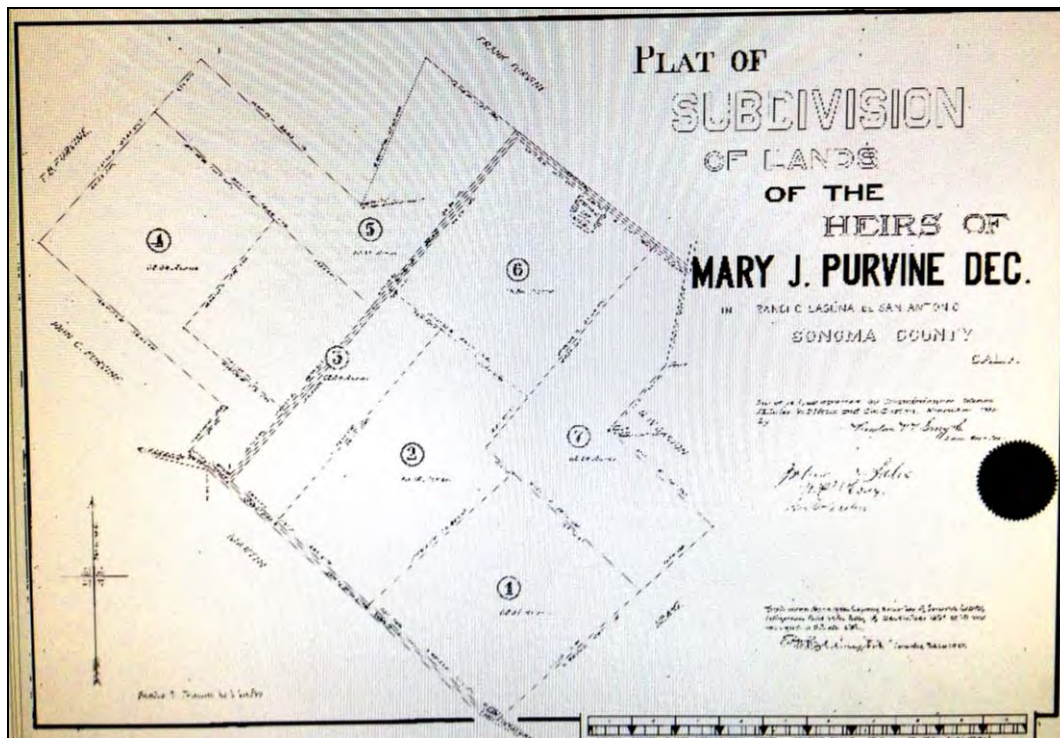


Figure 7. The Plat of “Subdivision of Lands of the Heirs of Mary J. Purvine Dec.”, November 1899.

Walter Collings was born in England in 1866, but left home at the age of 13 and worked his way first to Canada. He emigrated to the U.S. in 1887, first living in Michigan and then Oakland where he worked building bridges.⁷ He also lived at Pierce Point and then settled in the Two Rock in 1888. Collings first leased land in Chileno Valley before buying the 63.3 parcel from the Purvine family. The land was initially a hayfield when the Collings bought it from the Purvines. Collings then established a successful chicken farm where he had over 3,000 White Leghorn laying hens.⁸ In the California State Directory of Farmers, Sonoma County 1922-1923, Collings is listed as owning “64.0 acres, assessed at \$5,800, located approximately 1.0 mile west of Petaluma”. The Collings had three children: Charles, Francis, and Olive. According to Collings grandson, Walter Collings (Francis Collings son), the elder Collings also raised pigeons on the property. Collings was married to, Eliza Jane (formerly Thompson) Collings, who was born in 1870 in Canada. Francis grew-up living and working on the chicken farm with her father. Francis built the house in 1933 and also built several of the other buildings on the farm. Francis died in 1944 at the age of 38, and the Collings in 1956. They are both buried in Petaluma in Cypress Hill Memorial Park. Collings grandson, Walter states that he remembers helping to build the ca. 1940s workshop. When Walter was young he worked the ranch with a combine harvester and three tractors, raising free range chickens, sheep, and potatoes (Figure 7 and Figure 8). Walter married Eunice B. (Weiss) Collings of Del Ray, California. Francis was involved in several fraternal organizations, and was elected as master of the Two Rock Grange in 1957. Walter worked the ranch for over six decades, and in his later years was known for the giant pumpkins that he grew on the property.

⁷ Oral interview conducted on September 24, 2017, by EDS researcher Erica Thompson with Walter Collings (grandson of Walter Collings). The elder Walter Collings is referred to as “Collings” and his grandson is referred to as “Walter”.

⁸ Ibid.

According to an oral interview conducted by EDS researcher Erica Thompson with Walter Collings on September 24, 2017, several of the Purvines, including Percy Purvine, were still living on and farming their land north of the Project Area when Walter lived there. According to Walter, he has Gus Purvine's original 1898 diary in his possession. On December 4, 1967, an approximately 1-acre portion of the land that was sold in the 1906 deed was granted by Francis Collings and his wife Eunice Collings to themselves as Joint Tenants.



Figure 8. ca. 1920 photos showing Collings truck, on the chicken farm (courtesy of Calisphere)



Figure 9. ca. 1930s photo showing Walter (grandson) in a cart on the Collings chicken farm (courtesy of the Sonoma Heritage Collection).

In 2017, the property was sold to Sonoma Hills Farm LLC, by the trustees of the Terry L. McClarnon and Carol J. McClarnon 2005 Trust, the Larry R. Burton and Judith C. Burton 2006 Trust, and the John M. and Mary Jo Jacobs Revocable Trust. According to the Sonoma County Assessor/Recorder office, the parcel was remapped very recently, the previous APN being 022-230-018-000. This previous number is the APN that appears on the Grant Deed that transfers the property to Sonoma Hills Farm, LLC (dated June 24, 2017).

