

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Orange Lawn

other names/site number Young Mansion

2. Location

street & number 645 Charles Van Damme Way N/A  not for publication

city or town Sonoma N/A  vicinity

state California code CA county Sonoma code 097 zip code 95476

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

[Signature] 6 MAY 2008  
Signature of Certifying official/Title Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  
 See continuation sheet.  
 determined eligible for the National Register  
 See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain): \_\_\_\_\_

Signature of the Keeper [Signature] Date of Action 6/9/2008

Orange Lawn  
Name of Property

Sonoma County, CA  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
1	2	objects
2	2	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling (mansion)  
LANDSCAPE/conservation area (proposed easement)  
LANDSCAPE/object (2 non-contributing fountains)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN: Italianate  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
roof WOOD Shingle  
walls WOOD Weatherboard  
\_\_\_\_\_  
other BRICK (chimney)  
WOOD (porch posts, brackets, sawn ornament)

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1872

**Significant Dates**

1872

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Sonoma Planning Dept.; Sonoma County: Recorder, Assessor, Vital Records, & Court Records. Sonoma County Library: Sonoma, Petaluma & Santa Rosa Branches; Sonoma Depot Museum; Sonoma League for Historic Preservation.

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**10. Geographical Data**

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**Acreage of Property** 1.76 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>10</u>	<u>548580</u>	<u>4237800</u>	3	—	—	—
2	—	—	—	4	—	—	—

See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

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name/title Kathleen Stanton, Cultural Resources Consultant

organization \_\_\_\_\_ date January 2008

street & number P. O. Box 185 telephone 707-826-9000

city or town Bayside state CA zip code 95524

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name Mr. Steve Nobel Ledson

street & number P. O. Box 653 telephone 707- 537-3815

city or town Kenwood state CA zip code 95452

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Summary Paragraphs**

**Setting and Location**

The Young Mansion, historically known as "Orange Lawn," is located 60 miles north of the San Francisco Bay area in Sonoma, California. The original 31.5 acre parcel was situated four blocks east of the Sonoma Plaza, now a National Historic Landmark and the heart of the city's historic district. It was also designated Outlot 516 in 1850 by Jasper O'Farrell who officially established the lots, streets and outlots of the Sonoma Pueblo. Modern residential development, including the Armstrong subdivision, borders the property, but the integrity of setting has been retained with two acres of lawn and formal gardens. Standing elegantly in the center of this park-like setting is the Orange Lawn.

Orange Lawn with its Italianate residence and grounds is the central architectural focus of the neighborhood known as Armstrong Estates, a collection of newer neo-eclectic style homes built on half-acre lots. Armstrong Way, a tree lined street leading to the front of the residence, is located across from the historic Catholic cemetery on East Napa Street.

Native and exotic trees dating from the 19<sup>th</sup> century grace the grounds of Orange Lawn and include olive, black walnut, cedar, magnolia, catalpa, Monterey pine and redwood species. A locust tree, pictured in an 1883 photograph of Maria Young, still stands in the west garden. Interconnecting walkways made of concrete wind through two acres of manicured lawn and are original to the construction of the house. Some portions have been replaced where mature tree roots have cracked and buckled the concrete, but the majority of walkway is original.

Newer elements of this cultural landscape located within the historic boundaries of the site include a paved circular driveway with porte cochere, wrought iron gates and two concrete fountains. These features are generally consistent with elements of fashionable landscape design depicted in the 1877 atlas for Sonoma. The arbitrary boundaries for the historic site which includes approximately two of the three acres surrounding the mansion reflect the separation between historic and non-historic features.

At the rear of the property facing William Cunningham Street is a garage with upstairs apartment and cottage residence constructed in 1996 where previous outbuildings and residential quarters

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were located. Their neo-Victorian design, superior quality of construction, and small scale complement the historic resource and do not detract from its integrity. Mature landscaping with tall hedges, trees and a separate driveway further delineate these modern buildings, pool and cabana from the boundaries of the historic resource. A low boxwood hedge with iron fence and sidewalk borders the property allowing a view of the mansion from all sides.

Nearly twenty years have passed since the Armstrong Estates subdivision was developed and the result is clearly respectful of the mansion and its landscaped setting. The property's National Register eligibility has not been diminished, but enhanced with the restoration of the mansion and renovation of the formal grounds.

Land History

*The first recorded deed for the land dates from January 1850 between the Mayor of Sonoma, Alcalde William M. Fuller, and Solomon H. Carriger, a pioneer from Tennessee and Southern sympathizer. Carriger amassed large tracts of land, established vineyards and fruit orchards and was well known in the community for his political influence and business enterprise. Like so many land transactions that occurred during the Yankee settlement period, the property changed hands frequently and for vast amounts, reflecting considerable land speculation.*

Dona Maria Carrillo, a relative of General Vallejo, purchased the property in 1853 and retained an interest in the land until 1870. Remnants of adobe construction found on the property by the Armstrongs who owned the mansion from 1938 to 1987 suggests that the land may have been occupied during the Mexican Period.

By 1856, Coleman B. Smith, a farmer from New York, acquired the property and settled there with his wife and family. He recorded a homestead in 1861, declaring residency and was taxed in 1868/69 on improvements and 36 acres valued at \$960. In 1870, the 58 year old farmer managed to raise fruit, pigs and some hay with the help of a Chinese laborer living with the family. Smith was losing his sight and sold the property to Daniel Young. He relocated nearby to Outlot 521.

In March of 1870, Daniel Young agreed by promissory note to pay \$2500 for the farm. The purchase also included the "strips of land" previously designated as streets on O'Farrells 1850 Map which added another 3.5 acres to the property for a total of 35 acres. The land was improved with fruit trees and English walnuts and included a residence and outbuildings for livestock and farm equipment.

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The Youngs developed and owned Orange Lawn for twenty-two years from 1870 to 1892. Maria Young was forced to sell her beloved home in 1892. W.S. Miller of San Francisco purchased the property for \$4756.41 and maintained ownership for 18 years.

**The Mansion**

The Victorian residence, designed in the Italianate style, dates from about 1872 and was first known as "Orange Lawn." The house was renovated in 1996 and has been so well maintained it looks nearly new. The building retains its original historic fabric and also includes some new construction: the addition of several windows, an extension of the veranda on the west façade and a sunroom at the rear. The owners received an Award of Excellence from the Sonoma League for Historic Preservation in 1998 for the quality of the interior and exterior renovations.

