

A Simple Chicken Ranch:
History and Structure of the Veronda-Falletti Ranch, Cotati, California

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Date: December 10, 2016

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Name

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Abstract

Purpose of Study

This thesis consists of a historical overview and technical recording of cultural resources within the Veronda-Falletti ranch, a four-acre agricultural complex located in Cotati, California. The thesis includes a historic context that explains how the Veronda-Falletti ranch fits into the early 20th century agricultural economy. In addition, this thesis seeks to understand how the culture of the families who occupied the property shaped the landscape over time. This thesis concludes with recommendations that will assist the City of Cotati in making informed planning decisions for the Veronda-Falletti ranch property.

Procedure

As part of the literature review, this thesis includes a synthesis of the Bay Area's contribution to 20th century California poultry farming. Petaluma, California, one town south from Cotati, was the "world's egg basket" from the late 19th century until about the 1940's. Although poultry farming was popular in the Bay Area, many northern California farms diversified to protect their finances from cyclical market shifts, including the Veronda-Falletti ranch (Lowry 1993).

This thesis aims to recognize how the Veronda-Falletti ranch is a vernacular landscape, which reflects the practices, values, and attitudes towards nature of those who once occupied and managed the property. Therefore, the main theoretical perspective framing this document is cultural landscape theory. Cultural landscape theory proposes that landscapes are physical representations of complex cultural creations (Knapp and Ashmore 1999:7-10). This framework is the most effective in assisting with the management and interpretation of cultural resources within the Veronda-Falletti ranch.

Findings

A preliminary architectural evaluation was conducted. It serves as a first step in preparing the property for potential nomination to the California Register of Historical Resources. The Veronda-Falletti Ranch contains one early 20th century home, three barns, a tank house, and various ancillary structures. This thesis provides first-time documentation for all historic-era cultural resources on the four-acre property including detailed descriptions and appropriate drawings or photographs. Resources were documented using Department of Parks and Recreation forms.

The historic uses of this property were researched using previous architectural and archaeological reports and resource documentation accessed through the Northwest Information Center (NWIC) of the California Historical Resources Information System.

Open space requirements under the purchase grant agreement were acquired through the City of Cotati. Further historical context documentation was gathered from the Cotati Historical Society, from the Sonoma County Library, and through personal conversations. Further resources include historical topographic maps, General Land Office maps, county records, census information, historical parcel maps and historical newspapers.

Conclusion

This thesis helps meet goals set forth by the Sonoma County Agricultural Preservation and Opens Space District. The City of Cotati acquired the Veronda-Falletti property as part of the 2008 Falletti Ranch Conservation Easement Grant Deed and matching Grant Agreement. As such, the City is drafting a work plan that will allow them to develop “physical and programming improvements sufficient to provide public recreational, agricultural and educational uses of the property” (City of Cotati: 2013:1). Historic-era cultural resources management recommendations are included in the execution of this work plan and as part of this thesis.

This thesis includes a comprehensive understanding of the Veronda-Falletti ranch as a cultural landscape that made contributions to the Bay Area poultry business. This ranch is important in that it provides a case study of a small-scale urban operating ranch during the period that Petaluma’s and Sonoma County’s poultry economy was booming. The thesis includes documentation and recommendations based on the layout and integrity of the cultural resources. These recommendations will aid the City of Cotati in its efforts to create and maintain a small-scale demonstration ranch as a public park. The City seeks to preserve the property as an open demonstration and a historic-era example of sustainable farming and ranching.

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Chapter 1. Introduction

The Veronda-Falletti property was purchased by the City of Cotati in partnership with the Agricultural Preservation Open Space District in 2008. Prior to its purchase, the property was owned by Jennie Faletti, who currently resides on an adjacent parcel. Cotati residents, members of the Cotati Historical Museum, and local members of government have long sought to preserve the property as an example of sustainable poultry farming that took place during the early to mid-20th century. Now under the management and control of the City of Cotati, the property will serve its community as a preserved example of sustainable farming and ranching (City of Cotati: 2013:1).

As an interpretive and educational park the Veronda-Falletti property will bring together nature and the built environment to tell a story about landscape management and change over time. It features remnants of a once-efficient poultry operation as well as approximately 4 acres of open space currently being used to house grazing sheep for an outside owner. The property is in close proximity to downtown Cotati, making it very conducive to walk-by traffic. The property transports visitors back in time. It reminds them of the value of the relationship between people, animals, and landscape. It encourages a healthy sense of comradery and encourages members of the community and visitors to stop and take in this scene of a little ranch complex. It is a clear reflection of the social and cultural values of Cotati, California.

Purpose of Thesis

This thesis is being produced for the City of Cotati, California. The purpose of this thesis is to provide the City of Cotati with a comprehensive history and structure of the Veronda-Falletti property as well as guidance as to how to manage the cultural resources located on the property. As such, recommendations are made regarding the preservation and management of the built environment and the surrounding landscape. The final product may be incorporated into a more general management plan for the Veronda-Falletti property and will be used to guide future planning decisions made by the City of Cotati.

This thesis is important for the residents and the community of Cotati. As a staple of their downtown, this property serves as an educational opportunity for the Cotati Historical Society. The Veronda-Falletti property is being used as an example in order to study historic-era Cotati and how the residents of this ranch lived, and how their lives changed the ranch as a result. In addition, the Veronda-Falletti ranch property may have once been known as “Church of the Oaks” or a property where Cotati residents came together for holidays and parties (Cotati Historical Society, personal communication). This property is important because historically it has been the site of communal gatherings for over one hundred years.

A theoretical lens using agency and landscape theory is the most informative. Agency theory explains how individual agency or actions have affected the property. Agency is an attempt to counter rigid deterministic structures of human action by

understanding that people alter their material worlds through their actions (Dornan 2002: 304). Whereas, landscape theory helps the reader understand the result of that agency on the shape of the landscape as it changed over time. This topic is covered in Chapter three. This thesis aids the City of Cotati when making decisions that may impact the cultural resources located on the property.

This thesis was guided in part by a set of research questions: What do the structures, features, and layout of the property reveal about the philosophy and approaches used to practice agriculture? What factors contributed to the differences in the way this agricultural property was organized? How did distance to major transportation routes influence the long-term success of the farmstead?

The second set of research questions focused on economic strategies: To what extent did access to capital, that is, the ability to procure new technology, influence changes in production methods and the types of products grown on the farm? How did households adapt to changing economic circumstances brought about by changing market conditions, variable production output, and periodic environmental disasters such as drought, flood, and pestilence? How do the remains of the complex compare to other properties that practiced similar agriculture?

The following section addresses and describes the role of cultural resources management and potential regulatory context for projects or undertakings on the property. In addition, it describes the rest of the thesis in detail.

Cultural Resources Management

Understanding that most readers of this thesis are not CRM practitioners, it is imperative that this thesis address how this term and practice came to be. Cultural resource management is the management of resources that have a cultural value to a group, such as a historic building or prehistoric Native American site. The oldest U.S. law applicable to cultural resources is the Antiquities Act of 1906, which prohibited excavation of antiquities on public lands without a permit from the Secretary of the Interior (16 U.S.C. 431-33). This began the cascade of regulations that are still being established today, more than a century later.

The evolution of CRM continues into the mid-20th century when the National Park Service (NPS) promoted the enactment of the Historic Sites Act in 1935. This act created a place for the NPS to “record, document, acquire, and manage places important in the interpretation and commemoration of the nation’s history” (King 2013:17, 16 U.S.C. 470). It wasn’t until 1966 that Congress enacted another piece of legislation that had a great impact on CRM. The National Historic Preservation Act created a number of institutions that are essential to CRM today. Among its many contributions, the National Historic Preservation Act gave the NPS authorization to maintain a National Register of Historic Places, which includes “local, state, national historical, cultural, archaeological, and architecturally” significant places (King 2013:19). Changes also included the creation of a government position known as the State Historic Preservation Officer (SHPO). A SHPO is a person designated by the governor to conduct a statewide

inventory of historic properties and nominate properties to the National Register as well as multiple other duties. One SHPO is designated per state.

The management of cultural resources is an essential part in the preservation of important places and things that teach us about the past. Thomas F. King explains cultural resources as “those aspects of the environment-both physical and intangible, both natural and built-that have cultural value to a group of people” (King 2013:3). With that said, much of cultural resources management takes place in the conversations, both mandated and not, that take place with those groups of people who are interested or in some way invested in the resource in question.

In addition to a social definition of cultural resources management, there are numerous ways of understanding CRM as a strictly regulatory process. According to Thomas King (2013:5) there are approximately 13 laws and regulations, state or federal, each with amendments that directly apply to CRM. In the case of a project or undertaking, compliance with some of the laws or regulations is mandated by law. When discussing cultural resources and projects, bear in mind that the term “project” and “undertaking” are terms of art that have specific definitions under specific regulation. A “project” is a term applicable under state regulation, such as California Environmental Quality Act (CEQA), that means “A discretionary action with potential physical effects on the environment” (Bass et al. 2014:1). Undertaking or a federal undertaking is defined as “as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency” (36 CFR 800.1).

Regulatory Context

This thesis is not being completed to fulfill any regulatory action by the City of Cotati and or the Sonoma County Agriculture Preservation and Open Space District. However, it is being completed in order to recommend action for future projects that may be proposed and be required to comply with California Environmental Quality Act (CEQA). As such, a brief description of the CEQA is provided here as well as its possible application to projects within the Veronda-Falletti ranch.

CEQA was signed into law in 1970 and is the most common regulatory context that projects in California must comply with. It was designed to mirror the National Environmental Policy Act, which applies to a federal context or for projects that include federal funding or are being done on federal lands. If a project were to take place within the Veronda-Falletti ranch, the Sonoma County Agriculture Preservation and Open Space District or the City of Cotati would be the lead agency. As the lead agency, they would hold the primary responsibility for all of the mandated compliance of producing the initial study, negative declaration, mitigated negative declaration, or environmental impact report (Bass et al. 2014:1).

The primary objectives of CEQA are to disclose to decision makers and the public the significant environmental effects of the proposed project, to identify ways to avoid or reduce environmental damage, to prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures, to disclose to the public reasons for agency approval of projects with significant environmental effects, to foster

interagency coordination in the review of projects, and to enhance public participation in the planning process (Bass et al. 2014:3).

The following is a list of terms of art, terms that have legal meaning within the CEQA process and are often misunderstood or not easily defined. This list provides a person new to the process the fundamental knowledge of these terms as they may apply to their project (Pub. Res. Code Article 20).

Public agency: state, regional, county, and local agencies unless exempt (Pub. Res Code section 15379)

Project: a discretionary action with potential physical effects on the environment (Pub. Res. Code section 21083)

Discretionary: requires the exercise of judgement or deliberation (Pub. Res. Code section 15357)

Categorical Exemption: regulatory exclusion from preparation of CEQA documents, limited to when there is no possible significant impact (Pub. Res. Code section 15354).

Lead Agency: agency with primary responsibility of CEQA compliance when preparing an initial study, negative declaration, mitigated negative declaration, or EIR (Pub. Res. Code section 15367).

Responsible Agency: California agen(ies) other than the lead agency with discretionary authority over the project (Pub. Res. Code section 15381)

Initial Study (IS): document prepared to study project for potential significant effects (Pub. Res. Code section 15365)

Negative Declaration (ND): document prepared by lead agency describing the reasons that a proposed project, not exempt from CEQA, will not have a significant effect on the environment (Pub. Res. Code section 15371)

Mitigated Negative Declaration (MND): document prepared when there are no potential significant impacts after application of mitigation (Pub. Res. Code section 15369.5.)

Environmental Impact Report (EIR): document prepared when there are potential significant impacts (Pub. Res. Code section 15362)

The first three phases of CEQA compliance are completed by the lead agency. The first is to determine if the action is in fact a “project” as defined by CEQA. Also included in this phase the lead agency needs to determine if a statutory exemption applies. Article 18, sections 15260 through 15285, of Public Resources Code (Pub. Res. Code Section 21083) provides a list of the exemptions that if applied to a project would allow the project to go on without going through the entire CEQA process. This would mean that the proposed project can move forward without going through any further CEQA review process. Some examples of exemptions include: projects approved prior to November 23, 1970 (Pub Res Code section 15261), local agencies exempt when adopting of timberland preserve zones (Pub Res Code section 15264), projects following an emergency as a result of a disaster (Pub Res Code section 15269), and activities for

hosting or staging the Olympic games (Pub Res Code section 15272). If an exemption applies, as defined by CEQA, then no further detailed environmental analysis is required.

The second phase is conducted when it is determined that no exemption applies. In that situation the public agency should decide whether it should be the lead agency for detailed document preparation. If it is decided that they are going to take the role of lead agency, then an “Initial Study (IS)” is conducted to determine if the proposed project has the potential to cause significant environmental impacts.

The third phase takes place after potential impacts are evaluated. If the lead agency determines that the proposed project does not have the potential to cause significant impacts, it can prepare either a negative declaration (ND) or a mitigated negative declaration (MND). If it is determined that the proposed project has the potential to cause significant impacts, and the mitigation produced by the lead agency does not address the negative impacts to sufficient level, then the lead agency must produce an environmental impact report (EIR) (Bass et al. 2014:1).

This thesis is being produced with the intention of aiding in the managing of cultural resources. The following are some examples of ways in which cultural resources are specifically addressed in the CEQA process. As part of the initial study phase, the lead agency is responsible for consultation with responsible and trustee agencies. The lead agency should submit for a cultural resources review to the Northwest Information Center (NWIC). The center provides cultural resource reviews for Sonoma County and most of the North West counties in the State of California. It receives location

information and a map depicting the location in order to conduct their study. The center conducts an intensive review of literature depicting prehistoric group organization and historic-era documented history. The research includes using General Land Office maps and USGS historic-era maps to gather the age of buildings to see if any buildings on the property are older than fifty years old making them eligible for the National Register of Historic Places.