HISTORIC RESOURCE FIELD SURVEY

The 37.02-acre property, located at 334 Purvine Road in Sonoma County, includes ca. 1933 house, a ca. 1940 “mother-in-law” house, a ca. 1933 detached garage, two ca. 1910 chicken barns (Chicken Barn 1 and Chicken Barn 2), four barns (ca. 1910 – ca. 1950) (Barn 1, Barn 2, Barn 3, and Barn 4), two storage sheds (ca. 1910 – ca. 1933), and a ca. 1940 workshop, as well as various landscape features such as fences and foundations that were surveyed, photographed, and documented. The modern water tank storage shed was observed, but not recorded.

ca. 1933 House and Detached Garage

The ca. 1933 house is a single-story vernacular house with a raised foundation, front gable roof, and an L-plan design. The house is clad in stucco with a moderate pitched roof with exposed rafters (Figure 10). The roof is clad in asphalt shingles, and there are round metal roof vents along the roof line. The primary facade is an asymmetrical design and consists of concrete stairs, two windows, and a front entry door (Figure 11). The window near the northeast corner and the door are trimmed with wide wood detail that is angled along the top portion, and separated by wood that mimics a column. One of the windows is a fixed picture window, and the other window is a replacement vinyl window. The trim around the vinyl window appears to have been altered as it is different than the trim along the picture window. There is a wood front entry door with divided lights that appear to be original to the house. The east elevation consists of four vinyl replacement windows that are trimmed in wood, of which one is trimmed at an angle along the top portion, and the walls are clad in stucco (Figure 12). The west elevation consists of five vinyl replacement windows, of which two are paired windows, and there are single-hung windows. Each of the windows are trimmed in simple wood casings and the walls are clad in stucco (Figure 13). The south elevation consists of a lower extended gable roof, which may have been an addition, two paired vinyl windows, and one single-hung vinyl window (Figure 14). There are red stained concrete stairs with modern iron hand rails that lead to a rear entry door. The door appears to be a replacement door. There is also a metal porch awning that is in fair condition.



Figure 10. Photo showing the north elevation (primary façade), facing southeast.



Figure 11. Photo showing the primary façade, facing south/southwest.



Figure 12. Photo showing the east elevation, facing south.



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



Figure 14. Photo showing the south elevation, facing northwest.

ca. 1933 Detached Garage

There is a side-gabled detached garage located approximately 28.0 feet south/southeast of the ca. 1933 house that appears to have, at one time, served as an office. The building consists of a moderate pitched roof that is clad in asphalt shingles and is clad in stucco. The west elevation consists of modern double garage doors that appear to have been added in more recent years (Figure 15). There is a paired vinyl window along the west elevation and double-hung vinyl window along the north elevation. The windows appear to be trimmed in the original wood casing. There are red stained concrete stairs along the north elevation that lead to a side entry door that appears to be original to the building (Figure 16). The south elevation is void of any windows and the east elevation consists of two, double hung vinyl windows with original wood trim.



Figure 15. Photo showing the southwest elevation, facing northeast.



Figure 16. Photo showing the north elevation, facing southeast.

ca. 1940 "Mother-in-Law" House

The ca. 1940 “mother-in-law” house consists of a low pitched front gabled roof and a set-back shed addition. The house is rectangular in plan and clad in tongue and groove horizontal wood (Figure 17). The north elevation (primary façade) consists of a front entry door and two windows, one aluminum slider window and one vinyl single hung window. The west elevation consists of three aluminum slider windows, and a side entry door that leads to a deck. The south elevation consists of a one slider aluminum window and a single-hung vinyl window. The east elevation consists of three slider vinyl windows.



Figure 17. Photo showing the north elevation, facing southeast.

ca. 1910 chicken barns

There are two chicken barns located within the Project Area, which are describe below.

Chicken Barn 1 is a partially deconstructed building that was approved for demolition by the PRMD (September 2017) prior to the historic architectural field survey. As such, the details are limited to what is currently present. Chicken Barn 1 is a raised, rectangular plan, side gabled building that is representative of chicken barns buildings in Sonoma County during the early 1900s. Chicken Barn 1 is situated on a concrete perimeter foundation wall with square wood posts that support the floor of the barn (Figure 18). The floors are a narrow wood floors, and the walls, although on the ground, consist of chicken wire over wood framing.

Chicken Barn 2 consists of a raised, rectangular plan, side gabled building that is representative of chicken barns buildings in Sonoma County during the early 1900s (Figure 19). Chicken Barn 2 is situated on a combination of post and pier and concrete perimeter foundation with narrow walls with square wood posts that support the floor of the barn. The roof is clad in corrugated metal and is constructed in a King Post framing system. The walls are call in vertical wood boards and are in fair to good condition. The floors are a narrow wood floors and the walls consists of a series of open windows and lower

sections that are clad in wood. There is a metal feeder that is on the floor of the building and the building appears to be in fair condition (Figure 20).



Figure 18. Photo showing Chicken Barn 1, facing southwest.



Figure 19. Photo showing Chicken Barn 2, facing north.



Figure 20. Photo showing the interior of Chicken Barn 2.

Barns (ca. 1910 – ca. 1950)

There are four barns located within the Project Area, which are describe below.

Barn 1

Barn 1 is a front gable plan with a centered section with metal doors that are flanked on each side by two bays (Figure 21). One of the bays is open and the other is enclosed. It is likely that both bay were originally open, but one bay was enclosed at a later date. The barn appears to have been used for grain and hay storage, as there are small hay loft casement and awning style doors along the upper portion of the east elevation that allowed for access to stored hay (Figure 22). There is hay hook along the south façade of the building. There is a shed addition along the rear (north elevation) of the building that may have been used for storage, but is open along the east elevation. A barn is situated on a concrete perimeter foundation, along the center portion of the board, but some sections rest directly on the soil. The interior of the barn was white-washed and there is evidence along the exterior that it was once painted red. The barn is in fair condition.



Figure 21. Photo showing Barn 1, south elevation, facing northwest.



Figure 22. Photo showing the east elevation, facing south.

Barn 2

Barn 2 consists of front gable plan with barn door on metal rails along the northeast section of the barn, a door along the center section of the barn, and double doors near the southeast section of the east elevation (primary façade) (Figure 23). The barn is constructed of vertical wood boards that are laid flush and has been white-washed. There is hay loft door along the center portion of the primary façade gable and a hay hook. The barn was used for grain and hay storage, but may have also been used to store farm

equipment such as tractors. The floor in the interior of the barn consists of both dirt floors and a portion consists of a raised wood floor, which was likely used to keep hay off the dirt floor. There is a section of the interior along the south side that consists of a small section that allows access to an exterior corral along the west and south elevation. The barn is in fair condition.



