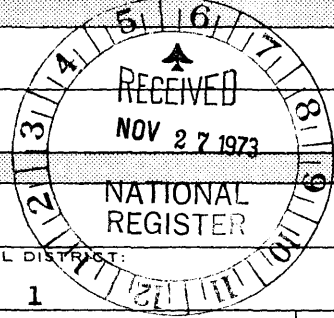


PH0086347

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: California
COUNTY: Sonoma
FOR NPS USE ONLY
ENTRY DATE MAR 1 1974



1. NAME

COMMON:
McDonald Mansion

AND/OR HISTORIC:
Mableton

2. LOCATION

STREET AND NUMBER:
1015 McDonald Avenue

CITY OR TOWN:
Santa Rosa

CONGRESSIONAL DISTRICT:
1

STATE:
California

CODE: **06** COUNTY: **Sonoma** CODE: **097**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <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 (Specify) Not in use
			<input type="checkbox"/> Comments <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No Facing Demolition

4. OWNER OF PROPERTY

OWNER'S NAME:
University of California and Stanford University - Attn. George L. Burtness

STREET AND NUMBER:
105 Encina Hall - Stanford University

CITY OR TOWN:
Stanford

STATE:
California

CODE:
94305 06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Sonoma County Clerk-Recorder

STREET AND NUMBER:
2555 Mendocino Avenue

CITY OR TOWN:
Santa Rosa

STATE:
California

CODE:
95401 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
City of Santa Rosa Historic Sites Survey and Preservation Ordinance

DATE OF SURVEY: **1971** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
City Hall

STREET AND NUMBER:
100 Santa Rosa Avenue

CITY OR TOWN:
Santa Rosa

STATE:
California

CODE:
95401 06

SEE INSTRUCTIONS

STATE: **California**

COUNTY: **Sonoma**

ENTRY NUMBER: **MAR 1 1974**

DATE: **1974**

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The McDonald Mansion was built in 1876 by a San Francisco financier who came to Santa Rosa for real estate speculation and stayed to become a permanent resident. The mansion, named Mableton, was the finest structure in a 160-acre subdivision known as the McDonald Addition.

The house, located in the northeastern section of town, is situated on 5.72 acres of land, with setback from McDonald Avenue 112 feet. Included are a basement, two stories and a skylight. The house is actually more than three stories in height.

At the ground floor, French doors open onto a veranda that runs around three sides of the house. Ceilings are unusually high as a further aid to cooling. The entry hall is paneled with undisguised redwood as an apparent imitation of a Scottish baronial hall, and is eighteen by forty-five feet, with a twenty-two foot ceiling which extends to a glass skylight with diffused light to remove some of the somberness of the dark paneling.

The home contains 4,588 square feet. Entry is made through double doors of etched glass windows, into the baronial central room. One of the doors had a brass lions' head door knocker.

There are eleven bedrooms, a library, sitting room, closets and storage rooms, a large basement, dining room and small breakfast room. Five bathrooms were added after the turn of the century, but originally a backyard path through a grapevine covered arbor led to a double compartmented privy.

The house, from its inception, has been the crowning jewel of McDonald Avenue, attracting out-of-town and out-of-state visitors, as evidenced by license plate watchers. The structure recalls the day of the iron fountain and fancy urn in which flowers were planted; the time when cast-iron pigeons were to be seen perched on the ridge of a barn, where every stable had its weather vane, and where the front parlor was crowded with Victorian furnishings and other ornaments of the day.

The present appearance of Mableton is one of deterioration. This is created primarily by the overgrowth of landscaping that has not been properly maintained in recent months. The house, standing virtually in the same unaltered manner as when it was constructed, is basically sound. Several architectural inspections have been made and all conclude that due to the initial quality construction, present restoration is entirely feasible. Minor damage occurred to the west wall foundation during the Santa Rosa earthquake of 1969.

SEE INSTRUCTIONS



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

"The McDonald home can be described as a stick style house, reflecting the interest of the post Civil War generation in elaborate exterior detailing. The interior reflects a strong influence of the Pre-Civil War Greek Revival era. The floor plans are typical of many large houses in the eastern and southern part of the United States. The general design of the house, with the first floor placed high off the ground and with a modified hip roof and dormer windows, is typical of many houses in the deep south and undoubtedly reflects design concepts to achieve comfort in areas of intense summer heat. The high ceilings, floor-to-ceiling windows and deep porches show southern architectural styles.

