

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received MAR 5 1987
date entered

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

1. Name

historic MADRONA KNOLL RANCHO DIST.
and/or common MADRONA MANOR

2. Location

street & number 1001 Westside Road N/A not for publication
city, town Healdsburg N/A vicinity of
state California code 06 county Sonoma code 097

3. Classification

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

4. Owner of Property

name John H. Muir
street & number 1001 Westside Road
city, town Healdsburg N/A vicinity of state CA 95448

5. Location of Legal Description

courthouse, registry of deeds, etc. Sonoma County, Office of the Recorder
street & number 585 Fiscal Drive
city, town Santa Rosa state California

6. Representation in Existing Surveys (see also Continuation)

title MADRONA KNOLLS RANCHO Tax Act Project CA-83-0174
has this property been determined eligible? yes no
date October 13, 1982 federal state county local
depository for survey records PRESERVATION ASSISTANCE BRANCH, NATIONAL REGISTER
PROGRAMS DIVISION, NATIONAL PARK SERVICE
city, town San Francisco state CA 94102

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>See Item #7</u>

Describe the present and original (if known) physical appearance

Situated on a knoll overlooking the Dry Creek Valley, .7 miles west of the City of Healdsburg, the Madrona Knoll Ranch complex documents the late nineteenth century transition from a rural homestead complex into a sophisticated and highly elaborate residential property. The 7.92 acre parcel contains seven structures. A two-story Greek revival cottage is thought to be the original homestead built in the early 1860s. The 1880 complex added a Second Empire three-story mansion, a two-story carriage house, and a single-story "pantry" outbuilding. Another structure, the "schoolhouse", a simple wood-frame building, appears to date from the period of significance and is included as a contributor. Two remaining buildings are non-contributors to the historic integrity of the site, but because of their construction materials, style, and placement do not detract from the historic character. One building designated as the "Shed" may have initially been constructed as an automotive garage and the other is a small cottage that was moved onto the site. The property is extensively landscaped with many mature native trees.

THE MANSION

The present building contains 8,400 square feet of living area on three floors. The foundation is brick masonry spread footings. The structure is balloon framed and constructed mostly of redwood, with Douglas fir used only in applications where maximum strength is required. The siding is redwood channel rustic. Fenestration is generally quite symmetrical. All windows but one are double hung, one over one.

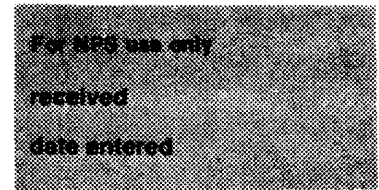
The architectural style may at best be described as eclectic. The roof is a Second Empire mansard interspersed with Gothic Revival dormers. The mansard has straight elements with flared eaves. Paired brackets with extended legs support the eaves. Recessed wall panels are set between the brackets which are generally placed on either side of second floor windows and at vertical corner boards. In most cases continuation of these brackets is seen below the window sills. Scroll-work knobs on the eave brackets are emphasized by hemi-spherical buttons placed at the top and bottom of the brackets on each side. Between the brackets and above the recessed panels is a belt course of saw-tooth trim. Above this saw-tooth belt course are board and batten which extend upward to the roof soffit. Stick-style influence is seen in the structure's vertical emphasis. There is a diagonal herringbone patterned stickwork belt course running through the roof brackets. This same stickwork belt course reappears on the octagonal bays and below the front porch soffit. Windows, other than dormers, are tall, double-hung, and flat-headed reflecting an Italianate influence. All dormers have a sunburst pattern gable trim with a pendant below the king post.

The original building was rectangular in plan, its width was 41 feet, and its depth was 49 feet. Major additions were made circa 1905 which provided a secondary living room, dining room, and kitchen. Subsequently, a bathroom was added above a portion of the new living room to serve a second floor bedroom and an octagonal bay window was added to the dining room. Foundation construction and framing details confirm the sequence of constructing these additions. The location of drilled holes and the method of concealing electrical wiring indicate that all additions to the original structure were made following the advent of electricity.^{1/} Because of these additions, the building follows a somewhat irregular plan. The additions are, however, well articulated and in keeping with the architectural style of the original structure.

An end-wall balconied porch runs the entire width of the house at the east-facing front entry. The entry is through double doors with cut glass panels. There is also

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Representation in Existing Surveys

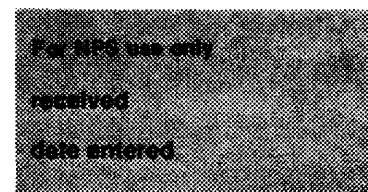
California Inventory of Historic Resources
1979

County-wide survey

Depository for survey records: California Office of Historic Preserva-
tion
Sacramento, California

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THE MANSION (Cont'd)

a matching pattern cut glass transom. Symmetrically placed pairs of double hung sash windows flank the entry. Each sash has a single light five feet in height. Both the upper and lower sash recede into the balloon-framed wall above the ceiling line to provide a seven foot opening onto the porch. Located directly above these first floor windows are pairs of french doors opening onto the balcony. Above each pair of french doors is an inoperable transom.

Centered on this east view at the second floor is a pair of double hung windows protected by a very ornate shed roofed hood. Paired brackets support the roof at the ends and in the middle between the windows. Tracery is placed above the brackets to the roof soffit. The brackets have a concave outline with a scalloped intrados. This scalloped pattern is repeated across the front cornice. Each bracket has a sharply tapered pendent at the cornice line. Three dormers penetrate the mansard roof with the center dormer being set into the base of a square pyramidal cupola which projects slightly from the mansard and rises seven feet above the roof-line. This cupola is crowned by a slightly larger pyramidal cap which is about four feet high with a scalloped skirt and a truncated top about eight inches square. The flared eave of the mansard also projects from the normal roof line. The porch roof or piazza is supported by six columns across the front. The two inner-most (entry) columns are wider than the others. Pilasters at the building line reflect the same design as the columns. The column pedestals have recessed panels crowned by a frieze at the top of the railing. Above the railing is a section with narrowly spaced vertical half-round stickwork. This section is capped with a frieze which has closely spaced small hemi-spherical buttons around the frieze. Concave brackets support the eave which are very similar to ones supporting the shed roof at the second floor. Below these brackets on the column is a series of astragal trim. Between the columns and supported by small brackets is an architrave which has diagonal crossed tracery at each end and repeats the herringbone stickwork belt course between the tracery.