Figure 23. Photo showing Barn 2, east elevation, facing southwest.

Barn 3

Barn 3 consists of a rectangular planned building with an irregular shaped front gable that consists of flush vertical wood boards and a roof that is clad in corrugated metal (Figure 24). Sections of the metal and wood appear to be original; however, other sections appear to have been added later during maintenance and repair of the building. The perimeter of the building appears rests on post and peer foundation, but sections appear to rest directly on the soil. There are three open bays along the east elevation, which appear to have originally been four, but a dividing column was removed to expand the width of one of the bays (Figure 25). There are metal fence gates that have been added to the three open bays, which likely allow the barn to hold cattle if needed. The barn is in fair to good condition.



Figure 24. Photo showing Barn 3, west and south elevations, facing north.



Figure 25. Photo showing Barn 3, east elevation, facing west.

Barn 4

Barn 4 consists of a rectangular planned, front gable building, and a center corridor that is flanked on both sides by low-profile sections that were likely used as chicken pens and for hatching (Figure 26 and Figure 27). The center corridor allows air to flow through the center of the building, but also allows access to the chicken pens (Figure 28). There is chicken wire along areas within the interior and two shed attachments along the rear (north elevation) of the building that were accessed by stairs that have collapsed. The small rooms consist of a grain storage tanks, egg cartons, and an old bottle (Figure 29).



Figure 26. Photo showing Barn 4, west elevation, facing northeast.



Figure 27. Photo showing Barn 4, south elevation, facing northwest.



Figure 28. Photo showing the interior of Barn 4, facing northwest.



Figure 29. Photo showing the Interior of shed attachment of Barn 4, with grain tank, old bottle, and egg cartons.

ca. 1940 Workshop

The workshop is a front gabled rectangular planned building constructed of concrete block (Figure 30). The roof is constructed of a King Post truss system and is clad in corrugated metal. There is metal cladding along the upper portion of the primary façade (east elevation) gable, three eight-light metal windows, and a front entry door that is situated along the northeast corner of the building with a metal plate attached to the door that reads “high voltage” (Figure 31). The building is situated on a concrete

slab foundation and there are three metal barn doors along the north elevation that provide access the workshop. The building is wired for electricity and is in good condition.



Figure 30. Photo showing the east elevation of the ca. 1940 workshop building, facing southwest.



Figure 31. Photo showing the east elevation of the ca. 1940 workshop building, facing south.

Storage sheds (ca. 1910 – ca. 1933)

Storage Shed 1 is a small rectangular planned building with a front gabled roof and shed addition along the east elevation (Figure 32). The building is clad in a combination of vertical board and batten along the south, east, and north elevations and is clad in wood shingles on the west elevation. The building is

situated directly on the soil and is wired for electricity. The only entrance to the building is along the south elevation through a sliding barn door on metal rails. There are a pair of original six light wood windows along the north elevation, and a loft casement door (Figure 33). The interior of the building consists of wood floors and a workbench that appear to be original



Figure 32. Photo showing the south elevation of Storage Shed 1, facing northwest.



Figure 33. Photo showing Storage Shed 1, north and west elevations, facing east.

Storage Shed 2 is a front gable, low-profile building that is clad in vertical wood boards that are laid flush (Figure 34). There is a single-entry door along the east elevation. The building was likely use for

storing preserved foods and the floor may also be dug out to allow for storage below the ground level; however, the interior of the building was not accessible during the field survey.



Figure 34. Photo showing Storage Shed 2, west elevation, facing northeast.

Landscape Features

Landscape features consist of three rows of fruit trees that consist of eight pear trees and one plum tree, of which each of the row contains 2, 2, and 4 trees, respectively. The trees are located west of the house and near the front portion of the Project Area. There are also two unidentified citrus trees north of the tree rows. Within this same section is a curvilinear concrete feature that appears to be a possible garden pond. There are also two 16-foot long segments of a concrete perimeter foundation in an “L” shape. The concrete perimeter foundation measure approximately 25 feet by 90 feet with a circular-shaped foundation along the northeast section that measures 11 feet long. The foundation appears to be from a previous barn. Historic photos of the Collings chicken farm show a crib barn in this location. There are also two cisterns that are measure approximately 7.5 feet square and 2.5 feet high, and made of 16-inch concrete “H” shaped blocks. Each cistern is covered by a removable wood top make of 1-foot wide boards. There is also a Eucalyptus windrow that forms a portion of the western property boundary along Purvine Road that was likely planted when Charles Purvine owned the property.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The Project Area includes ca. 1933 house, a ca. 1940 “mother-in-law” house, a ca. 1933 detached garage, two ca. 1910 chicken barns (Chicken Barn 1 and Chicken Barn 2), four barns (ca. 1910 – ca. 1950) (Barn 1, Barn 2, Barn 3, and Barn 4), two storage sheds (ca. 1910 – ca. 1933), and a ca. 1940 workshop, as well as various landscape features such as fences, foundations, two cisterns, and trees that were surveyed, photographed, and documented to determine eligibility for listing to the CRHR. The following section summarizes the potential historical significance of the building environment resources.

CRHR EVALUATION

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. Due to the properties association with chicken farming in Sonoma County the property was evaluated as a “whole”. The buildings were not evaluated as individual resources.

CRHR Criterion for Evaluation

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

The property is associated with chicken farming from 1902 through the 1970s within the vicinity of Petaluma, Sonoma County. The chicken farming boom in Petaluma and the surrounding area began with the invention of the incubator by L.C. Byce, which changed the economy of Petaluma and Sonoma County. By the early 1900s, Petaluma, and the surrounding vicinity, was dominated by chicken hatcheries and chicken farms. By the early 1900s Petaluma became known as "The World's Egg Basket" due to its large concentration of poultry farms in area. Chicken farming had become a mainstay of rural life in Sonoma County and many families were drawn to the area by contemporary booster literature proclaiming poultry raising to be a profitable and near effortless pursuit. In 1941, Sonoma County boasted approximately 4,000 Chicken farms and by 1945 the county had peaked in its production of eggs, with a record 612 million eggs laid that year.⁹ The property is associated with chicken farming for over six decades, from 1903 through the 1970s. The property’s association with early chicken farming in Sonoma County and its ability to convey integrity through the built environment and landscape that remains, appear to support the findings that the property is eligible under Criterion 1.