Most houses of this size in the period before 1895 were designed in the Queen Anne style with smaller rooms. This house is undoubtedly one of the few on the North Coast with such generous formal room size. It is unusual and unique in its floor plan and exterior embellishment. As such it is significant on the regional and statewide levels. This is probably the largest structure of this style still extant, and probably among the largest of this style built in California. Most structures of this size in San Francisco and Oakland were built in the Italianate or Greek style. In any case, stick-style structures generally were built with a much more vertical line that included two stories with high gables, the height of the building being greater than the width.

It is therefore my opinion that this house has architectural significance and should be given serious consideration for retention." Wesley D. Vail, Senior Planner, Sonoma County Planning Department.

Architecturally speaking, the mansion is Victorian, but with many individualistic touches. The Gothic style can be seen in its irregular plan and the multiplicity of gables. The Greek Revival influence is evident in the layout of the front area of the first floor - four square rooms leading off from a central hall. The most obvious feature is the Galveston style, characterized by a long flight of broad entrance steps which lead to an encircling columned veranda, almost concealing the entire ground level. Originally designed in the south as a flood precaution, the main floor of Mableton lies some seven feet above the ground.

Foundations of brick and concrete conceal an above ground basement. Elaborate and lacy millwork ornaments the eaves of the main house. These are referred to as sawed gingerbread, so named after the fancy gingerbread cookies of England. Besides the fancy millwork, the dormer windows and the railing porch design around the first floor are all characteristic of Victorian architecture.

(Continued on Continuation Sheet)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

THE McDONALD MANSION AND ITS INHABITANTS - Thesis by Stanley Quock
 ENVIRONMENTAL IMPACT REPORT - Donald H. Laidlaw, A.I.P.
 HISTORY OF SONOMA COUNTY - Tom Gregory, 1880
 McDONALD AVENUE - A CENTURY OF ELEGANCE - Ann M. Connor
 ARCHITECTURE IN SAN FRANCISCO AND NORTHERN CALIFORNIA - David Gebhard, et al

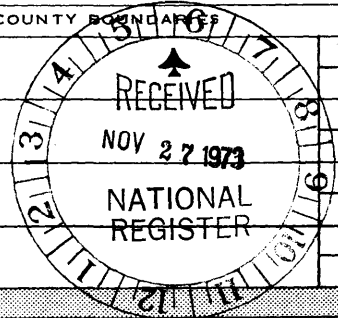
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		38° 27' 02"	122° 42' 15"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **5.72 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



LITW1
10/52582
425562

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Mrs. Donald Arabbit - Chairman

ORGANIZATION: **Santa Rosa Civic Arts Commission** DATE: **October 15, 1973**

STREET AND NUMBER:
P. O. Box 1678

CITY OR TOWN: **Santa Rosa** STATE: **California 95403** CODE: **06**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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 National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: **State Historic Preservation Officer**

Date: **NOV 16 1973**

NATIONAL REGISTER VERIFICATION

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

[Signature]
 Director, Office of Archeology and Historic Preservation

Date: 3/1/74

ATTEST:

[Signature]
 Keeper of The National Register

Date: 2-28-74

Form 10-300a
(July 1969)
NOV 27 1973

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Sonoma	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 1974

(Number all entries)

(Page 2)

McDonald Mansion - Mableton: Statement of Significance (continued)

The main house as well as the adjoining carriage house are of 2' x 4' frame construction, the wood being predominantly redwood and fir. A broad walkway fronts the entrance steps and intersects on either side of the house with a circular driveway leading out to McDonald Avenue. Directly behind the house were tennis courts and a driveway leading to the carriage house. After 1923 the tennis courts were plowed under and replaced with a formal English garden, complete with box hedge and flowering trees. On the expansive south lawn area were placed a row of boxed hydrangeas.

The grounds are extensively landscaped in a formalized manner. Col. McDonald attempted to establish representative tree species from every state in the union, although there are not that many varieties at present.

Four fireplaces are located in the home, all on the first floor. One at the rear of the great central hall, one in a downstairs sitting room, one in the library at the right front of the house, and still another in one of the back bedrooms.

Directly behind the main hall runs a stairway to the eight bedrooms on the second floor. A cut-glass shade on the balustrade at the foot of the stairs illuminated the stairs to an ornate stained glass window at the top of the landing.

In the formal diningroom, beautiful wainscoting covers the lower walls up to four feet high.

