

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Fernal

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic W. H. LUMSDEN HOUSE
and/or common "THE BELVEDERE"

2. Location

street & number 727 MENDOCINO AVENUE N/A not for publication
city, town SANTA ROSA N/A vicinity of SONOMA congressional district 2ND
state CALIFORNIA code 06 county SONOMA code 097

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Belevedere Properties, LTD.
street & number 727 MENDOCINO AVENUE
city, town SANTA ROSA N/A vicinity of N/A state CALIFORNIA

5. Location of Legal Description

courthouse, registry of deeds, etc. SONOMA COUNTY RECORDERS OFFICE
street & number 585 FISCAL DRIVE
city, town SANTA ROSA state CALIFORNIA

6. Representation in Existing Surveys

title HISTORIC RESOURCE SURVEY has this property been determined eligible? yes no
date JANUARY 1977 federal state county local
depository for survey records STATE HISTORIC PRESERVATION OFFICE, CALIFORNIA
P. O. Box 2390
city, town SACRAMENTO, state CALIFORNIA 95811

7. Description

Condition Check one Check one
 excellent ___ deteriorated ___ unaltered original site
___ good ___ ruins altered ___ moved date _____ N/A
___ fair ___ unexposed

Describe the present and original (if known) physical appearance

The Lumsden House is a large two storey Queen Anne residence, adapted to a restaurant and "bed and breakfast", located on a prominent corner of Mendocino Avenue, a major Santa Rosa artery. The building has been called "The Belvedere" since 1970 because the main feature of the building is the large round tower encircled by a spacious veranda on the first floor, with an open pavilion just below the conical roof of the tower. The corner tower and veranda, positioned at the most prominent corner of the site, make the building a visible landmark to the people of Santa Rosa. The rest of the building is an assemblage of forms, textures, and details, all part of the vocabulary of the Queen Anne style.

The main entrance to the building is at the first floor level, but the above ground basement has been developed into a 100 seat restaurant with a canvas canopy delineating its own entrance. Wide concrete steps rise to the main entrance which is framed by a series of round columns, the only consistent signature of the Architect, Brainerd Jones. The columns support a curved pediment with a decorative relief festoon of flowers and ribbons.

The main floor, as well as the lower floor, has drop lap siding, while the upper storey is covered with painted shingles. Windows are large one over one for the most part, with small oval and square windows placed in closets for light and filling the vacant walls with decoration.

There is a smaller tower on the west corner of the auxiliary street side, and a large enclosed sun room on the first floor between the belvedere tower and the smaller tower, beneath a gable topped bay. To the left of the entrance is an angled bay, with another angled bay down the left side of the building, both framing the eating patio off the restaurant.

(SEE CONTINUATION SHEET)

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The rear of the building was sensitively remodeled with a rear stair for fire exit connecting the back stairs to the outside when the kitchen was added, and then an unfortunate addition was made, poorly constructed, covering the southwest corner of the building. Fortunately this is at the least accessible and visual part of the building, and corrections to this latest addition are planned.

The main staircase and lobby at the main entrance are in relatively original condition with the original grained wood paneling and carved work in the staircase still a reminder of the fine craftsmen working in Santa Rosa at the turn of the century. Wood work detailing, rosettes, and light fixtures have been carefully restored and paint removed from the original hardware by the current owners.

The building has been painted blue with white trim since 1975, and scrapings to determine the original colors have not been done. The landscaping has been designed to reflect the character of the building, using boxwood hedges, hydrangea, and rose standards, all producing a fitting setting for a most exciting and magnificent landmark in Santa Rosa.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1901 **Builder/Architect** BRAINERD JONES, ARCHITECT
~~SIMPSON ROBERTS, BUILDERS~~

Statement of Significance (In one paragraph)

The significance of the W.H. Lumsden House is in its Architecture, as being one of the finer remaining homes in Santa Rosa, being built in the early 1900's (Press Democrat Feb 2, 1902), designed by locally prominent architect Brainerd Jones, and for its owner who was superintendent of one of the largest wineries in the State of California (the DeTurk Winery). The building is the only Queen Anne with the open belvedere in the Santa Rosa area (1976 Survey), and there are less than 6 Queen Annes in Santa Rosa with a tower feature, with the one located at 966 Sonoma also designed by Brainerd Jones.

