

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received JUN 8 1987

date entered JUL 21 1987

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

1. Name

historic Hicks House

and/or common Gray House

2. Location

street & number 3160 Hicks Road

N/A not for publication

city, town Graton

N/A vicinity of

state California

code 06

county Sonoma

code 097

3. Classification

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

4. Owner of Property

name Donald E. and Jacquelyn L. Mielke

street & number 3160 Hicks Road

city, town Graton

N/A vicinity of

state Calif. 95472

5. Location of Legal Description

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

street & number 585 Fiscal Drive

city, town Santa Rosa

state California

6. Representation in Existing Surveys

title Tax Certification Project 0589-86-CA has this property been determined eligible?  yes  no

date January 20, 1987  federal  state  county  local

depository for survey records Office of Historic Preservation

city, town Sacramento

state California

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date <u>1904</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The Hicks House is a vernacular Greek Revival building, modified in the early 20th century when it was moved, typical of middle-class rural residential property of Sonoma County's early ranching communities. It is located on a 5.57 acre parcel at the corner of Hicks Road and Graton Road. The three buildings that comprise the property, the main house, the carriage house and a shed, are surrounded by mature apple trees. Although the Hicks House has undergone alterations since its move, it still retains moderately high integrity relative to its 1904 appearance.

The original three-gabled house, built in 1873, was situated on a 354 acre parcel. The town of Graton now occupies a portion of the original acreage. The Hicks House was moved approximately 300' to the northeast in 1904. Three additions were constructed after the move: a one-story hipped roof room on the northeast corner, a two-story gabled wing to the east and a three-story gabled water tower to the north. Two outbuildings were also constructed at this time.

The Hicks House contains 3564 square feet within its three stories. The house has three major divisions. The main volume is the original three-gabled house. The second volume was added to the main part of the house and is two stories with a one story extension to the north. The third volume is a three story 12x12' stairwell ending in a glassed-in room at the third floor. It was originally built as a tank house but in recent years was converted to a stairwell.

The roof over the main volume is gabled east to west with a shed-roofed dormer facing south. This dormer was added by the home's most notable resident, James H. Gray. The second volume is gabled to the east and ties into the east wall of the main volume. The one story extension to the north lies under a hipped roof which also ties into the east wall. The stairwell volume is gabled to the north and its ridge meets the main volume ridge at 90 degrees. There is a total of four gables, one shed-dormer, one hipped and one shed roof. The shed roof is over a sunroom which extends from the west end of the north wall on the second floor only. The sunroom is supported by double pillars. All roofs are surfaced with composition shingles placed over the original cedar shingles.

Facing south there is a 30' by 8' front porch covered by a flat roof. It is supported by four double 4x4 pillars. A balustrade runs along three edges of the porch roof and also between the columns on the porch. The turned balusters are not original. The original ones were simple 2x2s and were missing when the house was purchased in 1969. The new owner obtained the current ones from the Bank of Sonoma County's original building in Sebastopol.

The windows are of various types: double hung, casement, fixed, sliding and transom. On the ground floor there are two diamond paned fixed windows on either side of the fireplace. On the second floor there are four diamond paned casements.

Two chimney stacks are to be found; both were added shortly after the move. The one on the west wall is an exterior stack with two flues. The other stack served the kitchen.

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2. Sonoma County Landmarks Commission, Landmark Listing #45, county wide survey.  
Date: 1979  
Depository: Sonoma County Planning Dept. , Santa Rosa California
  
3. Sonoma County Historic Resources Inventory, county wide survey.  
Date: 1981  
Depository: Office of Historic Preservation, Sacramento, CA.  
Property was determined eligible for listing in the Register.

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The gables all have cornice returns; the fascias carry some modern aluminum gutters but most have the old 90 degree angle type which fits under the shingles. Most of the siding is 9" horizontal shiplap. The dormer and stairwell room are surfaced with cedar shingles.

There are no significant interior spaces. The design is simple but characteristic of the era. The ceilings on the first and second floors are 10'6" high with picture rails at 9'.

The carriage house, located 150' to the west of the main house, is a two-story shingled structure built shortly after the move of the main house. It has three garage spaces and the upper floor has been converted to residential use in recent years.

The small shed located to the north of the Hicks House is 14' x 16', constructed of 1" x 12" vertical planking battened on the exterior and has a wood shingled roof. The floor is dirt. The shed was built shortly after the move. Its current condition is not good. The siding is rotten and shingles are missing. The entire structure is listing 6" off plumb.