CHANGES MADE AFTER 1923

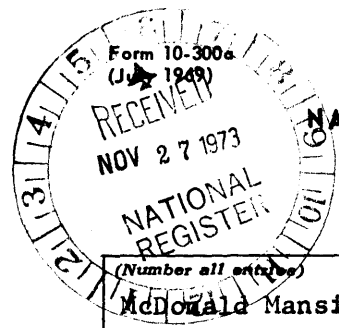
After the Colonel and his wife were gone, Mr. and Mrs. Mark L. McDonald, Jr., moved into Mableton, and effected some changes. The upper walls of the dining room were covered with wallpaper Mrs. McDonald imported from a chateau in France (it was said), consisting of panels of colorful nature scenes, representing the four seasons.

The front fireplaces were embellished with marble fronts, and one with decorated brass. The bathrooms were modernized somewhat with new tiling and fixtures (Victorian motif.)

The most noticeable change was in the central hall, where a musicians' balcony was installed at the back of the room, some twelve feet above the main floor. It was of redwood, had wrought-iron railings and extended five feet out from the back wall. The balcony was designed especially to blend into its surroundings. Entry was through a concealed door in the wood paneling, with narrow stairs leading to the second floor. A large stag hangs on the rear wall.

On the exterior, skylights were installed on the roof of the veranda to allow more light to the interior. The wooden front steps were replaced by brick which reaches all the way to the front door. Part of the south veranda was enlarged so that a portion of it extends out to form an extra sitting area which can be covered by a canvas awning.

(Continued on Continuation Sheet)



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	California	
COUNTY	Sonoma	
FOR NPS USE ONLY		
ENTRY NUMBER	MAR 1	1974
DATE		

(Number all entries) (Page 3)

McDonald Mansion - Mableton: Statement of Significance (continued)

The house was painted a lighter shade of gray and the trim around the French windows a pale shade of green.

Two electrically lighted Japanese lanterns, standing five feet high, were placed at the corners where the side and front driveways intersected. The lanterns were surrounded by their own carefully trimmed hedges. Twin cypresses were planted on either side of the front entrance.

Potted plants in large ornate containers were placed about the grounds and on the veranda. A matched pair of evergreens in Grecian style urns rested on brick pillars at the base of the entry steps. A pair of Aralia in identical terra cotta vases graced either side of the front door. The interior of the house was a showcase for the collection of plants.

The exterior porch lighting was provided by identical wall-hung lamps, reminiscent of grapevines entwined around an ornate, opaque globe, a larger replica at the left of the main doors. They were probably gas lit at first, being later wired for electricity.

With its steep roof and continuation of the fret-trimmed eaves, the carriage house represents a truer example of Victorian architecture than even the main house. A two story building, with the top floor used for the keeper of the horses in the old days, and the caretaker, more recently. Crowning the structure is a cupola and a weathervane with a rooster of iron on top.

On the north side of the main house, an elegant gazebo was constructed, a winding walkway leading to the round retreat set above a bed of fern, ivy and flowering trees. Benches line its inside railings.

SOCIAL/HUMANITARIAN SIGNIFICANCE

Colonel Mark L. McDonald

Mark Lindsay McDonald was born in Washington County, Kentucky, on May 5, 1833. His father, James McDonald, a Virginian by birth, was in the Virginia Legislature for nine years as Representative, then as Senator.

Mark was one of eleven children, six boys and five girls. In California, one brother started the oldest drug store in the state and another started the telegraph system in California. Brother R. H. McDonald came to California in 1849 and another, Captain James McDonald, in 1850. Jasper McDonald was known as a wealthy mining operator and as the spirited proprietor of the Grand Opera House in San Francisco.

Mark L. McDonald represents a colorful chapter in Santa Rosa's and America's history. He was captain of a wagon train across the prairies, known by his honorary Kentucky title, as Colonel McDonald, and he made his stake at the Virginia City silver mines as a road engineer. He hob-nobbed with Mark Twain and Senator Randolph Hearst before coming to gold rush San Francisco where a seat on the stock exchange brought him wealth. He made

(Continued on Continuation Sheet)

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Sonoma	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 1 1974

(Number all entries) (Page 4)

McDonald Mansion - Mableton: Statement of Significance (continued)

