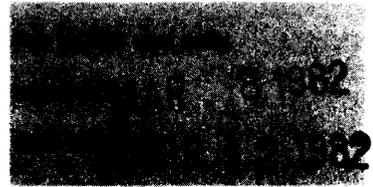


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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



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

**1. Name**

historic Cnopius House

and/or common

**2. Location**

street & number 726 College Ave. \_\_\_ not for publication

city, town Santa Rosa \_\_\_ vicinity of congressional district 001

state California code 09 county Sonoma code 097

**3. Classification**

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

**4. Owner of Property**

name John Wotring

street & number 6268 Carlotta Court

city, town Sebastopol \_\_\_ vicinity of state California 95472

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Sonoma County Recorder's Office

street & number 2555 Mendocino Avenue

city, town Santa Rosa state California

**6. Representation in Existing Surveys**

title State of California Historic Resource Inventory has this property been determined eligible? \_\_\_ yes \_\_\_ no

date May 1977 \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records Office of Historic Preservation

city, town Sacramento state California

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## 7. Description

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**Condition** excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date \_\_\_\_\_

---

**Describe the present and original (if known) physical appearance**

The Cnopius house, built in 1896, is a two-story western wood Queen Anne with a multi-gabled roof, pedimented gable ends with shingle trim, and dentils. The interplay of different materials and textures is notable. The slightly flared second story is finished with several types of fishscale and scalloped shingled trim which set it off from the first story finished in shiplap siding. The recessed balcony on the second story of the facade is trimmed with spool and spindle embellishment and matches the same decoration found on the front porch. The balcony has two turned posts to frame the opening and repeat (on a smaller scale) the posts on the front porch. The balcony balustrade is finished with small-scale turned balusters that once again are repeated on a larger scale in the porch balustrade.

The bays on the front, east side, and rear are slanted. Windows are double hung, some with flashed glass. The front entry door is double with lights in the upper halves.

The east side is dominated by a prominent gable with wavy decorative shingle infill above the double doors which lead to a small, curved balcony above the slanted ground floor bay window. A veranda with spindles and spools begins at the bay window and extends across the back of the house. The rear is dominated by a broad pedimented gable with fishscale shingles and a slanted second story bay window which terminates at the porch roof. A ramp for handicapped access has been installed at the rear in a manner which does not detract from the architectural character of the building.

The west side is notable for the broad, flared band of fishscale shingles which defines the base of the second story. A gable with rectangular shingles contains two double hung windows and terminates in an infill of wavy shingled patterning. The cornice is supported by small brackets, and a notable red brick Queen Anne chimney pierces the gable on the left side.

Although the interior has been remodeled, many original features remain. Of particular note is the circular skylight found in the ceiling at the top of the inside stairway on the second floor. The carriage house is still located next to the main house at the rear of the lot. On the east side of the house is an orange tree that was planted in the early 1900s. The adjacent lot on College Avenue is the site where John Cnopius, Sr.'s house once stood; it is now the location of a real estate office.

## 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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input 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 1896

Bulider/Architect J. Cnopius

### Statement of Significance (in one paragraph)

The significance of the Cnopius house at 726 College Avenue, Santa Rosa, is both historical and architectural. It is an outstanding local example of late 19th century Queen Anne architecture and is directly associated with members of a family who were important local merchants.

The high overall quality and integrity of design set the house apart as an exceptional example of its type and period in the local community. It is located in an area which has become increasingly commercial with a mixture of renovated turn-of-the-century buildings and more recent structures. It is adjacent to the Cherry Street area which is a mixture of the late 1800s and early 1900s architecture remaining largely residential. Green's Addition, which is part of the Cherry Street area, was the first addition to the original town of Santa Rosa in 1860. The Cnopius house is located in the Farmer Ames Addition which was added to the city in 1869. This area was within walking distance of the central part of the new town, although the horsedrawn street railway was located only one block west.

The Cnopius house was built on the corner of College Avenue and Orchard Street by John Cnopius, Jr. The land was formerly owned by his father, John Cnopius, Sr. who lived next door at 716 College Avenue. John Sr. originally purchased Lots 41, 42, and 43 from one Henry Coffey on September 20, 1890 and immediately mortgaged it back to Coffey for \$2,200 in gold coin. After paying off this mortgage, the senior Cnopius mortgaged the three lots to Samuel Talmadge who lived nearby on Cherry Street for \$2,300 in 1891. In 1895, Talmadge issued a partial release freeing Lot 43. John Sr. then deeded the lot to John Jr. and Annie Elizabeth Cnopius on November 30, 1895 for the consideration of \$10. In February 1896, John Jr. and Annie mortgaged the lot to Santa Rosa Building and Loan Association for \$1,700, indicating that they were starting to, or were in the process of, building their home.