There are two entrances to the property, both off Hicks Road. The gravel driveway encircles the house and extends to the carriage house. There are three mature redwoods on the west side of the house, a large sycamore to the east and pines and cedar to the south. An oak of sizeable proportions encompasses the north side of the carriage house. The remaining land is in apple trees, and the orchard is worked on a contract basis by a local rancher. Out of the 5.7 acre parcel, approximately four acres are planted in apples. There are 160 apple trees containing five different varieties: Gravensteins, Romes, Red and Golden Delicious and Northern Spy. Three cherry, two pear, two peach, four plum, four hazelnut, one fig and two citrus trees are to be found interspersed about the property. Approximately 75% of the apple trees appear to be well over 70 years old and thus associated with the property's period of significance. They have been well cared for and are still bearing bumper crops.

Resource count:   3 contributing buildings  
                  1 contributing site (orchard)

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buildings or without; plenty of work in creameries, packing houses, wineries and in fruit or hops. Write for description of Green Valley. Come Sundays if you want to. James H. Gray, Graton, Sonoma County, California." (June 23, 1907)

With the development of Green Valley well underway James Gray entered into the political arena of the county seat, Santa Rosa. He was elected president of the Chamber of Commerce on January 17, 1908 and mayor of the city on April 22, 1908. His wife was also very active in civic affairs. Jeanette Gray headed the 1908 and 1909 committees for the Rose Carnival and parade held annually in Santa Rosa.

The streets surrounding the property on which the Hicks House is located indicate the importance of its past owners. To the south is Graton Rd. (James Gray), to the north is Jeanette Ave. (Mrs. James Gray), and to the east is Hicks Rd. (Moses C. Hicks).

In 1913 James Gray sold the Hicks House plus 8 acres to Fred Maddocks, and the Grays moved to Santa Rosa. Jeanette Gray died in 1923 and James Gray in 1924.

Fred W. Maddocks -- owner from 1913-1931

Fred Maddocks was born in the Green Valley area on May 30, 1868 and lived on the family ranch on Maddocks Rd. until he purchased the Hicks House. He had three children, Harold, Dorothy and Florence and a redwood tree was planted for each child. Hence the three redwood trees mentioned in the DESCRIPTION. Fred Maddocks was president of the California Cherry Growers' Association and his father, Winthrop Maddocks, set out the first apple orchard in the district. H.R. Toumey's History of Sonoma County (Vol 2, p. 231) provided this biographical sketch in 1926:

"Fred W. Maddocks, president of the California Cherry Growers Association, is one of the best known and most influential horticulturists in Sonoma County, proprietor and manager of several fine orchards in the Analy District and makes his home on the well improved place near Graton. He is a native son of California, a member of one of the real pioneer families here and has been a resident of this state all his life. .... Fred W. Maddocks lived and worked on his parents' farm and took a managerial position there. After his marriage in 1891 at age 23 he continued living at home until 1913, when he bought the fine little piece of eight acres on which he is now living on the outskirts of the village of Graton."

The valley and the town of Graton have changed very little through the years. The two following excerpts describe the valley and the town much as it is today:

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"GREEN VALLEY...This beautiful valley is on a creek of the same name which flows north into the Russian River and lies west of the Santa Rosa Plain. It is twelve miles long by three miles wide and adapted to the growth of fruit, and all the staple crops; the specialty in fruit crops being apples, pears, plums, prunes, peaches, cherries, table and raisin grapes. The finest orchards in the country are situated in Green Valley." (Munro-Fraser, History of Sonoma County, 1880, p. 20.)

"The town of Graton was at first a very tiny hamlet called Green Valley. The late James H. Gray and Fred Maddocks, several years ago, subdivided considerable land in that section and the name was changed to what should have been Grayton but instead it is the less pleasing name it now bears, less pleasing mainly because it does not sufficiently identify its namesake." (Historical Sketches of Sebastopol, The First White Settlement; Reference desk of Sebastopol Public Library, author and date compiled unknown but estimated to be prior to 1931)

A note regarding historic name: While it is recognized that the correct historic name for this property is the Gray House, or the Gray/Maddocks House, it was given Tax Act certification under the name "Hicks House" and, in order to avoid confusion, consistency has been maintained.

# 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 checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1904-1931 **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The Hicks House, although named for its first owner Moses C. Hicks, is actually significant for its association with its later owners James H. Gray and Fred Maddocks. Gray and Maddocks were early developers in the area, promoting the Graton vicinity for its fruit-growing potential. The property contains a 70 year old apple orchard, an important remnant of the town's early and still prominent fruit growing activities. Gray was mayor of Santa Rosa while living in the Hicks House, and it was for him that the town of Graton was named.