The two-story house with rear kitchen extension is 4,689 square feet in size and includes thirteen rooms. The downstairs has 2,558 square feet and includes a foyer with circular staircase, three parlors, formal dining room, kitchen with butler's pantry, sunroom, basement staircase, two baths and a laundry/utility room. The ceilings in the front portion are 11 feet high and the kitchen extension has 9 foot ceilings. The upstairs measures 2,132 square feet and includes four bedrooms, three baths, an office, central hall and front and back staircases. The ceilings are 10 feet high with 8 foot ceilings in the rear extension.

The house was originally built with a concrete perimeter foundation and full basement. Per the owner, the lime in the concrete was quite deteriorated and a fire in the basement in 1994 caused additional damage. The foundation and finished basement were rebuilt in the 1996 restoration keeping the same footprint as the original. A staircase in the kitchen leads to the basement which includes a hall, bathroom, pantry, mechanical closet, gym, wine cellar and breezeway with concrete floor and outside entrance.

Throughout the house there are refinished oak floors with inlaid geometric patterns that exhibit the building's superior quality of construction. The interior walls are plaster and include plaster crown moldings, picture rails, and rosettes for hanging light fixtures. The plaster rosette in the dining room is designed with a fruit and flower motif and the rosette in the music room is also original. The house has four fireplaces - three downstairs and one in the upstairs master bedroom. The home was originally heated with stoves, but the 1906 earthquake caused considerable damage to the chimneys so they were abandoned. The existing wood and natural gas fireplaces are modern additions.

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The entry has a large foyer with inlaid oak floors and circular staircase with octagonal newel post, turned wood balusters and rosewood handrail. The wooden steps are decorated with scroll-design, sawn brackets. The impressive inlaid oak floors, curvilinear staircase with “coffin niche” and massive front door are the most notable historic features of the interior.

The exterior of the building has wide grooved shiplap siding that is the same on the main house and rear kitchen extension. There are simplified flat “pilasters” at the wall junctures with flat curved brackets – a subtle example of the sawn ornamentation found on the building. The hipped roof has been restored with wood shingles and includes a boxed cornice with wide overhang and curved brackets. Between the brackets are panels referred to in design books of the period as a “villa cornice.” The wooden roof cresting is new, but designed to match the original which had not survived years of weathering. The flat areas on the roof are coated with an elastomeric product not visible from the ground level.

The original wood sash windows on the first floor have rounded tops and the windows on the second story are elliptical. The continuous casings accentuate the arch in the glass and provide a smooth simple finish that is not ornate like the bracketed or hooded windows of the period. The sills are slender with small brackets. The house has three slanted bay windows. The front and east facades have full height two-story bays and the west façade has a single story bay. Usually, slanted bays are pierced with a tripartite pattern of windows, but in Orange Lawn, the bays also include doorways which is very unusual. The entry door with fanlight, the side entrance on the east veranda, and a second story exterior door are all positioned within full two-story slanted bays. The tripartite pattern includes a door with fanlight and two rounded windows.

The rear extension has rectangular windows except for the rear sunroom which has rounded sash windows. At the kitchen entry on the east façade there is a shingled visor with open eaves and stick brackets that would stylistically date from the 1890s when such features were popular.

A former resident, Anne Armstrong Proctor, whose parents purchased the property in 1938, claimed that the kitchen extension “must have been added on later because the front of the house was more ornate in style and the back of the house was noticeably newer and more plain.” An 1888 description of the house with lithograph drawing states that the building had thirteen “hard finished” rooms (probably plaster). The existing floor plan is very similar to the original which could have had 13 rooms only with the rear kitchen extension. This suggests that this part of the house was in place by at least 1888. Although it’s visually distinct from the Italianate part of the



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residence, it is architecturally compatible and does not detract from the house.

The original wrap around porch with chamfered posts, slender S-shaped brackets and dew drop decoration was originally built across the front façade and continued along the east side of the house. The railing or porch apron has a repetitive geometric pattern of "circle & slot" interspersed with a pattern of tiny "holes & diamonds." This sawn ornamentation is repeated on the second story veranda and the roof and is the primary source of "gingerbread" on the mansion.

A small area of porch railing located at the rear of the east veranda is much more conventional with massive turned "columns" anchored by two large square posts. This design was also replicated for the new steps on the west veranda.

The 1888 lithograph indicates that the original exterior doors on the mansion were paneled with raised molding. One such door remains on the east veranda as part of a two-story slanted bay and has the original fanlight. The oversized front door is solid oak with beveled glass and dentil ornamentation and probably dates from the turn of the 20<sup>th</sup> century. The original elliptical fanlight above this door remains and it too is positioned inside a full height bay. A wood door with glass upper, prairie style muntins and fanlight is located on the west façade and may be contemporaneous with the oak front door. This door style was replicated for the sunroom which doesn't have a fanlight to distinguish it from the original. The kitchen door has a glass upper and the original rectangular transom. Like the kitchen, the door in the upstairs bay over the east veranda has a glass upper and original transom.

### Restoration and Changes to the Mansion

A number of remarkable 19<sup>th</sup> and 20<sup>th</sup> century records have survived which guided the restoration of the Orange Lawn in 1996. Notably, a very accurate lithograph depicting the residence and grounds in 1888 and several glass plate negatives of the interior and exterior dating from 1883-1892 were found.

The 1888 lithograph shows the front façade, a portion of the two story bay on the east façade, the veranda with railing, widows walk, front door, two fireplaces, ornamental landscaping and vineyard. The lithograph was intended to accompany a sales advertisement for the estate known as "Orange Lawn - Residence of Mrs. M.E. Young, Sonoma City."

The glass plate negatives that were discovered beneath the house date from the time when the

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wet collodian process of photography was used extensively in the United States from 1855 until the 1880s. The funerary image with Maria and Emma Young correlates to the time of Daniel's death in 1883 and the other images of the family, the house and the grounds were taken before Maria's death in 1892 when the property was sold.

When the glass plate negatives were developed, a family photo taken on the east veranda showed details of the porch railing and landscaping. Another photo of the front façade showed the concrete steps, paths and urns which appear original to the construction of the mansion.

More recent documentation of the house includes photographs taken in the 1970s by the Sonoma League for Historic Preservation and a Report on Historic Significance prepared by noted architectural historian and author, Sally Woodbridge, in 1987. The photos from the 1970s show the house in a deteriorated state with a portion of the front porch missing, the second story railing gone and no roof cresting.