The Cnopius family originally came to this country from Zwolle, Holland in the 1880s. Some members of the family landed in San Francisco where John Jr. met Annie Elizabeth from Ireland. They were married, and their son Eugene was born in 1887. Family members brought furniture and household items with them from Holland, some of which were used at 726 College Avenue. They were members of a patrician family of the House of Orange, Duchy of Nassau. The Cnopius estate in Holland including the main house and stables has been preserved by the government. Another descendant of the Cnopius family is nationally known architect John Carl Warnecke.

John Cnopius, Jr. was in business as a general commission merchant. He would accept farm products on commission, store them in his various warehouses, and sell them to buyers until the price was favorable to the seller.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property 0.14

Quadrangle name Santa Rosa

Quadrangle scale 1:24000

UMT References

A 

1	10	5	2	15	0	18	10	4	12	5	15	0	17	10
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** The lot is located on the corner of College Avenue and Orchard Street, and is 50' x 125' in size. See attached Assessor's Map Bk 9, pg. 03, 14, Sonoma County, CA

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

state n/a code county code

state code county code

# 11. Form Prepared By

name/title Dan Peterson A.I.A. Architect

June, 1981

organization Dan Peterson, A.I.A. and Associates

date OHP Staff Revision: 10/26/81

street & number 930 Mendocino Ave.

telephone (707) 545-0895

city or town Santa Rosa, CA 95401

state

# 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 SHPO

date 2-11-82

For HCERS use only

I hereby certify that this property is eligible for inclusion in the

National Register

for Keeper of the National Register

Attest:

Chief of HCERS



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 1

A Press Democrat article on February 2, 1902 notes that John Jr. was constructing three new cottages, two of which were two-story on lots "recently purchased from the Duffy Estate" (located in the Cherry Street area) and had completed two large sheds to be used as storage for "wool, coal, and kindred wares of the firm of Cnopius and De Gous". The contractor for the job was E. M. Williamson. The two two-story houses remain today at 540 and 542 Humboldt Street, but the one at 552 in which Eugene lived for a while has been torn down.

According to a 1905 Directory, John Cnopius, Jr. was in business with his son Eugene as Cnopius and Son, commission merchants at 216-18 Hinton Avenue. This was a prime business location on the eastern side of Court House Square and the Court House. Another business location was 109 Main Street, but this store, which sold groceries and other items, was destroyed in the 1906 earthquake.

In 1915, John Jr. was president of Cnopius Mercantile, then located at 402 Mendocino; that property is still owned by a family member today. John Sr. died in January of that year, and Eugene was vice president of the family business and lived on Humboldt Street while his aunt, Gertrude, sister of John Jr., was living at the 726 College residence.

By 1924, the business address was 605 5th Street. It was in the 1920s that the Cnopius family traded a hop ranch on the west side of Santa Rosa to Mrs. Luther Burbank for more property on 5th Street which completed their block. The business also had a warehouse on Riley Street near the 50 block on 5th Street located in an old barn that was at once part of the Riley Estate (located in the original town boundaries). The estate property was converted to the Hotel Lebanon and eventually torn down, but a portion of the old barn remains today. It was at this warehouse that Cnopius Mercantile had a scale built into the roadway that was evidently one of the few of its type in town. Evidences of the scale can be found today, and at 1001 Wright Street can still be found a warehouse bearing the notation "Cnopius Mercantile Co., Warehouse #2".

John Jr.'s son, Eugene, worked in the family business as well as running a store in Occidental in the 1920s. The emphasis of the Cnopius business differed as the town grew and technological developments changed the needs and services required by the people of the Santa Rosa area. The business dealt in groceries, hay, grain, wood that was chopped and sold for heating use, plus purchasing coal that they sacked and also sold for heating purposes.

In the 1930s, with the decline in agricultural prices, Eugene Cnopius started in a new business, a nursery near the 1001 Wright Street warehouse. On his retirement, Golden West purchased the business, thus ending a family business in Santa Rosa that had lasted for approximately one-half of a century.

Cnopius family sold the home in 1935-36 to the Fred Cassani family. Cassani was an officer in the Bank of America and the son of Frank Cassani, an Italian stone cutter who assisted in the construction of a number of local stone buildings. The home was owned by the Cassani family until its recent sale.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

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CONTINUATION SHEET

ITEM NUMBER 9

PAGE 1

Sonoma County Illustrated 1901

Annagene Cnopius Cornish - Interview 2/1979

Jack Muzio - Interview 12/1978

Gaye LeBaron - Phone conversation - 2/1979

1899-1900 Directory

Press Democrat 2/2/1902

Abstract Title Book - Privately owned by Muzio

Kingsbury's 1905 Directory of Santa Rosa City and Sonoma County

Press Democrat publication

Rose Carnivals of Santa Rosa in Review 1894-1932

Tillian Berger Slater - 1932, Press Democrat