Therefore, the property is recommended as eligible for listing under Criterion 1, at the local level.

2. Is associated with the lives of persons important in our past.

Although the property is associated with Walter Collings and the Collings family, who were chicken famers in the early 1900 through the 1970s, they were one of hundreds of chicken farming families in Petaluma and the surrounding county and are not considered persons important to local history or the history of California.

Therefore, the property is not recommended as eligible for listing under Criterion 2.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

The twelve buildings are a modest example of a chicken farm in the Petaluma vicinity and Sonoma County. They are not considered an excellent or representative example of this chicken farming buildings, and thus the property as a whole does not meet Criterion 3. The eleven

⁹ Thea Lowry, *Empty Shells: The Story of Petaluma, America’s Chicken City*. Manifold Press, 2000.

buildings are of typical of early 20th century vernacular construction with nothing disguising them from others in the area. Therefore, the buildings within the property as a whole are not recommended as eligible for listing on the CRHR under Criterion 3.

4. *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 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.

For a building to have the potential to yield information that is important to history of California based on architecture or engineering it would likely qualify under Criterion 3, and would also need to have integrity; however, Criterion 4 was considered and determined that the buildings do not have the ability to convey information potential that is unique or unknown. In addition, no historic-era archaeological deposits associated with the chicken ranch have been identified; however, there is the potential for associated archaeological deposits to be present that could yield, or have the potential to yield, information important to the history of the local area, California or the nation. Please refer to the findings are presented in a separate report prepared by EDS Principal Archaeologist, Sally Evans, M.A., RPA, titled "The Results of a Cultural Resources Study of the Property at 334 Purvine Road, Petaluma (Vicinity) Sonoma County, California."

HISTORIC INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one of the criterion and have historic integrity. There are seven variables, or aspects, that define integrity, including location, design, setting, materials, workmanship, feeling and association.¹⁰ A resource must possess most of the integrity variables that relate to its period of significance and reasons for significance.

The following section lists each aspect of integrity and findings, which are *italic*.

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

The built environment resources have not moved and therefore the property retains integrity of Location.

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

The property, though not professionally designed, was planned as a chicken farm and the space, structures, and style of buildings are associated with chicken farming. Therefore, the property retains integrity of Design.

¹⁰ 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 remains farm land for cattle grazing and agricultural farming and very little has changed; therefore the property retains 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 such as material type is still present; therefore, the property retains integrity of Materials.

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

The local workmanship (Vernacular) of the built environment, such as hand cut wood and simple construction, are still present; therefore, the property retains integrity of Workmanship.

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

The feeling the property expresses is as a working farm and elements such as the chicken barns that convey the feeling that it was once a chicken farm are still present; therefore, the property retains integrity of Feeling.

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

The Association of the property is directly linked to the early chicken farming industry in Sonoma County from 1902 until the 1970s, and the property conveys this association by the presence of chicken barns and associated farming buildings such as barns, and two houses; therefore, the property retains integrity of Association.

The property, as a whole, retains all seven aspects of integrity including location, design, setting, materials, workmanship, feeling, and association.

CONCLUSIONS

EDS Principal Architectural Historian, Stacey De Shazo, M.A., in compliance with CEQA regulations and guidelines conducted extensive research and a field survey to evaluate the existing built environment resources within the Project Area to determine if they meet the criteria to be considered a Historical Resource under CEQA, and to document them on DPR 523 forms (Attachment B). Historical Resources include properties listed or eligible for listing on the CRHR or NRHP, properties listed in a local register of historical resources (as defined at Public Resources Code §5020.1(k)), and properties in which a lead agency determines to be historically significant.

Results of the CRHR evaluation determined that the property does appear to be eligible for listing on the CRHR under Criterion 1, at the local level, due its association with early chicken farming in Sonoma County. The property also retains all seven aspects of integrity to convey its significance. Therefore, the

property is considered a Historical Resource for the purposes of CEQA. Recommendations are provided below to address potential impacts to Historical Resources resulting from the proposed Project.

RECOMMENDATIONS

Pursuant to CEQA guidelines and Secretary of Interior Treatment for Historic Properties adopted by the California Office of Historic Preservation, the following recommendations are suggested as *feasible* mitigation measures and are recommended to be included as conditions of approval.

Mitigation Measures.

- **CR-1** – Prior to demolition, EDS recommends that the Project proponent inventory the architectural elements to re-use on site or donate to the Sonoma County Historical Society or appropriate archival facility any associated artifacts or other architectural elements identified by EDS Principal Architectural Historian, that are feasible to archive or store. The associated artifact or architectural element shall be carefully removed and delivered to the archive facility in good condition to be used in future conservation work.
- **CR-2** - The Project proponent shall work with the Sonoma County Historical Society or the Petaluma Historical Library and Museum in developing an interpretive display about the Collings family history and chicken farming on the property that can be displayed on site. This could include a film documentation and/or historical photographs provided by the Project proponent, an oral history with interviews conducted by a professional oral historian with Walter Collings. The proponent will endure all costs associated with the interpretive display, which could be limited to a specific amount and approved by the county.

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Appendix A:

DPR forms

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 25 *Resource Name or #: (Assigned by recorder) Collings Chicken Farm

P1. Other Identifier: 334 Purvine Road

*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 Petaluma Date 1981 T 5N ; R 8W ; of of Sec 28 ; M.D. B.M.

c. Address 334 Purvine Road City Zip

d. UTM: Zone 10 , 522362 mE/ 4233460 mN

e. Other Locational Data:

The property is situated on the south side of Purvine Road approximately 0.22 miles north/northeast of Fransioli Road and 0.8 miles south/southwest of Middle Two Rock Road in Sonoma County, within Assessor Parcel Number (APN) 022-230-020.