The Northwest Information Center staff looks at prehistoric literature which depicts possible prehistoric group boundaries and prehistoric village locations. An evaluation of cultural resources sensitivity is made based on numerous criteria. Recommendations for architectural and archaeological sensitivity are made based on their research. Finally, the NWIC produces a letter back to the lead agency recommending potential steps. These steps can include an archaeological evaluation or an architectural evaluation. It is up to the lead agency to use their discretion and proceed with any recommendations prepared by the Northwest Information Center.

Thesis Overview

This thesis includes the following framework in order to contribute to the City of Cotati's plan to create the Veronda-Falletti ranch into a public educational park. The first chapter focuses on the purpose of study as it relates to the Veronda-Falletti ranch project. Furthermore, it covers how cultural resources management plays a distinct role in an

interpretation project such as this. The first chapter covers possible laws and regulatory compliance that the City of Cotati may encounter for possible future projects.

The second chapter is composed of the Veronda-Falletti ranch and its historical-cultural context. This historical context includes prehistoric context as well as post-European context. It includes how and when Cotati was established as it pertains to the Veronda-Falletti property and the poultry industry. In addition, this section includes how the property was used during the Mexican period. This content concludes with a breakdown of history of land use at the Veronda-Falletti ranch, showing how the property has changed over time because of its inhabitants and the surrounding culture.

The third chapter has been designed to walk the reader through relevant theoretical literature and how it applies and helps interpret the Veronda-Falletti property. This includes illuminating how cultural landscape theory and rural vernacular landscape theory, if used together, can help understand the importance of the Veronda-Falletti ranch complex within the history of chicken farming in Sonoma County and Cotati.

The fourth chapter is the cultural resources inventory, a comprehensive list of historic maps, previous research, and the results of this thesis' research. This covers the methods used in order to record all documentation produced in this thesis. It includes historical maps and relevant literature related to those maps. It also includes a full record search for a one-quarter mile radius of the property. This chapter also includes a timeline for archaeological fieldwork done on the property as well as a list of field methods used. Department of Parks and Recreation documentation are included in this section along with preliminary work for a nomination to the California Register of Historical Resources.

The fifth chapter concludes with recommendations and conclusions. These recommendations include public education and interpretation, as well as outreach and future research. In this chapter one can find a map detailing potential design for the park that will have minimal negative effects on the cultural resources we already know to be in the property and that are recorded in this thesis. The hope is to use the resources to tell a story about the history of Cotati and its place within the poultry farming community. It is important that the setup of the park be accessible to all and that interpretive material be visible within the park.

Chapter 2. Historical Cultural Context

Introduction

This chapter places the Veronda-Falletti ranch complex in its historic context. The ranch was not unique for the area or the time period in which it was used as a poultry ranch. However, the structures and landscape are extant, and that makes this an important place. The poultry industry helped shape the town of Cotati, California. As a satellite to both Petaluma and San Francisco, this town had many poultry farms in the early to mid-20th century. Very few were formally recorded before being destroyed to accommodate for new development (refer to Chapter 4, sec C for previous recordings). The following section provides a complete prehistoric context for the Veronda-Falletti ranch.

Prehistoric Cultural Context

At the time of European contact, the place that would become the Veronda-Falletti ranch was located within the ethnographic territory occupied by speakers of the Coast Miwok language group. The Coast Miwok language originated from one of the Penutian languages. The name Cotati is derived from the Coast Miwok term meaning “to punch” (Kelly 1978:414). The Penutian language family consists of various contiguous and three discrete groups. Coast Miwok territory comprises of modern-day Marin County and portions of Sonoma County. The group moved seasonally, occupying seasonal housing based on resource availability. However, the ocean provided many of their year-round necessities (“Coast Miwok at Point Reyes,” 2016). Barrett, an early 20th century

linguistic anthropologist, recognized linguistic differences within the group. These differences were mainly due to geographical division. The three separate groups are Olamentko of Bodega Bay, the Lekahtewut located between Petaluma and Freestone, and Hookooeko of Marin County (Kroeber 1925:273).

It is estimated that the Coast Miwok population was small by comparison to other language groups in California. Kroeber (1925) estimated that it may have at one time totaled about 1,500 individuals. By the early 20th century however, most of the population had been decimated leaving an estimated three people with a majority of Coast Miwok ancestry (Kelly 1996).

Barrett (1908) recognized a Coast Miwok village referred to as “Kotate” that is located just north of what would become the Veronda-Falletti ranch property. Local informants have suggested that this village may have been located in the vicinity of the Valparaiso/ West Sierra intersection (Adams 1978). According to Isabel Kelly’s notes in Handbook of North American Indians Volume 8, there were two neighboring villages located adjacent to “Kotate”; one was known as “Payin” and the other as “Susuli” (Kelly 1978:415). Apart from these villages the modern location of Cotati was a relatively flat and open area with minimal productive ecotones or ecological transitional areas. The following section places Cotati, California into context for European contact.

Europeans and Cotati, California

Closely related to Marin and Sonoma County history is the landing of Sir Francis Drake in 1579. It has only recently been formally recognized that his landing place was in fact on the Point Reyes Peninsula (Nolte 2012). Using documented historic accounts and archaeological evidence, it is now clear that their landing area was within Coast Miwok territory (Heizer 1947: 254). It is believed that word of the visiting Europeans spread throughout the region. It is written in documented accounts that the local people “dispersed themselves into the country, to make known the news” (Heizer 1947: 259). It is documented that large groups of what is believed to be Coast Miwok people flooded to see the newcomers (Heizer 1947: 260).

The English visitors were treated well by the Coast Miwok. Many researchers believe that the Coast Miwok may have been believed that the English were the dead returning (Heizer 1947: 264). The Coast Miwok interacted with the visiting English for weeks in which they were a constant presence. The Coast Miwok insisted on providing the English with presents and treating them with ceremonies and dances. During their visit, Drake and some of his boat mates went on expedition into the interior country to see native villages (Heizer 1947: 272). It is possible that the Coast Miwok people living in the Cotati area may have heard or even traveled to meet the European visitors.

In addition to Sir Francis Drake’s landing, a second point of contact between Europeans and the Coast Miwok took place with the wreck of Sebastian Rodriguez Cermeno’s ship the San Agustin in 1595. The wreck took place in Drakes Bay (Clement

et al. 1952:102). Local histories from Cotati fail to report any specific contact between the Spanish or the Russians who later inhabited some of the surrounding areas.

California was one of the northernmost provinces of the Spanish colonial expansion with an occupation that took place between 1769-1821. California was also the southernmost point in an expansive Russian mercantile enterprise that was centered in the North Pacific (Lightfoot 2005: 1). The native people who resided in coastal and central California were stuck between Spanish and Russian colonies (Lightfoot 2005:1-3). The rest of California, however, had Padres using the power of Catholicism and the church to capture and transform the natives into Catholics. Missions were built throughout California between 1769 and 1823 (Lightfoot 2005: 5).

Mexican Period and Land Grants

When the Spanish came to California, they maintained their economic relationships with people back home through the hide and tallow trade. Cattle were prized commodity and hides or the skins of the animal along with the animal fat, comprised hide and tallow goods. The hide of cattle was a prized commodity in the making of shoes and other leather goods. Tallow, a byproduct of cattle slaughter, the fat of the animal was used to make candles and soap. In fact, the hide and tallow trade prompted California to be recognized as a cosmopolitan frontier by the rest of the world (Hoover 1992:38). Local port towns served as collection points for Ranchos to export goods to other industrial states (Hoover 1992:39).

In California, “Ranchos”, were large ranches located on Mexican Land Grants in which cattle would graze (Hoover 1992:39). California Ranchos emerged after Mexico’s independence from Spain in 1821. The allocation of land to ranchers was an effort to increase the population of the Northern provinces. The Colonization Act of 1824 gave governors the right to grant up to eleven leagues, or 48,000 acres to individuals (Isenberg, 2005:110). Between 1833 and 1846, California governors granted more than 452 grants during this period of time (Isenberg, 2005:111).

The process for attaining a land grant was relatively simple. An applicant would submit a petition that included a request for land, the reason for the request, a descriptive sketch of the property and some personal information. The governor would submit these materials to a mayor and typically a survey of the land would occur (Clay and Troesken 2005:54). In Cotati, establishing a land grant would be carried out under the magistrate with witnesses from neighboring ranches. They used 50-foot rawhide cord tied to stakes to measure. Then riders rode the property and examined it to ensure it was the property depicted on the map provided as part of the application (Draper and Draper 2004:12).

The Veronda-Falletti property is located within the Rancho Cotati, previously referred to as “Kota’ti,” Mexican land grant. This grant consisted of 17,238 acres that were given to Captain Juan Castaneda on July 7, 1844 as payment for his military services. Political tensions between Mexico and the United States led to attacks and a declaration stating that land purchased by non-Mexicans made the purchaser subject to deportation. As a result, Juan Castaneda sold his shares to Thomas O. Larkin on September 25, 1846 (McNaughton 2006: 52). During this time, Veronda-Falletti ranch

was used as part of a Rancho which participated in the grazing of cattle. The parts of Cotati not used as part of the Rancho for grazing cattle were fertile ground capable of growing various crops. Towards the end of the Mexican period California was exporting “80,000 hides, 1,500,000 pounds of tallow, 10,000 fanegas of wheat, a thousand barrels of wine and brandy” among other commodities (Cleland 1941:33). The Veronda-Falletti property could have been used any of these valuable items. The next section continues with the chain of events as they proceeded into the period after the Mexican occupation of California.

Post-Mexican Period

The beginning of the post-Mexican, or American period, was marked by change. American influence had grown rapidly since 1840 and by 1845 the hide and tallow trade was completely dominated by New England (Cleland 1941:34). Between 1845 and 1846 annexation was inevitable and Californian land grant owners were in fear that their property would be taken away as a result of changing political conditions. The Treaty of Guadalupe Hidalgo had attempted to provide some protection to land grant owners. In the face of political turmoil however, many who had discrepancies in their paperwork were legally subject to forfeit their property under Mexican law (Cleland 1941:34-36).

The Land Act of 1851 was one of the most important legislative measures in the history of the state of California. It appointed a board to which all private land claims needed to present themselves within two years or forfeit their property. Over the next five years the board, located in San Francisco, considered over 800 cases. Unfortunately, high lawyer prices and costs associated with the process of defending their land grants caused many land owners to forfeit their property (Cleland 1941:38-40).

Larkin sold the Rancho Cotate property, which included the now Veronda-Falletti ranch, to a trader named Joseph S. Ruckle on September 4, 1849. On September 2, 1850, Ruckle sold the entirety of the Land grant to Dr. Thomas Stokes Page of Valparaiso, Chile (McNaughton 2006: 52). Thomas Page was originally from New Jersey but at the time was working as a doctor in Chile. He experienced extensive complications getting his paperwork in order to get back into the United States and therefore was not able to

take control of the property until 1857. He first visited the property in the 1860s once he was able to legally enter the U.S. In 1869 he was able to move his wife Anna Maria Liljevalch Page and their eight children from Chile to the United States. Page arrived and found a number of people who had already established themselves and cultivated portions of the land grant. These people had been squatting on the property or staying there unlawfully (Draper and Draper 2004:14-15; McNaughton 2006: 53).

The Veronda-Falletti ranch property is not believed to have been unlawfully squatted on and, therefore, would have been part of a Rancho where the land would be used for grazing cattle. The General Land Office map of 1857 depicts the property as open space for grazing (General Land Office, Rancho Cotate, 1857 See Figure 4, pg. 53). Page was willing to sell to the people already living on part of the Rancho the property they were occupying. Soon after, the Page family began to establish themselves as socialites and were able to establish a presence throughout the Rancho as well as in San Francisco where culture was diverse (Draper and Draper 2004:14-15; McNaughton 2006: 53). Thomas Page passed away in 1872 but prior to his death Page had arranged for the Rancho to stay complete until his youngest son reached the age of 25 (McNaughton 2006: 54).

Page's sons Charles, Wilfred, Arthur, George, and John W. Mailliard, who was married to Page's daughter Lizzie, worked together to survey and subdivide the property for sale. William the eldest of the family subdivided a large portion of the ranch into a farm and villa. The rest of Cotati was further subdivided and advertised as suitable for "villa sites, fruit, berry, vine, hop, sugar beet, grain, vegetable and poultry farms." When

his youngest son became 25 in 1892, Page's heirs together created the Cotati Land Company which owned the Veronda-Falletti property from 1849 to 1913 (Draper and Draper 2004: 19-20; McNaughton 2006:54).

During this time the property may have been used to grow grapes, as many of the surrounding areas were, but the activities on the property are not certain. Bell and Heymans (1888) map, Official Map of the County of Sonoma (1908), and Thompson & West's (1877) Illustrated Atlas of Sonoma County California gave no indication of the type of agriculture that was taking place on the property. The Santa Rosa 1916 and 1944 USGS (United States Geological information Systems) historic maps do not depict information other than the main house which was believed to have been built between 1913 and 1916. The Sonoma County Recorders' office Cotati Townsite map of 1895 depicts the property as a parcel with the #6. It didn't state an owner but stated "vineyard orchard" under property use. This little bit of information indicates that the main crop grown on the Veronda-Falletti property may have been grapes. The following section goes into detail of the history of Cotati and its place within the global poultry industry.

History of Cotati and the Poultry Industry (1913-1953)

One of the first non-native settlers in the neighboring community of Petaluma, California was John Martain in 1822 (Heig 1982: 16). He became a farmer and leased land in 1831 (Heig 1982:18). In 1851 Garrett W. Keller squatted 158 acres of Petaluma land which would later become the downtown area (Heig 1982:29). In the mid-1800s, Petaluma and the Cotati area were better known for its hunting game than any type of

agriculture. California's climate made it an ideal place after the Gold Rush to settle down and raise wheat and other crops that require hot dry summers and wet winters (Jelinek 1979:1-2; Olmstead and Rhode 2002:2).