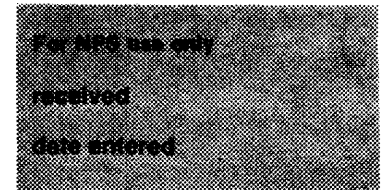
The porch eave repeats the flared eave of the mansard. There is a tiny dormer centered above the entry which has a miniaturization of the dormer gable trim seen in the cupola on the third floor.

The balcony railing is very different from the veranda railing on the first floor. The balcony railing is much lighter in concept and more formal in feeling. Each rail post is topped by a turned finial which has a domed cap reminiscent to the hemi-spherical buttons seen on the eave brackets and the porch columns.

The south view is by far the most ornate. Two octagonal projecting bays rise through the mansard. At the mansard, the bays become pyramidal and continue to project from the mansard. The pyramid is then truncated at the roof-line. Centered on the frontal octagon face is a steeply pitched dormer, identical to the dormers found on all other facades. The easterly bay is a two-story bay while the westerly bay is soffitied at the second floor and has french doors beneath, opening onto the porch. These bays are the most ornate features of the house. There are double hung windows on all three sides of the projecting octagon. The stickwork herringbone pattern belt

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THE MANSION (Cont'd)

coarse is evident above and below the second floor windows. Further below the windows is another belt coarse that protrudes from the bay and has regularly placed appliqued panels. Below this protrusion and just above the windows on the first floor is a recessed panel. On either side of all windows in these south-facing bays are highly decorative turned pilasters reminiscent of a royal sceptre. These units rise from the window sill and terminate between the extended legs of the roof brackets at about 3/4 of the window height.

The living room addition repeats many of the features seen on the original house facade. The paired brackets have very similar extended legs. There are, again, recessed panels between the brackets. These brackets are smaller, in keeping with the scale, but also are convex quarter circles which is a departure from the original structure brackets. The roof eave is very similar to the eave of the piazza.

A brick chimney is centered on the north wall of the living room addition and rises through the mansard beside the bathroom addition.

On the east facing side of this addition is a cut glass paneled door leading out onto the porch. Above the door is an inoperable transom. The glass patterns in both the door and the transom matches that of the front entry doors and its transom. There is a double-hung window symmetrically placed with the door on this wall.

Side-by-side windows are centered on the end wall (south facing) of this room. Two more windows are symmetrically placed on the west wall.

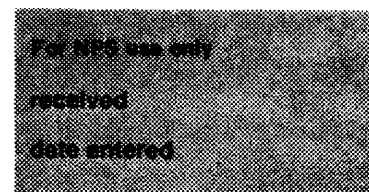
The bathroom addition above the new (1905) living room is a flat roofed structure which has similar but smaller brackets than the living room eaves. Windows are centered on the east and south walls.

The west view of the mansion is the least complex. A single dormer is set in the mansard near the northern corner. At the extreme northern corner a brick chimney rises through the mansard. The most striking feature of this side of the house is a single circular window about 18 inches in diameter and located at the stair landing between the second and third floors. A pair of double hung windows are centered in this view at the end of the second floor hallway.

The new (1905) dining room with its truncated hipped roof is prominent in this west view. The convex eave brackets seen on the new living room appear again on this addition. A pair of windows is centered on the west wall of the dining room from within. A slanted bay with a flat roof has been added to the southside of the dining room since its original construction. This bay has a large (single light) window on its south side. A double hung window is centered on the westerly slant, and an eight foot high door with two narrow glass panels is on the easterly slant. A recently constructed commercial kitchen obscures the west view of the new (1905) dining room.

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THE MANSION (Cont'd)

The most prominent feature of the north facade is a projecting octagonal bay at the second floor near the westerly corner. There are two pairs of windows on the second floor which are very symmetrically placed. On the first floor two windows are equally spaced on the wall surface west of an opening consisting of three sets of french doors. It is of interest to note that only the windows and doors on the first floor on the north and east facades have flat hood window heads. The three sets of french doors once opened onto a porch which was an extension of the front porch and is depicted in a photograph on file at the California State Library in Sacramento. The photograph was taken Circa 1905. It is not known when the north porch was removed. To the extreme right of the original mansion structure in this view is seen the north wall of the commercial kitchen.

A fire escape access platform is positioned at the northeast corner of the mansion. Another platform spans between the bays on the south side. Each of these platforms serve a "rheinhardt-type" folding ladder. The office of the State Fire Marshall approved the use of these ladders for Madrona Manor, the first in the state.

The mansion has many significant interior features proclaiming this to be the residence of a man of considerable wealth and position. The building has ten fireplaces. Four fireplace mantelpieces are fitted with handpainted glazed tile. Tile is also used in the entry foyer where a very vividly colored geometric design has as a focal point, four encaustic tiles displaying a floral design.

The solid brass hardware is unusually ornate and indicates low tolerance machining. Speaker tubes connected the kitchen with three key locations in the house. A unique pivot-arm amplified the motion of a wire connecting the front door "bell" with a bell mounted in the kitchen 55 feet away.

CARRIAGE HOUSE

The Carriage House also constructed in 1880 is a very unique building, unusually ornate for its intended use. Many architectural details echo those on the mansion. The building is 53 feet wide and 47 feet deep, and contains 4300 square feet of floor area on two floors.

The first floor of the original building contained four normal horse stalls, a grooming stall and a foaling stall. There was also a tack room and a small maintenance shop with work benches. In addition, the first floor had roughly 1400 square feet for storage of buggies and carriages. The second floor was the hay mow and was completely open except for a 12 foot square enclosure used as sleeping quarters by the groom.