*P3a. Description:

The 37.02-acre property, located at 334 Purvine Road in Sonoma County, includes ca. 1933 house, a ca. 1940 "mother-in-law" house, a ca. 1933 detached garage, two ca. 1910 chicken barns (Chicken Barn 1 and Chicken Barn 2), four barns (ca. 1910 – ca. 1950) (Barn 1, Barn 2, Barn 3, and Barn 4), two storage sheds (ca. 1910 – ca. 1933), and a ca. 1940 workshop, as well as various landscape features. (See Continuation Sheet)

P5a. Photograph or Drawing



*P3b. Resource Attributes:

HP33. Farm/ranch

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

P5b. Description of Photo: Collings Chicken Farm, facing southwest; 9/20/2017

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
1902 – ca. 1950; Assessor/Recorder records; and oral interview with Walter Collings (09/23/2017)

*P7. Owner and Address:

Sam Magruder
334 Purvine Road
Sonoma County, Ca

*P8. Recorded by: Stacey De Shazo, M.A. Evans & De Shazo, Inc., 6876 Sebastopol Avenue, Sebastopol, CA 95472 / (707) 812-7400

*P9. Date Recorded: 9/20/2017

*P10. Survey Type:
Intensive

*P11. Report Citation:

Stacey De Shazo (2017), Historic Resource Evaluation of the Property Located at 334 Purvine Road, 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): Sketch Map Record (DPR 523K)

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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(Continued from the Primary Record)

ca. 1933 House and Detached Garage

The ca. 1933 house is a single-story vernacular house with a raised foundation, front gable roof, and an L-plan design. The house is clad in stucco with a moderate pitched roof with exposed rafters. The roof is clad in asphalt shingles, and there are round metal roof vents along the roof line. The primary facade is an asymmetrical design and consists of concrete stairs, two windows, and a front entry door. The window near the northeast corner and the door are trimmed with wide wood detail that is angled along the top portion, and separated by wood that mimics a column. One of the windows is a fixed picture window, and the other window is a replacement vinyl window. The trim around the vinyl window appears to have been altered as it is different than the trim along the picture window. There is a wood front entry door with divided lights that appear to be original to the house. The east elevation consists of four vinyl replacement windows that are trimmed in wood, of which one is trimmed at an angle along the top portion, and the walls are clad in stucco. The west elevation consists of five vinyl replacement windows, of which two are paired windows, and there are single-hung windows. Each of the windows are trimmed in simple wood casings and the walls are clad in stucco. The south elevation consists of a lower extended gable roof, which may have been an addition, two paired vinyl windows, and one single-hung vinyl window. There are red stained concrete stairs with modern iron hand rails that lead to a rear entry door. The door appears to be a replacement door. There is also a metal porch awning that is in fair condition.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing the north elevation (primary façade), facing southeast.



Photo showing the primary façade, facing south/southwest.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing the east elevation, facing south.



Photo showing the west elevation, facing northeast.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing the south elevation, facing northwest.

ca. 1933 Detached Garage

There is a side-gabled detached garage located approximately 28.0 feet south/southeast of the ca. 1933 house that appears to have, at one time, served as an office. The building consists of a moderate pitched roof that is clad in asphalt shingles and is clad in stucco. The west elevation consists of modern double garage doors that appear to have been added in more recent years. There is a paired vinyl window along the west elevation and double-hung vinyl window along the north elevation. The windows appear to be trimmed in the original wood casing. There are red stained concrete stairs along the north elevation that lead to a side entry door that appears to be original to the building. The south elevation is void of any windows and the east elevation consists of two, double hung vinyl windows with original wood trim.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing the southwest elevation, facing northeast.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

Page 7 of 25



Photo showing the north elevation, facing southeast.

ca. 1940 "Mother-in-Law" House

The ca. 1940 "mother-in-law" house consists of a low pitched front gabled roof and a set-back shed addition. The house is rectangular in plan and clad in tongue and groove horizontal wood. The north elevation (primary façade) consists of a front entry door and two windows, one aluminum slider window and one vinyl single hung window. The west elevation consists of three aluminum slider windows, and a side entry door that leads to a deck. The south elevation consists of a one slider aluminum window and a single-hung vinyl window. The east elevation consists of three slider vinyl windows.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing the north elevation, facing southeast.

ca. 1910 chicken barns

There are two chicken barns located within the Project Area, which are describe below.

Chicken Barn 1 is a partially deconstructed building that was approved for demolition by the Sonoma County Permit and Resource Management Department (PRMD) (September 2017) prior to the historic architectural field survey. As such, the details are limited to what is currently present. Chicken Barn 1 is a raised, rectangular plan, side gabled building that is representative of chicken barns buildings in Sonoma County during the early 1900s. Chicken Barn 1 is situated on a concrete perimeter foundation wall with square wood posts that support the floor of the barn. The floors are a narrow wood floors, and the walls, although on the ground, consist of chicken wire over wood framing.

Chicken Barn 2 consists of a raised, rectangular plan, side gabled building that is representative of chicken barns buildings in Sonoma County during the early 1900s. Chicken Barn 2 is situated on a combination of post and pier and concrete perimeter foundation with narrow walls with square wood posts that support the floor of the barn. The roof is clad in corrugated metal and is constructed in a King Post framing system. The walls are call in vertical wood boards and are in fair to good condition. The floors are a narrow wood floors and the walls consists of a series of open windows and lower sections that are clad in wood. There is a metal feeder that is on the floor of the building and the building appears to be in fair condition.

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Property Name: Collings Chicken Farm

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Photo showing Chicken Barn 1, facing southwest.



Photo showing Chicken Barn 2, facing north.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing the interior of Chicken Barn 2.

Barns (ca. 1910 – ca. 1950)

There are four barns located within the Project Area, which are describe below.