Woodbridge's assessment of the property in 1987, prior to the restoration, describes a house that appeared only slightly modified. The front portion of the veranda had been partly dismantled and the only other apparent alteration was "on the west side where a bathroom and a kind of solarium or inclosed (sic) porch were added." Woodbridge noted that they were small rooms that could easily be removed to restore the original configuration. Originally, this was the kitchen porch on the rear extension.

Building records from 1950, show that this area was enclosed to create a sewing room and two bathrooms: one with a tub and another with a tile shower. The enclosed porch had four glass windows on the west façade and one on the south that were created simply by adding stops to the existing porch posts. Over the ensuing years, dry rot had substantially damaged the windows and original porch deck so the area was rebuilt in 1996 as a sunroom. Instead of a series of fixed, square windows the new exterior was designed with rounded sash windows configured as a series of stilted arches. The effect is complementary to Italianate design and is similar in style to the windows found on the first floor of the mansion. They are also similar in quality of construction and workmanship, but clearly distinct in design from the original construction. Above this porch, there was a small closet bump-out that was removed during the renovation.

The wrap-around front porch was restored in 1996 to include the second story railing with matching roof cresting as shown in the 1888 lithograph. The porch was also extended around the west façade and built to match the existing in materials and design but the footprint was

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intentionally configured to differentiate from the original. The new portion between the front and west facades follows the corner of the building with a 90 degree angle. The architect relied on the original design of the east veranda which follows the footprint of the house and has slanted bays that create a more angled, undulating pattern than the new extension.

There was also a small 7x10 covered porch on the west façade that was replaced with the new extension of the veranda. A circular drive with porte cochere, built in 1996 on this side of the house, complements the design of the veranda. The structure is visually separated from the mansion by a short covered walkway and is set back substantially from the front façade.

The front bay now includes two more windows on the second story where originally there was one. Slanted bays with only one window were extremely unconventional - perhaps as unconventional as having a doorway in the bay. The appearance now replicates the original tripartite piercings found on the first story and is more in keeping with the "norm" for a bay window. From the interior, the change provided much needed light to a dark, north facing room and expanded the view significantly. Another window was added to the second story of the east facade to create a second set of "paired" windows.

Two other new windows were added on the second story to allow additional light and ventilation for a bathroom and north bedroom. In all, five windows were added to the second story: two in the front bay, one on the east façade and two on the west side. All are similarly designed to replicate the original elliptical shaped sash windows.

A fireplace was added where there had previously been a tall two-story brick stack for venting a parlor stove. The exterior brick stack on the east façade of the kitchen was removed and a direct vent installed for a new gas cook stove.

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## Statement of Significance

### *Criterion C: Architecture*

“Orange Lawn,” located in Sonoma, California qualifies for listing on the National Register of Historic Places under Criterion C as a good, representative example of Italianate architecture, displaying the distinctive characteristics of that style and possessing high artistic value. The building also represents the work of an unknown master craftsman whose sawn ornament achieves significance as sculptural folk art.

Orange Lawn has several notable features that make it unique among local Italianate houses and supports its significance in architecture within the local historic context: 1) The simplified Italianate design and unusual location of doorways in full-height bays; 2) The enchanting folk art sculpture of the veranda; 3) The early use of concrete for foundations, cellar, walkways and ornamental urns; and 4) The picturesque setting of formal lawns and gardens. These features provide the high artistic value that readily identifies the building and grounds as beautiful, historic and worthy of inclusion on the National Register.

1) The simplified expression of the Italianate style retains the important design qualities integral to the aesthetic expression of the Italian villa. The property also possesses integrity of setting, workmanship, materials, feeling and association which convey its significance for architecture within the historic context of Sonoma and the San Francisco Bay area. The property’s period of significance, 1872, is the year attributed to the construction of the mansion and reflects a time when “a better style of building began” in Sonoma County. The date also correlates with the popularity of Italianate design in the San Francisco Bay area – 1870s into the early 1880s.

2) The veranda’s folk art sculpture adds significantly to the artistic qualities of the house. It reflects the creativity and free license of a skilled craftsman, whose name may never be known, but whose art is fully appreciated in 21<sup>st</sup> century Sonoma. The combination of geometric patterns individually composed of diamonds, slots, circles and holes combine to create a positive and negative play of light and shadow. The sawn ornament or railing produces one image when seen in this perspective and another reverse image when viewed as a patterned shadow cast on the deck or walls.

3) The 1872 mansion was constructed on a concrete foundation with cellar, and the formal grounds include concrete walkways, flower urns and entry steps. The early use of concrete in the

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construction of the residence and landscape design is extraordinary for the country at this time, but consistent with concrete construction that occurred in Sonoma during the 1860s – 1870s.

4) Orange Lawn's picturesque setting has been retained with ornamental trees, extensive lawn and interconnecting walkways that convey a feeling of grandeur and historic association. The layout of the grounds has been preserved and the property has matured into a significant historic landmark that is well recognized by the community, although not formally designated.

Recent renovations and additions, including the west veranda, sunroom, windows and porte cochere reflect good taste and are stylistically compatible. The five added windows to the residence replicate original windows in size and appearance; the sunroom addition reflects Italianate design and is similar, but distinct from the original building; the west veranda replicates the original found on the front and east facades and the circular drive and porte cochere are visually unobtrusive, being set back from the front façade and separated from the main house by a covered walkway.

Although alterations and additions have occurred over time, the integrity of design, workmanship, feeling, materials, location and setting are retained. None of the changes are intrusive to the features that convey the property's significance as a handsome example of Italianate architecture with its folk art veranda in a park-like setting.

**Young Family**

Daniel Clark Young came to California from Joliet, Illinois, in 1869. He was originally from Hartford, Connecticut, and moved to Joliet in 1840, shortly after it was settled. Joliet, situated on the Des Plaines River, is one of the principal ports on the Illinois and Michigan Canal. With shipping and extensive limestone quarries, it was a prosperous river town and became a major transportation hub for northern Illinois with the arrival of the railroad. During the thirty years he lived there, Daniel prospered and was known as "one of the most prominent and enterprising citizens of that town."

When Daniel Young retired to Sonoma in 1870, he was 58 and his wife, Maria was 55. They came with their four youngest children: Mary Florence (age 21), George (age 18), Henry Eugene (age 14) and Emma (age 10). Their two eldest children, Josephine J. Bush, (age 24) was married and had a four year old son, Gavin, and Frank Young was 22. Neither resided with their parents in Sonoma, but are recorded later as living in Oakland and Oregon, respectively.