The roof is a second empire mansard that has from one to three dormers on each facade. The eave has a flat soffit supported by paired convex "cog-wheel" brackets with extended legs. The paired brackets are located at the side of each dormer and at the building corners. A saw-toothed belt course encircles the building at the second floor elevation. Between the eave soffit and the belt course is board and batten paneling. The dormer gables above the eave line have channel rustic siding as do all exterior walls on the first floor below the belt course.

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CARRIAGE HOUSE (Cont'd)

The south-facing front of the Carriage House is dominated by three dormers symmetrically placed on the mansard. The center dormer is larger than the others. All have light fretwork gable trim, affixed with hemi-spherical buttons, and a turned pendant from the king posts all are crowned with a crest-like finial. There are a pair of double hung sash with one over one lights in the center dormer and single light, side swing sash in each of the side dormers. Just below the centered dormer and extending roughly ten feet from the building is a gable-roofed porch. The gable end of the porch is supported by a cluster of three columns at each side. Intricate scrollwork decorates the upper gable end while a vertical stickwork belt coarse emphasizes the beam spanning between the columns. Paired knee braces with extended legs decorate the front columns. There is a single knee-brace on the columns at rear of the porch adjacent to the building.

Two over two light double hung sash are placed directly below the side dormers on the front facade. Also seen on this front facade is a single story flat roofed extension to the east. This extension continues the board and batten/saw-toothed belt coarse around the entire building perimeter. A single window similar to the others on this facade is set into this extension. A light handrail is mounted on the parapet encircling this structure.

The east facade of the Carriage House is viewed and photographed with great difficulty due to the dense foliage of trees. The mansard has a centerline dormer identical to the two smaller dormers seen on the south facade. Flanking the dormer are two recently constructed portal structures providing access to the balcony, through the mansard eave. These portals are fitted with six light french doors. There are three asymmetric windows lighting various rooms on the first floor. All are one over one double hung sash of recent manufacture.

The rear or north facade has a single, centrally placed dormer which is the same size as the center dormer on the south facade. This dormer was used for loading hay into the hay mow. A track-mounted hayfork and double dutch doors were removed from this gable to accommodate the pair of double hung windows with their fixed triangular lights above. On the first floor of this facade is seen the four small horse stall windows. Two other sash windows are also evident. One is a two over two light which is original and the other is one over one of recent manufacture.

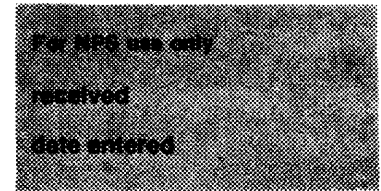
The west facade has three tall but narrow dormers. Only the center dormer has the gable trim and finial matching those seen on the south and east facades. This center dormer has two fixed lights whereas the flanking dormers have double hung one over one sash. The first floor of the west facade has three irregularly placed one over one double hung sash.

PANTRY BUILDING

The pantry building was moved to its present location from a position quite near the mansion in 1970. 2/ For purposes of identification this structure has been designated the Pantry Building, however the original function of this building is unclear. The

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PANTRY BUILDING (Cont'd)

building is 23 feet wide and 29 feet long and was moved in 1970 to its present location from a position much closer to the mansion.

The roof is a low pitch mansard with a single wall dormer on the east facade. The ridge of the dormer is at the level of the mansards truncation. The dormer gable trim is a duplicate of dormers found on the Carriage House. The eave brackets with their extended legs are duplicates of those found on the (1905) living room and (1905) dining room additions to the mansion. The board and batten/saw-toothed belt coarse is the same pattern as that of the Carriage House.

The original interior walls of the building were sheathed with rough-sawn redwood. The sheathing runs from the floor framing to the underside of the mansard rafters, a height of 14 feet. It is about 19 feet from the floor to the exposed roof framing. No evidence suggests prior existence of partitions or a lower ceiling. There is also no evidence that electric wiring was ever installed in the ceiling. Water supply piping and a small diameter waste line is still attached to the floor joists. Watercloset waste piping is not evident but could have been removed when the building was moved.

When the building was moved in 1970, it was remodeled into a rental cottage. At this time, a shed roofed lean-to was added across the west facade and a shed roofed porch was added to the south facade over the front entry.

Aluminum windows were installed on the east and north facades as well as in the west lean-to addition. Below the belt coarse texture 10-11 plywood siding has been installed to conceal alterations made to window and door placements. Despite these seemingly adverse modifications, the visual impact and recognizable era identity has not been lost.

ORIGINAL RANCHO DWELLING

This one and one-half story cottage is situated 25 feet northwest of the mansion. The building is "L" shaped in plan and contains 1260 square feet of living area. It is believed this building was constructed in 1862.

The style is Greek revival, a vernacular farmhouse type found throughout rural Sonoma County. The roof is steeply pitched with a narrow overhang. The eaves are soffited and feature the classic return at the gables. Additions are in evidence on all facades. Flashing has been removed from the west facade indicating that a pitched-roof structure once existed. A single brick chimney rises through the ridge at the north end of the original building.

The original building had no interior plumbing or electrical wiring. The interior stairs were removed when the upper story was converted to a separate apartment. The date of this conversion is unknown. Concealed from exterior view by a flat roofed addition to the east facade is the original front entry with its stylized transom, side lights and corner lights.

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ORIGINAL RANCHO DWELLING (Cont'd)

Fenestration consists mainly of double hung sash windows, mostly six over six. The siding is of redwood and is channel rustic in pattern. Wide frieze boards are used beneath the eaves as well as at the gables.

The west facade is the present front or main entrance to the building. Entry is through a pair of french doors each having ten lights. The entry is protected by a gable roofed porch extending about eight feet from the building. Two windows are symmetrically placed to the south (right) of the entrance.

The south facade shows the original structures gable end on the left and the one and one-half story addition on the right. Also seen in this view is the flat roofed addition mentioned above. One window is centered in the gable and two are symmetrically placed on the first floor. The easterly window on the first floor has been changed to a shorter, one over one, to accommodate a sink below. There is one fixed pane light centered on south wall of the northeast $1\frac{1}{2}$ story addition.

