

350 CYPRESS STREET
HISTORIC RESOURCE EVALUATION
& SECTION 106 REVIEW

Fort Bragg, Mendocino County, California

Prepared for

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**Historic Resource Evaluation
& Section 106 Review
350 Cypress Street
Fort Bragg, Mendocino County, California**

SUMMARY OF FINDINGS

Purpose and Scope

The purpose of this Historic Resources Evaluation and Section 106 Review for the property at 350 Cypress Street in Fort Bragg is to identify any historic resources, defined as resources eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) that may be present on the property and that may be affected by the current undertaking. These buildings are defined as being in the vertical (direct) Area of Potential Effect (see Figure 6). A second purpose of this report is to identify any historic resources that may be present in the immediate vicinity of the proposed project and that may be indirectly affected by the construction of the project. These buildings are defined as being in the horizontal Area of Potential Effect (see Figure 6). They include the Pharmacy and eight additional buildings (see Table 1).

Project Description

The project proposes to demolish two buildings – the house and an outbuilding – on APN 18-090-12 at 350 Cypress Street. A third building, the Mendocino Coast Pharmacy (and a small shed), will be retained. Three residential buildings with four bedrooms and three bathrooms each are proposed for construction on the west approximate two-thirds of the subject lot. These are to serve as group homes for aging, disabled adults.

Criteria for Evaluation and Eligibility Criteria

In the course of making this determination, individual affected properties and buildings were surveyed. Secondly, a historic context was prepared in order to respond to the Criteria for Evaluation for the NRHP and the Eligibility Criteria for the CRHR. Properties that are eligible under any of the following criteria may be historic resources, provided that they are over 50 years in age and retain integrity. The Criteria are as follows.

Criteria A & 1:

- A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history;
- 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Criteria B & 2:

- B. Properties that are associated with the lives of persons significant in our past;
- 2. It is associated with the lives of persons important to local, California, or national history;

Criteria C & 3:

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

**Historic Resource Evaluation
& Section 106 Review
350 Cypress Street
Fort Bragg, Mendocino County, California**

Criteria D & 4:

- D. Properties that have yielded, or may be likely to yield, information important in prehistory or history.
- 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The historic context allowed for the identification of the Area of Significance, the Period of Significance, the Level of Significance, and for identifying an appropriate boundary for the potential historic resource. Defining these parameters allows the integrity of the individual resource(s) to be evaluated and a determination made as to its historic significance. The subject resource, a house constructed circa 1900, is a building. The boundary for the potential resource is considered the area described as the Vertical APE in Figure 6. Although another building on the lot is within the same parcel, it is a recently constructed building (1977) and was not evaluated as a part of this study.¹ The historic context identified the other parameters for evaluating the subject property for significance. The Area of Significance is agriculture. The Period of Significance is 1900 to 1968. The estimated construction date for the house is 1900 and the date of its most significant alteration is 1968. The Level of Significance is local.

Project Results

The following table summarizes the findings of this Historic Resource Evaluation.

Table 1: Historic Resources Summary

Indirect APE							
Address	APN	Use	Circa	Date	2nd date	Status	Reason
345 Cypress	018-080-65	Realty	X	1950	1993	Non-historic	Lack of integrity
347 Cypress	018-080-63	Office		1989	1991	Non-historic	Age
349 Cypress	018-080-61	Garage		1979	2010	Non-historic	Age, integrity
365 Cypress	018-080-78	Office	X	1950		Non-historic	Lack of significance
369 Cypress	018-080-79	Barn/studio	X	1930	2016	Non-historic	Lack of significance
700 River Dr	018-090-15	Hospital		1971		Non-historic	Age, integrity
721 River Dr	018-090-17	Clinic		2005		Non-historic	Age
330 Cypress	018-090-13	Housing		2013		Non-historic	Age
350 Cypress	018-090-12	Pharmacy		1977	2012	Non-historic	Age, integrity
Direct APE							
350 Cypress	018-090-12	House	X	1900	1968	Non-historic	Integrity
350 Cypress	018-090-12	Outbuilding		1976	1989	Non-historic	Age

¹ Although the subject outbuilding was also constructed within the last 50 years, this was not known at the outset of the evaluation.

**Historic Resource Evaluation
& Section 106 Review
350 Cypress Street
Fort Bragg, Mendocino County, California**

TABLE OF CONTENTS

Summary of Findings

1.	Introduction and Project Description	1
2.	Research and Field Methods	1
3.	Resource Descriptions	2
4.	Historical Overview	16
	Introduction.....	16
	Early History.....	16
	Property Ownership and Development.....	20
	Architectural Context	22
5.	Findings and Conclusions	25
6.	Bibliography	30
	Attachment A: Current Photographs.....	33
	Attachment B: Current Maps	42
	Attachment C: Historic Maps and Aerials.....	49
	Attachment D: Historic Photos.....	57

**Historic Resource Evaluation
& Section 106 Review
350 Cypress Street
Fort Bragg, Mendocino County, California**

TABLE

Table 1: Historic Resources Summary

CURRENT PHOTOS

LIST OF CURRENT MAPS

Figure A: Historic architecture in Fort Bragg in 1913

Figure 1: Project vicinity map

Figure 2: Project location map

Figure 3: Assessor parcel map

Figure 4: Property context

Figure 5: Property site plan

Figure 6: Area of Potential Effect map

LIST OF HISTORIC MAPS AND AERIALS

Figure 7: 1866 Government Land Office map

Figure 8: 1869 Government Land Office map

Figure 9: 1909 map showing subject property

Figure 10: 1943 USGS map showing subject property

Figure 11: 1947 aerial showing subject property

Figure 12: 1954 Metzker map showing Fort Bragg

Figure 13: 1954 Metzker map showing subdivision of area

LIST OF HISTORIC PHOTOS

Figure 14: Photo showing Supervisor Townsend's house above Noyo Mill

Figure 15: A.W. MacPherson House above Noyo River

Figure 16: A.W. MacPherson family

Figure 17: White and Plummer Store at Noyo Harbor

Figure 18: Noyo Beach Auto Court ca 1930

1. Introduction and Project Description

The purpose of this Historic Resources Evaluation and Section 106 Review for the property at 350 Cypress Street in Fort Bragg is to identify any historic resources, defined as resources eligible for listing in the California Register of Historical Resources or the National Register of Historic Places, that may be present on the property and that may be affected by the current undertaking. The project proposes to demolish two buildings, the house and an outbuilding, on APN 18-090-12 at 350 Cypress Street. A third building, the Mendocino Coast Pharmacy (and a small shed), will be retained. Three residential buildings with four bedrooms and three bathrooms each are proposed for construction on the west approximate two-thirds of the lot. These are to serve as group homes for aging, disabled adults. A second purpose of this report is to identify any historic resources that may be present in the immediate vicinity of the proposed project and that may be indirectly affected by the construction of the project. These buildings are defined as being the horizontal Area of Potential Effect in Figure 6. They include the Pharmacy and eight additional buildings (see Table 1).

2. Research and Field Methods

Research Design

A records search at the Northwest Information Center for this project was undertaken by ALTA Archaeological Consulting and is documented in the Archaeological Survey Report dated February 24, 2019.² The results of the search, which was conducted for archaeological and historic resource records within a half mile of the project site, was shared with Painter Preservation and utilized for the preparation of this report.

Primary research was conducted at the Mendocino County Assessor's Office and the City of Fort Bragg Department of Community Development. Research was also conducted at the Sonoma County Library (the Sonoma County Library shares resources with the Mendocino County Library). Online sources from the Kelley House Museum and Fort Bragg-Mendocino Coast Historical Society were utilized. Historic maps, including Government Land Office surveys from 1866, 1867 and 1869, a Coast Survey Map from 1909, USGS maps from 1943, 1960 and 1978, and a 1954 Metzker map were reviewed. The most in-depth resource consulted was *The Noyo*, a publication documenting the history of the mouth of the Noyo River from 1852 to 1920, published in 1986 by Bear and Stebbins in Mendocino. General historical resources included Greig Parker and Christopher Drover's archaeological survey report of the Georgia-Pacific Lumber Mill site (2003) and Sylvia E. Bartley's book *Fort Bragg*, published in 2014.

The site was visited and recorded on March 7, 2019. At that time, both the subject buildings and the buildings in the immediate vicinity or previously identified Area of Potential Effect were documented.

² Alex DeGeorgey, *Archaeological Survey Report, 350Cypress Street, City of Fort Bragg, California*. Prepared for Scott Perkins, City of Fort Bragg. Prepared by Alta Archaeological Consulting, Santa Rosa, California, February 24, 2019.

3. Resource Descriptions

INTRODUCTION

The subject property is a .89-acre, 38,768 square foot parcel (APN 018-090-12) with three permanent buildings and two contemporary sheds. It is the northernmost parcel in what was historically Lot 76 within the Suburban Lots subdivision. Also present on the site are three rows of cypress trees and informal landscaping, consisting mostly of two large gardens. Two parking areas exist on the site. The buildings that are proposed for demolition include the former residence, on the west side of the lot, and an outbuilding, used primarily for storage, near the center of the lot.

LOCATION AND SETTING

The site consists of a .89-acre parcel (38,768 square feet) located on the south side of Cypress Street adjacent to an unmarked street leading to the parking area for the Mendocino Coast District Hospital. The cross street to the west is S. Franklin Street. The next street to the west is S. Main Street or Highway 1, the main north-south arterial into Fort Bragg. Cypress Street itself is two lanes in this location, with parking along both sides. Sidewalks are adjacent to the street with no planting strips, for the most part. Uses along the street are various, ranging from single family houses to multi-family developments to industrial and commercial uses and government or institutional uses. The hospital complex is at the east end of the street. Two residential developments are located to the east of the hospital; beyond is the Noyo River.

The site itself consists of three permanent buildings and one small shed. The pharmacy is located on the east side of the site and faces the interior of the lot. A parking area is located on the west side of this building. On the west side of the site is the former residence. The outbuilding or storage building is located at the back of the lot, between the house and the pharmacy. A large garden is located in back of the house, adjacent to the outbuilding.

Changes over time. The site was historically a small farmstead. As recently as the mid-twentieth century it was five acres in size, rather than the less-than-one acre seen today. Numerous changes have taken place on the parcel over time. A number of outbuildings have been removed and others (primarily the outbuilding/storage shed and pharmacy) have been added. Recent photographs reveal that as recently as 2012 a small outbuilding was located toward the front of the house, adjacent to Cypress Street. The assessor record for the building was created in 1959. Since that time, records indicate that the following buildings have been removed: a 14' x 22' garage; a 17' x 13' storage building; a 10' x 12' storage building; a 14' x 46' barn of box construction; and a 12' x 15' storage building. Other miscellaneous buildings have apparently also been removed. They had no value, according to the assessor, and were not described.

BUILDINGS IN THE VERTICAL (DIRECT) APE

350 Cypress Street (APN 018-090-12), House

The former single-family residence at 350 Cypress Street is one-and-one-half stories tall on a raised base and has an irregular footprint. It has three steeply pitched gable roofs on the north (front), east and west sides, with the side gable facing the rear (south) of the lot. This face features an elongated shed-roof dormer. Eaves are relatively narrow with a narrow frieze board. The house is located at 350 Cypress Street on the west side of the parcel and faces north, overlooking Cypress Street. The wood-frame house is clad in horizontal board siding and has a concrete foundation and composition shingle roof. The vernacular house was constructed circa 1900.³



North (front) façade, looking south

Front (north) façade. The front façade of the former residence reveals that the front porch has been enclosed. It originally consisted of three bays between four, heavy chamfered posts (which are still extant) and a low balustrade of heavy balusters that are square in plan. Today two-and-one half bays are enclosed with glass, while half of the third bay is enclosed with plywood from floor to ceiling. The east side of the porch has a door to the exterior and the west side is enclosed with plywood, above which is a metal stove pipe. Visible on the back wall of the porch are two doorways to the building interior, one on each end. The top of the porch coincides with the bottom of the gable face, making an enclosed gable. Centered under the gable end are paired, wood-frame, two-over-two-light, double-hung windows with wide, plain trim.