The architect of the building, Brainerd Jones, born in Chicago in 1869, learned his skills in San Francisco working for several noted architects. He was the major architect in the Sonoma County area in the early 1900's, and designed many fine buildings which still remain. His architecture was quite diversified rather than focusing on a single style or style evolution. This was due to the rural agricultural region in which he worked. One of the major features he used, which has become a signature of his work, was the use of paired columns as part of the entrance to the building, as in the Lumsden house. Other fine examples of his work include the Carnegie Library in Petaluma, the Sibbold-Donavan House, a Period Revival Style, at 725 College Avenue, and 3 other major Queen Anne style residences in Santa Rosa, 966 Sonoma Avenue, 701 Seventh Street, and 818 Cherry Street. The Lumsden house, along with the 3 other Queen Anne residences, each with different features, are the only ones remaining in the early city limits of Santa Rosa.

At the time the Lumsden House was constructed, William Henry Lumsden was a long-established resident of Sonoma County and a man of considerable wealth and prominence in Santa Rosa and the surrounding ares. His rise to such stature appears to fit the classical "Horatio Alger" mold. He was born June 28, 1859, in Milwaukee, Wisconsin, the child of an Irish father and English mother who, like so many of their countrymen, had been attracted by the higher wages and expanding opportunities of an industrializing and urbanizing American society. But, unlike the
 (SEE CONTINUATION SHEET NUMBER 2)

9. Major Bibliographical References

GREAT REGISTER OF SONOMA COUNTY, CALIFORNIA - 1898

SONOMA COUNTY DIRECTORIES, 1898 THRU 1931

SONOMA COUNTY RECORDERS OFFICE - DEATH CERTIFICATE CALIF # 7055 SON #30

1939 JAN 22 SANTA ROSA PRESS DEMOCRAT, P.2

10. Geographical Data

Acreeage of nominated property 1/3 A.

1:24000

Quadrangle name SANTA ROSA, CALIF.

Quadrangle scale _____

UMT References

A

10	52	47	10	40	55	11	9	0
Zone	Easting			Northing				

B

Zone	Easting			Northing				

C

Zone	Easting			Northing				

D

Zone	Easting			Northing				

E

Zone	Easting			Northing				

F

Zone	Easting			Northing				

G

Zone	Easting			Northing				

H

Zone	Easting			Northing				

Verbal boundary description and justification

Building occupies its historic lot at the southwest corner of Carrillo Street and Mendocino Avenue. The 75' x 210' lot is assessor's parcel #12-034-06.

List all states and counties for properties overlapping state or county boundaries

state N/A code _____ county N/A code _____

state _____ code _____ county _____ code _____

11. Form Prepared By

name/title DAN PETERSON, ARCHITECT; GERALDINE PETERSON, DESIGNER; DENNIS HARRIS, HISTORIAN

organization DAN PETERSON, A.I.A. AND ASSOC. date APRIL 15, 1983

street & number 930 MENDOCINO AVENUE telephone (707) 545-0895

city or town SANTA ROSA state CALIFORNIA

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *K Miller*

title State Historic Preservation Officer date 6/20/83

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I hereby certify that this property is included in the National Register

J. Allison Byers
Keeper of the National Register

Entered in the
National Register

Attest:

Chief of _____

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great majority of America's mid-nineteenth century British immigrants, they quickly left the discomforts of the urbanizing East and migrated to California. At the time of his death, W. H. Lumsden had spent all but the first four years of his life in California and the last sixty in Santa Rosa. Both the timing of the family's migration (1863 - the darkest days of the Civil War) and his long term residence in the city are extremely atypical.

Little is known of Lumsden's early years in the county. That he had an education more extensive than that of most of his contemporaries is indicated by his earliest employment, teaching in one of county's schools. Again like so many others (teaching was not perceived as an appropriate permanent position for a male during the period historians refer to as the "feminization of education"), Lumsden soon left the teaching profession for something both more appropriate and rewarding. The few available records (voting registers and business directories) list him as a bookkeeper. We suspect, but have no supporting evidence, that this change in occupation was also the beginning of his long association with Isaac DeTurk. No school teacher could have afforded the expense of this house; the bookkeeper for the DeTurk Estate -- winery, ranches, vineyards, and racehorses -- was far more likely to be in a position to afford an architect as Brainerd Jones and a residence as prominent as that he moved into in 1902.