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Daniel was a gentleman “farmer” and “horticulturalist.” His exhibit at the State Fair in 1873 included 100 varieties of apples, 55 varieties of pears, 20 varieties of grapes (both table and wine) as well as plums, peaches, quince, and samples of oranges, lemons, figs, pomegranates and chestnuts. The orchards and vineyards Coleman Smith originally planted had matured and were producing well. That same year, Maria Young, helped establish the local Grange in Sonoma and served as an officer.

In Sonoma County, as elsewhere during the 1870s, women’s rights were controversial, but allowed under Mexican and California law. Women had the right to own property and have businesses. Susan B. Anthony who visited nearby Petaluma in 1871 to lecture on the “woman question” knew she was speaking to an audience more empowered than most women in the country.

Maria Young had gained some financial independence in California. In 1873, the farm, purchased with Maria’s money, was put in her name and she is listed in that year’s tax assessment as her husband’s agent. Daniel may have been infirmed by this time. In 1879, with money she inherited from her brother and \$500 or less from Daniel she established herself in business as a “sole trader” in agriculture and horticulture. Unfortunate circumstances forced her to support the family and the farm as there was “insufficient support from her husband as he is out of health and unable to work.”

Daniel died in 1883 “after a lingering illness” at his home in Sonoma and was buried in Santa Rosa. He died intestate so his children quit claimed their interest in his estate to their mother and the real property was appraised at \$9000 with personal property valued at \$270. The local newspaper erroneously reported that the property had been sold for \$15,000. Although no deeds record such a sale, the information provides a range of values for the farm and improvements based on the difference between its tax value for estate purposes and potential market value.

Maria took out a \$4000 mortgage with David Burris in 1879 when she became a “sole trader.” Burris was the President of Sonoma Valley Bank which was established in 1875 on the Plaza. It’s probable that Maria took out a mortgage on the mansion to fund her business venture in grapes. The investment may have proved disastrous given the Phylloxera that attacked the vines throughout the region in the 1880s.

In 1888, Maria advertised Orange Lawn for sale due to “personal reasons.” She was 73 years old with a 13 room mansion surrounded by “lawns, hedges and flower garden” and a 32 acre farm

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“all planted to orchard and vineyard in full bearing.” The responsibility and debt were overwhelming and the \$20,000 asking price was also too much. By 1892, she was sued for mortgage debt and forced to sell. Declared incompetent and ill, she went to live with her daughter and son in law, C. C. Farmer, who managed her affairs. She died of a stroke at age 77 in December 1892 and was buried beside her husband at the Santa Rosa Rural Cemetery.

### **Orange Lawn**

The name may refer to several attributes associated with the landscape design of the estate, namely the color of summer lawns surrounding the mansion and the Youngs interest in citrus cultivation. Daniel experimented with orange and lemon trees and exhibited samples at the State Fair in 1873. Many in Sonoma hoped oranges would become an important industry including General Vallejo who shipped some, grown from his garden, to the Alta Newspaper in 1872. He hoped to gain notoriety for his successful “culture of semi-tropical fruit.” Pioneer resident, Caleb.C. Carringer, began planting orange and lemon trees as early as 1863 and by 1873 his orchard included 100 specimens.

Romantic descriptions of Sonoma valley during the 1870s include references to orange trees symbolizing the citron groves of Southern Europe and Italian villa life. Vine-clad hills, blooming orchards and lawns laden with golden fruit and blossoms completed the idealized landscape that defined the prosperous and picturesque country villa. Like southern plantations, many Sonoma estates and suburban residences were given titles to establish social prestige. Place names like Temelec, Grand View, Sobre Vista and Mableton recalled a bygone era of plantation life and social status destroyed by the Civil War. Sonoma was well known for its southern sympathies. Locals knew “no Union man went unarmed on the streets of Sonoma!”

### **Italianate Architecture**

The English embraced the Italian villa and began to incorporate its features in their architecture during the 1820s. So popular was the style that even Queen Victoria’s country home, Osborne, was built in the new fashion. By 1830, English pattern books provided early designs in America and some of the most successful architects of the style were recent immigrants from Britain, including Richard Upjohn, John Notman, Gervose Wheeler and Calvert Vaux.

As designers tired of classical Greek Revival architecture, a number of “picturesque” house

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designs based on European antecedents became popular between 1830 and 1910. Generally referred to as Victorian, because they coincided with the long reign of England's Queen Victoria (1837 – 1901), the Italianate style dominated American domestic and commercial architecture from 1850 to 1885.

Popularized by Andrew Jackson Downing's published pattern books based on the "picturesque" movement, the style's popularity in Northern California continued through the mid 1880s with its characteristic asymmetrical arrangement of square shapes; shallow-pitched roofs; overhanging eaves with decorative brackets; tall, arched windows with elaborate window moldings; square towers; loggias, verandas, porticoes and porches.

Several sources were consulted in the analysis of Italianate architecture and its stylistic evolution in Sonoma County. Petaluma and Santa Rosa both have architectural surveys conducted during the 1970s. Noted local architectural historian, James "Beach" Alexander, provided a personal tour of Sonoma to share his knowledge of extant survivors of the style as well as other early house forms. Drawings published in the Illustrated 1877 County Atlas showed house styles and garden landscapes constructed by wealthy farmers, ranchers, and businessmen - the Youngs' social peers. Since many grand houses in Sonoma were designed by San Francisco architects, Bay Area architectural surveys were consulted as well as period pattern books. The McAlester's Field Guide provided an overview of the popularity of Italianate design throughout the country.

The McAlester's identify six principal subtypes of Italianate styled houses: the Simple Hipped Roof cube; the front facing Centered Gable; the upright and wing or stepped Asymmetrical; the Towered house; the Front-Gable rectangle; and the urban Town House. The rectangular shape of Orange Lawn would seem to characterize it as a Hipped Roof variety, but as the McAlester's note, the addition of several large bay windows to the basic cube shape creates an Asymmetrical form. The Camran House in Oakland is provided as an example and strongly resembles Orange Lawn with two full two-story bay windows on the front and side facades. Both have heavily bracketed eaves, wrap around veranda and concrete steps with sloped balustrade. The Camran-Stanford House, built in 1876, is a National Register property.