The east facade shows the flat roofed addition mentioned earlier. This addition has one fixed pane light to the right of the door. To the left of the door is a vertical four light sash and a six light sash. A very small single light hinged sash is tucked under the eave at the south end of the upper story. Two, six over six, double hung sash windows are centered on the gable end of the one and one-half story addition. The eave returns, distinguishing the Greek revival style, are clearly seen in this view.

The north facade reveals the addition to the left of the original house; a vertical trim board covers this juncture. A single flight stair serves the upper story. A doorway has replaced one of the original four, symmetrically placed, windows. A porch projecting from the gable has a double pitch roof. The right pitch is congruent with the pitch of roof on the original house.

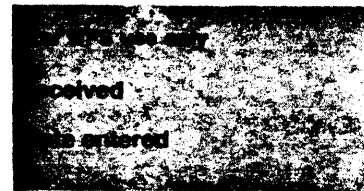
THE SHED -- NON-CONTRIBUTING.

This building is sitting on its original reinforced concrete foundation. Before renovation in 1982, the structure had a dirt floor. The entire east facade was open and the other three walls and roof covered with corrugated iron which was in very poor condition. It is believed this building was constructed as a garage for storage of automobiles and perhaps farm equipment. The date of construction of this structure is unknown. Its width is 22 feet and its length is 49 feet.

The east and west facades indicate that the roof-line steps down to the north in order to conform to the terrain. The floor-line steps down once more to more closely conform, which is not evident from the exterior views. Channel rustic siding and a shingle roof were installed for consistency with other buildings within the district. Three double hung, one over one, windows were installed in the west facade. The original building had no windows. The Carriage House doors were relocated to this building to enhance the visual transformation.

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COTTAGE -- NON-CONTRIBUTING

This building was moved onto the property Circa 1967. 3/ It is 20 feet wide and 22 feet long. Originally it was a one bedroom cottage. This simple but functional house is categorized as a California bungalow style. The siding is vee joint rustic. The original shingle roof has been overlayed with composition shingles. The casement windows have been replaced with sliding aluminum windows. Sliding aluminum doors serve as the front and rear entryways. A gabled porch projects from the larger (house) gable on the south facade, over the front entry. It is estimated that this house was constructed in the 1930's.

SCHOOLHOUSE

This building is Greek revival in style. The original building is 24 feet by 30 feet. An eight foot wide shed roofed structure has been added across the back, increasing the living area to about 900 square feet. A shed roof, supported by chamfered columns, across the front (east) facade shelters the front door. Three feet of the far end (north) of this porch has been enclosed for a closet. The siding is channel rustic. All windows except for two in the shed roofed addition across the back are one over one, double hung sash. All windows are very regularly positioned. The original shingle roof has been overlayed with composition shingles.

The existence of a center-line partition running the length of the original building, coupled with door openings on either side of the east facade suggested that perhaps the original use of the building was as a school. No evidence has been found, however, to confirm this belief. Also no evidence has been found to establish its date of construction. 4/

The entire structure, including additions, was raised and a new masonry block foundation installed within the last 10-20 years. The current use of the building is as a two bedroom single family dwelling.

LANDSCAPING

Madrona Knoll Rancho is very fortunate to have retained a significant amount of its 19th century landscaping. The list of decorative trees includes Cork Oak, White Oak, Palms (two varieties), Eucalyptus, Sycamore and Araucaria (Bunya-Bunya); while apple, cherry, avocado, mandarin orange, and olive exemplify the fruit trees.

Several species of antique roses grow profusely, including a spectacular Lady Banks' Rose which has attained a height of 30 feet. Clumps of Golden Goddess Bamboo, Myrtle, flowering Quince and Lilac are scattered about the grounds. Rows of Amaryllis (Belladonna Lilies) grow through and bloom in the more than one acre of vinca major.

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DESCRIPTION - ENDNOTES

1/ The additions were dated to the period between April 1904 and February 1906 based on newspaper accounts. All day electric current came to Healdsburg in the summer of 1904 but an April 23rd item revealed that the local Boach Winery was to be the "second" winery in the county to use electricity for crushing grapes. The "first" winery was not identified, but the Paxton Winery would have been a good reason to bring electricity to the site during this time period. In February 1906, Bessie Paxton's suit filed in her daughter Roma's behalf contained affidavits describing the Madrona Knoll Rancho, mentioning "the house is electric lighted". Healdsburg Enterprise 23 April, 7 May, 9 July 1904, and 24 February 1906.

2/ Richard Barrett contracted for the move of the "pantry" building on July 8, 1970 with Wacker & Sons, Penngrove, California. Telephone Interview with Marvin Wacker, November 19, 1986.

3/ Wacker & Sons, Penngrove, California, moved this cottage from a parcel bounded by W. Healdsburg Avenue between Piper and Grant Streets in Healdsburg to the Madrona Knoll Rancho for Richard Barrett at an unknown date (around 1967). The area was being cleared for construction of a Safeway store, which began in the summer of 1967. Telephone Interview with Marvin Wacker, November 19, 1986; Interview with Pat Schmidt, Healdsburg, November 25, 1986; additional information from K. Lownes, Healdsburg.

4/ Former schoolhouses of a similar style to this building still exist in the Healdsburg area. A good example is the Pine Ridge School at 2065 W. Dry Creek Road. These structures date from about 1870 to 1890. A review by Hannah Clayborn, director of the Healdsburg Museum, of her photographic and information files on historic schoolhouses provided no positive identification of this particular structure.

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/ humanitarian
<input checked="" type="checkbox"/> 1700–1799	<input checked="" type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1862–1888 **Builder/Architect** Hooten, J. (1862) and Ludwig, T. J. (1880)

Statement of Significance (in one paragraph)

The late nineteenth century settlement of Sonoma County has reflected its advantageous proximity to a major urban market, the City of San Francisco. Homesteads were established with the knowledge that a variety of agricultural products could easily be shipped and sold to a rapidly expanding population. Not coincidentally, prosperous San Francisco entrepreneurs began to view the surrounding countryside as both a refreshing haven and an untapped area for investment. The Madrona Knoll property presents one of the most unusual examples of this dual role in Sonoma County's history. The simple 1862 homestead ranch of the Hooten family was transformed by the capitalist John A. Paxton into a highly developed residential and commercial site of distinctive architectural design in the 1880s. (1) The well-known Santa Rosa designer/builder Thomas J. Ludwig was responsible for the construction of the elaborate Second Empire/ Stick style Paxton complex in the year 1880.