The first owner of the property, Moses C. Hicks, was an early settler in Sonoma County who built this home in 1872. Major additions after his ownership, and a move of the building in 1904 have provided the basis for basing significance on subsequent owners.

James H. Gray -- owner from 1904 to 1913

James and Jeanette Gray came to California from Wisconsin in 1902 . He was a wealthy entrepreneur who came west to develop land. He acquired large holdings in Sonoma County, much of it in the Green Valley area which looked at that time to be a promising area for growth. One of his first land purchases was the Hicks House and its surrounding 354 acres on April 1, 1904 for \$2000. The home was situated at the east end of the main street and being a realtor with designs on commercial development, he relocated the home approximately 300' to the northeast and made it his home. The move was completed by April 14, 1904 at a cost of \$60. The summer of 1905 saw the remodeling of the house. The east wing was constructed containing the kitchen, a bath and service porch downstairs and a bedroom and bath upstairs; plumbing was introduced into the house and the water tower was thus constructed at this time. The south facing gable was changed to a dormer.

In 1905 James Gray, Jacob Brush, president of the Santa Rosa National Bank, and Fred Maddocks, a rancher from an old Green Valley family, laid out a portion of their property in a grid pattern creating the Green Valley Ranch subdivision. This new town was officially named Graton for its founder James H. Gray. The impetus for this new town was the completion of the Petaluma and Santa Rosa Railroad line from Sebastopol to Forestville, in 1904. The local stop was needed to handle the agricultural produce in the Graton area and the town was necessary to provide homesites and a commercial center for the cannery and agricultural workers. The three men also had been responsible for the building of the cannery and had also built a livery stable, general store, garage and service station. The only remaining building is the service station -- the fire of 1915 razed the other original structures. The Hicks House stands as the only remaining structure occupied by James Gray.

The sale of Green Valley properties began in full swing following the Jan. 1, 1905 survey of the entire area, prepared by L.E. Ricksecker, a surveyor and city engineer in Santa Rosa. An ad in the June 23, 1907 Oakland Tribune reads: "Great opportunity to get a home. Can sell you any amount large or small on monthly payments or otherwise. In the very best fruit and berry district in Calif. With

# 9. Major Bibliographical References

See attached

# 10. Geographical Data

Acreeage of nominated property 5.57 acres

Quadrangle name Sebastopol, Calif.

Quadrangle scale 1:24000

UTM References

A 

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

B 

1	0	5	1	1	8	4	0	4	2	5	4	2	4	0
Zone	Easting				Northing									

C 

1	0	5	1	1	8	5	0	4	2	5	4	0	8	0
Zone	Easting				Northing									

D 

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

E 

Zone	Easting				Northing									

F 

Zone	Easting				Northing									

G 

Zone	Easting				Northing									

H 

Zone	Easting				Northing									

**Verbal boundary description and justification** Parcel numbers 130-146-09 and 130-146-11 of Lot 44 of Green Valley Ranch. The property encompasses the historic buildings and orchards of the Gray/Maddocks lands. Please see attached scale map. It is all that remains of the historic property.

**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 Jacquelyn L. Mielke

organization

date February 11, 1986

street & number 3160 Hicks Road

telephone (707) 829-0493

city or town Graton

state California 95472

# 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 Swattien*

title

date 6/3/87

For NPS use only

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

*for William B. Barkley*

date 7/21/87

Keeper of the National Register

Attest:

Chief of Registration



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Anonymous, Historical Sketches of Sebastopol, The First White Settlement (Reference desk of Sebastopol Public Library, R979.418, author and date compiled unknown.)

Finley, Ernest Latimer, History of Sonoma County, 1937, Press Democrat publishers.

Gray, James, checkbook receipts and bills found at the Hicks House , dating from 1904-1907.

Hively, Emma A. Street, The Patriarch of the Valley, 1977, Hively & Narron, pubs.

Munro-Fraser, History of Sonoma County, 1880, Alley, Bowen & Co.

Oakland Tribune, June 23, 1907.

Santa Rosa Press Democrat, January 17, 1908, and April 22, 1908.

Singmaster and Hallberg, The First Fifty...A Brief History of Graton Community Club, 1966, a pamphlet.

Slater, Lillian, Rose Carnivals of Santa Rosa in Review, 1894 to 1932, 1932, Press Democrat pubs.

Sonoma County Assessors Records

Sonoma County Deeds

Sonoma County Vital Statistics