Bay area architectural historian, Mark Wilson, author of East Bay Heritage (1979) and a Living Legacy: Historic Architecture of the East Bay (1987) recognizes four types of Italianate houses: the False Front "Pioneer" Italianate (1860 – 1880); the Raised Basement Italianate Cottage (1865 – 1885); Italianate Villas with and without towers (1870 – 1885); and the Bracketed Italianate House (c.1865 – c.1890). Per Wilson's classification, Orange Lawn is a Bracketed Italianate of



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which there were 67 significant examples in the East Bay Area of Alameda, Berkeley, Emeryville, Hayward, Oakland, and Vallejo recorded in 1979.

Daniel Young and his wife, Maria, were undoubtedly influenced by Bay area architectural trends since their eldest daughter and grandchildren lived in Oakland. Of all the cities surveyed, Oakland (with 44 notable examples) had by far the most Bracketed Italianate houses, most dating from 1875 to 1885. This period of construction and popularity for the style in the Bay Area is consistent with the construction of Orange Lawn in Sonoma.

Although it isn't known specifically when the house was built or by whom, it is likely that Maria was responsible for financing the construction sometime between 1870 when they purchased the property and 1873 when the tax assessments show a dramatic increase in the value of improvements, personal property and total real estate for the property. This strongly suggests 1872 as the date of construction. When Daniel Young purchased the property in 1870, the combined value for the land and improvements was \$1200. In 1873 the combined value of the property increased to \$4964 – a jump of \$3764. Similarly, his personal property which was valued at \$40 in 1870 was worth \$453 in 1873 indicating the likely purchase of furniture and other items.

Historic newspapers for Sonoma, Santa Rosa and Petaluma were read from 1870 to 1883 to locate a specific reference to the construction of the mansion. No articles were located that announced the construction of this house. Unfortunately, microfilm copies of the local Sonoma newspaper, which might have carried news of the Young's project, are incomplete. Present holdings begin in 1879, so if there were a report of the building's construction in the early 1870s, it is lost to present day researchers.

1878 Clewe Residence, Sonoma

This is the only other Italianate style house in the City of Sonoma. Newspaper accounts document the "elegant" residence with an 1878 construction date which correlates with a substantial change in assessed value. Records show a noticeable difference in the value of improvements from \$1000 in 1878 to \$4000 in 1879. The change in value for personal property also supports the construction of a substantial dwelling. The furniture is assessed at \$400 plus a \$200 musical instrument (probably a piano) compared to a mere \$25 the year before. Generally, an increase in the value of improvements recorded for one year indicates the construction of a building the year before. The assessed value of construction for the Clewe house was approximately \$3000 which is consistent with the \$3764 jump in value for the Young residence.

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The Clewe residence was constructed by the well known builder, T. J. Ludwig, of Santa Rosa. The footprint of the house indicates that it is also an Asymmetrical Italianate, but the exterior ornamentation is much more elaborate. The newspaper described the house as a "new and elegant residence" that displayed superior "workmanship." The two story bay with pilasters, bracketed windows with keystones and elliptical hoods plus wrought iron roof and porch cresting presents a more formal, urban Town House appearance than the more simplified Orange Lawn. Both houses, however, have similar entry halls with circular stairs, octagonal newel post and "coffin niche" which may indicate the handiwork of Mr. Ludwig. The owner, Mr. Clewe was a merchant with a store on the Sonoma Plaza.

1871 Wickersham Residence, Petaluma

Captain Jesse C. Wickersham built a substantial two story Italianate residence at 222 Fourth Street in 1871 that was later known as the Atwater/Boysen House. The building was constructed by C.G. Nay with "all modern conveniences and improvements." It measured 32 feet x 44 feet with 13 foot ceilings on the ground level and 11.5 foot ceilings upstairs. In 1871, the newspaper predicted that "the building will be one of the finest in town" and today the house is considered "one of the most outstanding Italianate residences in Petaluma."

Like Orange Lawn, it is a stepped Asymmetrical Italianate with a full height slanted bay in front. The Wickersham house has square sash windows whereas the Young house has rounded and elliptical windows. The entrance has a portico with paired round columns and railing with turned balusters. It is a more formal presentation of the style with paired brackets and dentil trim in the eaves and over the windows. Originally it had wrought iron cresting on the roof like the Clewe house.

The 1871 Wickersham house is a very early example of the high-style Italianate while the 1878 construction of the Clewe house which is a similar high-style Italianate shows the popularity of the design throughout the 1870s in Sonoma County. Photographs of extant Italianates in Petaluma recorded in their survey and those shown in the 1877 Atlas represent mostly the Simple Hipped Roof cube with two-story bay window(s) and the Asymmetrical upright and wing versions of the style. Few display the wraparound porch found on the Orange Lawn.

It appears that the Urban Townhouse form or "Bracketed Italianate" (per Wilson) with slanted and square bays are the most popular surviving examples of the style in Sonoma County. They are characteristically "high, wide and handsome homes, not fussy." In contrast, Orange Lawn

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with its wrap around porch, lack of dentil trim, corner quoins, window hoods or portico is a simpler version with “fussy” folk ornamentation. Unlike the more formal and classical Italianates, it lacks wrought iron cresting, portico with columns or turned balusters.

### 1877 Savage Residence, Santa Rosa

The 1877 Savage Mansion in Santa Rosa is another outstanding Italianate house and one of the earliest homes constructed on McDonald Avenue. The dripping porch brackets and fanlight above the entry are similar to those found on Orange Lawn, but like the Clewe house, it has a more formal, Town House design.

### 1879 “Mableton”, Santa Rosa

T. J. Ludwig also built “Mableton” the famous McDonald Mansion in Santa Rosa for developer and San Francisco merchant, Colonel Mark McDonald. The house was built in 1879 as the family’s summer residence and designed to recall the Mississippi River plantation house of Mrs. McDonald’s youth. Although the house was designed by San Francisco architects, Townsend and Wynesen, like Orange Lawn, it has the mark of a folk artist with substantial sawn ornamentation. The steamboat motif on the railing of the wrap around porch has an intricate “paddle wheel” pattern and the bargeboards are decorated with sawn drippings that resemble a banner of tiny diamond shaped flags. Like Orange Lawn, the house is surrounded by extensive grounds including a circular drive with mature ornamental and “specimen” trees planted by Luther Burbank. The house was listed on the National Register in 1974.