In a lengthy article published at the beginning of 1902, The Santa Rosa Press Democrat announced that the "Town is Growing" with "Thirty-five New Residences Going Up in This City." Of these new residences, the "handsomest dwellings built in Sonoma county this year" were considered to be the Paxton mansion on Carrillo Street [no longer existing] and the "ten thousand dollar home of W. H. Lumsden" across the street. The new home benefitted the Superintendent of the DeTurk Winery, despite his bachelorhood. With DeTurk's death, Lumsden not only managed what by 1890 had become the second largest winery in the state, but he was also responsible for racing DeTurk's fine thoroughbred horses, many of them holding records set on the old Santa Rosa track. Business directories available at the Sonoma County Library continue to list his occupation as DeTurk superintendent from 1904 through 1915. Whether Lumsden left DeTurk prior to wartime prohibition and the havoc which the subsequent Volstead Act created for California's wine industry is not known.

(SEE CONTINUATION SHEET NUMBER 3)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

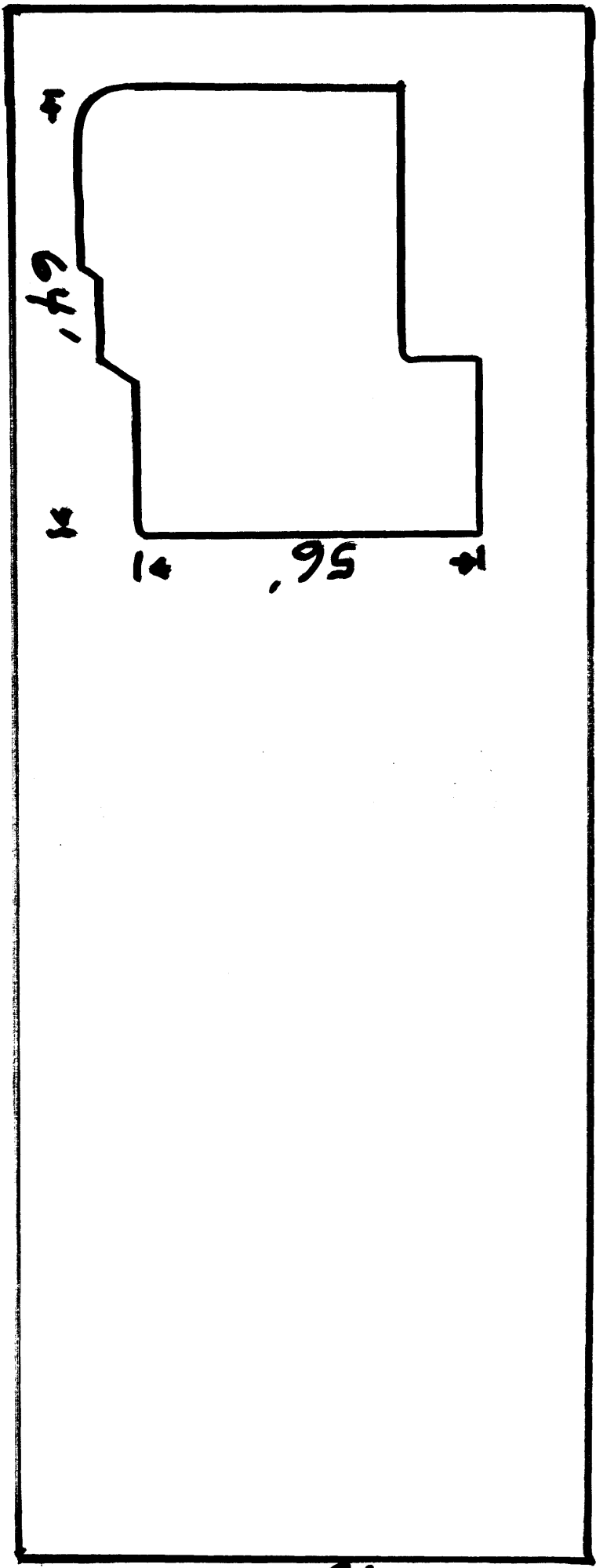
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By 1924, however, Lumsden had retired to his home on Mendocino Avenue. The large house was filled with immediate family. Except for his daily walk to town, Lumsden busied himself with the yards and gardens of his estate. On January 22, 1939, the Press Democrat announced the end of "the colorful career of William H. Lumsden, pioneer winery operator and associate of the late Isaac DeTurk, Santa Rosa's first major vintner." The retired "Wine Maker" (as his niece listed his trade on the death certificate) and life member of the local Elks lodge was buried in the Odd Fellows Cemetary.

Carrillo Street



Lumsden mansion 210'

D.b.a. The Belvedere Inc.

A.P. # 12-034-36
727 Mendocino Ave.

Santa Rosa, Ca.

Scale 1"=20'

Mendocino A