West side façade. The west side of the building has a broad bay window that was

³ Note that the Assessor notes a date of 1910, which does not appear realistic.

originally matched with a similar bay on the east side. The window features three two-over-two-light windows on the face of the bay, of the same design as seen throughout the house, with one on each canted face. The bay has a hip roof. To the left of the bay, where the original porch met the edge of the building, is a truncated brick chimney that extends only to the height of the porch. It appears to have no purpose today. West of the building is a nearly free-standing stair to the upper level, clearly added later. This accesses a wood door to the second (attic) floor that has a single panel in the lower portion and a single light in the upper portion. It is centered under the gable end where it is likely that a single, double-hung window was once located, such as found on the other side façade. The stair has two runs of steps with a landing mid-way and a landing at the top that extends into a catwalk that accesses the entry door. The stair displays a simple wood railing with narrow wood balusters.

Rear (south) façade. The rear façade features one paired, double-hung window with one-over-one-lights with the same trim design as seen throughout the building. This is located on the east end of this façade. On the west end is a single, two-over-two-light, double-hung window, similar to those found throughout the building. Above, centered within the side gable roof, is an elongated shed dormer that extends from the ridgeline. This features a broad, single-light window. On the east or right side of the building is one-story, wrap-around porch addition with two broad, single-light, fixed windows on the left and a flush entry door on the right, within the porch addition. Fronting the door is a small landing from which a simple wood handicap ramp extends east toward the parking lot. The landing is covered by a flat roof supported by 4" x 4" posts.

East side façade. The east side façade of the house now serves as the main entry. A new porch has been constructed that extends from what was originally a bay window with a hip roof (the roof is still extant) to a flat roofed, glass-enclosed porch across the front of this façade. Three large (nearly floor to ceiling), fixed light windows are located on the south (left) side of this façade. Visible on the left side is the porch that connects to the handicap ramp and the south-facing entry door. On the right (north) side a secondary entry is visible that accesses the east end of what was originally the front porch of the house. This door, which is within an entry vestibule, is a double, flush door with a tall transom above, is accessed via five open wood steps. To its left, on the original east façade of the building, is a two-over-two-light window that matches the other original windows on the building. Also to the left, on the north face of the extended porch, are two, two-leaf casement windows with six lights in each leaf. At the second level, centered under the gable end, is a one-over-one-light, double-hung window.

Changes over time. The circa 1900 building was remodeled in 1968, which would coincide with its purchase by Parents & Friends, Inc. Additional changes to the building include the following. Dates are included when known.

- The front porch was enclosed with glass in 1960 and some plywood paneling added (n.d.); the baluster at the location of the plywood was removed. This change likely necessitated the addition of the newer double door on the east end.
- An exterior, free-standing stair and entry door was added on the west side of house to attic space (n.d., possibly 1968).
- An addition with a flat roof and large windows was added on the east and a portion of the south facade of the house, which has the appearance of a

conservatory. In the course of adding this large room, the bay window on the east side of the house was removed, with the exception of the roof (n.d., possibly 1968).

- A wood handicap ramp was added from the parking area east of the house to the rear door (2001).

Outbuilding

The outbuilding at 350 Cypress Street has a number of uses but is apparently used primarily for storage and as a garden shed. It is a one-story building with an irregular footprint and a double-pitched shed roof with a combination of deep and narrow eaves with open rafters covered by a fascia. The structure was constructed circa 1976. In 1986 a workshop was added. The wood-frame building is clad in T 1-11 (a thin plywood) and has a concrete foundation and a composition shingle roof. A plastic-clad greenhouse was located to the south of the building sometime in the last five years.



East façade, looking west

East façade. The east façade of the building faces the interior of the lot. On the south side is a double-leaf hinged door on a small addition clad in T 1-11. To its right is a square, wood-frame, one-over-one-light window. On the portion of the building that is set back, on the right or north side, is a wood door with a single light in the upper portion. To its right, on the north side of the building, is a two-light sliding window with a narrow wood surround.

North façade. The north façade of the main portion of the building has no openings. Visible on the north façade of the portion to the east is a double wood door with single lights in the upper portion. Visible on the north side of a small, westerly addition to the building is a broad, flush door.

West façade. The west façade of the building faces the garden. On the left or north side is a wood door with a single light in the upper portion covered by a shed roof. At about

the center is a small addition with a plastic-clad greenhouse fronting it. Behind this, on the main portion of the building, are two additional solid doors of T 1-11. To the immediate north of the green house is a three-sided shed with a shed roof that faces the garden. This is used to store supplies. On the right or south side of the building is a wood door with a single light in the upper portion covered by a shed roof.

North façade. The north façade is obscured by a plastic-clad greenhouse. It has two fixed windows on the west or left side. Visible above the roofline of the rear portion of the building is a row of clerestory windows under the eaves of the front portion of the building.

Changes over time. The original circa 1976 building appears to be the double-pitched shed roof building. The largest addition occurred in 1986 with the addition of a workshop. Other additions appear to have been made to the building over time, primarily for gardening purposes. In addition to an overall lack of integrity due to the presence of these changes, the building is less than 50 years of age, and would have to demonstrate exceptional significance to be considered a historic resource. The building is not a historic resource for purposes of this evaluation.

Landscaping and grounds

The grounds of the site are not formally landscaped. A row of cypress trees is located to the east of (behind) the pharmacy building, along the street in front of the house, and behind the house, on the west property line. The trees are in varying condition. A large, fenced garden is located behind the house, to the west of the outbuilding. A fenced yard is located to the east of the house. Both gardens are enclosed with a hog wire fence. The handicap ramp has a simple 2" x 4" wood rail. A white picket fence is located along the lot frontage from the west corner of the lot to close to the curb cut for the pharmacy parking area. The parking areas for the parcel are finished in concrete and asphalt/gravel. There is a small amount of lawn around the outbuilding.

BUILDINGS IN THE HORIZONTAL (INDIRECT) APE

345 Cypress Street (APN 018-080-65), Gail Beauchamp Realty and Cypress Self Storage



South (front) and east facades

This is a one-story building with a rectangular footprint and a moderately pitched, side gable roof with a side-gabled addition to the east that now houses the entry. The building is located on the north side of Cypress Street and faces south. It is a wood-frame building with wood clapboard siding, a concrete foundation, and composition shingle roof. Additional features include an end wall chimney that is now enclosed in the newer addition, and an overhang along the frontage. A solid wall encloses an outdoor area between the building and the front of the parcel. A concrete parking pad is located in front of the entry. The circa 1950 building is a ranch-style structure; it may be a converted residence. In 1993 a three-sided self-storage facility was added along both side lots lines and along the rear lot line. Another structure is located to the rear of the main building. In 1996 a handicap ramp was added.

The main building is not a historic resource due to a lack of integrity because of changes to the structure, including extensive changes to the main building's setting with the addition of the self-storage facility, added in 1993. The property will not be impacted by the construction of the project.

347 Cypress Street (APN 018-080-63), Cypress Professional Center



South (front) facade

The 1989-1991 Cypress Professional Center is located on the north side of Cypress Street. It consists of two, one-story structures arranged around a courtyard toward the rear of the lot. The buildings have low-pitched shed roofs. The larger building is U-shaped and occupies the rear and two sides of the lot. The smaller building encloses the fourth side and is located between the front parking area and the rear of the lot. The buildings are wood-frame structures with synthetic wood siding, concrete foundations and composition shingle and built-up roofs. Each unit has a separate entry off the courtyard, covered by a gabled overhang mounted on angle brackets, which creates a residential-scale character. The entries are flanked by large windows with anodized aluminum frames.

Six units were constructed in 1989. The additional units were finished in 1991. Due to the fact that the structures are less than 50 years old, they are not historic resources and will not be impacted by the construction of the project.

349 Cypress Street (APN 018-080-61), Mendocino Coast European (auto repair)



East (front) façade, south wing



East (front) façade, north wing

This one-story building is located on the north side of Cypress Street and faces the interior of the lot and parking area to the east. The original building, which is toward the rear of the lot and has a rectangular footprint, has a front-facing gable roof facing east. The newer addition is the side gable portion of the building with three bays with overhead doors. This also has a rectangular footprint. The wood-frame building is clad in synthetic wood siding and shingles and has a concrete foundation and composition shingle roof. It is a modern commercial building. Changes include conversion of a house to a garage in 1979 and the addition of the new garage to the south in 2010. Additional changes include new cladding, and vinyl-frame windows throughout.

The building is not a historic resource due to its recent additions and overall lack of integrity. It will not be impacted by the construction of the project.

365 Cypress Street (APN 018-080-78), Parents and Friends, Inc.



South (front) and east side facades

This small, one-story building has a rectangular footprint and a slightly sloped shed roof with deep eaves covered by a tall fascia. Sited near the front of its lot, it is located on the north side of Cypress Street and faces south. The wood-frame building is clad in horizontal board and has a concrete foundation and an asphalt roof. It is a modest, circa 1950 commercial building. Features include a central entry and regularly placed, two-light sliding windows with aluminum frames and simple surrounds.

While the circa 1950 building is a good example of a modest, mid-century commercial building, its design does not rise to the level of significance necessary to be notable for its architectural design. It is not considered a historic resource and will not be impacted by the construction of the project.

369 Cypress Street (APN 018-080-79), Cypress Street Barn



South (front) façade

This one-story structure is known as the Bolden Dairy Barn; historically it was the Woodward barn. Today it is being renovated for a fine wood-working studio and gallery. It has a rectangular footprint and a front-facing, moderately sloped gable roof with relatively narrow eaves. The building faces south overlooking Cypress Street. The wood-frame building has wide horizontal wood siding, a concrete foundation, and a new standing seam metal roof. It is a vernacular building with an estimated construction date of 1930.⁴

Recent (since 2016) changes to the structure, in addition to the new roof, include the removal of what was likely metal sheeting over the main front door (not original), the installation of a modern, overhead door behind plywood sheeting at the main door, and the installation of ribbon windows under the eaves along both side facades. The floor has also been raised. The building is now called the Cypress Street Barn. The building is associated with a circa 1930s building that may have been a milking parlor to the rear which is not part of the APE.⁵

While the circa 1930 barn is a building of increasing rarity in this location, it does not retain good integrity as a dairy barn for the fact that it is surrounded by contemporary development and has lost its association with the house and therefore its association as a farmstead. As a result of losing its agricultural context, it does not rise to the level of significance necessary to be notable for this history. It is not considered a historic resource and will not be impacted by the construction of the project.

⁴ This is the approximate date that former property owner Russell Woodward referred to himself as a dairy farmer rather than a general farmer in the US census, indicating that he may have constructed the barn about that time.

⁵ This is due to the high concrete stem wall for the building and its proximity to the barn.

700 River Drive (APN 018-090-15), Mendocino Coast District Hospital



West (front) façade and front entry drive

The Mendocino Coast District Hospital is a large, sprawling campus with numerous buildings and building additions of varied design. It is fronted by a large parking area. The building complex faces west, onto the parking lot, which is accessed via two driveways that extend south off Cypress Street, flanking the parking area. The easternmost drive terminates in a circular drop-off in front of an entry canopy, pictured here. In back of the main building is a helipad. In the northeast corner of the complex is another parking lot. The hospital is on a parcel that is east of the project site, in back of the Mendocino Coast Pharmacy, but is not visible from the subject site due to a row of Cypress trees and the large parking area.

The 1971 building was funded in 1967. The building is less than 50 years old and is not a historic resource due to its age and integrity. It is not visible from the project and will not be impacted by its construction.