Barn 1

Barn 1 is a front gable plan with a centered section with metal doors that are flanked on each side by two bays. One of the bays is open and the other is enclosed. It is likely that both bay were originally open, but one bay was enclosed at a later date. The barn appears to have been used for grain and hay storage, as there are small hay loft casement and awning style doors along the upper portion of the east elevation that allowed for access to stored hay. There is hay hook along the south façade of the building. There is a shed addition along the rear (north elevation) of the building that may have been used for storage, but is open along the east elevation. A barn is situated on a concrete perimeter foundation, along the center portion of the board, but some sections rest directly on the soil. The interior of the barn was white-washed and there is evidence along the exterior that it was once painted red. The barn is in fair condition.

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Property Name: Collings Chicken Farm

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Photo showing Barn 1, south elevation, facing northwest.



Photo showing the east elevation, facing south.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Barn 2

Barn 2 consists of front gable plan with barn door on metal rails along the northeast section of the barn, a door along the center section of the barn, and double doors near the southeast section of the east elevation (primary façade). The barn is constructed of vertical wood boards that are laid flush and has been white-washed. There is hay loft door along the center portion of the primary façade gable and a hay hook. The barn was used for grain and hay storage, but may have also been used to store farm equipment such as tractors. The floor in the interior of the barn consists of both dirt floors and a portion consists of a raised wood floor, which was likely used to keep hay off the dirt floor. There is a section of the interior along the south side that consists of a small section that allows access to an exterior corral along the west and south elevation. The barn is in fair condition.



Photo showing Barn 2, east elevation, facing southwest.

Barn 3

Barn 3 consists of a rectangular planned building with an irregular shaped front gable that consists of flush vertical wood boards and a roof that is clad in corrugated metal. Sections of the metal and wood appear to be original; however, other sections appear to have been added later during maintenance and repair of the building. The perimeter of the building appears rests on post and peer foundation, but sections appear to rest directly on the soil. There are three open bays along the east elevation, which

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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appear to have originally been four, but a dividing column was removed to expand the width of one of the bays. There are metal fence gates that have been added to the three open bays, which likely allow the barn to hold cattle if needed. The barn is in fair to good condition.



Photo showing Barn 3, west and south elevations, facing north.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing Barn 3, east elevation, facing west.

Barn 4

Barn 4 consists of a rectangular planned, front gable building, and a center corridor that is flanked on both sides by low-profile sections that were likely used as chicken pens and for hatching. The center corridor allows air to flow through the center of the building, but also allows access to the chicken pens. There is chicken wire along areas within the interior and two shed attachments along the rear (north elevation) of the building that were accessed by stairs that have collapsed. The small rooms consist of a grain storage tanks, egg cartons, and an old bottle.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing Barn 4, west elevation, facing northeast.



Photo showing Barn 4, south elevation, facing northwest.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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Photo showing the interior of Barn 4, facing northwest.



Photo showing the Interior of shed attachment of Barn 4, with grain tank, old bottle, and egg cartons.

CONTINUATION SHEET

Property Name: Collings Chicken Farm

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ca. 1940 Workshop

The workshop is a front gabled rectangular planned building constructed of concrete block. The roof is constructed of a King Post truss system and is clad in corrugated metal. There is metal cladding along the upper portion of the primary façade (east elevation) gable, three eight-light metal windows, and a front entry door that is situated along the northeast corner of the building with a metal plate attached to the door that reads “high voltage”. The building is situated on a concrete slab foundation and there are three metal barn doors along the north elevation that provide access the workshop. The building is wired for electricity and is in good condition.



Photo showing the east elevation of the ca. 1940 workshop building, facing southwest.

CONTINUATION SHEET

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Photo showing the east elevation of the ca. 1940 workshop building, facing south.

Storage sheds (ca. 1910 – ca. 1933)

Storage Shed 1 is a small rectangular planned building with a front gabled roof and shed addition along the east elevation. The building is clad in a combination of vertical board and batten along the south, east, and north elevations and is clad in wood shingles on the west elevation. The building is situated directly on the soil and is wired for electricity. The only entrance to the building is along the south elevation through a sliding barn door on metal rails. There are a pair of original six light wood windows along the north elevation, and a loft casement door. The interior of the building consists of wood floors and a workbench that appear to be original.

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Photo showing the south elevation of Storage Shed 1, facing northwest.



Photo showing Storage Shed 1, north and west elevations, facing east.

Storage Shed 2 is a front gable, low-profile building that is clad in vertical wood boards that are laid flush. There is a single-entry door along the east elevation. The building was likely use for storing

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preserved foods and the floor may also be dug out to allow for storage below the ground level; however, the interior of the building was not accessible during the field survey.



Photo showing Storage Shed 2, west elevation, facing northeast.

Landscape Features

Landscape features consist of three rows of fruit trees that consist of eight pear trees and one plum tree, of which each of the row contains 2, 2, and 4 trees, respectively. The trees are located west of the house and near the front portion of the Project Area. There are also two unidentified citrus trees north of the tree rows. Within this same section is a curvilinear concrete feature that appears to be a possible garden pond. There are also two 16-foot long segments of a concrete perimeter foundation in an “L” shape. The concrete perimeter foundation measure approximately 25 feet by 90 feet with a circular-shaped foundation along the northeast section that measures 11 feet long. The foundation appears to be from a previous barn. Historic photos of the Collings chicken farm show a crib barn in this location. There are also two cisterns that are measure approximately 7.5 feet square and 2.5 feet high, and made of 16-inch concrete “H” shaped blocks. Each cistern is covered by a removable wood top make of 1-foot wide boards. There is also a Eucalyptus windrow that forms a portion of the western property boundary along Purvine Road that was likely planted when Charles Purvine owned the property.

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CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) EVALUATION

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register.

Properties can also be nominated to the California Register by local governments, private organizations, or citizens. Due to the properties association with chicken farming in Sonoma County the property was evaluated as a "whole". The buildings were not evaluated as individual resources.