### **Folk Art Veranda**

For many Italianate homes in Sonoma and surrounding countryside, the “piazza” of the Italianate villa had become the iconic American “porch” that afforded a cool retreat for outdoor living. This uniquely American contribution to architecture took on many forms and motifs which Orange Lawn so clearly demonstrates. The use of sawn ornament for porches doesn’t appear to fit the formality of the Italianate style, but it is textbook style construction for piazzas “in good and proper taste.” Architect and author, M. F. Cummings, in his 1873 guidebook, espoused the use of “open panelwork” or “sawed slats” as skirting and railing for large suburban or country houses. The beadboard ceiling found on the Young’s veranda is also in keeping with Cumming’s recommendation for “narrow matched and beaded boards.”

From the “busy” design of the porch railing, it appears that the Young’s, like their social counterparts, the McDonalds, had steamboat elements incorporated into the design of their

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house. Supported by classical chamfered posts and graceful brackets, the folk art design of the porch with steamboat motif contributes a new aesthetic to the total composition of the Italianate design. Although porch railings with sawn ornament are still found on many Victorians in Sonoma County and the Bay Area, the artistic repetition of the cutouts on the wrap-around porch, second story veranda and widow's walk give Orange Lawn a steamboat appearance that is visually stunning.

America's romance with the steamboat during the 19<sup>th</sup> century was expressed in many ways that included parade floats in Santa Rosa, steamboat races on the Petaluma River and most notably the publication of Huck Finn in 1885. Before the railroad, it was the steamboat that connected Sonoma "City" with San Francisco. For many people, especially in Sonoma, steamboats provided a primary means of transportation and were as much an American icon as the popular front porch. The folk art design of the porch combined with the simplified Italianate style is noteworthy.

Sawn Ornament as Sculpture

Creating fantasy through sawn ornament is the signature of a carpenter artist. The name of the artist who decorated Orange Lawn has been lost to time, but his work is a lasting testament to his skills and creativity. Ben Karp's unique study of "Wood Motifs in American Domestic Architecture" celebrates sawn ornament as a sculptural art. No plane or chisel is used to bevel the edge of the ornament and the play of light and dark shadows and the patterns they cast are pure folk art. The ornament is not only the decorative articulation of wood, but space and light as well.

According to Karp, "People liked it because its spirit was akin to the spirit of the day. Sawn ornament was like a banner hung out for a celebration, symbolizing confidence in the durability of opportunity in this land." The Youngs, pioneers and farmers themselves, faced the frontier, tilled the soil, and established Sonoma's Grange. They also raised six children and contributed to their community as members of elite society. Their stylish country house reflected the successful social mix of everyday people and refined society.

It is this interesting combination of Renaissance architecture built to signify class distinction and good taste surrounded by the folk art of the carpenter artist that creates an interesting and unexpected façade that is unique. What this form of folk art brings to the 19<sup>th</sup> century American house is significant and Orange Lawn expresses this combination beautifully and artistically and is worthy of inclusion on the National Register.

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**Concrete and Local Architecture**

The early use of concrete in the c.1872 construction of Orange Lawn and formal grounds is significant given that Portland Cement was first patented in 1871. Toward the end of the 1870s, cement was commonly used for constructing cellars throughout Sonoma County and for "Artificial Stone Sidewalks." The Artificial Stone Paving Co. of San Francisco and Oakland advertised regularly in the local newspapers espousing a patent pavement for "sidewalks, gardenwalks, corridors, offices, carriage drives, arches, stables, cellar floors, kitchens, etc." In 1987, Sally Woodbridge noted the remarkable condition of the garden paths at Orange Lawn which is a testament to the quality of the concrete used during their 1870s construction.

Although the construction of concrete buildings was still in its infancy in England and the United States during the 1870s, concrete buildings were already part of Sonoma's architectural repertoire. In 1864, the Cumberland College Building, described as a "fine cement building" located at 870 Broadway, was constructed as a three-story structure with mansard roof and full basement. It was destroyed in the 1906 earthquake, but its ruins remain. In 1877, Otto Schetter, a resident of the valley, constructed a 15 foot high cement warehouse measuring 60 feet wide x 40 feet deep. The fireproof building fronted Napa St. between Second and Third and was large enough to store 30,000 gallons of grape brandy. Following a disastrous fire on the Sonoma Plaza, Schetter constructed another concrete building in 1879 that measured 40 feet x 80 feet. The use of concrete in rural Sonoma during the 1860s and 1870s is certainly surprising.

For an historical perspective, one of the first concrete buildings in America and celebrated in the "American Architect" of 1877 was the Ward Residence built in 1873 in Port Chester, New York. Although high-style and reinforced, compared to Sonoma's cement structures, the concrete steps with solid block railing is very similar to the design of the entry steps on the Orange Lawn. The major difference is the urns. The ornamental flower pots identified in historic photos are not the same as the rounded planters located at the entry today, but they are clearly historic. Their shape reflects the Arts and Crafts style for concrete planters that were fashionable features for porches.

**Landscape Architecture**

The 1877 Atlas of Sonoma shows the popularity of formal landscape design for country estates, handsome farms and city residences. Despite the vernacular or high-style architectural design of the home, the idealized formal garden for a stylish residence was set apart from the tilled fields,

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orchards and vineyards beyond. Wooden or iron fencing clearly delineated the park-like setting surrounding the house. The gardens inside had extensive lawns, hedges, exotic plants, deciduous and evergreen shade trees, topiary, paved paths, carriage drives and fountains. Many included a small orchard of exotic fruits at the side or rear. Outside this boundary of refinement was a working landscape, a traditional farmstead with livestock, outbuildings and open spaces. The Atlas provided the public with the idealized picture of prosperity reminiscent of the great private parks of English estates.

The 1870s were a time of great expansion throughout the country due to the construction of the transcontinental railroad. In Santa Rosa, for example, there were 900 residents before the railroad and with its completion in 1872, "the scene changed as if by magic." The population had increased to 6000 residents by 1877 and the town had 1200 houses – "many of them substantial brick structures."

Sonoma, like most communities, hoped to attract new residents amongst the visitors arriving on the popular excursion trains from San Francisco. Landscaping with street trees, popularly referred to as "Street Arboriculture" would improve the appearance of their towns, dress up their neighborhoods, hide shabby buildings and provide an appearance of "solid comfort, refinement, and thrift." Newspaper articles and local publications like the "Floral Californian", published in Petaluma, contained descriptive articles on new and rare plants, "lawn culture", and the "ornamentation of home and its surroundings" which included trees, shrubs and roses. Applying the principles of "Decorative Horticulture" elevated the appearance of one's property and the Young's did this with great enthusiasm.