721 River Drive (APN 018-090-17), North Coast Family Health Center



Front (south) and east side facades

This large, one-story building has a rectangular footprint and a flat roof with a short parapet topped by a metal coping. It is located on the lot directly to the rear (south of) the subject property and is accessed via a driveway off Cypress Street that also accesses the parking lot for the hospital. The building is clad in synthetic composite panel siding and has a concrete foundation and built-up roof. It features multiple recessed entries and regularly spaced windows.

The contemporary office building was constructed in 2005. It is not considered a historic resource due to age and will not be impacted by the construction of the project.

330 Cypress Street (APN 018-090-13), Cottages at Cypress



Front (north) facades

This two-acre site houses 27 small cottages constructed in 2013. The site was a vacant field as recently as 2012. The cottages are clad in synthetic horizontal and board-and-batten siding, with concrete foundations and composition shingle roofs. Houses have side gable roofs or side gables with front-facing gables and vinyl windows with plastic grids. Shown here are the buildings that face north overlooking Cypress Street.

The property is not historic, due to the recent construction of the cottages. It will not be impacted by the construction of the project.

350 Cypress Street (APN 018-090-12), Mendocino Coast Pharmacy



North and east (front) facades

This one-story building has a largely rectangular footprint (there are small pop-outs in the northeast corner and at the rear of the building). The roof is a moderately pitched, side gable with narrow eaves. It is located on the east side of the subject parcel and is also addressed as 350 Cypress Street; the building faces west, toward the interior of the lot. The 1977 wood-frame building has newer wood siding of short lengths of vertical board, a concrete foundation, and composition shingle roof. The entry is largely centered on the west side of the building, under an extension of the roof. Most windows in the building are one-over-one-light, double-hung windows, with anodized aluminum frames. An end wall chimney is located on the east side of the building, toward the rear. A small contemporary shed is located southwest corner of the building. The vernacular building was constructed in 1977 (City of Fort Bragg), remodeled in the 1980s, then again in 2012.

This building has seen a number of changes over time. It served earlier as a garage/recycling center and recreation center for the Parents and Friends facility. Prior to 2012 it was a furniture repair shop (Cypress Street Furniture Annex). In 1985 a kitchen addition was constructed on the rear of the building. In 2012 it suffered a fire in the kitchen area and that part of the building was removed. It was remodeled for a pharmacy in 2012. At that time a small open building (previously a carport) and deck at the northwest corner of the building were removed. Additional changes that were made in 2012 include the removal of two overhead garage doors on the front of the building and the addition of two banks of windows in their place.

This 1977 building is not considered a historic resource due to its age. It will not be impacted by the construction of the project.

4. Historical Overview

INTRODUCTION

Fort Bragg is a coastal community within Mendocino County, California, a large, primarily rural county that historically had a resource-based economy. The county was established by an act of the California legislature on March 11, 1859, before which it was part of Sonoma County. Historian C. A. Menefee, writing in 1873, noted that one of the prominent industries was “lumbering,” in which the town of Fort Bragg played an important role, due to its access to the Pacific Ocean for shipping purposes. Farther inland, the county was primarily agricultural and pastoral in character. While known historically for its fruit and nut orchards, as well as hops and alfalfa, today the predominant crop is wine grapes. Fort Bragg itself was historically known for its lumber and fishing industries. Today tourism also plays an important role.

EARLY HISTORY

Fort Bragg and the Mendocino Indian Reservation

Fort Bragg was within the Mendocino Indian Reservation and is the actual site of Fort Bragg, a military fort that was established within the reservation over one mile north of the mouth of the Noyo River.⁶ The Mendocino reservation was one of two established in Mendocino County, the other reservation (still extant) being the Round Valley Reservation. The Mendocino reservation was 24,938 acres in size and extended from the Noyo River on the south to about a mile north of Ten Mile River on the north, and from the Pacific Ocean east to the coastal foothills.⁷ The closest Native American village to the subject area was called Kadiu. While the occupants native to the area were of the Northern Pomo dialect group, various bands were forced to live on the reservation together, sometimes to ill effect.⁸

The Mendocino Indian Reservation was established in 1856 and the Fort Bragg military station was founded in 1857 with a company of soldiers charged with ‘bringing the Indians to the reservation and keeping the peace among those already there.’⁹ This effort was to ultimately prove unsuccessful. The reservation was mismanaged, and officials were found to be corrupt. The Indians suffered both from hunger and mistreatment. In response, Congress cut funding, which further exacerbated the issues. The Superintendent of Indian Affairs for the reservation, Thomas J. Henley, was eventually removed from office for his role in these events. The order to close the

⁶ The site is now marked by SRL 615, at 321 Main Street in Fort Bragg.

⁷ Sylvia E. Bartley, *Fort Bragg*. Charleston, SC: Arcadia Press, 2014.

⁸ Archaeologist Samuel A. Barrett studied the Pomo extensively, and identified seven dialect groups in the Pomo territory. These were mapped and described in his book, *The ethnogeography of the Pomo and neighboring Indians*. S. A. Barrett, “Map of the territory of the Pomo linguistic stock and of the adjacent territories of other linguistic stocks, showing dialectic subdivisions and village sites.” On file, Bancroft Library, University of California, Berkeley, <http://exhibits.lib.berkeley.edu/spotlight/project-irene/catalog/8-72>. accessed March 2019.

⁹ Barrett, 1908, 47.

reservation came in spring of 1866 and – after reservation employees pre-empted the land that they wanted - the Federal government began to sell the land for \$1.25 an acre.¹⁰ A notation on the 1866 Government Land Office survey of the area reads: “Note. the lands in this township fall partly within the Mendocino Indian Reservation restored to public lands by Act of Congress approved July 27, 1868 are to be surveyed & sold under its special provisions. See letter to survey general August 9, 1868.”¹¹

Management of the post was to have a direct association with Alexander W. MacPherson, who would come to own the land on which the subject buildings are located and whose lumber mill and residence was just about a half mile from the subject property.

Alexander W. MacPherson and the Noyo Mill

The subject property at 350 Cypress was originally owned by Alexander W. MacPherson and his partner Henry Wetherbee, who were awarded the patent for 637.60 acres around the Noyo River on May 20, 1872 by the General Land Office.¹² A.W. MacPherson founded the Noyo lumber mill at the mouth of the Noyo River. It was the second of MacPherson’s mills, the first being established in 1852 at Albion on a land grant owned by William Richardson, for whom Richardson Bay is named. Richardson and Jardine, Matheson & Company invested in the Noyo Mill, and the military cooperated in its construction, under the guidance of Thomas Henley. MacPherson even stayed with U.S. Army Lieutenant Horatio G. Gibson, who had established the military post, when he first arrived at Fort Bragg. Subagent H.L. Ford, under the direction of Henley, loaned food and tools to MacPherson.¹³ Ultimately, Henley would be investigated for allowing MacPherson to establish the saw mill within the reservation, among other irregularities.

With help from the military, who allowed the use of Native American labor and government supplies, MacPherson built his mill on the Noyo River within the Mendocino Indian Reservation between 1857 and 1860. MacPherson hired Native and white labor to build his mill and later employed both Indians and whites (including many immigrants to the United States) to work in the mill.¹⁴ He also employed Indians as wood choppers, to bring wood to the mill.

¹⁰ Frank H. Baumgardner, III, *Yanks in the Redwoods: Carving Out a Life in Northern California* Algona Publishing, 2010. Sylvia E. Bartley, *Fort Bragg*. Charleston, SC: Arcadia Press, 2014, 19.

¹¹ General Land Office maps, Plat Map Township 18 North, Range 17 West, December 28, 1866.

¹² Accession No. CACAAA 028647. Note that patents were often awarded many years after the properties were first purchased.

¹³ According to one source, tools, food and the like were shared back and forth as needed between MacPherson and the fort's commissary, which is not surprising given the remoteness of the location. Baumgardner, 2010, 108.

¹⁴ Sources note that the Indians were paid at half the rate as whites, and sometimes not at all. Baumgardner, 2010, 109.

Alexander Wentworth MacPherson was a Scotsman who immigrated to the United States via San Francisco after being employed for five years working in Asia for a large British trading company, Jardine, Matheson & Company.¹⁵ Through MacPherson, who had been a management trainee with the company, it would also invest in the Noyo Mill. After founding the Albion Mill, MacPherson sought a second mill location and settled on the Noyo River, which was said to have the best port between Eureka and San Francisco.¹⁶ In 1859, MacPherson was to receive additional assistance, this time from the California legislature. He was granted the sole right to operate a wharf at the mouth of the river. This allowed him to charge ship owners for use of the wharf. This additional source of income allowed MacPherson to purchase more timber land.¹⁷ MacPherson was also granted a franchise to construct a bridge across the Noyo River.¹⁸

The mill was operational in 1858 and had the capacity at that time to cut about 35,000 thousand feet of timber. MacPherson and Wetherbee bought out the Jardin, Matheson & Company's shares of the mill in 1864. By the end of the 1860s MacPherson and Wetherbee had three mills in operation, two at the Noyo River and one in Albion. MacPherson operated the mills, while Wetherbee ran the San Francisco sales office. Historian Lyman Palmer noted in 1880 that the mill was extremely well equipped and could cut 40,000 feet of timber a day at that time.

Alexander MacPherson married Peruvian-born Petrita Gonzales about 1850 and together they raised three children. The MacPhersons maintained a residence in San Francisco until 1872, when their children were grown.¹⁹ Thereafter, they moved permanently to their house on the north bank of the Noyo River, where they had summered and entertained in the previous years. It was close to the house of James Townsend, superintendent of the Noyo Mill, on the north bluff of the river overlooking the mill site (see Figure 14). Located at what would later be a bungalow court (see Figure 18) and what is today the Harbor Lite Motel at 120 N. Harbor Drive, it was less than half a mile from the subject property. The settlement at the Noyo River, as well as the saw mill, was extensively documented by famed photographer Carlton E. Watkins in 1863.

Petrita died tragically in 1875 at age 41. Other problems beset MacPherson as well, led by Albion-area businessman Lorenzo E. White (often seen as L.E. White), who with William P. Plummer would eventually come to own MacPherson and Wetherbee's properties. Hibernia Savings & Loan Association loaned MacPherson \$90,474.76 to buy the land on which he had built the mill in 1857. In 1877, when MacPherson could not

¹⁵ Note that the four partners of the firm were all Scotsmen, as was MacPherson. Jardine, Matheson & Company was the largest foreign trading company trading in the far east. The company is still in business as Jardine Matheson Holdings Ltd. "History of Jardine, Matheson & Co.", *Wikipedia*, https://en.wikipedia.org/wiki/History_of_Jardine,_Matheson_%26_Co.

¹⁶ Baumgardner, 2010. It was the second sawmill on the Noyo. The first, established in 1852 or 1853, was short-lived, for a variety of reasons.

¹⁷ Baumgardner, 2010, 122.

¹⁸ Palmer, 1880, 421.

¹⁹ They appear in the 1870 census as living Ward 9 in San Francisco. MacPherson, who is noted as a lumber dealer, had real estate valued at \$160,000 and a personal estate valued at \$30,000.

repay the loan, the savings and loan was awarded a judgement against MacPherson.²⁰ In early 1879 MacPherson suffered a stroke. Wetherbee moved to dissolve the firm of MacPherson and Wetherbee, evidenced by a public notice to that effect published on May 31, 1879.²¹ MacPherson died on February 19, 1880, however, before MacPherson and Wetherbee's assets could be divided and matters resolved.

L. E. White bought the properties held by the Hibernia Savings & Loan Association and in turn sold them to his brother Carlton E. White. The latter White sold the property to C.R. Johnson, president of the Fort Bragg Redwood Lumber Company, in 1885.²² In 1887, White and Plummer formed the Noyo Lumber Company and, utilizing some of the buildings left by MacPherson and Wetherbee, began producing railroad ties, for which there was a great demand. The company would eventually be subsumed, however, under the Union Lumber Mill, along with C.R. Johnson's Redwood Lumber Mill.