CRHR Criterion for Evaluation

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The property is associated with chicken farming from 1902 through the 1970s within the vicinity of Petaluma, Sonoma County. The chicken farming boom in Petaluma and the surrounding area began with the invention of the incubator by L.C. Byce, which changed the economy of Petaluma and Sonoma County. By the early 1900s, Petaluma, and the surrounding vicinity, was dominated by chicken hatcheries and chicken farms. By the early 1900s Petaluma became known as "The World's Egg Basket" due to its large concentration of poultry farms in area. Chicken farming had become a mainstay of rural life in Sonoma County and many families were drawn to the area by contemporary booster literature proclaiming poultry raising to be a profitable and near effortless pursuit. In 1941, Sonoma County boasted approximately 4,000 Chicken farms and by 1945 the county had peaked in its production of eggs, with a record 612 million eggs laid that year.¹ The property is associated with chicken farming for over six decades, from 1903 through the 1970s. The property's association with early chicken farming in Sonoma County and its ability to convey integrity through the built environment and landscape that remains, appear to support the findings that the property is eligible under Criterion 1.

Therefore, the property is recommended as eligible for listing under Criterion 1, at the local level.

2. Is associated with the lives of persons important in our past.

Although the property is associated with Walter Collings and the Collings family, who were chicken famers in the early 1900 through the 1970s, they were one of hundreds of chicken farming families in Petaluma and the surrounding county and are not considered persons important to local history or the history of California.

Therefore, the property is not recommended as eligible for listing under Criterion 2.

¹ Thea Lowry, *Empty Shells: The Story of Petaluma, America's Chicken City*. Manifold Press, 2000.

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3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The twelve buildings are a modest example of a chicken farm in the Petaluma vicinity and Sonoma County. They are not considered an excellent or representative example of this chicken farming buildings, and thus the property does not meet Criterion 3. The eleven buildings are of typical of early 20th century vernacular construction with nothing disguising them from others in the area. Therefore, the buildings within the property are not recommended as eligible for listing on the CRHR under Criterion 3.

4. *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 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.

For a building to have the potential to yield information that is important to history of California based on architecture or engineering it would likely qualify under Criterion 3, and would also need to have integrity; however, Criterion 4 was considered and determined that the buildings do not have the ability to convey information potential that is unique or unknown. In addition, no historic-era archaeological deposits associated with the chicken ranch have been identified; however, there is the potential for associated archaeological deposits to be present that could yield, or have the potential to yield, information important to the history of the local area, California or the nation. Please refer to the findings are presented in a separate report prepared by EDS Principal Archaeologist, Sally Evans, M.A., RPA, titled "The Results of a Cultural Resources Study of the Property at 334 Purvine Road, Petaluma (Vicinity) Sonoma County, California."

HISTORIC INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one of the criterion and have historic integrity. There are seven variables, or aspects, that define integrity, including location, design, setting, materials, workmanship, feeling and association.² A resource must possess most of the integrity variables that relate to its period of significance and reasons for significance. The following section lists each aspect of integrity and findings, which are *italic*.

² National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

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

The buildings have not moved; therefore the property retains integrity of Location.

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

The property, though not professionally designed, was planned as a chicken farm and the space, structures, and style of buildings are associated with chicken farming. Therefore, the property retains 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 remains farm land for cattle grazing and agricultural farming and very little has changed; therefore, the property retains 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 such as material type is still present; therefore, the property retains integrity of Materials.

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

The local workmanship (Vernacular) of the built environment, such as hand cut wood and simple construction, are still present; therefore, the property retains integrity of Workmanship.

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

The feeling the property expresses is as a working farm and elements such as the chicken barns that convey the feeling that it was once a chicken farm are still present; therefore, the property retains integrity of Feeling.

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

The Association of the property is directly linked to the early chicken farming industry in Sonoma County from 1902 until the 1970s, and the property conveys this association by the presence of chicken barns and associated farming buildings such as barns, and two houses; therefore, the property retains integrity of Association.

The property retains all seven aspects of integrity including location, design, setting, materials, workmanship, feeling, and association.