A new technology, brought about by a newcomer, began to interest farmers in the Petaluma poultry industry. Lyman Byce moved to the Petaluma area in 1878 from Canada where he had attended medical school. At the time it was not uncommon to crack open an egg and find a chicken. The eggs that Petaluma had were shipped from East in un-iced barrels. Lyman saw a monetary opportunity in providing eggs for businesses that needed consistent source good saleable eggs. Byce had to figure out a way to making the egg business profitable. This meant removing the chicken from her eggs, and hatching the eggs using artificial heat. This method allowed the hen to continue to lay more eggs and thus was more profitable. By 1879 Byce and his friend Isaac Dias had completed the world's first practical incubator (Wilson 2002:108-109).

Others began to reap the benefits of an artificial hatchery. Christopher Nisson bought several of Byce's boxes and was soon running the first commercial hatchery on a one-hundred acre farm in Two Rock. When Nisson couldn't find enough brooding hens to raise he invented his own brooder stove, a modified wooden box where the chicks warmed themselves (Wilson 2002:110).

By 1870 the Northwestern Pacific Railroad Company that links Petaluma and Santa Rosa began making "wood and water stops" at "Page's station" and another stop within Rancho Cotate, at Cotate Station, located on East Cotati Ave. (Draper and Draper 2004:22). This put Cotati on the map by giving it a direct connection to larger markets such as San Francisco. It provided economic opportunities of export and import as well

as opportunities for the community to feel engaged with and connected to other larger communities.

It wasn't until the early 1900's that farmers in the Petaluma and Cotati areas were making changes and becoming involved with the poultry industry. In 1903, a faster interurban freight service was planned to promote trade between Petaluma and Santa Rosa formally known as the Petaluma and Santa Rosa Railway (P&SR). The Petaluma and Santa Rosa Railway (P&SR) was chartered on June 20, 1903, and the estimated total cost was \$1 million for materials and labor (Schmale and Schmale 2009:7). After construction began, tensions and hostility between the P&SR and Northwestern Pacific Railroad resulted in delays. The rails of the P&SR reached Sebastopol on July 27, 1904. A particular junction at Sebastopol Road caused a major upset. It seemed that the president of the California Northwestern Railroad insisted on preventing a junction between their tracks and P&SR. This would leave P&SR without the ability to cross into most of integrated Santa Rosa (Schmale and Schmale 2009:7). It wasn't until 1904 that the Petaluma and Santa Rosa Railway was granted an injunction and restraining order allowing it to install a crossing into Santa Rosa and over Sebastopol Ave (Schmale and Schmale 2009:9).

The P&SR railway paralleled Stony Point Road (Schmale and Schmale 2009:7). Alfred D. Bowem and his partner Charles C. Towne created a plan to build an electric railroad between Petaluma, Santa Rosa and Sebastopol in 1903. They purposely shared their idea with local business owners along with their plan to pass the railroad through prime agricultural land.

The course would wind through the low hills of Petaluma, lined with egg ranches and dairy farms. From Sebastopol the tracks would run east to Santa Rosa where it would meet Northwestern Railroad. The route would parallel the route of Stony Point Road from Denman Flat to just South of Washoe Corners (Praetzellis *et al.* 1989a:11). The trains would bring fragile produce to Petaluma where it would be carried by river to San Pablo Bay and into San Francisco market places. There were also plans to extend the tracks to Healdsburg, Point San Pedro, and Bodega.

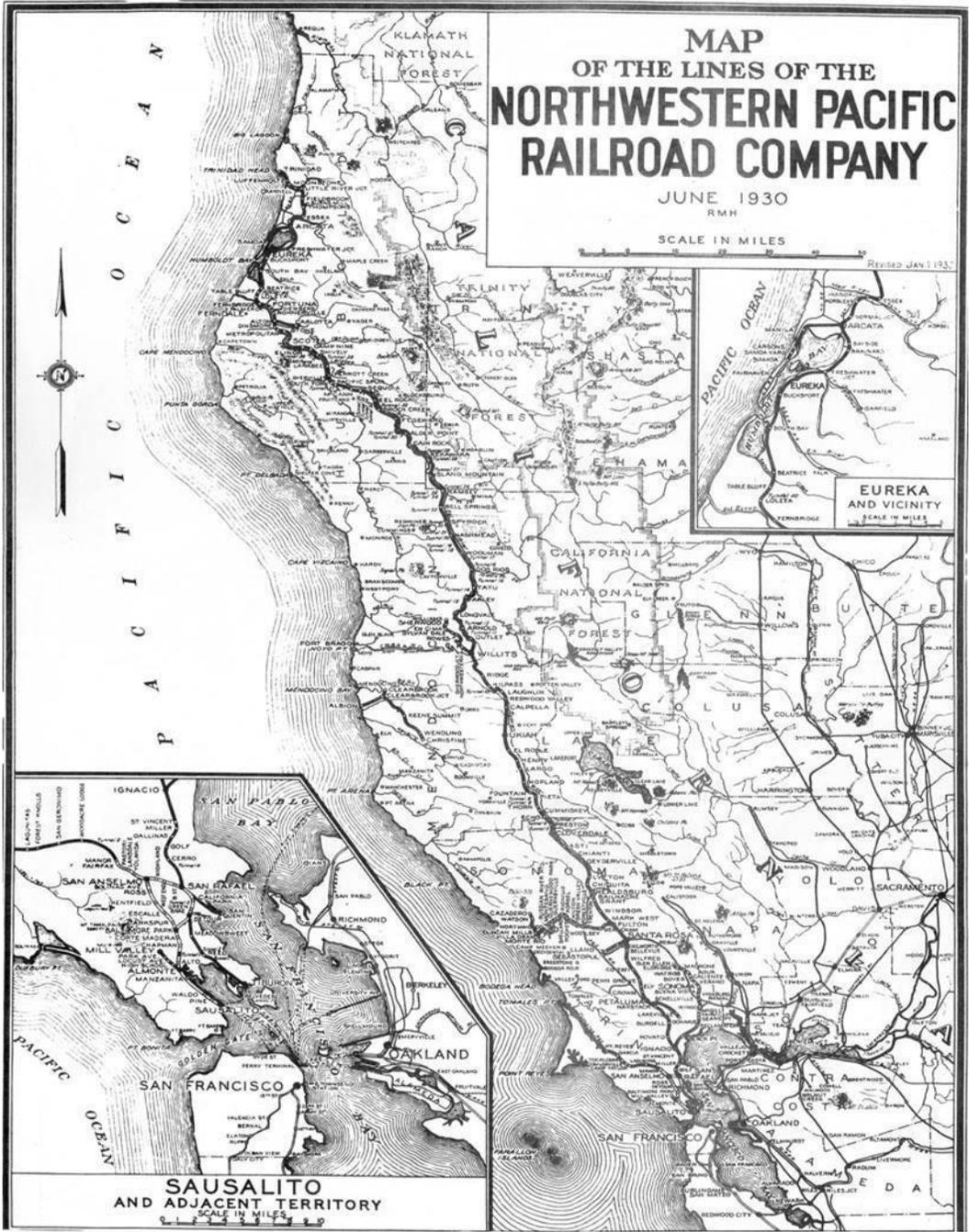


Figure 1. Map of Northwestern Pacific Railroad June 1930.

Poultry production was flourishing in Petaluma and in unincorporated Cotati by the early 19th century. The 1910 census indicated that 19 out of 20 agriculturalists in the Stony Point area which included portions of unincorporated Cotati, listed as “chicken ranches” or “poultry farms” (Praetzellis *et al.* 1989a:10). By the time the North Pacific railroad was in place and connected through Sonoma County, eggs and other poultry products could be distributed to different parts of the country (Heig 1982:84, Wilson 2002:59). By 1917 Petaluma had established itself as a leader in the world distribution of eggs (Wilson 2002:113).

A “government report estimated that nine tenths of the people living near Petaluma were raising poultry” (Wilson 2002:111). In 1920 the population of Petaluma had grown substantially, as had the distribution of eggs. An influx of East European Jews arrived in Petaluma between 1900 and 1930. Petaluma was a thriving agricultural town with established egg sales to both San Francisco and New York City (Kann 1993:1). Egg money was flowing into the banks of Petaluma and surrounding areas. It was most notable in the increase of new construction.

Aside from poultry, California was a top producer in various other commodities. By 1920 California was one of the world’s main producers of grapes, citrus, and other small fruits. Although California agricultural development was growing, the state lacked adequate irrigation methods to meet its full potential. From 1859-1929 the “real value” of crop output in California increased over 25 times. The increase in output only exacerbated the issue of water availability and need (Jelinek 1979:1, Olmstead and Rhode 2002: 3-4).

California has been a top producer and exporter of various crops. Poultry was an addition to its already successful list of commodities. The following are some statistics regarding the overall California fruit and nut economy in 1919: California produced 57% of oranges, 70% of prunes and plums, 80% of grapes and figs, and almost all of the apricots, almonds, walnuts, olives, and lemons grown in the United States (Jelinek 1979:4, Olmstead and Rhode 5).

In 1921, post-World War I America's poultry industry was feeling competition from cheap Chinese eggs, selling for substantially less than the American eggs. American agriculturalists were working to address some of the issues encountered by farmers. The stock market crash in October 1929 set the stage for substantial economic changes in America. It would result in the great depression of the 1930's. The 30's would bring about a low in innovation and a decreased influx in farm workers for larger poultry operations. People in California and unincorporated Cotati were industrious; they traded eggs for other produce. However, Petaluma's poultry industry and population still continued to drop (Jennie Falletti, personal communication, November 14, 2014, Wilson 2002:119).

By the early 1930's the California economy had changed substantially. Automobiles began to eat into the railroad's revenue and by 1940 the steamboats had been discontinued as primary forms of good transportation (Schmale and Schmale 2009:9-10). According to Lowry (2000), other reasons for the steady decline of the poultry industry include lack of efficiency in the poultry industry, chicken diseases, and the shifting American food choices towards processed foods (Lowry 2000: 230-233). What were once large ranches only devoted entirely to poultry, now were forced to

diversify their crops in order to stay afloat financially with the changing economy. At this time, farmers began to supplement their income with gardens, orchards, and other small cash crops that consisted of some dairy and poultry (Praetzellis *et al.* 1989a:12, Wilson 2003:55).

The Petaluma egg industry continued through WWII and until the end of the 1940's. It wouldn't be until the 1940's that the real science would take place and help fix issues with advances in genetics, nutrition and physiology (Boyd 2001:635). The 1950's however, were met with huge corporate chicken operations that made smaller operations not profitable. In addition, the California poultry industry lacked consistency in physical operations. The cost of feed, upkeep, low prices of eggs on the market and disease ended the period of profitability for eggs (Lowry 1993). The invention of the wire cage as a solution for cleanliness made a chicken farm no more than a building with caged chickens with two conveyor belts. Poultry farms no longer had chickens running around freely or in a chicken house/coop. Cages made it so that thousands of animals could be packed into small structures with the sole purpose of egg production. It took the humanity out of chicken ranching (Wilson 2002:121, Lowry 1993). It is possible that some small farms may have forgone open range ranching for this type of more enclosed ranching. The following section goes into detail explaining how the Veronda-Falletti Ranch changed over time as different residents changed and used the property differently.

History of Land Use

The following section addresses the history of the Veronda-Falletti property as it changed in use and operation for different groups of people. During consultation with the Cotati Historical Society (CHS), it was brought to my attention that a recent photograph analysis by CHS volunteer Yvonne VanDyke had hinted that the Veronda-Falletti property was the same property that was once referred to as the “Church of the Oaks” (Yvonne VanDyke, personal communication, June 14, 2016). This location was an open park area with oak trees and seating that residents used much like people use parks today. The Veronda-Falletti property may have been used as a communal location for Cotati residents to come together in the early 1900’s. The Church of the Oaks was used as a community location where people would come together to celebrate weddings, and national holidays (Yvonne VanDyke, personal communication, June 14, 2016). In 1907 the Cotati Congregational church was built and is currently located across the street from the Veronda-Falletti ranch, on W. Sierra Ave. This church would later be renamed after the Church of the Oaks property.

In the background of the first photograph (Figure 2) a distinct building is visible. The building has a fence and it features a false front. Members of the Cotati Historical Society believe that the building depicted in the background of this photograph is the Cotati Theater, which is depicted here in a separate photograph below (Figure 3). The Cotati Theater is still in use as a used book store located at 60 West Sierra Ave. in Cotati. If that is the case, then the Veronda-Falletti Ranch location served as a place for community gathering well over one hundred years ago. Prior to this finding, it was perceived by the community that the Veronda-Falletti property was open space owned by

the Cotati Land Company until its sale in 1913. If these pictures are accurate and this interpretation is as well, then the property was used well before 1913 for community activities.