The Union Lumber Company

C.R. Johnson, who would become one of Fort Bragg's foremost citizens, had been operating a sawmill on Mill Creek on the Ten Mile River in 1882. He bought part of the former Fort Bragg military post and Mendocino Indian Reservation property, and in 1884 constructed a wharf at Fort Bragg and relocated the mill machinery from the Ten Mile River area to take advantage of the harbor for shipping. The company incorporated in 1885 as the Fort Bragg Redwood Company. In 1892 it merged with White and Plummer's Noyo Lumber Company and was re-named the Union Lumber Company.²³

The Union Lumber Company divested itself of much of the MacPherson and Wetherbee land east of the new mill site.²⁴ This would become the town of Fort Bragg, named after the former fort.²⁵ The town of Fort Bragg was incorporated in 1889, with C.R. Johnson as its first mayor. In 1901, the Union Lumber Company formed the National Steamship Company to carry lumber, passengers and supplies. In 1905 the California Western Railroad and Navigation Company was established. Plans to continue the line to Willits would allow for train connections to the Northwestern Pacific, and thereafter to San Francisco. In 1912 the first tourists came to Fort Bragg.

In 1913, *The Northern Crown* magazine noted that the Union Lumber Company, the successor firm to the Noyo Lumber Company, was "the best equipped on the coast, cutting 50,000,000 feet a year and employed 1,000 people."²⁶ In the 1920s, under the

²⁰ Beth Stebbins, *The Noyo*. Mendocino, CA: Bear and Stebbins, publishers, 1986, 36.

²¹ "Dissolution of Copartnership, Notice," *Daily Alta California*, Vol. 31, No. 10654, June 14, 1879, 3.

²² Stebbins, 1986, 75.

²³ Greg Parker and Christopher Drover, *Archaeological Survey of the Georgia Pacific Lumber Mill, Fort Bragg, California*. Prepared for the City of Fort Bragg and the Georgia Pacific Corporation. Prepared by TRC Companies, Concord, California, 2003, 10.

²⁴ Parker and Drover, 2003, 11.

²⁵ At the same time, it sold its land in the Cypress Street area to individuals. City of Fort Bragg, "Resolution No. 344 . . ." *Ukiah Daily Journal*, Ukiah, California, January 31, 1968

²⁶ Anna Morrison Reed, editor, "Fort Bragg Leads the Lumber Industry," *The Northern Crown, Mendocino County Edition*, Petaluma, California, April 1913.

direction of C.R. Johnson, the Union Lumber Company would become one of the largest lumber corporations in California.

The Union Lumber Company was the main employer in the town of Fort Bragg in the twentieth century. In 1969, the Union Lumber Company was purchased by the Boise-Cascade Corporation. Boise-Cascade sold the mill to the Georgia-Pacific Corporation in 1973, at which time it was the third largest redwood mill in the world.²⁷ The mill was demolished in 1998 and lumber operations ceased in 2002.

PROPERTY OWNERSHIP AND DEVELOPMENT

The 1866 Government Land Office map of the Fort Bragg area shows that the subject property was located within an 80-acre parcel. To the immediate west was a 40-acre parcel, located in the southwest quarter of the southwest quarter of Section 7 of T18N, R17W. This latter parcel was occupied by “Old Head Quarters,” which refers to the buildings that were constructed there to administer the Mendocino Indian Reservation when it was first established. In 1869, they were additionally called “Government Buildings.” On this map all other buildings in the immediate vicinity were labeled as belonging to “MacPherson & Co.” The location of the “Deep Gulch” on this map appears to be the approximate location of the Georgia-Pacific Haul Road today.²⁸

The subject property was within the 637-acre property purchased by A.W. MacPherson and Henry Wetherbee sometime after 1864, when the former Mendocino Indian Reservation was opened for white settlement.²⁹ If it was the same price as other land sold by the government, MacPherson and Wetherbee paid \$7,962.50 for the property. The MacPherson and Wetherbee partnership began dissolution in 1879 and half of the land was inherited by MacPherson’s son after his death in 1880. MacPherson was in debt when he died, however, and Hibernia Savings and Loan would come to control many of the partnership’s assets. It would eventually come under the ownership of the Union Lumber Company.³⁰

A cluster of buildings that appears to have been the subject residence and what is today referred to as the Bolden Barn, along with associated other buildings, is seen in the 1909 Coast Survey map of this area.³¹ The area is otherwise undeveloped, surrounded by open space. A similar cluster also appears in the 1943 USGS map. Finally, a similar cluster that shows the subject house and Bolden Dairy Barn can be seen in the 1947 aerial of the Noyo Harbor area (see Figure 11). The area was still undeveloped at this time, indicating that it might still be a farmstead, with the house on the south side of Cypress Road and the cluster of farm buildings on the north side.

²⁷ Parker and Drover, 2003, 11.

²⁹ The General Land Office notes that the patent for the property was issued in 1872, but patents were often issued many years after the original purchase of the property.

³⁰ The lot neighboring the subject property was purchased by George R. and Mary A. Morrison in 1952. They purchased it directly from the Union Lumber Company.

³¹ “Coast Survey Map, Coast and Geodetic Survey Point Cabrillo to Fort Bragg,” Department of Commerce and Labor, 1:10,000 scale, 1909.

The Bolden Dairy Barn at 369 Cypress Street appears to be an agricultural building associated with the subject house. The property on which the barn sits had been farmed by John A. Woodward since at least 1900.³² J.A. Woodward's son Russell (1899-1970) farmed with him. The elder Woodward sold the property to his son in 1925.³³ By the date of the 1930 census, it was referred to as a dairy farm, rather than a general farm. Russell apparently worked on the farm/ranch from the time he was a child until he sold it in 1937. Thereafter he resided at 661 N. MacPherson in Fort Bragg. Harold T. Bolden bought what was by then called the Woodward Ranch of the Noyo River area from Russell Woodward in 1937, including the "stock, equipment and milk route." A newspaper article published on February 18, 1937, indicated that Mr. Bolden would also continue his work as a cashier at the Coast National Bank, after he bought the dairy property.

The Bolden family had settled in Fort Bragg when Thomas Russell Bolden (1862-1924) came to the city in 1891 to work as a timber cruiser. His son Harold T. Bolden (1906-1980) operated the Bolden Dairy for over 30 years; his company was later a distributor for Clover Stornetta, the Petaluma dairy company.³⁴ Harold Bolden was also the general manager of the Coast National Bank for seven years and later served on the board of directors.³⁵ As a part of this work he took part in many real estate deals, in addition to buying and selling land on his own.

Research did not reveal when Harold T. Bolden sold the barn property. He died in 1980.

The property at 350 Cypress Street was owned by a number of parties in the second half of the twentieth century. In 1946 it was roughly five acres in size. It was owned by the Corporation of American (agent E. M. Parmiani) and the Bank of America. It was sold in **1946** to Gertrude W. and James W. Sadler.³⁶

In **1951** it was sold to George R. and Mary A. Morrison (or Moorison).³⁷

In **1960** it was owned by David and Norma Groom and Frank and Bernice Erb.

In **1963** it was owned by Robert Petersen, Thomas B. Lonergan, and Nathaniel V. Huber.

³² U.S. Census, 1900, 1910, 1920, 1930. Many parcels in the immediate vicinity of Cypress Road were sold to private property owners by the Union Lumber Company in the 1890-to-1900 time frame. City of Fort Bragg, "Resolution No. 344 . . ." *Ukiah Daily Journal*, Ukiah, California, January 31, 1968.

³³ *Ukiah Dispatch Democrat*, September 29, 1928, 3.

³⁴ Mary Robbins, "H.T. Bolden, Clover Co. Distributor," *The Press Democrat*, Santa Rosa, CA, September 22, 1954.

³⁵ "Harold T. Bolden" (obit.), *The Press Democrat*, Santa Rosa, CA, October 12, 1980.cc

³⁶ The 1947 aerial in Figure 10 shows that the area was still rural in character at that time. John D. Isaacs, Department of Engineering, University of California, Berkeley. Photo taken October 3, 1947. David Rumsey Map Collection, accessed March 2019.

³⁷ Note that the Morrisons bought a neighboring parcel in 1952 from the Union Lumber Company, who would come to own MacPherson's property. The Union Lumber Company sold off many parcels in this area to individual property owners in the 1890-to-1900 time frame.

In **1965** it was owned by Henry T. and Veronica R. Lipsett.

In **1968** it was purchased by Parents & Friends of Retarded Children. This is the same organization, under the name “Parents and Friends, Inc.,” that owns the property today. Today it is close to one acre in size and is occupied by three permanent buildings.

This area of Fort Bragg was slow to urbanize. As mentioned, the 1947 aerial photograph seen in Figure 10 shows that the main development was a farmstead in the middle of open fields. The area may have been subdivided by 1949, according to the assessor parcel maps. The subject parcel is within the “Suburban Lots” and within Lot 76, which can be seen in the 1954 Metzker map of Fort Bragg (see Figure 13). The southern city limits of Fort Bragg were at Hazel Street, three blocks north of Cypress Street at this time (see Figure 12). Sixty acres in the Cypress Street area was annexed to the City of Fort Bragg in 1968.³⁸ Roadway improvements were underway by the time to access the new hospital at the end of Cypress Street, which was dedicated in 1971. The subject parcel was converted from a well and septic system and put on city water and sewer sometime between 1970 and 1974, according to assessor records. Today the entire area is within the City of Fort Bragg city limits and is zoned for General Commercial use.

Parents and Friends

Parents and Friends was founded by Dolores Scott and Lotte Moise with the purpose of teaching developmentally disabled children. As described in the organization’s website, “Parents & Friends, Inc. was founded in 1955 by a group of parents and their friends to provide the education that the public schools then denied their handicapped children. Determined parents along with dedicated volunteers taught many children to read and write, to become more self-sufficient, and to enjoy leisure activities in our community. Almost twenty years went by before developmentally disabled children were provided an education by our public schools.”³⁹ Today it cares for adults with special needs.

ARCHITECTURAL CONTEXT

The former single-family house at 350 Cypress Street was the house for a small farm in a rural setting until the mid-twentieth century. Assessor records show that numerous outbuildings, including a large barn of box construction of 1” x 10” planks (typical for the era) have been removed from the subject parcel over time. Deed research reveals that the parcel was about five acres in size at mid-century and is just under one acre today. Historic maps (1909, 1943) and a historic aerial photograph (1946) show a cluster of buildings in open fields, the only farmstead in the area. The 1946 map shows the subject residence, what is today referred to as the Bolton Dairy Barn, and a cluster of additional buildings to the west of the barn, appearing very like a farmstead. The subject house is surrounded on two sides with rows of cypress trees, as it is today.

³⁸ City of Fort Bragg, “Resolution No. 344” *Ukiah Daily Journal*, Ukiah, California, January 31, 1968. The area annexed was portions of Section 7 and 18 in Township 18 North, Range 17 West.

³⁹ *Parents & Friends, Inc.* (website), <http://www.parentsandfriends.org/>, accessed March 2019.

Fort Bragg is a town of attractive, Victorian-era houses; the oldest house in Fort Bragg is noted as the Horace Weller house, constructed in 1886. According to assessor data, the construction date for this house is 1910, which appears to be relatively late given the architectural features present. The estimated date here is 1900, reflecting both the style of the building and the date that Mr. Woodward appears in census records in this location. The steep pitch of the roofs, two-over-two-light windows, the design of the eaves and presence of a simple frieze board, and chamfered porch posts all indicate an earlier date, whereas 1910 would be a date by which moderately pitched roofs and Craftsman-era details are beginning to appear.⁴⁰ It is possible that the front gable was brought forward when the attic was made into habitable space, in which case the porch could have been re-built as a recessed porch on chamfered posts in contrast to the more typical dropped porch with turned posts that characterize most Victorian-era houses.

This is a rural, former farm house and may include features that would appear earlier in other locations. Nonetheless, the 1909 Coast Survey Map shows a farmstead in place by that time. And as can be seen in Figure A, the residence closest in form to the house at 350 Cypress is in the upper left-hand corner. This would be considered a vernacular, Victorian-era residence.