Architectural Significance

The Madrona Knoll property significantly contains both an original 1862 Greek Revival homestead farmhouse as well as one of the few remaining High Victorian villas of the 1880s. The Paxton dwelling and outbuildings are transplanted forms of the eclectic urban styles of the period. Predominately Second Empire with its mansard roof, the mansion also has numerous Stick style features; the flat decorative millwork, for example, as seen in the diagonally patterned belt courses, the use of board and batten, and the overall vertical emphasis. Many of the design elements are repeated in the carriage house and/or pantry building, from the Gothic Revival dormers to the Eastlake knob and spindle forms in the trim, balustrades, and gable braces.

The variety of architectural elements no doubt can be attributed to the collaboration between the wealthy urban client John A. Paxton and one of the most prolific builders of the day, Thomas J. Ludwig. It was Ludwig's practice to combine different designs into a rough sketch of a building and have it redrawn by a "skilled draftsman who was employed for the sole purpose of elaborating these designs and completing the plans. Scores of these finished plans were kept in Ludwig's office and were open to the inspection of those contemplating building, for the purpose of making a selection". Clients could also choose those elements that appealed to them and have Ludwig compose a customized plan. (2)

Thomas J. Ludwig (1841-1894)--T. J. Ludwig, an Ohio native, arrived in Santa Rosa, California in 1874, after a successful early career as a contractor in the boom towns of Kansas City and Colorado Springs. By 1880, the same year they built the Paxton residence and stables (carriage house), Ludwig and his partner, George Guerne, had \$50,000 worth of construction under way in the cities of San Rafael, Santa Rosa, and Healdsburg. The partners owned a hardware business, a lumber-yard, and the Santa Rosa Planing Mill, supplier of "a fine lot of brackets and mouldings" for the Paxton residence. (3) Thomas Ludwig both built and provided the materials for almost every brick commercial building in Santa Rosa throughout the same period. During his energetic career in

9. Major Bibliographical References

Architecture

Blumenson, John G.-G., Identifying American Architecture. Nashville: American Association for State and Local History, 1977.

(See Continuation Sheet)

10. Geographical Data

Acreeage of nominated property 7.92

Quadrangle name Guerneville, California

Quadrangle scale 1:24,000

UTM References

A

1	0	5	1	0	0	0	0	4	2	7	2	7	0	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification Property boundary lines are those for Assessors Parcel 110-010-41, Sonoma County, California, consisting of 7.92 acres, as verbally described on Continuation Sheet, Item 7, Pages 1 & 2. This parcel is the last remaining parcel coinciding with that portion of the Madrona Knoll

List all states and counties for properties overlapping state or county boundaries (See Continuation Sheet)

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title John Muir/Barbara Skryja

organization Madrona Manor

date December 1, 1986

street & number 1001 Westside Rd./6302 Anderson

telephone (707)433-6831/(707)887-2352

city or town Healdsburg/Forestville

state California 95448/95436

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 National Park Service.

State Historic Preservation Officer signature

Kathryn Gualteri

title

date 2/23/87

For NPS use only

I hereby certify that this property is included in the

John M. ...
Keeper of the National Register

4/24/87

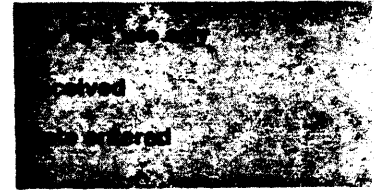
Attest:

Chief of Registration

date

**United States Department of the Interior
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Page 1

Architectural Significance (Cont'd)

Santa Rosa, Ludwig created and added a new subdivision to the city, and is credited with constructing over 430 buildings, including 1884 Santa Rosa City Hall. (4)

HISTORICAL DEVELOPMENT

Jesse Hooten (1809-1868) and Martin Van Buren Hooten (1838-1915)--(sometimes HOOTON) Jesse and Elizabeth Hooten, overland immigrants from Missouri, settled in Sonoma County in 1853 near Petaluma. In 1860, the Hooten family moved to the Healdsburg area, where Jesse and his wife filed for a homestead claim on September 22, 1862. (5) The conflict over the boundary lines of the Sotoyome (Mexican) land grant forced a reduction of the original 160 acre claim. Jesse Hooten paid L.C. Frisbie \$250 for a thirty acre parcel that bordered Dry Creek, apparently as an effort to gain clear title to land lying within the Sotoyome grant. (6) The Sonoma County Tax Assessment Roll for the fiscal year 1862-1863 shows the first value of improvements for the grant property on which the Hooten family resided was \$200. This assessment is the basis for dating the homestead farmhouse. (7)

Martin Van Buren Hooten was a teenager when he accompanied his parents, Jesse and Elizabeth, to California. In 1865, the year after Martin Hooten married, Jesse maintained only a 14 acre deeded parcel while his son Martin attempted to re-establish the government land claim for 100 acres. (8) The men continued to augment the family holdings until the death of Jesse Hooten in May 1868. M.V. Hooten, now the head of household, became a successful rancher, raising cattle and selling wheat. (9) Physical evidence and tax records indicate that improvements were made at the ranch as the Hooten income increased. (10) The ranch had a number of attractions; a location close to the town of Healdsburg, a variety of terrain, a number of good soil types, and last, but not least, a panoramic view of the Dry Creek and Russian River valleys. No wonder, then, that John Paxton was willing to pay \$10,500 to Martin and Elizabeth Hooten for the 260 acre piece on April 19, 1879. (11)