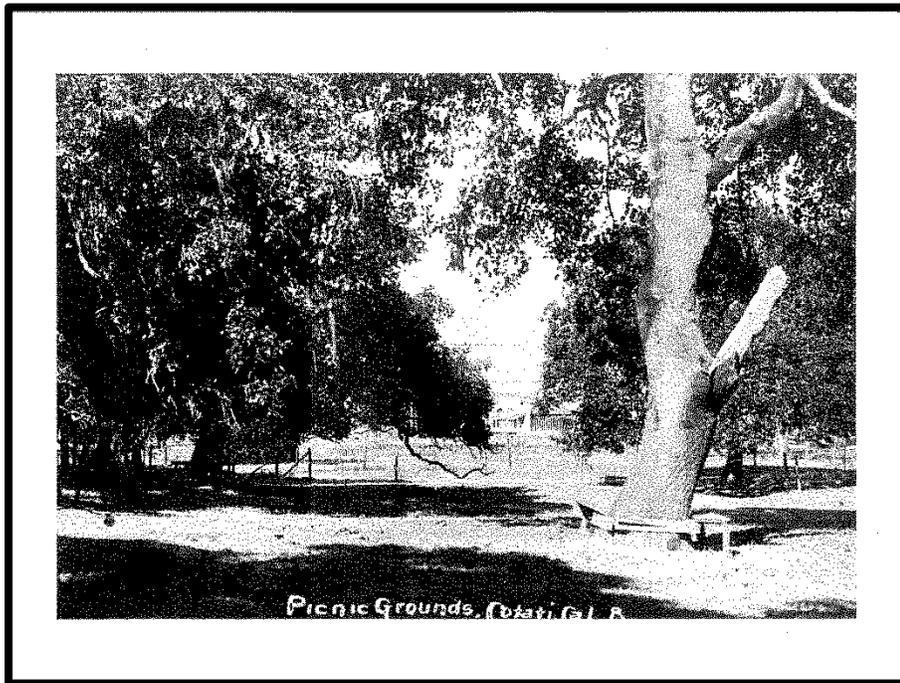


Figure 2, Photograph of “Church of the Oaks property” circa 1904 (Courtesy, Cotati Historical Society)

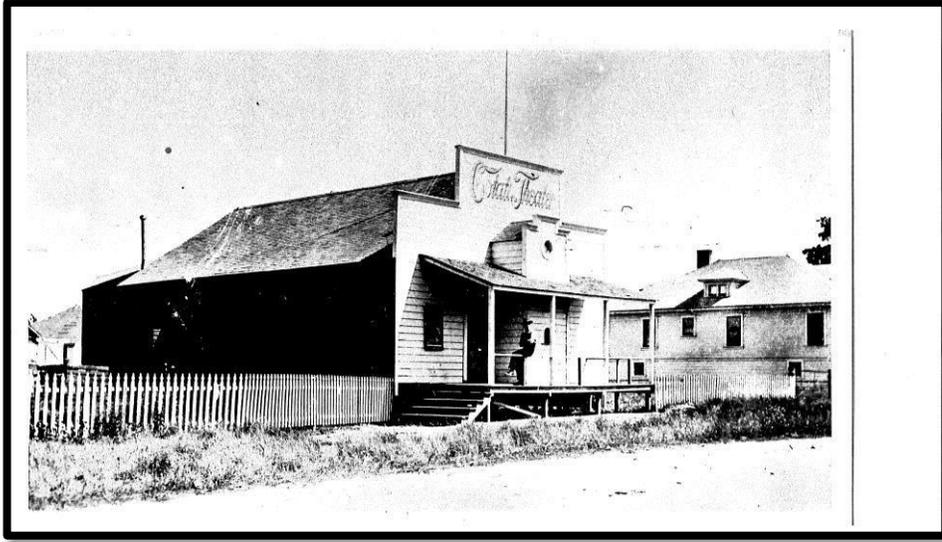


Figure 3, Photograph of Cotati Theater circa 1904 (Courtesy, Cotati Historical Society)

According to Veronda-Falletti property title sale documents obtained from the Sonoma County Recorder's office, the Cotati Land Company sold the property to Christian Haars in 1913. He built the main single unit house, the domestic tank house and a garage that is no longer standing. Haars was listed on the 1909, 1910 and the 1911 city directory as single and a "rancher" with no indication to the type of livestock he raised (1909-1910, Polk-Husted City Directory: 315, 1911 Polk-Husted City Directory: 437). He sold the property in 1919 to the Mattsons, a family from Finland, who operated and turned the property into a chicken farm. The Mattson family was listed in the 1924 and 1926 city directory as "farmer" (1924 Polk's Directory: 433, 1926 Press Democrat's Directory: 596). The Mattson family was listed on the 1920 and 1930 Cotati Census, the family and consisted on John E. Mattson, Hilda K. Mattson, Orvo, Raymond, George and Elmer Mattson (1920, 1930 United States Federal Census for Cotati). They added a sauna, outhouse, a brooding house, and three new chicken houses. They sold the chicken

farm to the Veronda family in 1938 who continued to run it as a poultry farm (Jennie Falletti, personal communication, November 14, 2014). The Veronda family added a single-unit addition to the main home which included a bathroom and also built three packing houses for processing of poultry items.

In 1953, Pete Veronda passed away and the family could no longer afford to operate the property as a chicken farm. It was no longer feasible for them so the family began to raise sheep and some cattle. They built two large barns that could accommodate the storage of feed and are still standing today. The family also began a small fruit orchard that is still on the property. The family tore down one of the chicken houses around the time of Pete's death and the other was torn down circa 2005. The Sonoma County Agricultural Preservation and Open Space District purchased the property in 2008 and has reintroduced sheep for grazing. The following timeline provides a linear progression of Veronda-Falletti Ranch ownership as well as changes to the property (Please see Appendix B for copies of these records).

Table 1. Timeline of ownership and use for Veronda-Falletti Property

Owner	Timeframe	Use of property	Additions/ Changes	Source
Cotati Land Company	1849-1913			Property Title see Appendix B
Christian Haars	1913-1919	“Rancher”	Main house, tank house, garage	Property Title see Appendix B, City Directory-Cotati pg. 315
Mattson Family	1919-1938	Chicken farm	Sauna, outhouse, 1 brooding house, 3 chicken houses	Property Title see Appendix B, Jennie Falletti, Personal com.
Veronda Family	1938-1953	Chicken Farm	Single unit addition to residence, 3 small packing buildings	Property Title see Appendix B, Jennie Falletti, Personal com.
Veronda Family	1953-2008	Sheep/cow Farm	2 feed storage barns, orchard	Jennie Falletti, Personal com.
APOS, City of Cotati	2008-present	Sheep farm		City of Cotati, Personal com.

Chapter 3. Theoretical Framework

Introduction

The theoretical framework that will help us understand the Veronda-Falletti ranch has a diverse approach. The ranch was not built by one person or one family at one time, in fact, it has been built over-time with different families. Different family members have added and removed from it using their ingenuity and agency. Therefore, to begin to uncover the meaning behind the building of the complex, it is important that we start at the level of personal intention and work our way from individual person to the result which is a larger landscape.

Landscape theory is a perspective that takes into account the reciprocal relationships between human action and the environment. A historical record, as was provided in previous chapter, gives us a window into the property and how it changed but landscape theory is most helpful for interpreting how the small gestures of inhabitants changed the property and how the property in return changed them (Hayashiba 2005: 44-45).

Agency Theory

Agency theory is needed in order to understand why and how people chose to create the space they lived in and how their actions impacted their environment.

“Agency” is very simply defined in the social sciences as the capacity and intentionality of individuals to act and make free choices (Gangas 2016: 24-26). Agency theory helps us understand why a person does what they do, the driving force, that causes a person to act. A fundamental understanding of why one acts in a certain way is needed in order to understand that the most basic of acts have intention and those intentions create spaces and landscapes that cultivate identity.

Agency theory is one tool that can help us understand the thoughts or intentions that produced the acts that resulted in the space as it is represented today. Agency is the invisible force or intention behind an individual as they interact with the material world using technological knowledge and skills in order to carve out a life story (Dobres and Robb 2000:9), as is the case in the Veronda-Falletti Ranch. The family lived on the property for many decades and in that time the Ranch changed as the needs of the family grew, changed, and morphed with the death of the head of household. Agency theory helps us see that the structure is the first facet of agency that needs to be understood.

Agency theory contributes greatly in Dobres’ analysis concept of “chaîne opératoire”. Dobres’ “chaîne opératoire” is an interpretive methodology capable of illustrating inferential links between technical acts and the identity and personhood of its technicians (Dobres 2010:156). The idea is that while undertaking production activities, people create local, personal, and group identities. These identities are then visible or “read” when interacting with others (Dobres 2000:159). Chaîne opératoire is helpful in understanding the cultural landscape of Veronda-Falletti Ranch in that it is a perspective that sees links between the identity of people who lived here and their acts that created the ranch complex. For example, the families who lived on the Veronda-Falletti property

became farmers and ranchers as they worked to create their environment. That identity was then read by others when interacting in their lives and documented in the census information taken of the families.

Chaine operateire asks researchers that they ask explicitly about social agency and the context-specific nature of social relations. Those relationships can reveal important information about material production and how it relates to the formation of social identity (Dobres 2010:157). Sociologists have long understood that through acts of material transformation people effect their own social transformation. Chaine operateire is the idea that individual social identities are defined, expressed, negotiated and transformed during technical acts (Dobres 2010:159). The material world, in this case the ranch, actually contains information about social relationships and meaning making (Dobres and Robb 2005:167; Robb 2010: 494). Therefore, the way archaeologists understand social identity from the Veronda-Falletti Ranch is contingent on the specificity of the questions addressing the relationship between action, product, and purpose of production, and the resulting relationships and social identity.

Dobres and Robb (2005) propose that agency encompasses materiality or that the material world actually contains information about social relationships and meaning making (Dobres and Robb 2005:167; Robb 2010: 494). Dobres and Robb (2005) argue that there is a link between structured activities using raw materials and one's own identity (Dobres and Robb 2005:163). Operating any type of farm or ranch is a structured activity, and those activities shape the identities of the families that lived on the ranch. For many of the families that lived on the Veronda-Falletti Ranch property, it was the

entire family that took part in the production activities required for running the ranch.

Therefore, all of their identities were a result of the ranch and the ranch was a result of their activities.

The operators of Veronda-Falletti Ranch used their ranch as their livelihood and, therefore, it is imprinted with various indicators of how the family adapted based on their financial needs in changing culture and market. Dobres' (2010) concept of using a technical act, a "habitus" to analyze a chain of events is relevant to this thesis. This thesis seeks to understand how a pattern of technical acts, a "habitus", can create a chain of events such as the adapting ranch landscape, as a result of the changing poultry economy. Dobres focuses on the culmination of all these acts rather than just thoughtless or meaningless acts that transform raw resources into cultural product (Dobres 2010:156). In the same way, one might look at the Veronda-Falletti Ranch as a cultural product and a representation of many gestural acts that together helped form the ranch, a resource, into a cultural landscape that produced various economic products.

Marcia-Ann Dobres' personal research elaborates the topic of identity when she states that technical archaeological research needs to "concentrate more on the interrelationship of social and material factors that combine to produce end-products, be they artifacts, the hunt, or individuals" (Dobres 2013:165). In other words, context awareness has the potential to illuminate complex interrelationships between cultural acts, processes, and people. Understanding the Veronda-Falletti Ranch as a resource is imperative when formulating research questions and trying to interpret the behavior and culture of people who once occupied a space.

The future of archaeology depends on archaeologists' understanding of variability within the archaeological record as more than just a "noise". "Noise" would be information that seems to be meaningless in the interpretation process. In the context of historical archaeology, emphasis is placed particularly on the subtle differences that communicate people's reaction to power relationships and overriding structures (Shackel 2000:234). Take for example, the Veronda family who decided to tear down multiple chicken houses after Pete Veronda passed away in the early 1950's. However, they also decided to start selling and consuming walnuts from the various walnut trees on the property (Jennie Falletti, personal communication, November 14, 2014). Many archaeologists would have seen the walnut trees on the property and only noted their existence. The walnut trees as part of the landscape would have been seen as "noise". However, they convey a great deal about the relationship that the Veronda's had to their landscape and their fluid financial status. They may have been using the walnuts to supplement their own diet, that of their neighbors and that of their livestock, or simply working together to stay financially afloat after a tragic death of a family member. The noise in archaeology provides a variable that produces more fruitful interpretations.

Given any context, archaeologists should try and understand cultural systems as something other than homeostatic, but rather as something that changes over time through human actions. The implication is that more complex questions can be asked of assemblages and more intricate stories form as a result of those questions (Shackel 2000:243). The ranching and poultry industry is ever changing and impacted directly by the surrounding economy. In order to ask and answer more detailed questions about the

relationship of one family to the larger poultry economy and community, it is imperative that one take into account all of the “noise” regardless of how small.

Social agency theory sees human action as historically contingent. As such, “different social structures produce, and are reproduced or transformed by, different forms of agency” (Johnson 2000:213). The agency of individuals and how they apply it to their environment causes social structures to change. Agency theory is “the process of making culture, a process that is participated in differently” by different people in different contexts (Sassaman 2000:164). In this thesis, the social context of the Veronda-Falletti Ranch and the changes over time provide connections to the larger poultry industry. Understanding the history of neighboring Petaluma’s role in the history of poultry farming as well as the building of the PS&R railroad established a foundation for using agency theory with this property in a way that produces more detailed research questions.

Agency theory is an essential concept to modern interpretation of archaeology. Johnson (2000) stated that “agency is without doubt one of the central concepts in modern archaeological interpretation and in social theory generally” (Johnson 2000:213). The current state of agency theory places great emphasis on relationality, networks, and personhood as they relate to material culture. This perspective means that relationships between objects and people, patterns and who a person is are all related. The goal is to view social action as a result of varying relationships that span over humans, activities, and material objects. The objects themselves have meaning because of the relationship they have to agents and the processes they undergo (Robb 2010:502). The Veronda-

Falletti structures have meaning and represent the agency of those who built and used them over time. The resources on the ranch have meaning because they produce activities that shaped the ranching and farming families that lived on the property. How the property was used and how it changed over time is an essential part of this thesis.

Many archaeologists, including Ortner (1984), view agency theory as an umbrella under which various forms of social theory is collecting (Ortner 1984:127; Robb 2010:493; Dobres and Robb 2005:161). Similarly, Robb and Dobres (2000) discuss how much of agency theory is based on an ambiguous platitude and lacks concrete archaeological consideration (Robb and Dobres 2000:3). Dobres and Robb (2005) explain how archaeologists often invoke agency theory as a philosophy to make statements about the human condition, but they use outdated methodologies not equipped to answer contemporary research questions (Dobres and Robb 2005:160). The entire hope in using agency theory in this thesis is to be able to produce more concrete and clearer interpretations about the Veronda-Falletti ranch. Agency theory is a useful tool if used alongside modern methodologies such as survey, mapping, and contextual literature. Together, methodologies and theory work to create an understanding of the past.