Regardless of the construction date, the house was a stylish and well-built residence. Unfortunately, it has seen some changes over time that undermine its historic character.

⁴⁰ Marianne Hurley (architectural historian) email message to author, March 25, 2019.

Figure A: Historic architecture in Fort Bragg in 1913



Source: The Northern Crown Directory, 1913

5. Findings and Conclusions

EVALUATION PROCESS

The purpose of this Historic Resource Evaluation for 350 Cypress Street is to identify any historic resources, defined as resources eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) that may be present on the property and that will be affected by the demolition of the house and outbuilding. Additionally, its purpose is to identify any historical resources present in the indirect (visual) APE that may be affected by the proposed undertaking. To make this determination, the two buildings in the vertical (direct) APE were surveyed at an intensive level and a historic context was prepared in order to respond to the Criteria for Evaluation for NRHP and Eligibility Criteria for the CRHP, which include the following:

Criteria A & 1:

- A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history;
- 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Criteria B & 2:

- B. Properties that are associated with the lives of persons significant in our past;
- 2. It is associated with the lives of persons important to local, California, or national history;

Criteria C & 3:

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

Criteria D & 4:

- D. Properties that have yielded, or may be likely to yield, information important in prehistory or history.
- 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The buildings in the horizontal (indirect) APE were surveyed at a reconnaissance level, to determine whether the individual buildings appeared to be over 50 years of age, to be architecturally significant, and to possess integrity. If all these factors were present, the buildings would have been subject to an intensive level survey, to determine the effect of the proposed undertaking on a possible historic resource. No buildings within the

horizontal APE were found to embody all these characteristics. The Bolden Dairy Barn, although over 50 years of age, was not found to be significant. Although it is associated with the Woodward and the Bolden families, these associations were not sufficient to raise the importance of the barn to a level of significance to qualify as a historic resource for purposes of this review. This latter association was substantiated in the historic context.

The historic context allowed for the identification of the Area of Significance, the Period of Significance, Level of Significance, and for identifying an appropriate boundary for the potential historic resource(s). Defining these parameters allowed the integrity of the individual resource(s) to be evaluated and a determination made as to its historic significance. The subject resource, a house constructed circa 1900, is a building. The boundary for the potential resource is considered the area described as the Vertical APE in Figure 6. Although another building on the lot is within the same parcel, it is a recently constructed building (1977) and was not evaluated as a part of this study.⁴¹ The historic context identified the other parameters for evaluating the subject property for significance. The Area of Significance is agriculture. The Period of Significance is 1900 to 1968. The estimated construction date for the house is 1900 and the date of its most significant alteration is 1968. The Level of Significance is local.

Evaluation results

The following is a response to the Criteria for Evaluation and Eligibility Criteria for the house and outbuilding at 350 Cypress Street.

Criteria A & 1:

- A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history;
- 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The house and outbuilding at 350 Cypress Street were not found to represent events that have made a significant contribution to broad patterns of local or regional history, or state or national history. The property is associated with an early significant settler, Alexander MacPherson, but he did not develop the property. The house appears to be part of a late nineteenth/early twentieth century farmstead that is a singular property in the Noyo River area, which was primarily known for its sawmills and fishing industry. It does not represent a pattern of development.

The area was apparently subdivided in the mid-twentieth century and developed relatively slowly after that. It was annexed to the city in 1968 and the roadway improved. This same year the house was converted to a school. All the outbuildings that might have associated the house with the early farmstead were

⁴¹ Although the outbuilding was also constructed within the last 50 years, this was not known at the outset of the evaluation.

removed between 1959, when they were first recorded, and the present. An exception might be the circa 1930 Bolden Dairy Barn, across the street, which appears to be associated with this house. However, the development patterns in this area, both in terms of age and intrusions to the early farmstead, preclude associating this property(ies) with early agricultural development in the area. In other words, the presence of a late Victorian house (estimated construction date is circa 1900) that has been altered and one barn, whose estimated construction date is 1930 and that is now separated from the house by modern development, does not support this association.

The outbuilding dates from circa 1976 and is not further evaluated here due to the fact that it is not 50 years of age or older.

Criteria B & 2:

- B. Properties that are associated with the lives of persons significant in our past;
- 2. It is associated with the lives of persons important to local, California, or national history;

Research did not reveal the names of persons significant to national, state or local history in conjunction with the property at 350 Cypress Street. Early settler and property owner A.W. MacPherson is significant, but the buildings associated with his settlement are no longer extant. John A. Woodward and his son Russell Woodward farmed the land from about 1900 to 1937. Harold T. Bolden, who bought the barn across the street from the house in 1937, was a local dairyman and banker and although his barn is across the street, no definitive connection to the house was made. The family that likely developed the house, the Woodward family, appeared to be typical farmers/dairymen. Research did not reveal any particular significance associated with the family.

Criteria C & 3:

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

The residence would have been a good example of a late Victorian farmhouse, one with some distinctive features, if it was intact. Unfortunately, the house has been altered and no longer conveys the reasons for its significance. The most significant change has been the removal of the east bay window and its replacement (but for the hip roof) with a large flat-roofed addition. The house has also lost its setting, which would have conveyed the reasons for its significance if a cluster of associated agricultural buildings was present.

The area in the vicinity of the farmstead was apparently subdivided in the mid-twentieth century and developed relatively slowly after that. It was annexed to the city in 1968 and the roadway improved. This same year the house was converted to a school. All the outbuildings that might have associated the house with the early farmstead were removed between 1959, when they were first recorded, and the present. An exception might be the circa 1930 Bolden Dairy Barn, across the street, which appears to be associated with this property. However, the development patterns in this area, both in terms of age and intrusions to the early farmstead, preclude associating this property(ies) with early agricultural development in the area. In other words, the presence of a late Victorian house (estimated at circa 1900) that has been altered and one barn, whose estimated construction date is 1930 and that is now separated from the house by modern development, does not support this association.

Criteria D & 4:

- D. Properties that have yielded, or may be likely to yield, information important in prehistory or history.
- 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

This criterion is typically associated with archaeological sites. A response to these criteria is found in the Archaeological Survey Report prepared in conjunction with this proposed project.

Integrity Analysis

The response to Criterion C and 3 above indicates that the house might have been considered a significant resource if its association as a farmhouse was intact and if the house retained integrity. Resources must maintain most of the aspects of integrity to be considered historic and ideally, they will retain the aspects most important to their significance. The following is an analysis of the house with respect to the aspects of integrity.

- Location is the place where the historic property was constructed or the place where the historic event occurred.

The house is located where it was historically.

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

The design features of the house have been altered. While some features are intact, such as the original windows, major features, including the front porch and east bay window, have been altered or removed.

- Setting is the physical environment of a historic property.

The setting of the house is radically changed. Not only were the older outbuildings removed, including a redwood barn, the setting has been further changed with the construction of new buildings of different types around it. On the subject lot are two 1970s structures. On the property to the north, which historically contained the associated farm buildings, only two buildings remain, a circa 1930 barn and an associated building that may have been a milk parlor. The buildings between the house and barn are recent construction and house commercial uses.

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

The materials of the building are intact. It was historically a wood-frame building with horizontal wood cladding and wood windows. That is still the case today, although some windows are large fixed windows rather than the historic double-hung windows.

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

The workmanship of the building is intact. As a building dating to circa 1900, it would be a building that is a combination of pre-made components (like windows and doors) and aspects that are constructed onsite, such as the framing. This building still displays the workmanship that defined it historically.

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

Due to the alterations to the design of the building, it no longer displays the feeling that it would have historically. The aesthetic sense is no longer present, due to changes to the structure. The feeling of the farmhouse is also lost due to the loss of its associated farm buildings.

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

The association of the building is lost. It is no longer a farmhouse, and it is no longer even used as a residence (today it is a school for the disabled).

The location, materials and workmanship of the building is intact. The design, setting, feeling and association are no longer present. As a result, the building is lacking in integrity. So, while it may have been significant as a very good example of a Victorian-era farmhouse, displaying interesting design features, this is no longer the case.

In conclusion, no historic resources, defined as resource eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, were identified as part of this Historic Resources Evaluation.

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**ATTACHMENT A
CURRENT PHOTOS**

CURRENT PHOTOS - HOUSE



Front (north) façade, looking south



West side façade, looking south

CURRENT PHOTOS - HOUSE



Rear (south) façade, looking north



Rear (south) and east side façade, looking northwest

CURRENT PHOTOS - HOUSE



East side and front (north) façade, looking southwest



Detail, bay window, west façade

CURRENT PHOTOS - OUTBUILDING



Front (east) façade, looking west



North side façade, looking south

CURRENT PHOTOS - OUTBUILDING



Rear (south) façade, north end, looking east



Rear (west) façade, south end, looking east

CURRENT PHOTOS - OUTBUILDING



South side façade, looking west

CURRENT PHOTOS - GROUNDS



Front garden, east of house



Back garden, south of house

CURRENT PHOTOS - GROUNDS



Handicap ramp and fences at southeast corner of house



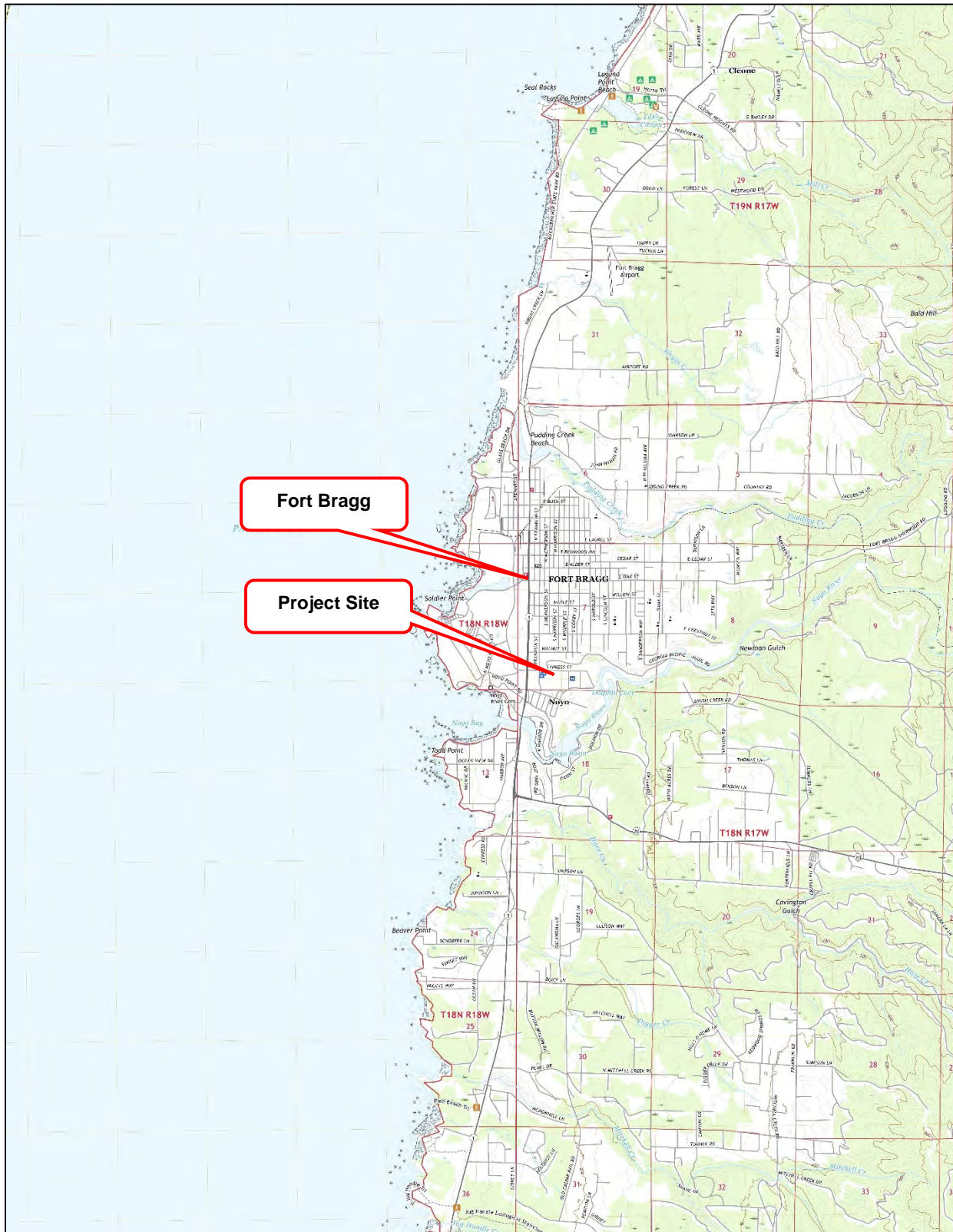
Row of cypress along Cypress Street, looking east