Several glass plate negatives provide a glimpse of the gardens belonging to Orange Lawn which include Maria and others. The grounds are surrounded by hedges with orchards of mature trees in the distance. Within the hedged yard there are lawns, walkways, flower beds with roses, irises and exotic trees. Beneath a locust tree (which still stands), visitors sat in a willow love seat and Maria reclined on a striped hammock. Other images show a palm tree, gigantic prickly pear cactus and the family's pet Newfoundland. A description of the property from 1888 states that the estate was lined with English walnut trees, one of which still remains on the grounds.

Sally Woodward noted in her assessment of Orange Lawn in 1987 that the general setting conveyed a strong impression of authenticity for 19<sup>th</sup> century landscape patterns. The formal gardens and front yard with mature large-canopy trees and lawns continues to contribute to the feeling and association of the historic setting developed by Coleman Smith and the Young

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family. The landscape design strongly supports the architectural integrity of the mansion and its impressive appearance.

### Summary Statement

Orange Lawn merits inclusion on the National Register of Historic Places as an individual listing under Criterion C for its refined Italianate architecture, veranda design with artistic sawn ornamentation and picturesque park-like setting with concrete walkways. The property retains its architectural distinction and is informally recognized by the community as a significant place strongly associated with the local history.

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Orange Lawn

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### Verbal Boundary Description

Beginning at a point located at the northwest corner of Assessor's Parcel 127-700-053,  
Thence east 350 feet more or less along Charles Van Damme Way to the northeast corner  
of the parcel;  
Thence south 160 feet more or less along Daniel Young Drive;  
Thence west 90 degrees 140 feet more or less;  
Thence south 90 degrees 100 feet more or less;  
Thence west 90 degrees 210 feet more or less to Charles Van Damme Way;  
Thence north 90 degrees 260 feet more or less to point of beginning.  
Containing approximately 1.76 acres.

### *Boundary Justification*

The arbitrary boundaries for the historic site as delineated above reflect the separation of historic from non-historic features located on the 3.12 acre parcel known as AP 127-700-053. The boundaries of the historic site include the mansion and approximately 1.76 acres of park-like grounds with historic concrete walkways and circular drive. Two concrete fountains within this boundary are not historic and therefore, are counted as non-contributing features.

The remaining 1.36 acre area of the parcel includes a pool, cabana, guest house and carriage house/garage which are not historic. Their Neo-Victorian design complements the Italianate architecture of the mansion and does not detract from its integrity. The mature landscaping is also similar to the park-like grounds of the mansion with concrete walkways, fountains, lawn, rose garden and mature trees. Tall hedges and a separate driveway further delineate the boundaries between these modern features and the historic resource.

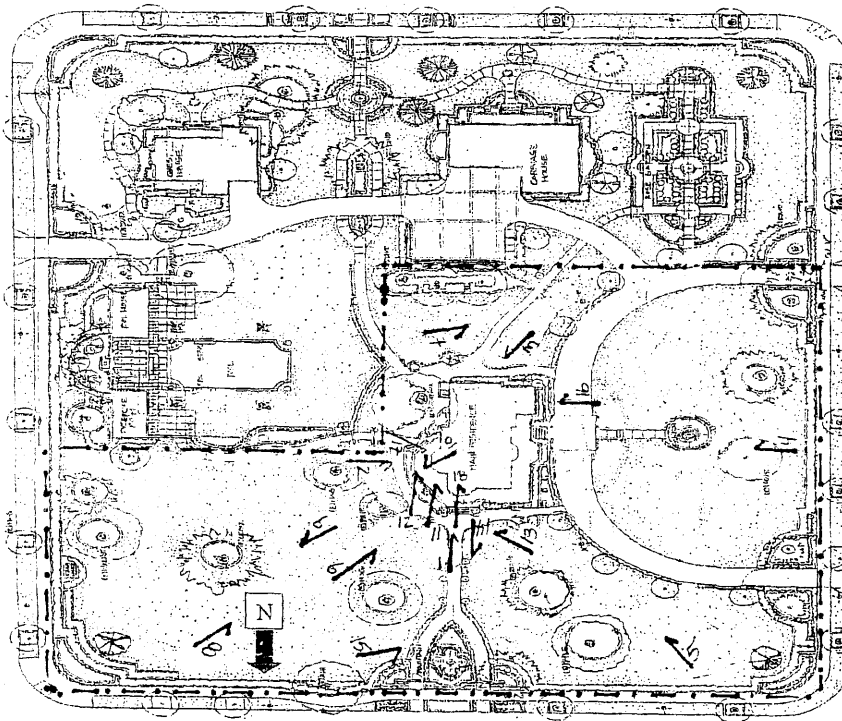
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## National Register of Historic Places Continuation Sheet

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Sketch Map adapted from site plan prepared by Heacox Associates, San Rafael, CA in 1966 for APN 127-700-053. Approximate scale is 1" = 70'. Boundaries of National Register site include approximately 1.76 acres with historic residence, original walkways, landscaping and two non-contributing fountains. Arrows indicate vantage point of numbered photographs.



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1. Orange Lawn
2. Sonoma County, California
3. Kathleen Stanton, Photographer
4. Date of Photographs: October 2007
5. N/A
6. See Below
7. See Below

Photo #1 – Front Facade. View facing south.

Photo #2 – East Façade. View facing west.

Photo #3 – South Facade. View facing north.

Photo #4 – Porch railing with shadow pattern. View facing south.

Photo #5 – Concrete front steps and ornamental flower pots. View facing east.

Photo #6 – Original door with fanlight and steps with turned balusters on east veranda.  
View facing northwest.

Photo #7 – Historic photo of front facade and concrete walkway. Photo taken with glass plate negative circa 1883 - 1892. View facing south. Steven Ledson Personal Photo Collection.

Photo #8 - Historic photo of Young Family on east veranda. Left to right: pet Newfoundland, Maria Young, Emma Young (?) and daughter. Photo taken with glass plate negative circa 1883 - 1892. View facing northwest. Steven Ledson Personal Photo Collection.

Photo #9 - Copy of 1889 lithograph depicting Orange Lawn "Residence of Mrs. M.E. Young, Sonoma City". Lithograph published in 1889.