Agency theory is an interpretive tool, it is different based on who is doing the archaeology and who is looking for the answers. It provides a platform on which archaeologists can explain variation that has long been understood to be the norm (Sassaman 2000:164). Yet, in practice, it is a dramatically underused theoretical framework. This could be due to the fact that many concepts within agency are still

debated. In archaeology, many theoretical approaches to interpretation are debated and this type of rhetoric and discussion keeps research progressive.

However, great strides have been made to change the ways in which we use this tool. It is the job of anthropologists and archaeologists to find coherent and relative ways to apply agency to their research in a comprehensive way. Researchers can follow Dobres' model and apply real concepts such as identity, personhood, and complexity through the interpretation of agency. By trying to understand the inferential links that relate to processes, researchers can see how agency infiltrates all aspects of life. After all, we are all agents whose identity, personhood, and complexity are not limited by a structure or process. Why should the past be any different?

Cultural Landscapes Theory

Landscape theory was an appropriate choice for the interpretation of the Veronda-Falletti property because it is being considered as a complete "property", rather than a house and some ancillary buildings. As a property, it represents a landscape that has the capability of conveying information about the people who once inhabited the space, how it changed over time, and why it looks the way it does. By taking a cultural landscape theory approach, this thesis is considering much more than the physical remains of the ranch. This thesis is taking a comprehensive approach in which the people, the space, the physical remains, and the choices they made are all resources that help us understand the property as a whole.

Landscapes are areas that were created as a result of human interaction with nature (Erickson 2010:104). These areas were previously understood to be backdrops for archaeological remains (Knapp and Ashmore 1999:1). However, as time and method have changed, perspectives on how to apply landscape theory have also modernized to accept the landscape as a piece of archaeology itself. It is now understood that landscape theory is in fact a method that encompasses the setting and physical remains that have the potential to reveal important information about how people lived and the choices they made during their lives (Knapp and Ashmore 1999:2). Not surprising, geography was one of the first disciplines interested in the idea of “culture” within the concept of a landscape. As such, geographers have long grappled with the concept of landscape as a process perpetuated by social life and choice (Hirsch 1995).

Archaeological interests in landscape theory increased in the early 1990’s and have continued well into the twenty first century (Knapp and Ashmore 1999:3). Landscape can be explained as “the world as it is known to those who dwell therein, who inhabit its places and journey along the paths connecting them” (Ingold 2010:62). In the past, landscapes were viewed as space upon which humans acted and went about their daily lives. Landscape theory seeks to make apparent that landscapes are not merely space and that nature and culture are not mutually independent of one another. In all actuality, they are dependent on one another. Archaeologists have placed emphasis on the concept that humans are not things in the environment. Rather, they are pieces in a relational network without predetermined structures. In taking this perspective,

archaeologists of various backgrounds pursue the concept of “socially constituted, meaningful landscapes” (Knapp and Ashmore 1999:4).

Paul S.C. Tacon argues that one’s landscape plays an integral part in aiding people through material culture and symbolic communication. The concept of “landscape” is infinitely variable because it is in the mind of the beholder, and what is important is that it be described from a human perspective (Tacon 2010:77). In addition, Tacon argues that landscapes are converted from physical to social places as they are socialized and conceived (Tacon 2010:78). Tacon uses prehistoric rock art as his main example of “human-made marks that produce symbolic and aesthetic meaning” (Tacon 2010:78). Throughout Australia and many other regions of the world one of the oldest forms of modifications are rock-shaped cup impressions known as “cupules”. Their location and organization provides insight into early landscape creation and meaning. Mapping the locations of rock art and rock impressions has helped archaeologists interpret places of importance for native people (Tacon 2010: 78-79). In the same way, one can apply this perspective to a ranch complex and its organization. For instance, the landscape of a ranch complex is conceived and created for the purpose of functionality but also around the needs of its operators.

The Veronda-Falletti ranch was conceived by ranching families and it was made into a social space that reflects what was and is important to them. The landscape of one ranch to another is always going to be different. For example, the Veronda-Falletti ranch storage barns, built after the death of Pete Veronda, were built very close to the domestic home. The family tore down the chicken houses that were located furthest from the main

house, leaving only the closest chicken house. There is a symbiotic relationship between the landscape and the people who live and create it. It is possible that these actions reinforced the family unit working closely together to rebuild their complex and staying centered on the home during a time of change and grief.

Rural Vernacular Cultural Landscapes

A vernacular landscape can be defined as a “cultural landscape that evolved through the use of people whose activities or occupancy shaped that landscape. Through social or cultural attitudes, individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives” (Brinbaum 1994:1). Function plays a significant role in vernacular landscapes. Through social and cultural attitudes of an individual, family or community, the landscape reflects the physical, biological, and cultural character of their everyday lives (The Cultural Landscape Foundation, 2/29/2016). Vernacular landscapes are, therefore, the results of adaptation and flexible spaces that are not controlled or limited by a design or plan. In fact, they are more of a representation of specific needs at that time and in that space. Because some of these locations are rural in nature, often times they seem simple and even maybe uninteresting to the untrained eye. They are usually spaces known by the locals to have meaning but not tourist attractions or places on a brochure. However, archaeologists in the U.S. are turning their attention to the rural landscape, which happens to be the most

likely location for everyday activities that manifested into vernacular landscapes (Palmer 2015:239).

Tim Ingold (1993) coined the term “taskscape” in order to explain that “life process is also a process of formation of the landscapes in which people live” (Ingold 1993:59). Furthermore, Ingold explains that as archaeologists we should adopt more of a “dwelling perspective” where the landscape is a record of the lives and works of past generations who lived within it and have left their mark in some way (Ingold 1993:60). In that way even the simplest of ranches or farms are reminders and images of their previous owners’ lives and needs as well as how those needs changed. The Veronda-Falletti ranch’s remains of an orchard and run-down buildings represent the once essential resources to maintaining and feeding a family and livestock. As Ingold put it, taskscape is a life process, and as that life process occurs what are important changes and the landscape changes along with it. A “dwelling perspective”, would take the Veronda-Falletti ranch complex as a whole, where it represents the culmination of past generations as they left their mark in the landscape.

Van Olst (2008) writes about the farming and functional vernacular landscapes found throughout the Netherlands. In the 16th century, the Netherlands had a flourishing farm economy that exported crops and goods world-wide. Large-scale dairy farming allowed the farmers to supply both local and international markets. Much like California, the Netherlands farmed wheat until the early 19th century when they switched to cultivating mainly fruits. Something that sets the Netherland farms apart from California is that their living, working, animal quarters, and storage space are often combined (Van Olst 2008:6). The entire operation is typically found under one large roof, where it the

space is subdivided based on function (Van Olst 2008:6). This is quite different from most farms in California, where space is appropriated and divided based on the activity at hand. The domestic home, storage barns, chicken houses, and animal quarters are all different buildings. The division and managing of space within a landscape requires agency, and that decision-making can tell us about the identity of the people who once lived there. As a chicken ranching family, the Verondas initially had chicken houses throughout the property. However, once Pete Veronda passed away the family became a livestock ranching family and the chicken houses were torn down to make room for the grazing animals. Their identity was changing, and their property was reflecting those changes.

The expansive period of the 16th and 17th century dairy market forced the building of larger buildings. The growing market shaped the rural practices of farmers (Van Olst 2008:7). Much like the poultry boom in California, the Netherlands were reacting to the market pressures by creating these huge working spaces that housed not only all of their cows but themselves and all of their equipment. The California poultry economy of the early 20th century encouraged producers to house thousands of chickens with multiple chicken and brooding hen houses. In the early 20th century, poultry producers were still experimenting with brooding houses and different technologies. This was somewhat of a dirty process and therefore combining living and working spaces would have been somewhat undesirable (Weeks 1920: 28-29).

Lake (2008) recently stated that “ historic farmsteads should be considered and analyzed in relationship to their landscape, as well as past and present social, economic and cultural context, for only then do patterns emerge beyond the narrow confines of

building studies” (Lake 2008:16). This approach is really intended for all landscapes but in particular vernacular architecture. The Veronda-Falletti ranch was built within an already existing landscape of poultry ranching. The poultry boom in California gave way to more diversification after the economy began to change. As such, historic farmsteads of Northern California will reflect the changing economy and should be considered as part of an evolving landscape rather than analyzed for their basic function. Building studies alone can only aid so far in the interpretation of how people lived and why they did the things they did. It is the combination of agency, landscape, and vernacular architecture theory that together can work to build the most complete picture of what happened on a property over time.

Cultural Heritage Management

The process of archaeology has many stakeholders such as the lead agency, secondary agency, and various Native American tribes or governments. Many projects or undertakings require varying amounts of consultation or talking among all stakeholders before a project takes place (Chirikure 2016:467). Examples of such collaboration and consultation can be found all over the world. The biggest difference between different countries is the regulatory contexts that governs or regulates the minimum amount of communication or consultation required. The practice often referred to as community archaeology has played a role in shaping the expectations of stakeholders within the project process. An entire issue of *World Archaeology* in 2002 was devoted to the

concept of “community archaeology” and how it was practiced in different parts of the world.

An archaeologist’s job entails engaging the public in order to elicit interest groups. As stated before in this thesis, often times there are some forms of regulatory compliance that have to be met. However, finding out about a property or project area is imperative in order to have a complete understanding of that property’s history. This thesis has benefited greatly from conversations with Jennie Falletti, Prue Draper, and members of the Cotati Historical Society. How we engage in the process varies drastically based on circumstances. It is not by chance that this job has been left for the archaeologists and historians. These positions require a certain amount of social skill in order to comply with the regularly required amount of consultation (Olsson 2008:372). These positions have to be filled with competent people who can effectively communicate community needs and wants and place emphasis where the public choses to preserve.

With the advent of globalization and economic pressure by big cities on archaeologists or historians to produce tourist attractions, it is no surprise that some competition between tourist attractions has gathered some researchers’ attention. There has been a push towards “built heritage as a resource for urban development” (Olsson 2008:372). In these situations public policy has adopted or conformed to the perceived interests of the general public. However, it is the dominating rhetoric or conversation that is being presented to the public and not the entire history (Heyden 1999: 4-6, Olsson 2008: 372). It is not enough to find one group that has a version of a property’s history (Olsson 2008:372-373). It is the job of archaeologists and historians to find local people

with opinions about the resources and find out how they view and use the resource. This thesis is part of an effort to begin a conversation about what the Veronda-Falletti ranch means to the local people of Cotati and how they want to preserve it.

Chapter 4. Cultural Resources Inventory

Introduction

The following chapter describes the methods employed to complete this thesis. This thesis used a number of informal conversations with local people and neighbors of the Veronda-Falletti Ranch. Jennie Falletti, a life-long resident of the ranch who grew up there now lives in the beautiful Spanish-style home next door. This section also includes the synopsis of a record search at the Northwest Information Center (NWIC). The NWIC provides a free service to Sonoma State students where it allows them to conduct historical research on thesis properties. I conducted multiple visits to the NWIC where I was able to examine historical United States Geological Survey maps as well as their GIS database. Between these two sources, the NWIC maintains a database with all recorded prehistoric and historic-era resources. In addition, they have a large amount of other historic-era maps and literature. They have a full library of literature for different regions of Sonoma County. Apart from visits to the NWIC, various visits to the Veronda-Falletti ranch took place over the last two years. During those visits, pedestrian surveys took place where I would walk the property at different times of the year and search for any archaeology. During the course of this fieldwork, an architectural recording of all buildings took place.

Methods

The methods instituted for this thesis consisted of relevant literature, archival research, informal conversations with individuals, an archaeological pedestrian survey and an architectural recording of the property. The first site visit took place on October of 2014 with Adrian Praetzelis' Anthropology 592 course. As part of course requirement, the class was asked to produce a preliminary Department of Parks and Recreation primary form (DPR 523A) as well as preliminary research for a National Register nomination and the completion of a Department of Parks and Recreation building, structure, and object form (DPR 523B) .

In the last two years, the property was visited on various occasion by myself and Benjamin Lyons. Those visits happened more frequently between April 2015-May 2016. Frequently, they included surveying the property in 10 meter zigzags looking for archaeological remains. This was often done in different parts of the year because the vegetation and groundcover was different from one season to another. The property is inhabited full-time by a herd of grazing sheep. In order to keep disruption to a minimum, surveying had to occur whenever the sheep would not be disturbed. In addition, the interior of building 4, the large storage barn, where the sheep spend most of the day, was not easily accessible for this thesis. The bulk of the photos were taken and documentation collected for the site record on April 28th 2016.

Historic Maps and Relevant Literature

A multi-pronged approach was necessitated for this project. Information about the history, changes, and occupants of the property was important to this thesis. It was an effort that included having short informal conversations with locals, speaking to relatives and friends of the Falletti's.

As part of the strategy, all historic-era maps of Cotati available at the Northwest Information Center (NWIC) were consulted during the spring of 2015. These include Bell and Heymans (1888), Official Map of the County of Sonoma (1908), and Thompson and West (1877) Illustrated Atlas of Sonoma County California, and Reynolds and Proctor. An analysis of maps was conducted to look for buildings within the thesis property. The Santa Rosa 15 minute 1916 and 1944 depicted one building, which can be assumed to be the main house based on its location. The Sonoma County Recorder's office, the Rancho Cotati map depicted the parcel and #6, which had no owner but was designated as a vineyard orchard.

The Cotate Ranch land grant map of 1857 depicted below does not show any buildings within the thesis property location. The location of the Veronda-Falletti ranch location is identified on the map by a star. The map does indicate that it was confirmed under the order of "Willie" to Thomas S. Page, therefore, indicating that it was surveyed sometime after Thomas S. Pages' acquisition of the property in 1857.