ATTACHMENT B

CURRENT MAPS

CURRENT MAPS

Figure 1: Project vicinity map



Source: USGS Fort Bragg Quadrangle, 7.5 minute series, 2018

CURRENT MAPS

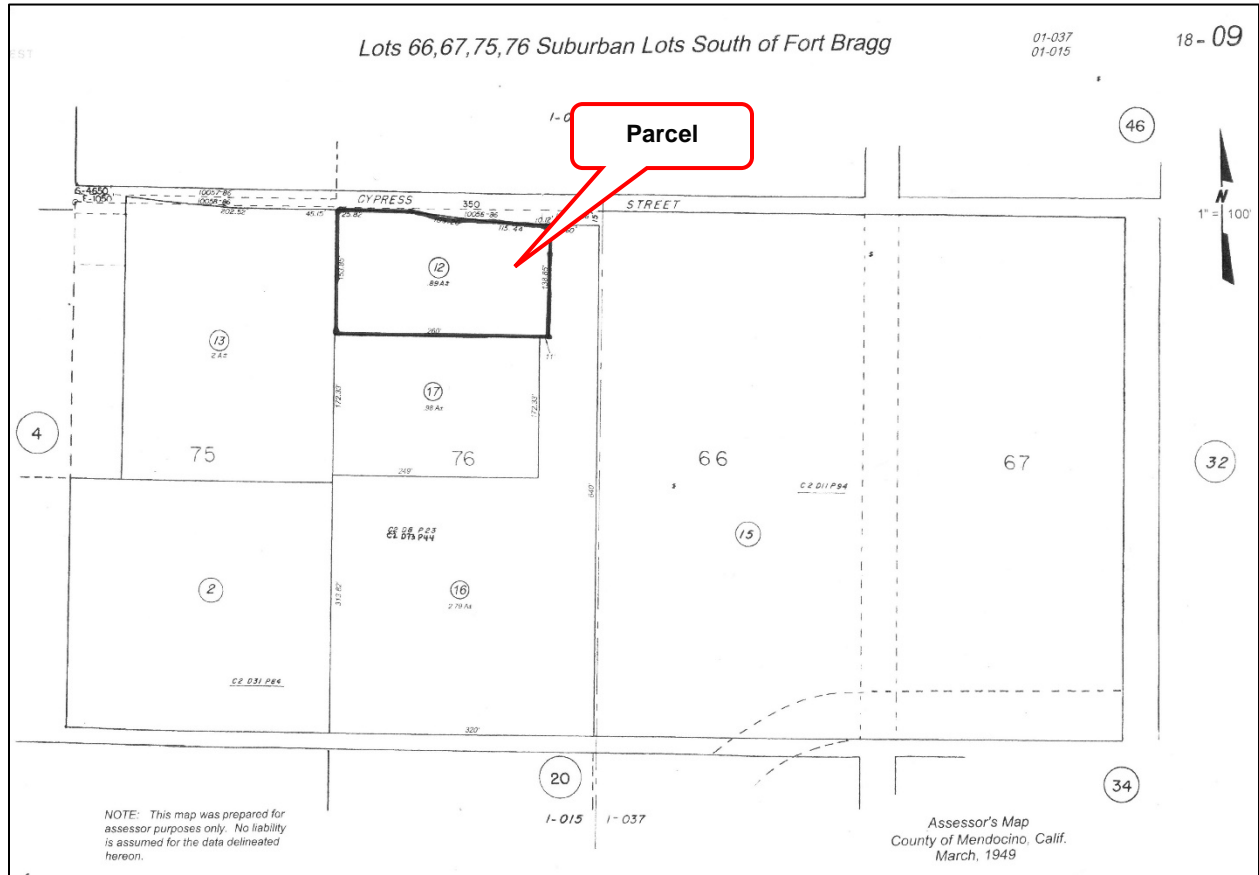
Figure 2: Project location map



Source: Google Maps

CURRENT MAPS

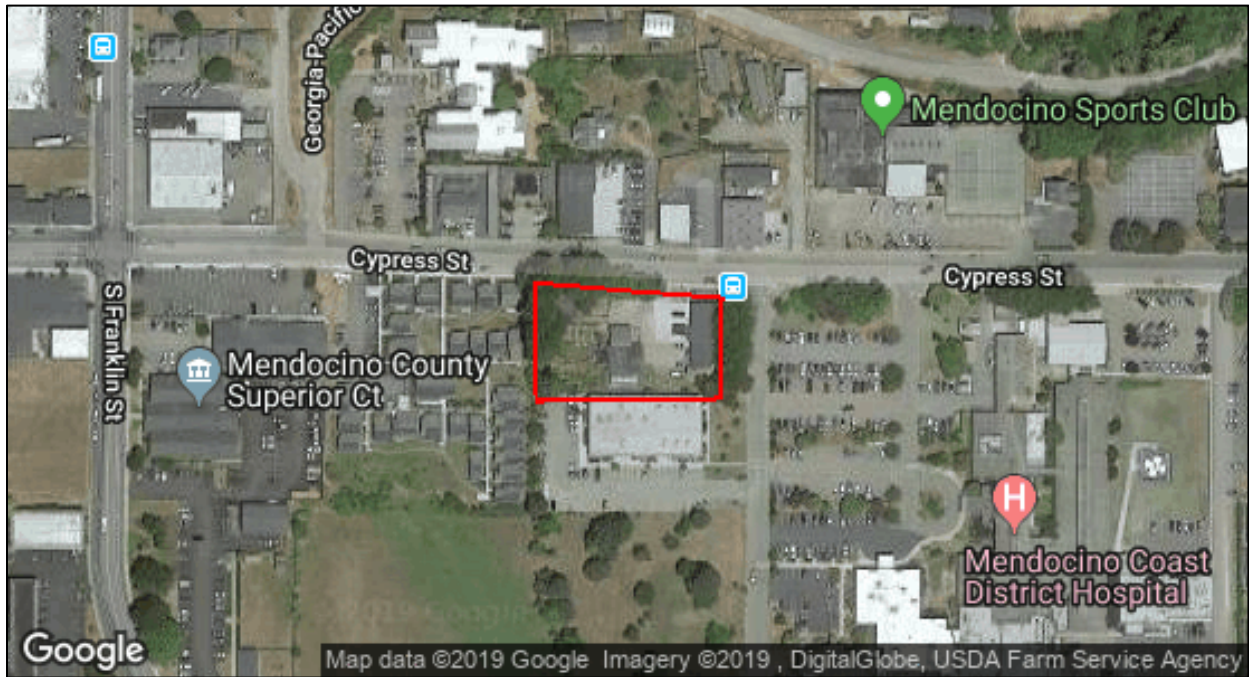
Figure 3: Assessor parcel map



Source: Mendocino County Assessor

CURRENT MAPS

Figure 4: Property context



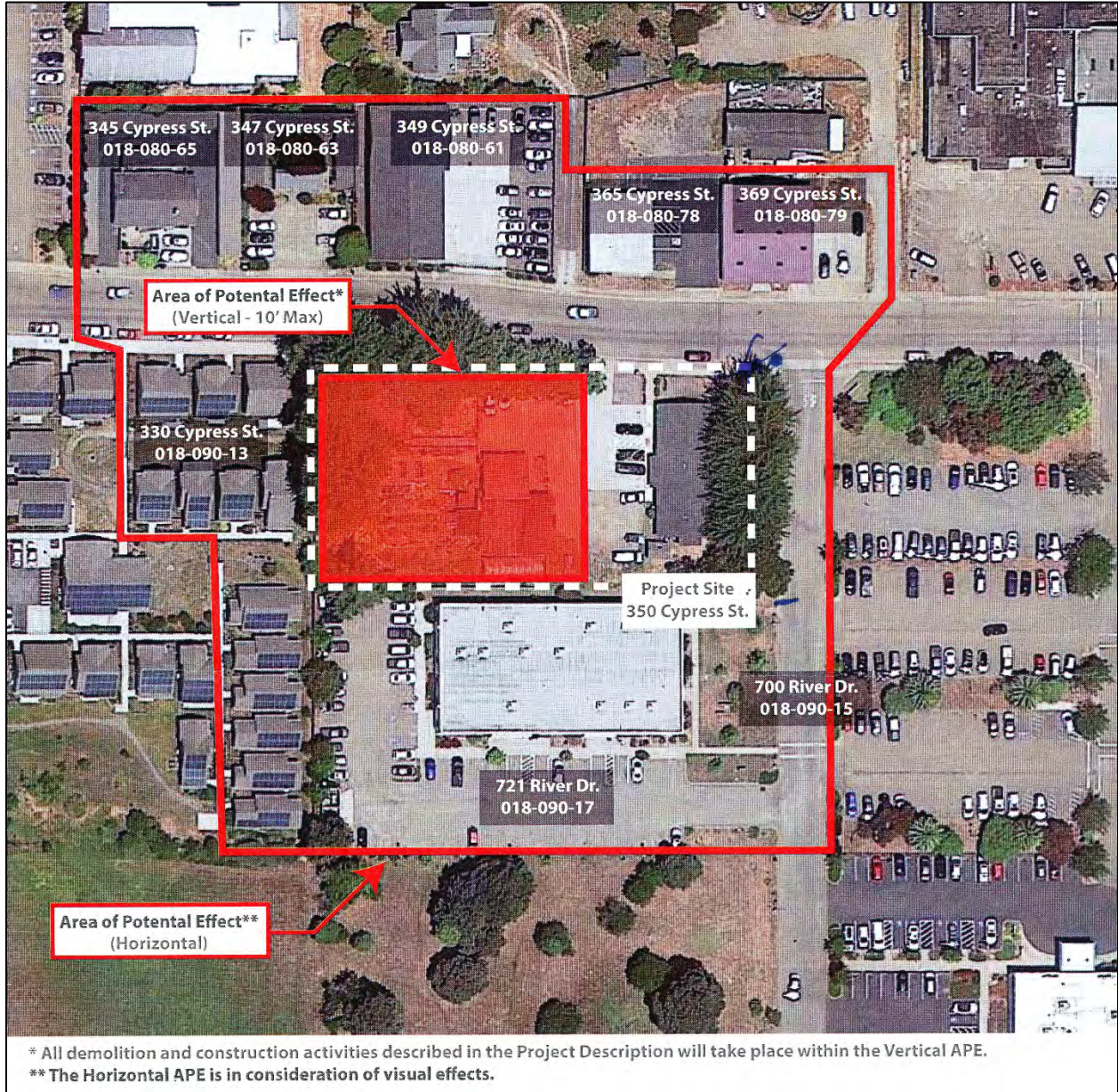
Source: Mendocino County Assessor

Figure 5: Property site plan



Source: Google Maps

Figure 6: Area of Potential Effect map