John A. Paxton (1819-1888)--John Paxton, born in Rockridge County, Virginia can be described as a self-made man. Leaving home at an early age, he clerked at a country store, then honed his business and merchandising skills in Texas. In 1849, Paxton arrived in California, another of the ambitious young men who would influence the commercial development of the state. Paxton settled in Marysville, California where he became interested in mining speculation. Like many entrepreneurs of this era, Paxton made use of political connections. He served as a member of the California Legislature in 1852. (12) Later, while Treasurer of Yuba County, he was suspected of speculating in the city of Marysville scrip, due to a convenient relationship with Mark Brumagin, his bank partner and Marysville City Treasurer, who also handled Paxton's county scrip. Paxton's improper expenditures during his term as Receiver at the U.S. Land Office in Marysville were investigated by government agent, J. Ross Browne, in 1856. (13)

In this period of exploitation, however, business practices often crossed the line of legality, and more than one man's fortune was built in this way. John Paxton, no exception, continued to profit, and by 1863 he had opened his first bank in Nevada. Paxton moved his family to San Francisco in 1866 in order to more easily conduct his varied banking and business affairs. (14)

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HISTORICAL DEVELOPMENT (Cont'd)

It was probably during a visit to the summer home of his friend, Judge H. G. Lathrop, that Paxton became familiar with the adjoining Hooten property on what was called Buena Vista Ridge. (15) On March 25, 1880, T.J. Ludwig announced that work would begin on a residence for Paxton and that local workmen would be hired. Through a series of regularly released updates, one can follow the progress of construction. (16) By June 24, the roof of the mansion had been started and work on an "enormous barn" was under way. Paxton contracted for gas lines to be constructed across Dry Creek from Healdsburg to his property. The house, by this time valued at \$20,000, and barn were illuminated with gas for the first time on December 17, 1880. The site, which came to be known as Madrona Knoll, was ready for occupancy. (17)

John Paxton commuted by train to San Francisco to oversee his business interests, but also foreseeing opportunities in the growing city of Santa Rosa, he became a stockholder and officer in the Santa Rosa Bank and the Santa Rosa Gaslight Company. (18) Paxton's last commercial venture was the construction of a stone winery on acreage north of the residence complex. He died May 10, 1888 aboard a ship enroute to England. (19)

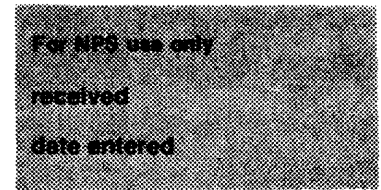
Disappointed in his son Blitz, John Paxton left $\frac{1}{4}$ of his estate to a sister-in-law, Mary McClellan; the remaining $\frac{9}{16}$ to his wife, Hannah McClellan Paxton, and $\frac{3}{16}$ to his son Charles, respectively. There followed a series of unfortunate family events. After the death of Hannah Paxton in 1902, the estate was neglected somewhat and used infrequently by the two brothers. The Santa Rosa Bank bought $\frac{5}{8}$ of the property in 1906. (20) When Charles Paxton died, Blitz, acting as his brother's administrator, subdivided the Madrona Knoll Ranch. D. H. Botchford purchased the largest portion (218.32 acres) which included the homestead/mansion parcel for \$17,500 on July 9, 1918. (21)

Subsequent owners to the Paxtons have made few changes. A concrete Gothic arch with iron gates was constructed over the driveway entrance, apparently in the 1920's. Richard Barrett moved the "pantry" building and brought a cottage on to the site during his ownership in the 1960's and 1970's. (22) Portions of the formal landscaping, as well as many mature native trees, remain. A description of the grounds written eighty years ago could apply today: ". . . Around this mansion there are extensive grounds set out in blue grass, flowers, and ornamental trees and shrubbery, all . . . well kept up." (23) Several pieces of the Paxton family furniture survive: they can be seen throughout the mansion, adding to the overall integrity of the site.

The property presents an unusual and interesting historical comparison. In one view, an observer is still able to contrast the simple but dignified farmhouse with its extravagant Gilded Age successor. When a visitor faces east, the natural setting, with its sweeping vistas, continues to reveal the site's universal appeal.

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Page 3

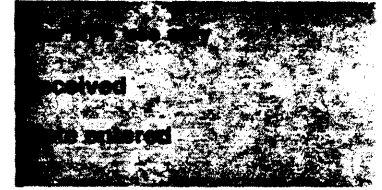
The primary significance of this property lies in the architectural quality of the 1880 mansion and associated carriage house. Secondary significance relates to the property's association with Jesse Hooten and Martin Van Buren Hooten (period of ownership 1862-1879), early settlers in the area and successful ranchers, and John Paxton, banker and entrepreneur of early Sonoma County (period of ownership 1879-1888). The period of significance has thus been placed at 1862-1888, and provided the basis for including or excluding contributing structures. In the case of the building referred to as "the schoolhouse" the structure has been included even though its association and uses could not be verified. It is estimated that the building was constructed in the 1870s or 1880s and thus would probably date to the period of significance. It is possible that this building was moved onto the property -- two other structures have been moved -- yet no firm evidence could establish this. Consequently it has seemed advisable to tentatively list the structure as a contributor.

Although the Hootens' and Paxton's ranching and winery operations were carried on at this property and adjoining property to the north, there are no remaining structures or features remaining from these operations at either sites.