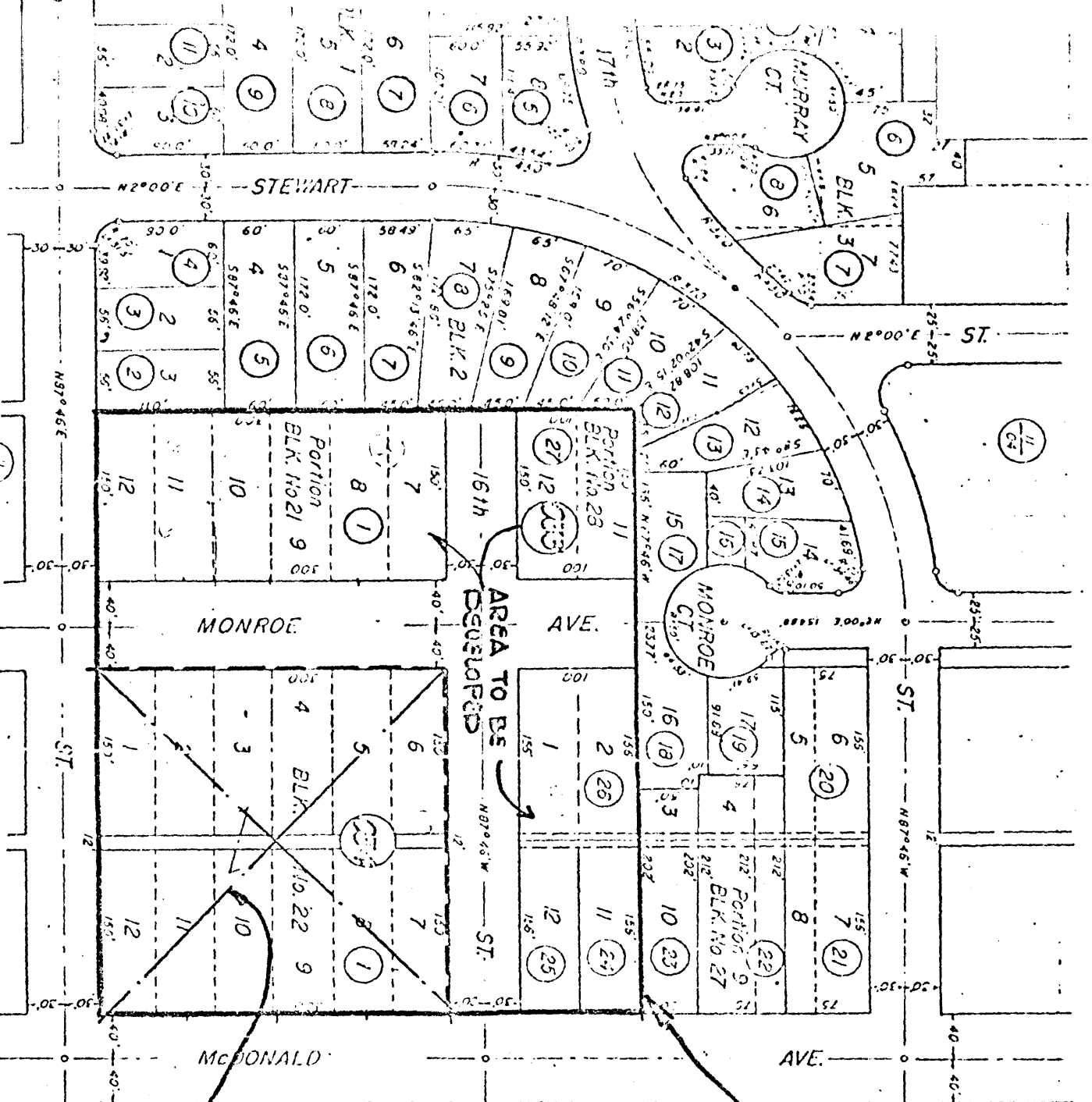
close friendships with Leland Stanford and Charles Crocker, and participated with them in later years to bring the first steam railroad to our city, and was a candidate for Secretary of Agriculture.

After moving to burgeoning Santa Rosa in 1869 he bought and developed the city water works which later allowed Santa Rosa to be the first city in the United States to have a free water system. He created the city's horsedrawn streetcar system that brought dignitaries from the town's railhead depot to the elegant mansion on McDonald Avenue. In addition, he served on the City Council for many years and also owned the McDonald Fruit Packing Plant. Their son, Mark McDonald, married to Isabel Juilliard, a member of the founding family of Juilliard School of Music, occupied the house after his father's death. He was a rancher and hop broker and carried on his father's businesses.

The elegance of Mableton is attested to by virtue of its selection as the location for countless civic and social affairs. In addition, it was the setting for Walt Disney's movie "Pollyana". Surrounded by five acres of foliage and Victorian gardens, a carriage house, and a gazebo, the fantasy of Pollyana seems almost real.

Preservation of the McDonald property, including the main house, carriage house and gazebo has been recognized by several State and local organizations. The City of Santa Rosa noted the importance of the area in its Planning Department Study of 1965 entitled, "McDonald Avenue Study". Again, in 1971, the Santa Rosa Cultural Heritage Board placed the McDonald property on its list of Historically Significant Places. Similarly, the California Heritage Council, and the Sonoma League for Historical Preservation have supported efforts to save the property.