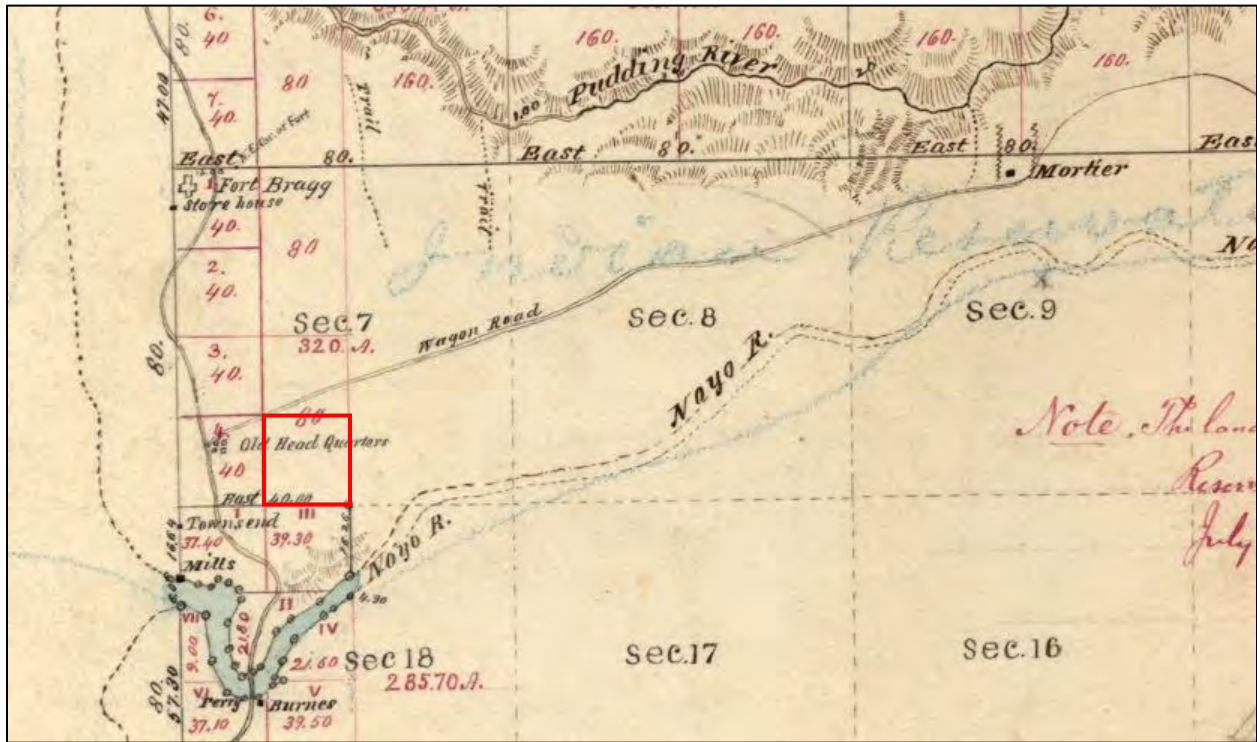


Source: City of Fort Bragg

**ATTACHMENT C
HISTORICAL MAPS
& AERIALS**

HISTORICAL MAPS & AERIALS

Figure 7: 1866 Government Land Office map, showing subject quarter-quarter section



Subject quarter-quarter section outlined

HISTORICAL MAPS & AERIALS

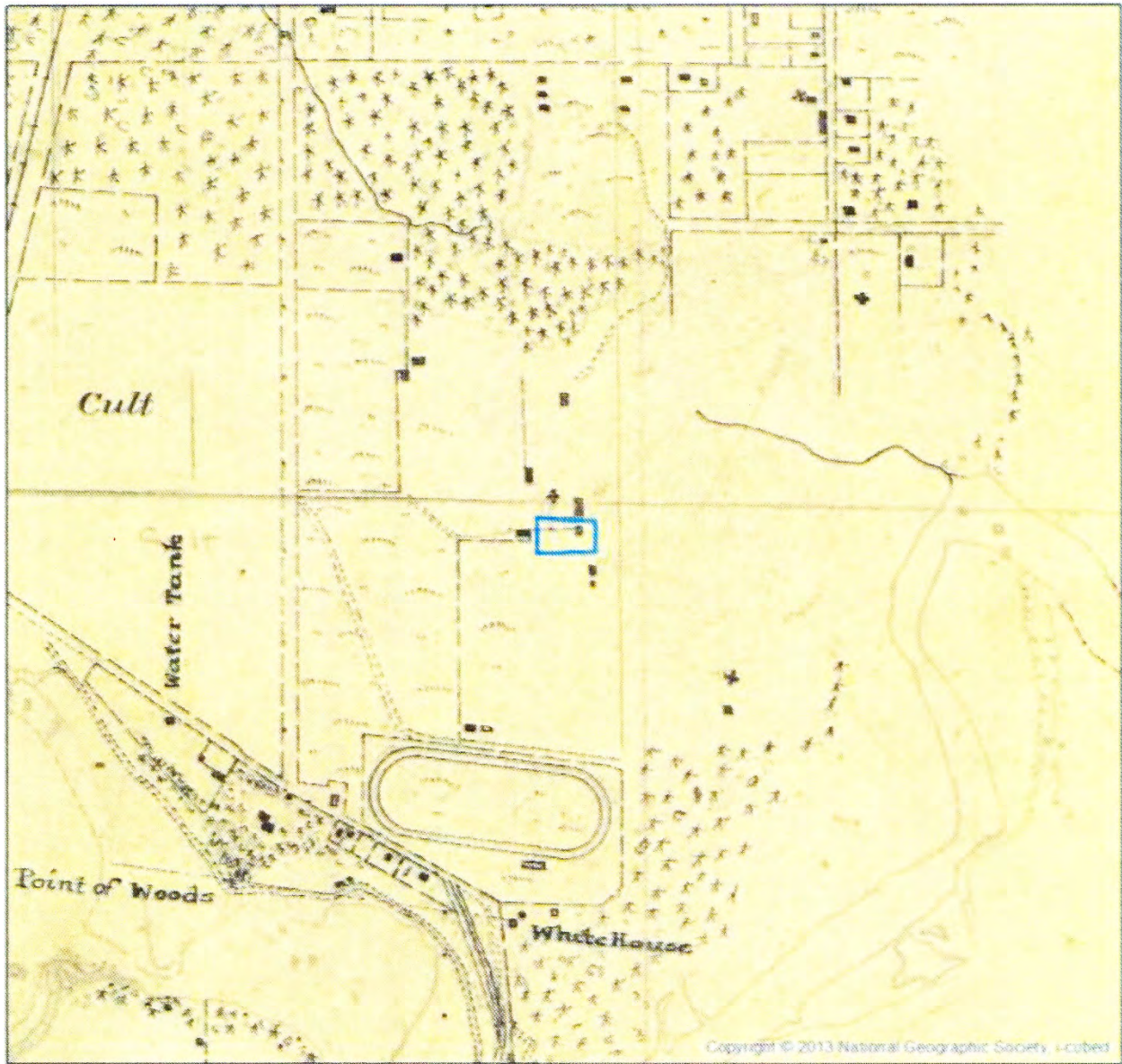
Figure 8: 1869 Government Land Office map, showing subject quarter-quarter section



Subject quarter-quarter section outlined

HISTORICAL MAPS & AERIALS

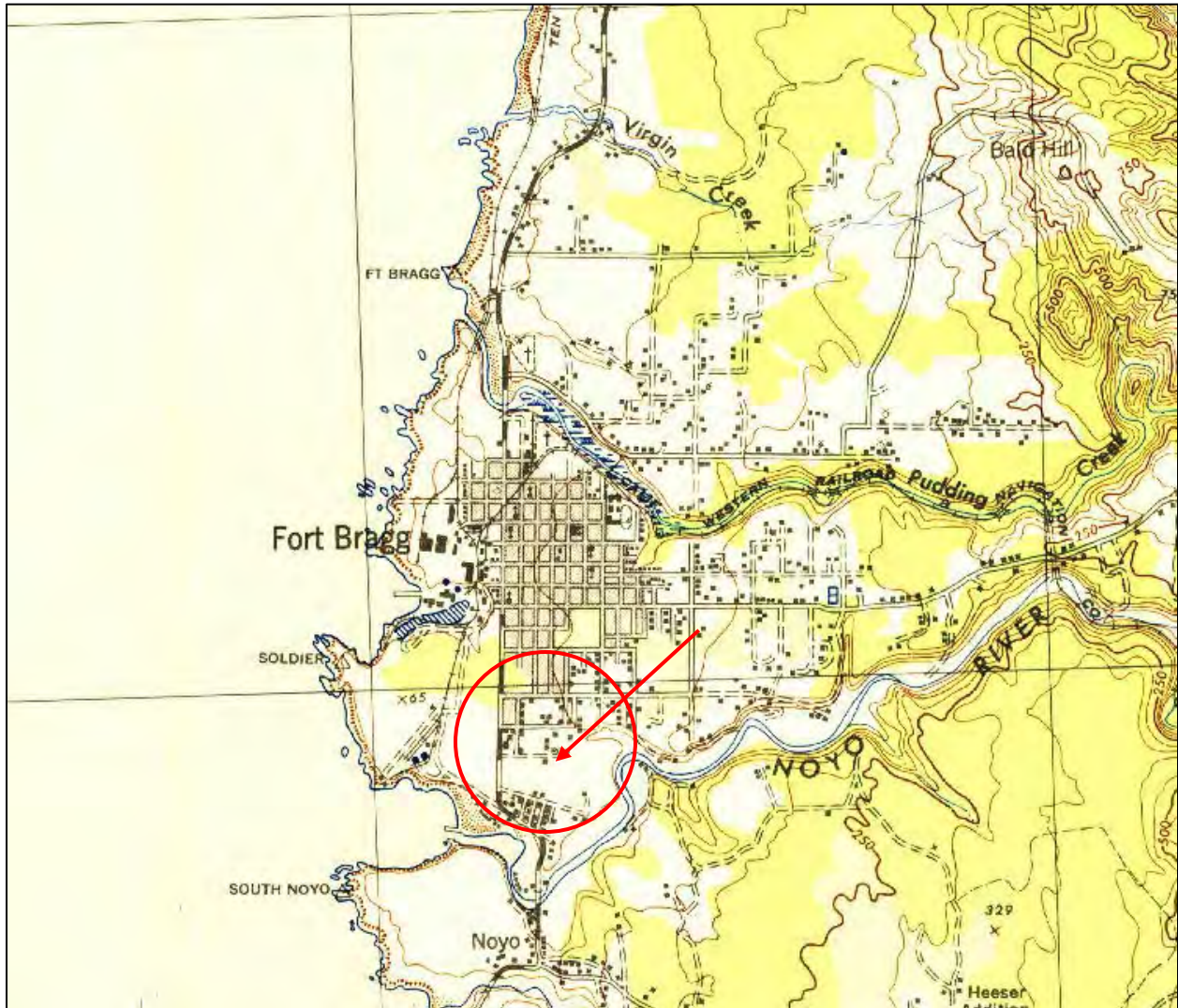
Figure 9: 1909 map showing subject property