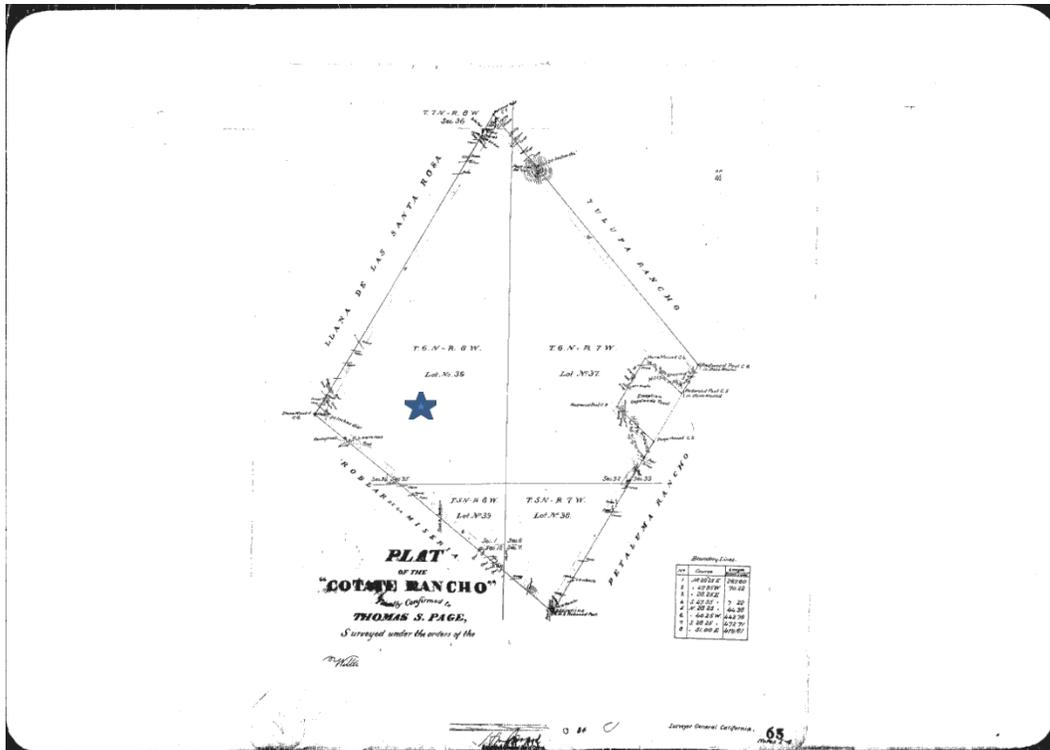


Figure 4. Cotate Rancho Land Grant map by Page 1857 (Courtesy of NWIC)

Previous Research and Recorded Resources. Although there are no previously recorded resources within the thesis property, the area of research was expanded to within a ¼ mile in order to obtain as much information about previously recorded historic-era and prehistoric resources in the area. Based on a record search conducted at NWIC on April 13, 2015, there are three previously recorded resources within ¼ mile. Primary number resource number 49-000953: CA-SON-001018 consists of a sparse scatter of mussel and shell fragments, resource 49-000952: CA-SON-001017: SDA-50 consists of a scatter of mussel, clam, non-human bone and charcoal, resource 49-001857 consists of the old Christensen Farmstead. The latter is very similar to the Veronda-Falletti Ranch in that it too was a small farm complex on 4.12 acres. The property features a wood-frame

vernacular farmhouse, domestic tank house, garage, privy, chicken brooder house, barn, bunkhouse, and woodshed. The final resource within a quarter-mile radius consists of the Cotati Hub or 49-004523. This resource is mentioned on the California Inventory of Historic Resources 1976 and is identified as a California Historical Landmark. It is described as “Cotati’s town plan is significant representative of city planning theory of the late 1800’s; only one other city in the United States- Detroit- was designed with a hexagonal street pattern. California Historical landmark. Ownership: City” (Accessed through NWIC, April 13, 2015).

In addition to the previously recorded resources there were nine studies conducted within a ¼ mile of the Veronda-Falletti ranch. Studies numbers: 30, 157, 272, 1171, 1709, 1710, 12123, 15565, and 23964 have portions of their study coverage that were conducted within a ¼ mile of the record search area. These studies did not include any information that could add to the context of the Veronda-Falletti ranch complex. Therefore, no other information on them was included.

Archaeological Fieldwork

As mentioned before, the first visit to the site was in October of 2014 with Adrian Praetzellis’ Anthropology 592 course. Post-course, the site was visited on various occasions by myself and Benjamin Lyons. Together we conducted pedestrian survey at different times of year. Between April 2015 and May 2016, we conducted visits dedicated to taking measurements and drawing sketches of the buildings on the property. Measurements were taken using a standard measuring tape. These visits included taking

photographs and measurements of elevations of buildings as well as different parts of the property. Information recorded included what was able to be surveyed that day, what the vegetation was covering, the condition of the buildings, and any changes to the buildings since the last visit, any changes to the orchard or trees, and the main location of the sheep. Detailed descriptions of the exterior of the buildings and interior (when possible) were written down to be used for filling out Department of Parks and Recreation forms (DPR). Benjamin used AutoCAD to turn hand drawings into digital renderings. All Department of Parks and Recreation forms can be found in Appendix A.

Preliminary California Register of Historical Resources Eligibility Assessment

The ranch home is located on the Veronda-Falletti ranch complex, which is a 4.37 acre urban farming complex. The complex features an early 20th century agricultural domestic house, a domestic tank house, two barns, a chicken house, an outhouse, a small fruit orchard and two walnut trees. The domestic ranch house features a single story rectangular home and is two units across and one unit deep. The building is an example of early 20th century vernacular farmhouse that faces West Sierra Ave. The domestic tank house on the property is located west of the main house and is enclosed, with a projecting roof, parallel walls, and horizontal wood cladding. The outhouse is located south of the barns and is a simple four wall redwood building with a corrugated metal roofing. The smaller barn, building 5, located west of the two larger barns, is missing many of its boards and is braced by modern supporting beams. The

chicken brooding house is a single story rectangular building. It is three units across and one unit deep.

The main house and domestic tank house was built between 1913 and 1916 by Christian Haars. The Mattson family lived and used the property as a chicken farm from 1919 to 1938. During that time, they built four chicken houses, a larger barn, a smaller barn, an outhouse, a sauna or steam room, and a small garage. The Veronda family acquired the property in 1938 and made a single alteration to the main living home, which consisted of 1-by-1 unit addition to the north elevation of the home. This addition introduced the first bathroom to the home along with a west-facing walk-up entrance and an additional door. The Veronda family made changes to the entire property during the course of their occupation from 1938 to 2008. For example, the Veronda family tore down three out of their four chicken houses, the small garage, the small packing building that was located behind the main house, and the sauna or steam room. The complex currently features an early 20th century agricultural domestic house, a domestic tank house, two barns, a chicken house, an outhouse, two walnut trees and a small fruit orchard.

The Veronda-Falletti property is a 4.37 acre urban farming complex located on West Sierra Avenue in Cotati, California. The complex features an early 20th century agricultural domestic house (B.1), domestic tank house (B.2), an outhouse (B.3), a large livestock barn (B.4), a smaller collapsed barn (B.5), and a chicken house (B.6). It also features walnut trees (F.1), and a fruit tree orchard (F.2). The West Sierra Ave. façade, or the eastern view of the property, includes the main house, two of

the barns, and the small orchard. The west end of the property features the third barn, outhouse, and various types of trees.

The home and the rest of the complex retain integrity of location in that it remains in the same place where it was originally built sometime between 1913 and 1916 by Christian Haars. The complex has a local period of significance between 1919-1953 during which it was associated with the broader pattern of poultry farming and its expression of vernacular activity evident in the construction of the farmstead. The entire complex has been preserved by the Agricultural Preservation and Open Space District in conjunction with the City of Cotati, California. The complex retains integrity of design because all of the elements of the complex work together to add to the purpose of historic-era farm steading. In addition, integrity of design is retained in the home's construction materials due to the lack of additions since 1938. Ancillary buildings have been removed from the property, and no other buildings have been added since 1953. Finally, it retains integrity of feeling in that the home and complex has physical elements that evokes and conveys the property's historic character.

Building Identifier:

Building 1: Main farmhouse

Building 2: Domestic tank house

Building 3: Outhouse

Building 4: Large storage barn

Building 5: Collapsed storage barn

Building 6: Chicken house

Feature 1: Walnut trees

Feature 2: Fruit tree orchard

The Veronda family purchased the property in 1938 from John E. Mattson. The Mattsons had run the property as a chicken ranch since he purchased it in 1919. The Mattson family maintained approximately 2,000 to 3,000 chickens on the property and lived at the main residence. Upon purchase, the Veronda family maintained the property as a small-scale urban chicken ranch while living out of the ranch home. Their additions to the home include a one-by-one unit to the north elevation of the home. This included the addition of the first bathroom to the residence. The Veronda family operated the chicken ranch from 1938 to 1953. At that time Pete Veronda, the head of household, passed away, and the family began to graze sheep and cows instead of raising poultry.

The farmhouse (building 1) features a single story rectangular home and is two units across and one unit deep. The building is a simple early 20th century vernacular farmhouse construction and faces West Sierra Avenue. The exterior finish is of horizontal wood beveled clapboard cladding with wood trim. Its low pitched side gabled roof is covered in shingles. Windows are double sash glass with a single paneled door. Additional elements include an eave brick façade chimney and an over-the-door extended porch. The building appears to have a cold joint at which a 1 by 1 unit addition was attached to the north elevation. The addition includes a small shed and stair walk-up entrance on the back (west) side of the house.

The domestic tank house (building 2) on the property is located west of the main house and is enclosed, with a projecting roof, parallel walls, and horizontal wood cladding. It features a small fixed sash piercings on three of the four elevations. The small orchard (F.2) on the property consists of four apple and pear trees fenced into a small area located east of the chicken brooding house and adjacent to West Sierra Avenue. Access to the interior of the tank house was not granted for this project.

The outhouse (building 3) is located south of the barns and is a simple four wall redwood building with corrugated metal roofing.

The large storage barn A, (building 4) has a moderately pitched, front gabled roof and is a one and a half story, simple rectangular planned wood framed building with two shed additions on the west side. The principal unit is two units wide and three units deep. The principal unit measures 18 feet across on the north and south elevation and 40 feet across on the east and west elevations. The shed addition closest to the principal unit is one unit wide and two units deep. The opening is 8 feet 2 across and a west elevation or length of 19 feet 2 inches. The exterior is clad in board and batten style with vertical redwood boards exhibiting minor cupping due to wear. Some battens have been replaced, and small metal reinforcements have been used to replace knots or fallout.

The roof exhibits exposed rafter tails that have been replaced by composite shingles. The original machine cut wood shingles can be seen above the sheathing from the interior. Staining under the 1 foot overhang on the east side provides evidence that this barn was once red. Additional roof elements include remnants of a redwood gutter and knob and tube wiring that can be seen on the east side of the

building.

The entrance on the north façade consists of a full dimension vertical redwood board and batten door with metal, diamond-shaped hinges. Additional elements on the north façade include a hayloft with a ridge board projection attached to a pulley, one square multi-paned window, and a hopper window. The east side of the building exhibits two entrances and two square multi-paned windows. One of the entrances on the east side is not original. The original entrance is immediately north of it and has been boarded up. There are two additional entrances on the west side of the building, south of the shed additions. All entrances are raised about two steps off the ground.

The shed addition closest to the principal unit shares the north façade and principal roof. The other one-unit shed addition is set back from the north façade and exhibits a change in roof slope. Both additions have an opening at the north end and dirt floors. The interior of the larger shed addition is wood framed in vertical redwood boards with circular and reciprocal saw marks. Wire nails were used throughout the entire building, exhibiting a zigzag pattern on the vertical battens. The west wall of this addition is battened on the exterior and has a door that leads to the smaller shed addition. This addition is framed in a similar fashion except for the roof, which consists of 5-foot- long boards over a series of rafters that extend from the principal roof rafters. This barn is most likely used to house sheep and for storage of hay and other ranching implements. Overall, the barn lacks ornamentation both on the exterior and interior, reinforcing the utilitarian function

of the building and its place within the larger ranching complex.

The smaller storage barn (building 5) located west of the larger barn is missing many of its vertical boards and is braced by modern supporting beams. Its roof, which is partially visible, consists of a principal rafter with common horizontal purlins. The roof has some composite shingles left. The cladding was horizontal and made of wood but much of it was missing prior to the collapse and none of it is visible any longer. As of a visit on 4/25/2016, the building had collapsed in place. The barn is a one story 1 by 1 unit building and is representative of a simple vernacular agricultural building.

The chicken brooding house (building 6) is a single story rectangular agricultural building. It is three units across and one unit deep. The exterior finish is of board-and-batten with redwood trim. The roof is a side gable and is covered in shingles. The primary East street facing elevation has six separate small, six-paned fixed sash glass windows. The primary façade is 6 feet 3 inches tall. The north and south elevations of the building each have one six paned fixed sash window. The perimeter of the building has redwood gutters. Entry piercings can be found in four locations; on the north and south ends there are doors that open into elevated staging areas, and the west elevation of the building has an aisle entrance in addition to a door that has been permanently nailed shut. Access to the northern end of the building was not achievable because the entrance door was located on the adjacent property. The northern end of the building appears to have been used to house brooding chickens. The southern portion of the building appears to have functioned as a storage or feed area.

The roof framing consists of principal rafters, common rafters, tie beams, and has a king post truss system. The interior room is divided into two sections with the southernmost portion sectioned off by a gate and elevated as a staging area. The other half of the room is empty with a dirt floor. The south wall of the interior room has 12 inch horizontal redwood beams from which the batten was removed. This would indicate that this room was an addition to the original chicken brooding house.

California Register of Historical Resources (CRHR) Criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values;
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Office of Historic Preservation, accessed 10/1/2016)

The following is a preliminary evaluation of Veronda-Falletti Ranch complex to the CRHR.