Total number of contributing buildings:	5
Number of Non-contributing:	2

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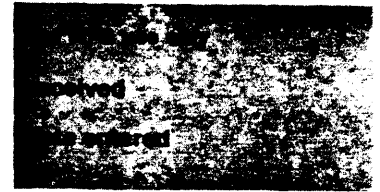
Page 4

SIGNIFICANCE - ENDNOTES

- (1) John Paxton planted a large vineyard on his upland acreage, mostly in Zinfandel grapes. In 1887, Paxton constructed a stone winery, designed by the architect Hamden W. McIntyre, adjacent to the residential parcel. (It was not within the proposed district boundaries.) Healdsburg Enterprise (Healdsburg, California) 16 April, 2 September 1887.
- (2) _____, Illustrated History of Sonoma County (Chicago: Lewis Publishing Co., 1889), p. 371.
- (3) Illustrated History (1889), p. 370: The Sonoma Democrat (Santa Rosa, California) 8 May 1880; and the Russian River Flag (Healdsburg, CA.) 1 April 1880; George Guerne's first partner was Thomas Heald, his brother-in-law. They operated a sawmill in Stumptown, now Guerneville. Thomas Heald's brother, Harmon Heald, was the founder of Healdsburg. Harvey Hansen and Jeanne Thurlow Miller, Wild Oats in Eden (Santa Rosa: Hansen and Miller, publishers, 1962), p. 47.
- (4) Illustrated History (1889), p. 371; Gaye LeBaron et al., Santa Rosa: A Nineteenth Century Town (Santa Rosa: Historia, Ltd., 1985), pp. 96-97.
- (5) Sonoma County, Office of the Recorder, Book A of Homesteads, p. 509; Tom Gregory, History of Sonoma County California (Los Angeles: Historic Record Co., 1911), pp. 927-928.
- (6) Sonoma County Recorder, Deeds 51:509.
- (7) Sonoma County, Tax Assessment Roll, Mendocino Township, 1862-1863, p. 93, Sonoma County Library, Santa Rosa, California.
- (8) Sonoma County Tax Assessment Roll, 1864-1865, p. 28; and Gregory, p. 928.
- (9) Gregory, p. 928; and Sonoma County Recorder, Deeds 22:24, 359; Deeds 21:98; Deeds 24:431.
- (10) Sonoma County Tax Assessment Roll for the years 1868-1873, and for the fiscal year 1878-1879.
- (11) Sonoma County Recorder, Deeds 66:453.
- (12) Alonzo Phelps, Contemporary Biographies of California's Representative Men (San Francisco: A.L. Bancroft Co., 1881), pp. 358-359.
- (13) Richard H. Dillon, J. Ross Browne: Confidential Agent in Old California (Norman, Oklahoma: U. of Oklahoma Press, 1965) pp. 136-137.
- (14) Phelps, p. 359.
- (15) Healdsburg Enterprise 15 May 1879; and Russian River Flag 10 June, 8 July 1880.

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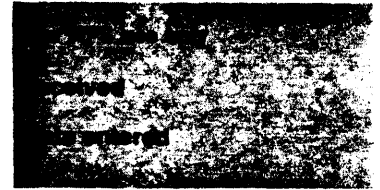
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SIGNIFICANCE - ENDNOTES (Cont'd)

- (16) Russian River Flag 25 March; 1, 8 April; 3 May; 1, 29 July; 21 October; 2 December 1880.
- (17) Russian River Flag 19 August, 23 December 1880.
- (18) "The Paxton Family," Healdsburg Tribune (Healdsburg, California) 15 November 1951; and Robert A. Thompson, Resources of Santa Rosa Valley (Santa Rosa, 1884), pp. 88, 91.
- (19) Healdsburg Enterprise 2 September 1887, 13 June 1888; The winery was damaged in the 1906 earthquake and later torn down. Healdsburg Tribune 23 March 1972.
- (20) Sonoma County, Office of the clerk, (Probate) Superior Court, Case #1755, "Last Will and Testament of John A. Paxton, Deceased," filed 27 June 1888; and Superior Court, Case #3505, "Estate of Hannah H. Paxton, Deceased," filed 29 September 1902; Both Blitz's ex-wife, Bessie, and Mary McClellan initiated suits involving the Paxton estate in 1906. Healdsburg Enterprise 27 January, 24 February, and 22 December 1906.
- (21) Charles Paxton, depressed by his wife's divorce and by financial reverses, committed suicide. San Francisco Examiner (San Francisco, CA.) 26 June 1910; Sonoma County Recorder, "Madrona Knoll Subdivision," Estate of C.E. Paxton by Administrator B.W. Paxton, Maps 30:12 $\frac{1}{4}$, 29 May 1913; and Sonoma County Deeds 363:89.
- (22) See Item 7, Description, endnote Number 2.
- (23) Quote from Healdsburg Enterprise 24 February 1906. Unfortunately we have to depend on narrative descriptions. Only one historic photograph, taken around 1905, by the Healdsburg photographer J. Hardy, survives in a public collection. The original is in the Sonoma Co.: Healdsburg file, California State Library, Sacramento. It is the same photograph reproduced later as a postcard, a copy of which was submitted with the Historic Preservation Application, Part 1, on June 11, 1982.

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Continuation sheet

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Major Bibliographical References (Cont'd)

Peterson, Dan. Petaluma's Architectural Heritage. Petaluma, California: Architectural Preservation Associates, 1978.

Waldhorn, Judith Lynch and Sally Byrne Woodbridge. Victoria's Legacy. San Francisco: 101 Productions, 1978.

Historical

A) Books

Gregory, Tom. History of Sonoma County California Los Angeles: Historic Record Co., 1911.

Illustrated History of Sonoma County Chicago: Lewis Publishing Co., 1889.

LeBaron, Gaye et al. Santa Rosa: A Nineteenth Century Town. Santa Rosa: Historia, Ltd., 1985.

Phelps, Alonzo. Contemporary Biographies of California's Representative Men. San Francisco: A.L. Bancroft Co., 1881.

B) Newspapers

Healdsburg Enterprise

Healdsburg Tribune

Russian River Flag

San Francisco Examiner

Sonoma Democrat (Santa Rosa)

C) Public Records

Sonoma County, Office of the Clerk, (Probate) Superior Court, Case #1755, and Case #3505.

Sonoma County, Office of the Recorder; Homesteads A:509, Deeds 15:509, Deeds 21:98, Deeds 22:24, 359, Deeds 24:431, Deeds 66:453, Deeds 363:89; and Maps 30:12 $\frac{1}{4}$.

Sonoma County Tax Assessment Roll, Mendocino Township, for the years 1860-1879. Repository: Sonoma County Library, Santa Rosa, California.

D) Interviews

Schmidt, Pat. Interview. Healdsburg, California. ,25 November 1986.

Wacker, Marvin. Telephone Interview. Penngrove, California. 19 November 1986.