SKETCH MAP

Primary #

HRI#

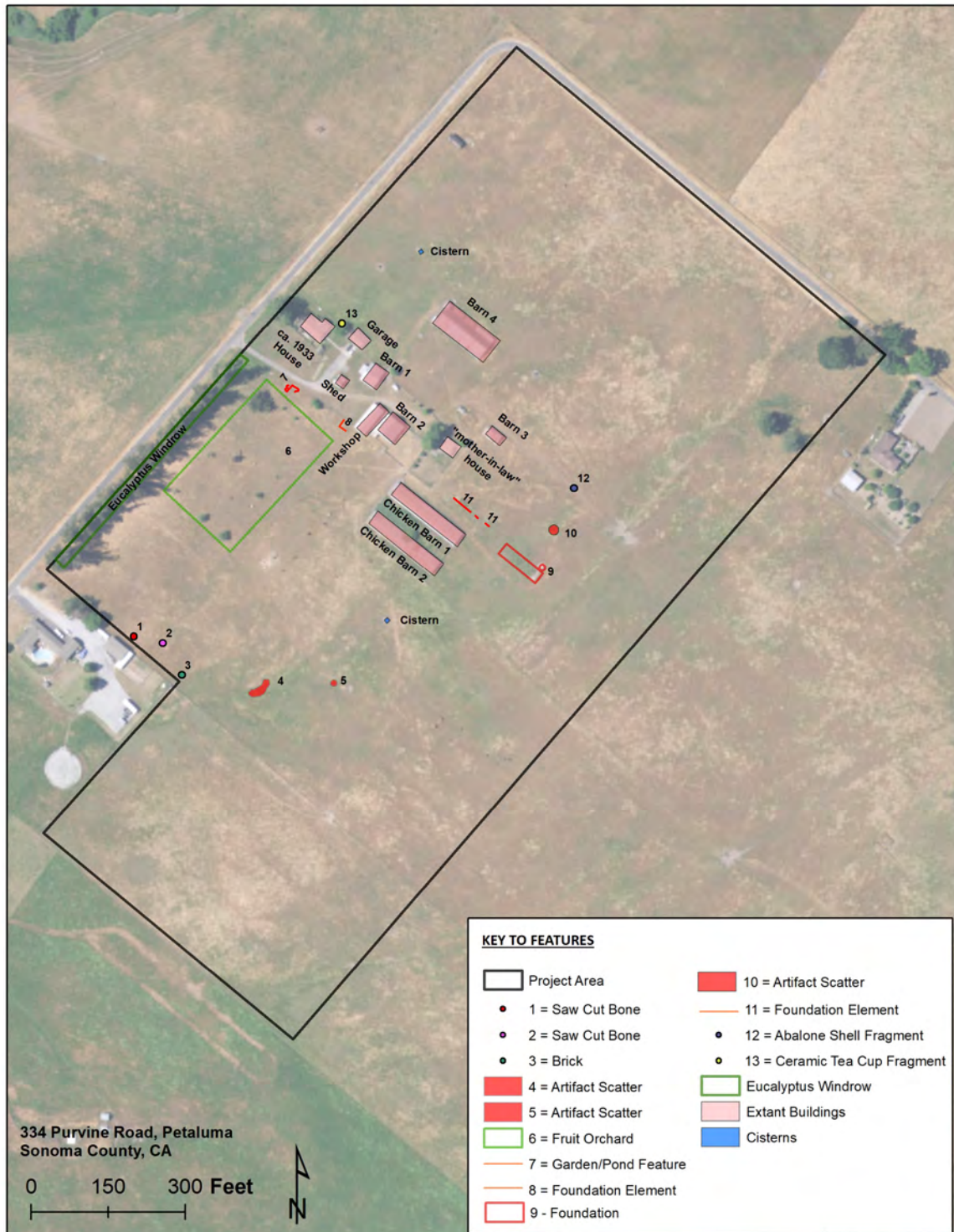
Trinomial

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*Resource Name or # Collings Chicken Farm

*Drawn by: Sally Evans

*Date of map: September 28, 2017



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

Primary #
HR #
Trinomial

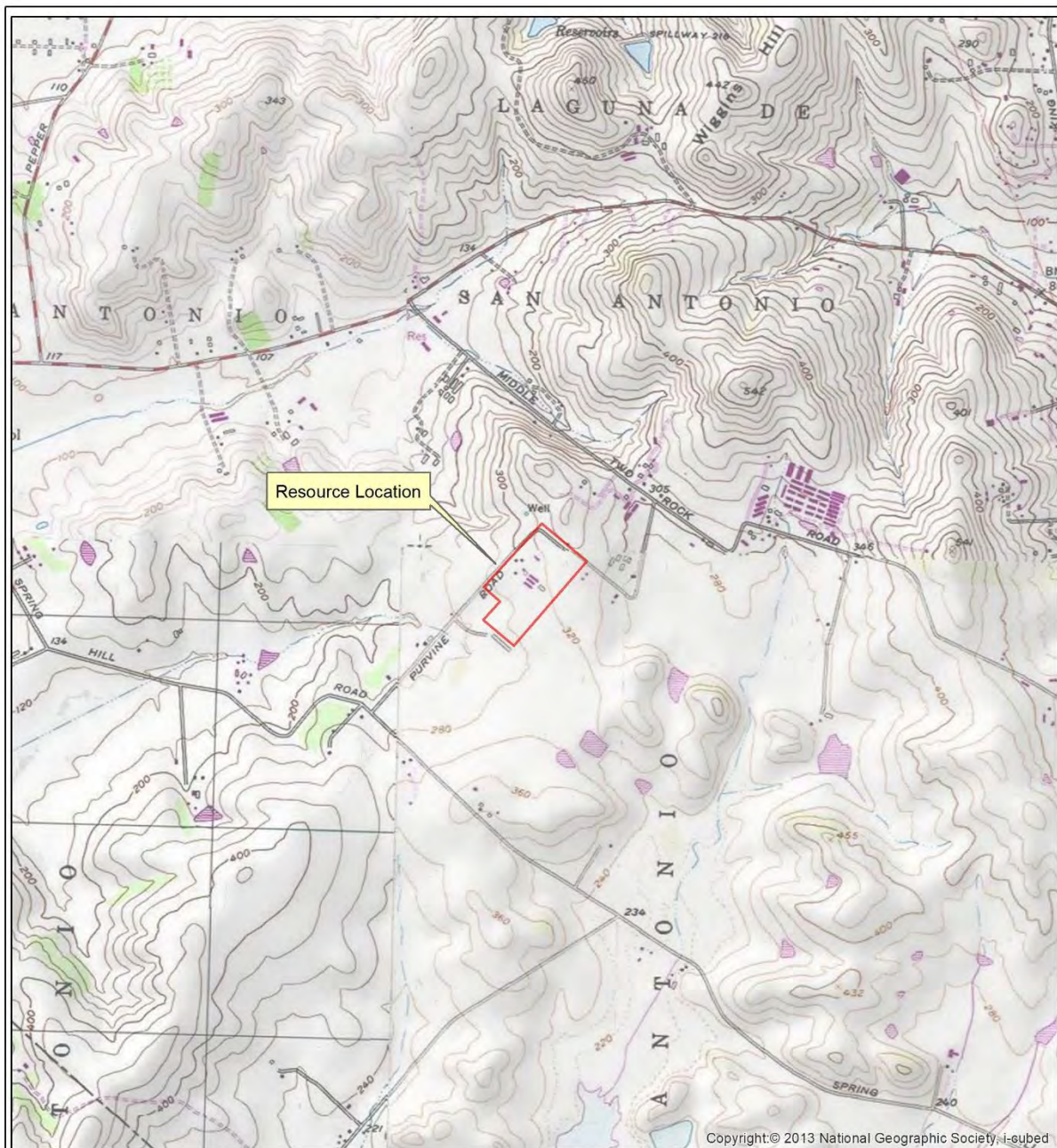
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*Resource Name or # Collings Chicken Farm

*Map Name: Cotati/Petaluma

*Scale: 1:24,000

*Date of map: 1980/1981



Sonoma
County



0 0.25 0.5 1 Miles

1:24,000

Resource Location Map

Collings Chicken Farm
334 Purvine Road, Petaluma (vicinity)
Sonoma County, CA (APN 022-230-020)



Map Projection:
NAD 83 UTM Zone 10N

Resource

334 Purvine Road

USGS 7.5' Quadrangles:
Cotati (1980) and Petaluma (1981)
T 5 North | R 8 West | Section 28 (extended)

Map by: Santa Elena 9/2007