The Veronda-Falletti Ranch complex appears to be eligible for the California Register of Historical Resources under Criterion 1 at the local level of significance for its association to a significant period in the history of poultry agriculture in Sonoma County. Under Criterion 1, the property's period of significance is from 1919-1953, the period of time during which the ranch complex was operated as a poultry ranch. The home is associated with events and historic trends that have made a significant contribution to the broader patterns of California's agricultural history. Petaluma, California, one town south from Cotati, was the "world's egg basket" from the late 19th century until about the 1940's (Lowry 1993). The ranch was effective in providing the Mattson family and the Veronda family with poultry products. In addition, the Veronda family also sold eggs to the Nissen Company, which purchased and sold eggs, butter, and cheese in the San Francisco area up until the late 1940s (Lowry 1993).

After the decline of the Petaluma, California poultry economy after WWII, the Veronda family was still able to run a profitable ranch until 1953. This business exchange places them in a wider context where their eggs could have been shipped off nationally. The California poultry economy fell apart after WWII. After the death of Pete Veronda, the family had to diversify their crops. They purchased cows and sheep and began to cultivate more plant produce from their small orchard and their walnut tree (Jennie Falletti, personal communication, November 14, 2014).

The Veronda-Falletti Ranch complex does not appear to be eligible for the

California Register under Criterion 2 because it is not associated with any individuals who have made a significant contribution in history.

The Veronda-Falletti Ranch does appear to be eligible for the California Register under Criterion 3 at the local level of significance for its embodiment of a type of construction characteristic associated with the history of poultry ranching. Under Criterion 3 the property's period of significance is between 1913-1953 the time period during which the ranch was built and added to. The ranch was designed as a complex for living while maintaining and effectively running a small urban poultry operation. It is an example of vernacular construction where the complex reflects the needs of the operators at a specific period in time. The construction materials, type, methods, and characteristics resulted from basic needs while working and living on a property. In the west, the American "farm home" came as a result of a culmination of "cultural, environmental, economic, and ethnic factors" (Peterson 1986:434). The maintenance and use of the complex as a part of the broader ranching landscape is evidence that home was built and conceived with ingenuity of its operators using local and available materials. The complex captures the culture of early 20th century vernacular architecture used by farmsteads throughout Cotati, California. The complex is an example of simplified and sustainable poultry farming.

The Veronda-Falletti Ranch complex does not appear to be eligible for the California Register under Criterion 4 because the complex has not yielded important information about the past, and the complex is not likely to yield any information

that can contribute to our understanding of human history or prehistory. Without subsurface archaeological remains the data for this property is limited.

Conclusions and Potential Future Research

There is much to learn about the Veronda-Falletti property, and making it a park will allow the public as well as scholars to study it in the future. As part of the research process, questions were set out before the beginning of this thesis. Some were answered throughout this process. The following is a list of the questions and answers that are better understood as a result of this project.

What do the structures, features, and layout of the property reveal about the philosophy and approaches used to practice agriculture?

It is clear that every family or individual that lived on the property used it to fill their own needs and livelihood. The current state of the property only reflects the last resident's approach to agriculture and how they affected the structures, features, and layout. Christian Haas was the first individual to build on the property. He built the main house sometime between 1913-1916 (See appendix C, USGS 15 min 1916). He was listed as a "Rancher" in the 1910-1911 city directories for Santa Rosa. At that time the Veronda-Falletti property consisted of mostly open space with a single one-by-one unit pen house.

The property was then sold to the Mattson family which added a sauna for comfort and tradition. They were a Danish family and saunas are a Danish tradition. They also began to convert the farm into a poultry farm. The family built three chicken houses and a brooding house (Jennie Falletti, personal communication, November 14, 2014). They also expanded the amount of space the family used on the property. Previously, the most used part of the property was the main house area. After the Mattson family built and added to the property, the operators of the ranch were using more of the property simply by having to travel to the chicken and brooding houses.

The last family to live on the Veronda-Falletti property was the Verondas. The Veronda family began by continuing the previous tradition of poultry farming. However, they were a larger family so they added to the main house and built a bathroom. The ranch infrastructure was already there, and the Verondas were looking for a farming lifestyle. The Verondas built small packing buildings close to the main house. They planned on selling their eggs, and the railroad allowed them to export their goods to a larger consumer. This simple addition allowed the entire family to take part in the family business while staying and working from their home. Jennie and her sister Emma participated in packing after school and on the weekends (Jennie Falletti, personal communication, November 14, 2014).

When Jenni Falletti's father Pete Veronda, passed away in 1953, her mother Elisabeth Veronda was forced to once again change the ranch and their lifestyle. The poultry business was no longer lucrative because the California poultry economy had been infiltrated by cheap Chinese eggs and therefore poultry would not support her family. So Mrs. Elisabeth Veronda tore down some chicken houses and brought in cows

and sheep. The cows were used to produce milk products for her family and for the local market. The sheep were raised and sold. Elisabeth Veronda also planted a small orchard that is located adjacent to the house and next to West Sierra Ave. The family also began cultivating walnut from the trees on the property. This new way of life changed the property immensely. They added two storage barns to accommodate for larger livestock, and they tore down most of the chicken houses.

In 2008, the property was sold to the City of Cotati, and since then no physical changes have been made to the property. It is used as a sheep grazing area to this day.

What factors contributed to the differences in the way this agricultural property was organized?

The organization of this ranch is centered on the type of commodity or livestock being raised. It is unclear whether or not Christian Haas, the first person to build on the property, actually had livestock. If he did not have livestock, the property would have had quite a bit of open space. The Mattsons, on the other hand, built the first chicken houses and they spread the buildings out to fill the entire property. They intended to use the entire property for chicken raising and ranging. The chicken houses on the property were spread out because the chickens needed room to range. Space is of importance where there were 2,000-3,000 chickens on the property. Storage space and organization of feed became more important when the farm became a ranch with larger livestock. When the Verondas switched from chicken to larger livestock they began to tear down chicken houses in order to make room for their larger livestock feed. Each family organized the

property based on their needs as they changed over time. Necessity and accessibility were the factors that helped shape the property.

How did distance to major transportation routes influence the long-term success of the farmstead?

The Northwest Pacific railroad made it possible for the Mattsons and Verondas to export their poultry goods to a larger market in San Francisco or even export overseas. Later, the Petaluma and Santa Rosa Railway gave even more opportunities for commerce. Two railroad stops were within proximity of the Veronda-Falletti ranch, Page's station and Cotate station. Cotate's station was located on East Cotati Ave. (Draper and Draper 2004:22). The Bay Area was producing eggs for big overseas markets, such as the Philippines, well before WWII. It is possible that the Veronda-Falletti ranch contributed to that economy (Lowry 2000:53). The city of Cotati is relatively small, and therefore it was very feasible for either family to reach the railroad. In addition, the Nisson family, who moved from Denmark as the Nissen family, owned and ran one of the largest exporting egg and baby chick ranches in California (Rinehart 2007:1). They began as a large poultry ranch which evolved into the first commercial hatchery in the west (Lowry 2000: 49-50). The hatchery was active during the 1930s when Eric and Jack Nisson named it "Pioneer Hatchery" and began distributing chicks all over the world (Lowry 2000:53). Jennie Falletti recalls that her family produced eggs for the Nissen family. They collected the eggs every day and wait for a pickup (Jennie Falletti, personal communication, November 14, 2014). As such, the Veronda-Falletti ranch could have been contributing to the world egg market through their sales to the Nissen family. The

specifics of these transactions are unknown, Pete Veronda would have been the person in charge of these transactions.

Economic questions:

To what extent did access to capital, that is, ability to procure new technology, influence changes in production methods and the types of products grown on the farm?

The Veronda-Falletti Ranch has undergone many changes in terms of use. As such, technology associated with each commodity has been accessed with capital in order to convert the farm for optimum use. It is assumed that in order to for each family to change the farm into a productive ranch they needed to employ and use different types of technology. The inhabitants are assumed to have had access to capital that allowed them to acquire simple materials, such as lumber, to build new need barns and buildings. The Veronda family had access to materials and technology that allowed them to pack their goods up for transport. When larger livestock was introduced, the ranchers needed two barns for maintaining their feed and equipment. The ability to procure new technology allowed Mrs. Elisabeth Veronda to change the ranch from chicken to livestock production. She used what little capital the family had to completely remodel the farm into a ranch that would keep her family afloat financially. She was able to quickly tear down multiple chicken houses and then build a large storage barn and a smaller feed barn (Jennie Falletti, personal communication, November 14, 2014).

How did households adapt to changing economic circumstances brought about by changing market conditions, variable production output, and periodic environmental disasters such as drought, flood, and pestilence?

The Veronda family continued to raise chickens and poultry products even after the industry started to decline after WWII. According to Jennie Falletti, chickens began to get sick around that time as well (Jennie Falletti, personal communication, November 14, 2014). Regardless, the Veronda family continued to raise chickens even if they were having a harder time getting rid of their product due to declining prices, increased shipping costs, deteriorating chicken health, and production inefficiencies (Jennie Falletti, personal communication, November 14, 2014, Lowry 2000: 230-233). It was the death of Pete Veronda that resulted in the ranch changing permanently. This family death forced Mrs. Elisabeth Veronda to make decisions regarding the livelihood of herself and her family. She did not know how to run the chicken farm that had been her husband's job. However, she knew that the market was no longer thriving and that the farm needed to change. She made a hard choice to change the staple crop from chicken to sheep with some dairy cows (Jennie Falletti, personal communication, November 14, 2014). She also started a small orchard to supplement her food.

How do the remains of the complex compare to other properties that practiced similar agriculture?

The Christiansen farm was located just down the street and about a quarter-mile from the Veronda ranch. They, too, had many chicken houses and a simple main

vernacular house with a domestic tank house. This property was formally documented by an archaeologist prior to its removal in order to make room for new homes. Much like the Veronda ranch, the Christiansen property also showed signs of change from poultry to sheep and cows (Eastman 1996:1). The Veronda-Falletti property and the Christiansen property had many similarities. Chicken houses, brooding houses, tank houses, and main homes were common attributes for historic poultry farms and ranches.

Some great future research questions could ask about the specific economics of the household. For example, Pete Veronda seemed to be in charge of the business financial decisions up until his death. The County of Sonoma could possibly have some type of contract on file that shows more information about his contract with the Nissen family. More archival research is needed to unravel the details about the Verondas economic decisions and decision making.

Chapter 5. Recommendations and Conclusions

Introduction

This chapter will include recommendations on the management of the cultural resources on the Veronda-Falletti ranch property. It will also include recommendations for the City of Cotati to implement in the future regarding the interpretation and maintenance of Veronda-Falletti ranch. The City of Cotati hopes to use the property as an education and interpretive park. As such, they seek to maintain it, preserve it, and exhibit it to the public for their enjoyment.

Recommendations and Outreach

The following are a number of professional recommendations that would make the management of cultural resources on the Veronda-Falletti ranch more straightforward.

1. Prepare a cultural resource management plan that will identify all of the cultural resources on the property and provide very specific short-term and long-term management recommendations for each resource. A cultural resources management plan will also provide recommendations for maintaining minimal impacts to any uncovered resources.

2. Create an interpretation committee made up of members of the public with a vested interest in this property. The function of this committee is to elicit information from the public about the property's social value and what they would like to see happen with the property in the future. In addition, the City of Cotati is advised to include a full-time or part-time member who is familiar with cultural resources as well as cultural resource regulation. They would be a great resource if and when the property goes through any development, changes, or even modifications. Also, this individual would be helpful if the City of Cotati ever decides to apply for federal grants based on the property's status.

3. Hire a park and museum coordinator that will ensure the success of the Veronda-Falletti ranch park and Cotati Museum. As part of the position, the coordinator will be responsible for overseeing volunteers, as well as organizing and connecting with various interest groups in the community to ensure that the Veronda-Falletti Ranch is used as an example of sustainability and continues to provide a living example of sustainability farming and ranching in the future.

4. Place information boards throughout the property as indicated on Figure 6. These boards will provide information about the resources and their context. A professional historic interpretation specialist should be hired as a consultant in creating the billboards. The City is recommended to provide the public with short statements about the poultry ranching boom, its decline, and how these changes are represented throughout the property. This method has been implemented in other regional parks and provides a sound amount of information to a public that may not be familiar with cultural resources.

The billboards would be placed strategically in order to provide an optimal amount of information along a short trail that crosses the east side of the property: one in front of the domestic tank house, the second next to the historic fruit orchard, a third next to the large storage barn, the fourth adjacent to the chicken house next to the walnut trees. These billboards will encourage curiosity and conversation while explaining why it is important that the public not actually enter the buildings to prevent potential impacts.

5. Although there is no evidence of prehistoric resources on the property, consulting with local Native American tribe is recommended in order to keep channels of communication open and fluid between the local tribal people and the City. It is recommended to maintain open communication with the Tribal Historic Preservation Officer for the Federal Indians of Graton Rancheria regarding any changes to the property. Buffy McQuillen is the current (THPO) for the tribe, and she was consulted during the writing of this historical overview and technical recording. It is important for the City to open up and maintain this relationship with the tribe for any future consultation needs.

6. Conduct a seasonal inventory of the resources and their conditions. This process was conducted during the writing of this thesis and helped identify any negative changes to the property that occurred due to weather or general wear. The potential park set up featured in Figure 6, shows a relatively small park where the public is led by means of a fence and a trail to specific areas of the property. The building would not be open to the public but would be clearly visible from the fence. As mentioned, billboards will provide information on the building and its function outside of the buildings, eliminating the need

for entering it. Although impacts to the resources will be minimized, wear from continued public presence is always a concern. The inventory should be conducted regularly and documented for future use and comparison.

7. If sub-surface archaeology is identified within the Veronda-Falletti ranch, it is recommended that a professional archaeologist be called for further assessment and recommendations for short-term and long-term preservation. It is also recommended that the newly discovered site be documented using appropriate Department of Parks and Recreation forms that should be turned into the North West Information Center to be appended to this thesis as well as any further documentation of this property.

8. Hire a professional gardener or licensed arborist to assess the trees located in the small historic orchard. They require seasonal pruning in order to fruit and just be all around healthier. The trees are a great example of sustainability because they can still be fruiting today as much as they did during the 1950s when they were first planted.