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Historic photo of front façade and concrete walkway. Photo taken with glass plate negative circa 1883-1892. View facing south. Steve Ledson Personal Photo Collection.

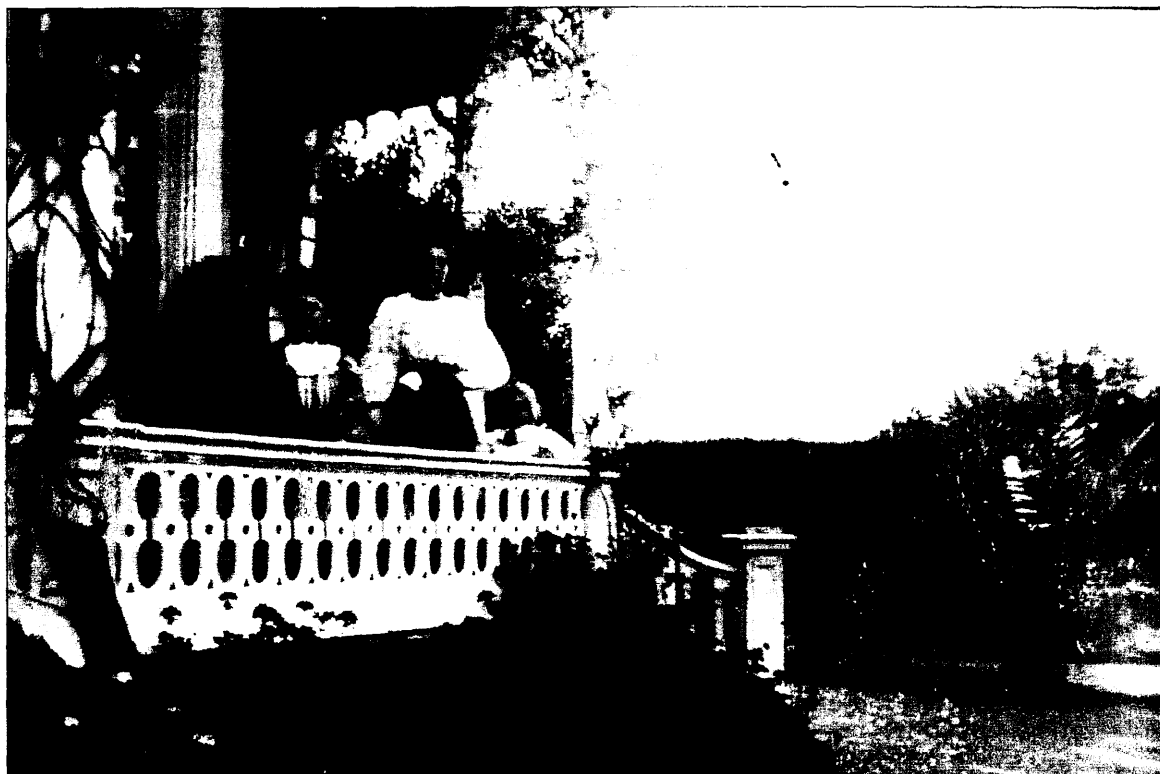
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Historic photo of Young Family on east veranda. Left to Right: pet Newfoundland, Maria Young, Emma Young (?) and daughter. Photo taken with glass plate negative circa 1883-1892. View facing northwest.  
Steve Ledson Personal Photo Collection.

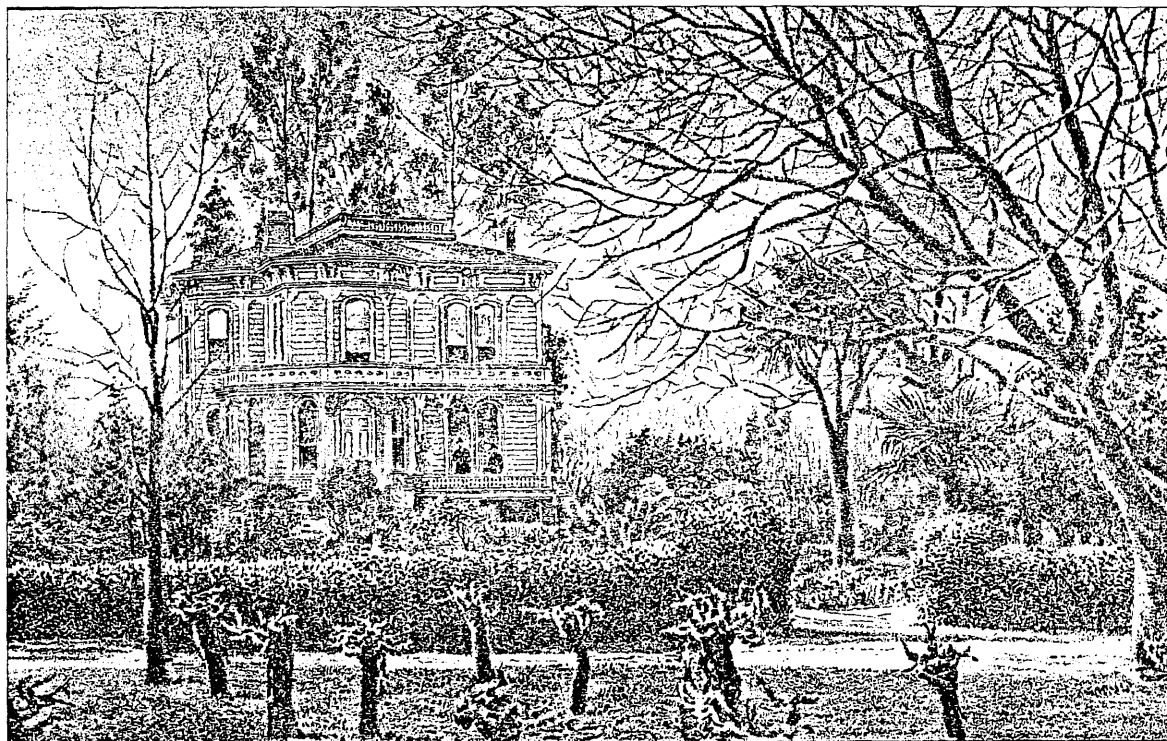
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RESIDENCE OF MRS. M. E. YOUNG. SONOMA CITY.

Copy of 1888 lithograph depicting Orange Lawn "Residence of Mrs. M. E. Young, Sonoma City."  
Lithograph published in Sonoma County and Russian River Valley Illustrated. 1889.