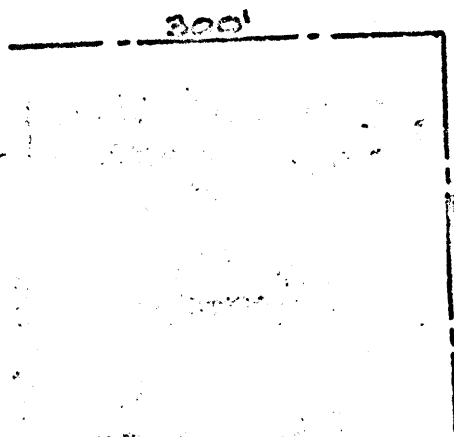


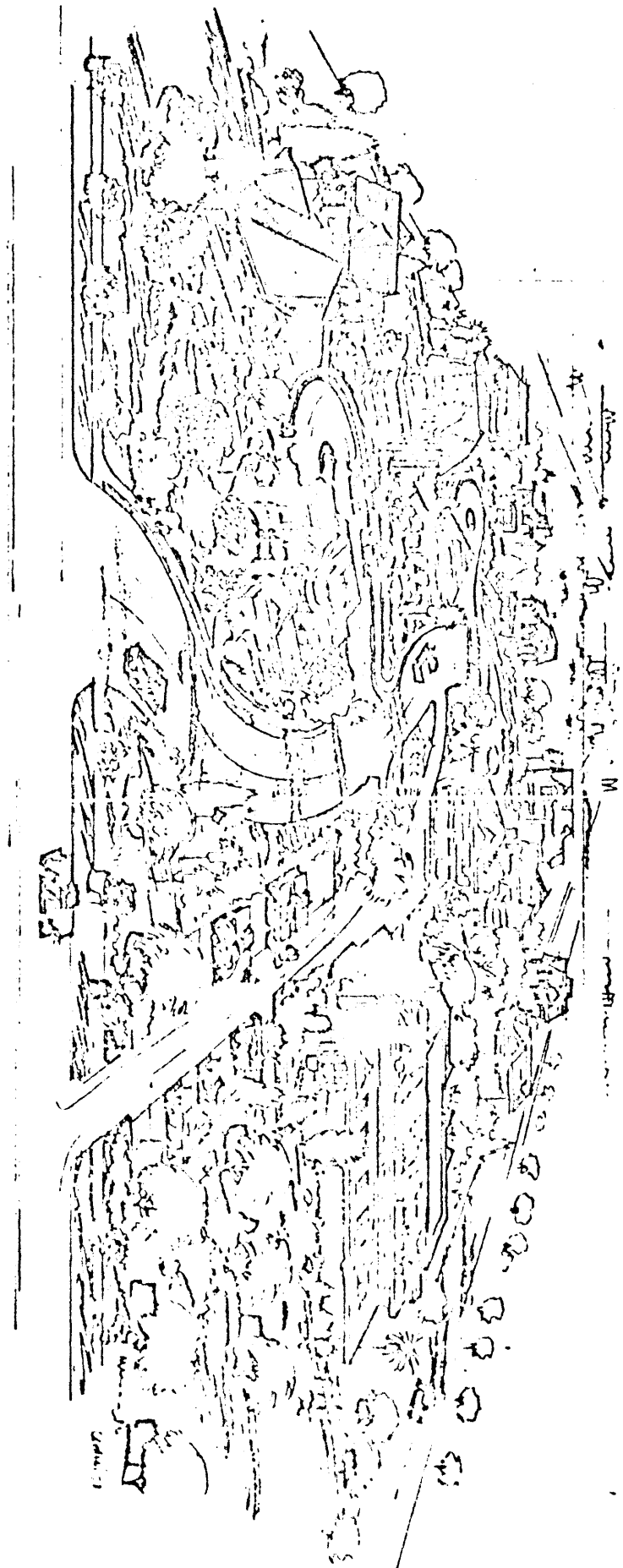
TOTAL
 McDonald Property
 owned by the
 Universities & UP FOR
 SALE!

Sheet = 24,520
 Price = 43,500



20-22 lots abandoned
 20-22 lots abandoned
 Landscaped Portion
 with Mansion &
 Carriage House - for
 Rehabilitation Grants
 in-Aide funds.





FRUHT • TOMASI • PETERSON • ARCHITECTS
966 SONOMA AVE. SANTA ROSA, CALIF. 95404