Source: Coast and Geodetic Survey map, Point Cabrillo to Fort Bragg

HISTORICAL MAPS & AERIALS

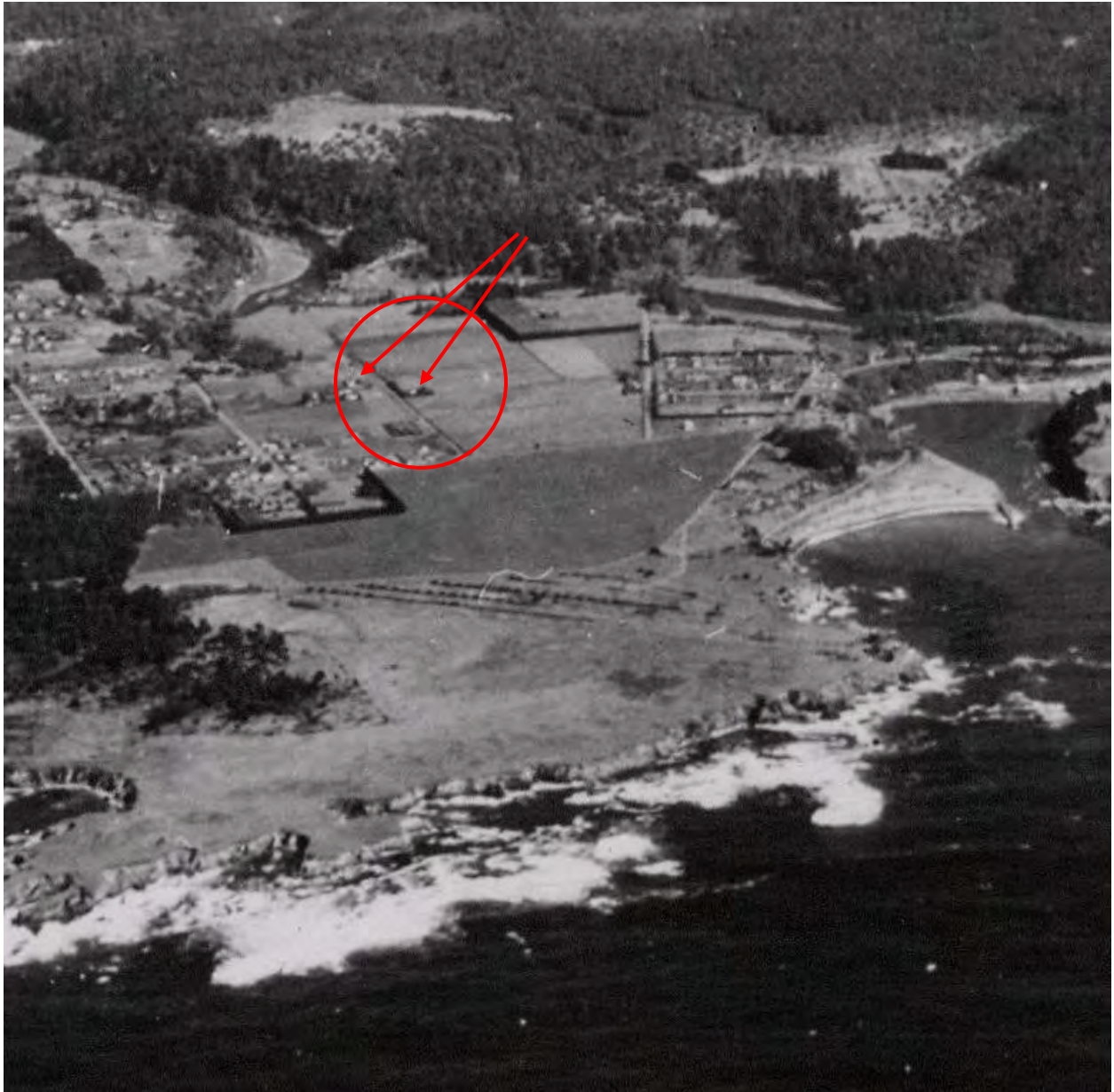
Figure 10: 1943 USGS map showing subject property



Source: USGS Fort Bragg 7.5 Quadrangle

HISTORICAL MAPS & AERIALS

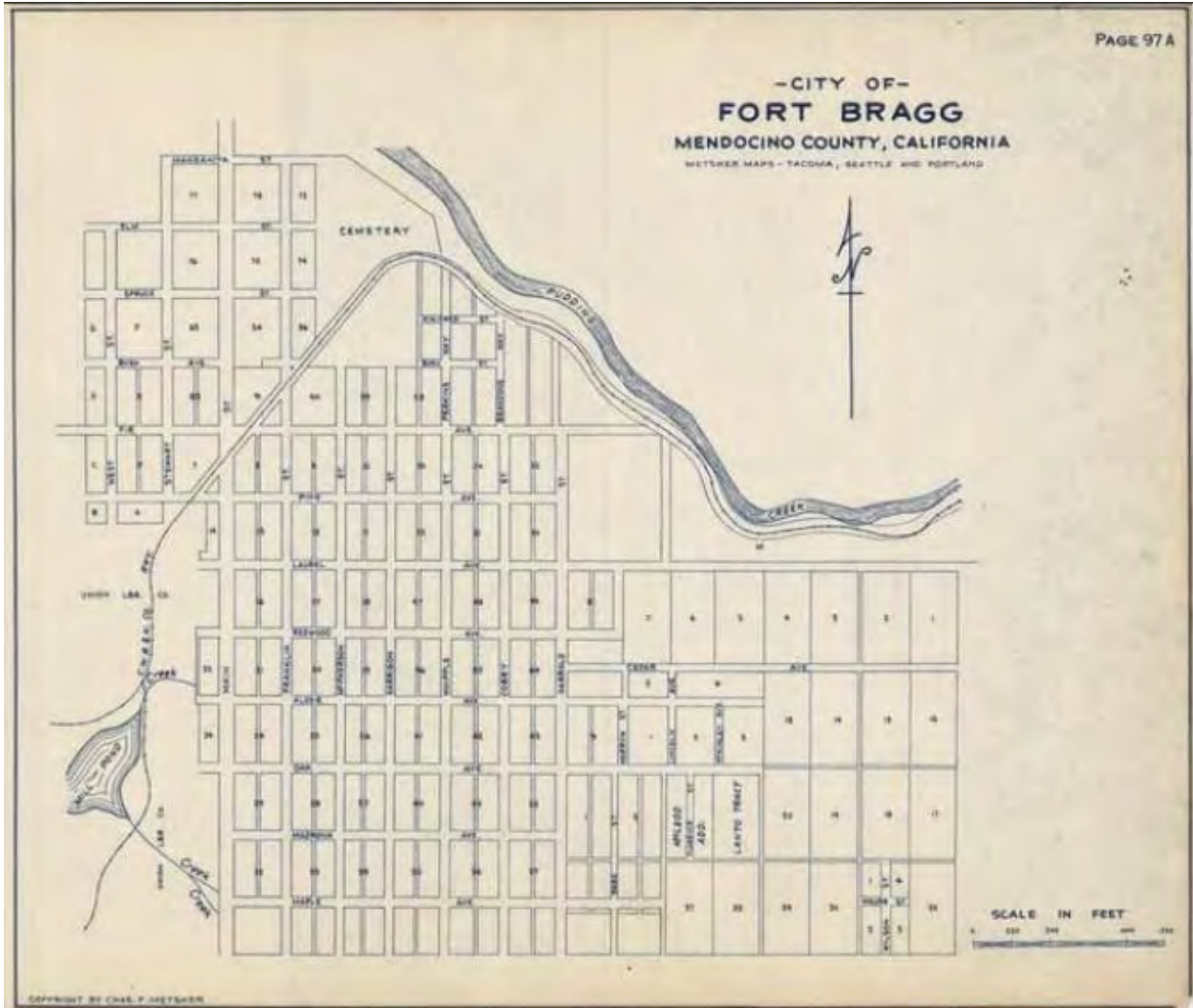
Figure 11: 1947 aerial showing subject property (right) and neighboring barn (left)



Source: David Rumsey Map Collection

HISTORICAL MAPS & AERIALS

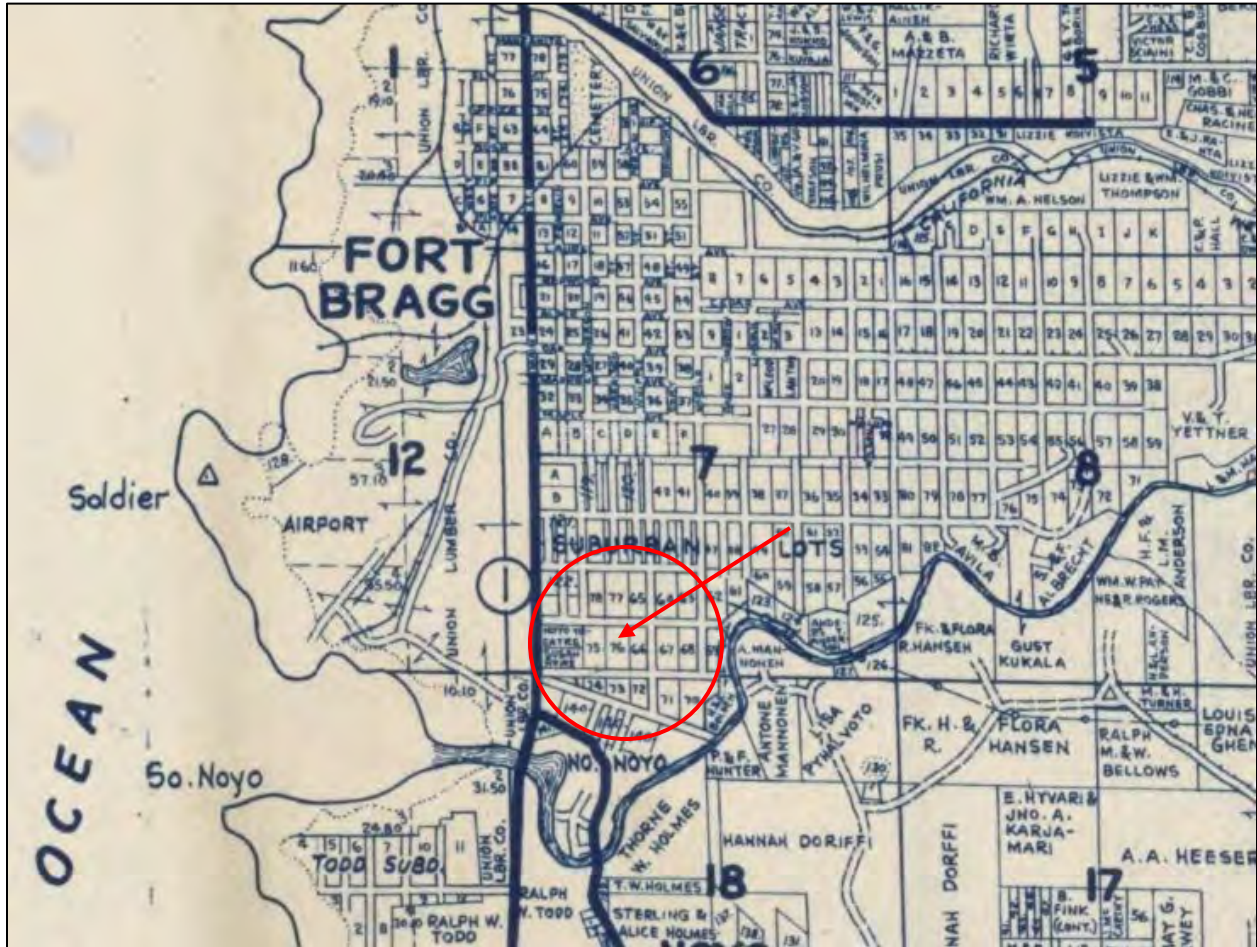
Figure 12: 1954 Metzker map showing fort Bragg (subject property to south)



Source: Historic Map Works

HISTORICAL MAPS & AERIALS

Figure 13: 1954 Metzker map showing subdivision of area, called “Suburban Lots”



Source: Historic Map Works

ATTACHMENT D
HISTORIC PHOTOS

HISTORIC PHOTOS

Figure 14: Photo showing Supervisor Townsend's house above Noyo Mill



Carlton E. Watkins photograph

HISTORIC PHOTOS

Figure 15: A.W. MacPherson House above Noyo River



Source: Kelley House Museum

HISTORIC PHOTOS

Figure 16: A.W. MacPherson family



Source: Kelley House Museum

HISTORIC PHOTOS

Figure 17: White and Plummer Store at Noyo Harbor



Source: The Noyo

HISTORIC PHOTOS

Figure 18: Noyo Beach Auto Court ca 1930, former site of A.W. MacPherson house



Source: Kelley House Museum