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Continuation sheet

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Page 1

Verbal boundary description and justification (Cont'd)

Subdivision, as recorded May 29, 1913, and contains all of the historically significant buildings in the District.

Beginning at the northwest corner of the land described in the conveyance, Lorentz and Violet Egholm, grantees, dated December 23, 1953, recorded December 29, 1953 in Book 1249 of Official Records, page 114, Sonoma County Records, which point is marked by an iron pipe set in a previous survey, about one foot westerly from a dead fir tree, four feet in diameter; running thence along the northerly line of said Egholm Tract (the 30.22 acre tract) North $47^{\circ} 22'$ East, 149.30 feet; thence South $86^{\circ} 23'$ East, 156.80 feet; thence South $52^{\circ} 34'$ East, 109.80 feet, said point being the true point of beginning of the lands to be herein described; thence from said point of beginning, and continuing along said Egholm Tract, South $52^{\circ} 34'$ East, 24.20 feet to a point marked by an iron pipe; thence South $67^{\circ} 31'$ East, 99.3 feet to a point marked by an iron pipe; thence North $16^{\circ} 9'$ West, 344.1 feet to a point marked by an iron pipe; thence North $73^{\circ} 11'$ East, 34.3 feet to a point marked by an iron pipe; thence North $15^{\circ} 18'$ West, 39.3 feet to a point marked by an iron pipe; thence North $80^{\circ} 41'$ East, 89.1 feet to a point marked by an iron pipe driven in the centerline of a private road; thence following the said road centerline to points as follows: North $48^{\circ} 32'$ East, 95.1 feet to a point marked by an iron pipe; thence North $70^{\circ} 45'$ East, 267.1 feet to a point marked by an iron pipe; thence North $72^{\circ} 41'$ East, 176.8 feet to a point marked by an iron pipe; thence South $28^{\circ} 1'$ East, 116.0 feet to a point; thence North $81^{\circ} 14'$ East, 200.9 feet to a point; thence South $45^{\circ} 12'$ East, 48.6 feet to a point; thence South $22^{\circ} 12'$ East, 97.9 feet to a point; thence South $45^{\circ} 53'$ East, 51.5 feet to a point; thence South $64^{\circ} 44'$ East, 183.4 feet, more or less, to a point in the centerline of the County Road, from which an iron pipe bears North $64^{\circ} 44'$ West, 26.0 feet distant; thence leaving the northerly line of said Egholm Tract (the 30.22 acre tract) and along the centerline of the County Road, in a northerly direction, to the southeast corner of the 9.99 acre tract, described in the Agreement of Sale from Adolph L. N. Egholm, et ux, to F. C. Overton, dated January 20, 1958 and recorded January 29, 1958 in Book 1569 of Official Records, page 323, Sonoma County Records; thence leaving the centerline of the County Road and along the southerly line of said 9.99 acre parcel, the following courses and distances: South $85^{\circ} 20'$ West, 180.6 feet; South $74^{\circ} 54'$ West, 168.4 feet; South $52^{\circ} 45'$ West, 80.2 feet; South $16^{\circ} 9'$ West, 160.5 feet; South $46^{\circ} 37'$ West, 112.2 feet; South $30^{\circ} 34'$ West, 119.9 feet; South $87^{\circ} 44'$ West, 298.9 feet to the easterly line of the tract of land conveyed to Elwin Hardisty, et ux, by Deed dated April 3, 1957 and recorded April 23, 1957 in Book 1516 of Official Records, page 267, Sonoma County Records; thence along the easterly boundary of said Hardisty tract, the following courses and distances: South $31^{\circ} 21\frac{1}{2}'$ East, 111.30 feet; South $9^{\circ} 56'$ East, 104.10 feet; South $8^{\circ} 29'$ West, 115.70 feet; thence South $5^{\circ} 06\frac{1}{2}'$ East, 285.22 feet to the point of beginning.

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CONTINUATION SHEET

ITEM NUMBER 10

PAGE 2

Verbal boundary description and justification (Cont'd)

Excepting therefrom the following described portion:

Commencing at the northwest corner of the land described in the conveyance, Lorentz and Violet Egholm, Grantees, dated December 23, 1953 and recorded December 29, 1953 in Book 1249 of Official Records, Page 114, Sonoma County Records, which point is marked by an iron pipe set in a previous survey, about one foot westerly from a dead fir tree, four feet in diameter; running thence along the northerly line of said Egholm Tract (the 30.22 acre tract), North $47^{\circ} 22'$ East 149.30 feet; thence South $86^{\circ} 23'$ East 156.80 feet; thence South $52^{\circ} 34'$ East 109.80 feet; said point being the true point of beginning of the lands to be herein described; thence from said point of beginning and continuing along said Egholm tract, South $52^{\circ} 34'$ East 24.20 feet to a point marked by an iron pipe; thence South $67^{\circ} 31'$ East 99.3 feet to a point marked by an iron pipe; thence North $16^{\circ} 9'$ West 344.1 feet to a point marked by an iron pipe; thence North $73^{\circ} 11'$ East 34.3 feet to a point marked by an iron pipe; thence North $15^{\circ} 18'$ West 39.3 feet to a point marked by an iron pipe; thence in a northerly direction to a point which bears North $5^{\circ} 06' 30''$ West 285.22 feet; and North $3^{\circ} 29'$ East 115.70 feet from the point of beginning; thence South $3^{\circ} 29'$ West 115.70 feet; thence South $5^{\circ} 06' 30''$ East 285.22 feet to the point of beginning.

Also excepting therefrom Lot 1, as shown and designated upon that certain Parcel Pap No. 3504, filed December 21, 1972 in the Office of the Sonoma County Recorder in Book 183 of Maps, Page 13, Sonoma County Records.

PREPARED BY
CURTIS & TURNER ARCHITECTS & SURVEYORS
HEALDSBURG, CALIFORNIA
NOVEMBER, 1956

MADRONA MANOR PLOT PLAN

1001 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA
OWNERS JOHN & CAROL HUIJIK
ASSESSOR'S PARCEL No. 110-01-41

SONOMA COUNTY