The following map (figure 6) shows one recommendation for a way to set up the Veronda-Falletti Park. This set-up would minimize negative impacts to the cultural resources by controlling the flow of foot traffic while still allowing the public to enjoy and learn from the park. The goal of this configuration is to protect identified cultural resources while also preventing possible disruption to any unidentified sub-surface cultural resources. The areas where the public will have access have been thoroughly surveyed, at different times of the year, and therefore it is presumed that there are no sub-

surface cultural resources located in these areas. However, if archaeology is ever identified in anywhere on the property, please refer to recommendation 6, in the previous section for further recommended action. This set up includes 4 information boards as well as a short trail or gravel area where visitors can walk easily and access the historic buildings for viewing.

The goal of the City of Cotati is to use this park as an example of historic sustainable ranching. As such, the billboards will explain the role of the different buildings in this complex as they worked together to promote sustainability. This set-up would optimize visitor traffic and interest while still protecting any undiscovered subsurface resources and identified resources.

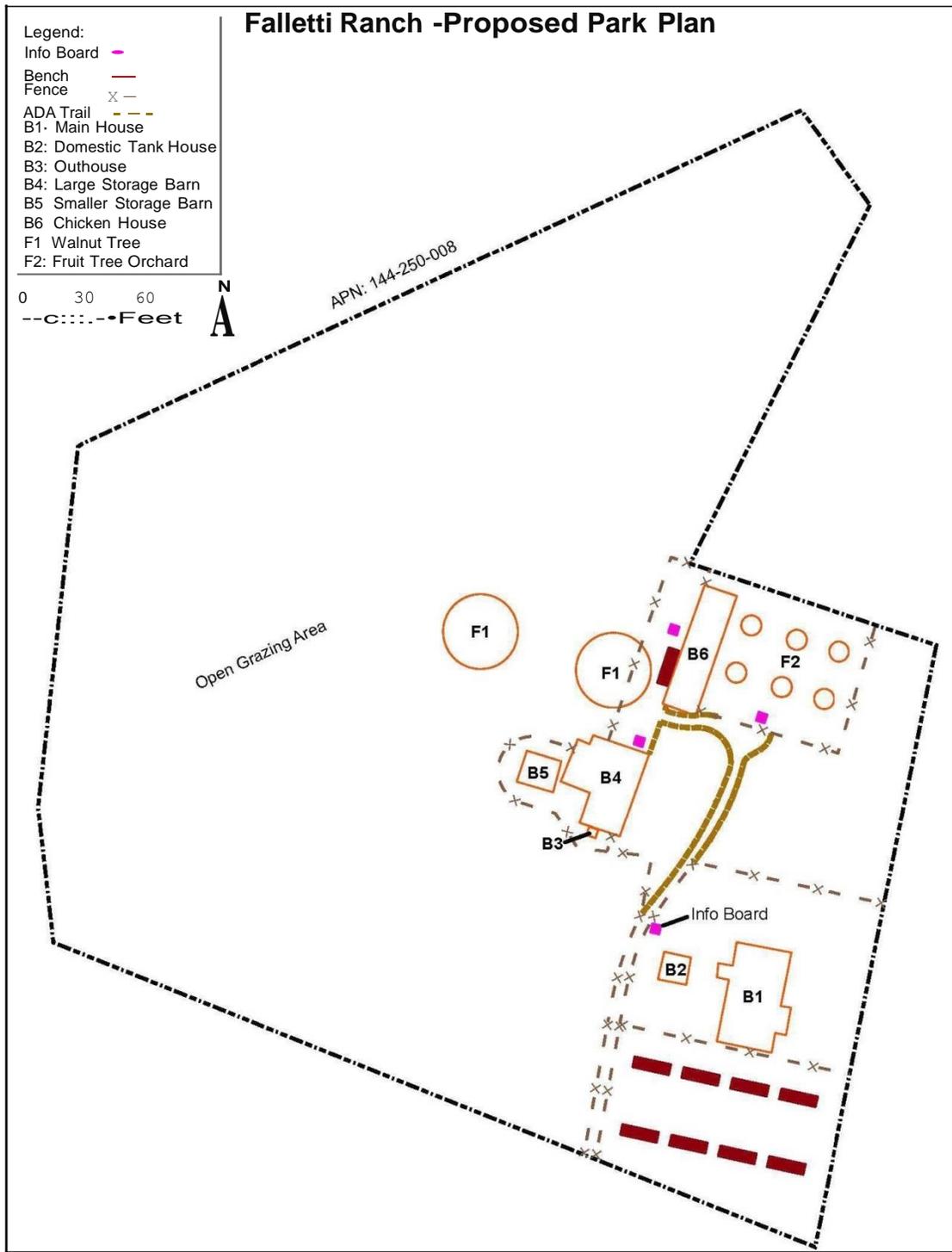


Figure 5, Potential Layout of New Interpretive Park

Potential Negative Impacts

Most negative impacts that can occur to the property come from general wear from being open to the public as well as effects of the aging process on the buildings. When this thesis began, building 5 (or the small storage barn) was still standing. As of May 2016, building 5 had collapsed with only the roof visible. This is unfortunate in that it prevents us from learning about the building other than its dimensions. The barn had been braced up, but time and wear from grazing sheep caused it to collapse.

The outhouse and the fruit orchard are vulnerable to wear from the grazing sheep as well. The fencing around the historic fruit tree orchard could be repaired or replaced. That orchard could be an informative display with information about a period in history where people were supplementing food sources with home-grown goods. It is imperative that the fence be kept intact to prevent any further damage.

Implementation of Veronda-Falletti Ranch as a Sustainable Ranching Park

The City of Cotati has maintained a clear vision for the Veronda-Falletti ranch as an example of historic-era sustainable farming and ranching. The goal of the City of Cotati has been to showcase this historic-era complex to its residents and visitors in the form of an educational park. As of April 2016, John Dell'Osso informed me that the City of Cotati had selected an interpretive committee for the Veronda-Falletti ranch. In September of 2015, the City of Cotati had a planning commission meeting regarding a

project which would finalize preliminary and final design for the property as a park. The project was found exempt from CEQA pursuant to section 15304 of CEQA guidelines. The project included alterations to grounds and vegetation, introduction of a pathway, and seating area and landscape. The new plans included placing picnic tables and seating in the southwestern corner of the property. The proposed project included placing the seating area and new landscaping in an area that is devoid of any buildings or archaeology. As such, it is minimizing negative impacts to the buildings substantially (City of Cotati, October 15, 2016).

As of October 2016, the City of Cotati executed their new park design. As part of this thesis, a park schematic was developed. It is still relevant seeing as the design proposed in this this thesis could be considered as an addition to the park in the future. The proposed park design was developed to have the public approach the buildings and read about different important portions of the complex as they relate to sustainable ranching. The displayed map features the potential add-ons for the park in the future. This set up includes 4 information boards as well as a short trail or gravel area where visitors can walk easily and access the historic-era buildings. The goal of the City of Cotati is to use this park as an example of historic-era sustainable ranching. As such, the billboards will explain the role of the different buildings in this complex as they worked together to promote sustainability. This set-up would optimize visitor traffic and interest while still protecting any undiscovered subsurface resources and un-identified resources.

The main goal of this park is to demonstrate that the Veronda-Falletti ranch was and is a good example of sustainable farming and then it became a sustainable example of ranching. The difference between farming and ranching is that farms cultivate plant

goods or poultry and ranching has larger animals that graze. According to Melanie Bare and Christine Ziegler-Ulsh who write for the Rodale institute, a non-profit dedicated to organic farming research and outreach, the word sustainable is defined in farming and ranching as “a method of harvesting or using a resource that replaces and renews the resource, rather than depleting or permanently damaging it” (Rodale Institute, 2012). In agriculture, sustainability is further defined as “achieved balancing ecological farming practices and economic profit with community support” (Rodale Institute, 2012).

A helpful resource for understanding sustainability is ATTRA, the National sustainable agriculture information center founded by the USDA’s rural businesses. According ATTRA, sustainable poultry practice includes alternatives to confinement housing, so the chickens have access to range instead of being confined in in cages. In addition, preventative management is practiced and “sustainable agriculture stresses environmentally sound and economically viable approaches to agriculture, and focuses on low-impute strategies that and support of rural communities by maintaining the family farm” (ATTRA, 1998). Examples of this include, practicing genetic diversity, using minimal or no treatments or pesticides, using local feed when possible, responsible waste and manure management, and finally supporting water conservation and preserving water quality. Therefore, sustainable poultry farming would mean that the act of farming or ranching promotes healthy animals, land, farm, and farmer (Rodale Institute, 2012).

Many examples provided by the Rodale Institute of sustainable farming include pastured chickens, where the animals help fertilize the eggs and also the land. From photographs taken on the property, it is clear that some of the chickens had access to range outside of their chicken houses and would often spend time fertilizing the land on

the property. It is clear that the family did have multiple chicken houses in which they housed anywhere from 2,000-3,000 chickens (Jennie Falletti, personal communication, November 14, 2014).

After the death of Pete Veronda, the ranch became a good example of sustainable ranching rather than farming. They began to graze sheep in the open pasture, which promoted the health of the sheep and also the soil and land. They began to use cows as a source of milk and dairy products promoting the economic well-being of the family. They began to eat and sell or give walnuts from their walnut trees. Walnuts are a renewable resource, and their use by the Veronda family promoted their personal health. Finally, they began to grow their own fruit on trees. Having trees is an important part of sustainability because the fruit trees provided sustenance for the family but it also was a renewable resource.

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Appendix A
Department of Parks and Recreation Documentation

Other Listings
Review Code

Reviewer

Date

Page 1 of 24

*Resource Name or #: Veranda-Falletti Ranch

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Sonoma

*b. USGS 7.5' Quad Cotati Date 1980 T 6N; R 8W; ¼ of
c. 179 West Sierra Ave. Cotati 94931
d. UTM: Zone 10; 545487 mE/ 4241864 mN
e. Other Locational Data:

¼ of Sec Rancho Cotate Land Grant;
City: Cotati, California

B.M.

Zip 94931

175 West Sierra Ave., Cotati, California 94931

*P3a. Description:

The ranch home is located on the Veronda-Falletti ranch complex which is a 4.37 acre urban farming complex. The complex features an early 20th century agricultural domestic house, a domestic tank house, two barns, a chicken house, an outhouse, a small fruit orchard and two walnut trees. The domestic ranch house features a single story rectangular home and is two units across and one unit deep. The building is an example of early 20th century vernacular farmhouse that faces West Sierra Ave. The domestic tank house on the property is located west of the main house and is enclosed, with a projecting roof, parallel walls, and horizontal wood cladding. The outhouse is located south of the barns and is a simple four wall redwood building with a corrugated metal roofing. The smaller barn, building 5, located west of the two larger barns, is missing many of its boards and is braced by modern supporting beams. The chicken brooding house is a single story rectangular building. It is three units across and one unit deep.

*P3b. Resource Attributes: HP2. Single family property, HP4. Ancillary building, HP30. Trees/Vegetation, HP33. Farm/Ranch

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates)



P5b. Description of Photo:
A photo of two of the three barns showing south elevation of both buildings.

*P6. Date Constructed/Age
and Sources: Historic
 Prehistoric Both

*P7. Owner and Address:
The City of Cotati, 201 West
Sierra Ave. Cotati, California
94931

*P8. Recorded by: Yesenia
Lyons, Lacey Klopp, Angie
Turner D., Mark Castro,
Jennifer, David Price, Lili
Henry, Sonoma State University
592 Practicum course

*P9. Date Recorded: 10/16/14

*P10. Survey Type:
Pedestrian

*P11. Report Citation:

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 24

*NRHP Status Code

*Resource Name or #: Veronda- Falletti Ranch

B1. Historic Name:

B2. Common Name: Veronda-Falletti Ranch

B3. Original Use: Poultry Ranch Complex

B4. Present Use: Sheep ranch and agriculture

*B5. Architectural Style: Early 20th century vernacular style with ancillary buildings

*B6. Construction History:

Built between 1913 to 1916 by Christian Haars. The Mattson family lived and used the property as a chicken farm from 1919 to 1938. During that time, they built four chicken houses, a larger barn, a smaller barn, an outhouse, a sauna or steam room, and a small garage. The Veronda family acquired the property in 1938 and made a single alteration to the main living home which consisted of a 1-by-1 unit addition to the north elevation of the home. This addition introduced the first bathroom to the home along with a west-facing walk-up entrance and an additional door. The Veronda family made changes to the entire property during the course of their occupation from 1938 to 2008. For example, the Veronda family tore down three out of their four chicken houses, the small garage, the small packing building that was located behind the main house, and the sauna or steam room. The complex currently features an early 20th century agricultural domestic house, a domestic tank house, two barns, a chicken house, an outhouse, two walnut trees and a small fruit orchard.

*B7. Moved? No Yes Unknown Date: N/A

Original Location:

*B8. Related Features:

The Veronda-Falletti Ranch complex features 4.37 acre urban complex with associated main domestic home, a domestic tank house, two barns, a chicken house, walnut trees and a small fruit tree orchard.

B9a. Architect: Unknown

b. Builder: Christian Haars

*B10. Significance: Theme

Period of Significance: 1919-1953 Property Type: Poultry

Applicable Criteria: 1, 3

The Veronda-Faletti property is a 4.37 acre urban farming complex located on West Sierra Avenue in Cotati, California. The complex features an early 20th century agricultural domestic house (B.1), domestic tank house (B.2), an outhouse (B.3), a large livestock barn (B.4), a smaller collapsed barn (B.5), and a chicken house (B.6). It also features walnut trees (F.1), and a fruit tree orchard (F.2). The West Sierra Ave. façade, or the eastern view of the property, includes; the main house, two of the barns, and the small orchard. The west end of the property features the third barn, outhouse, and various types of trees.

B11. Additional Resource Attributes:

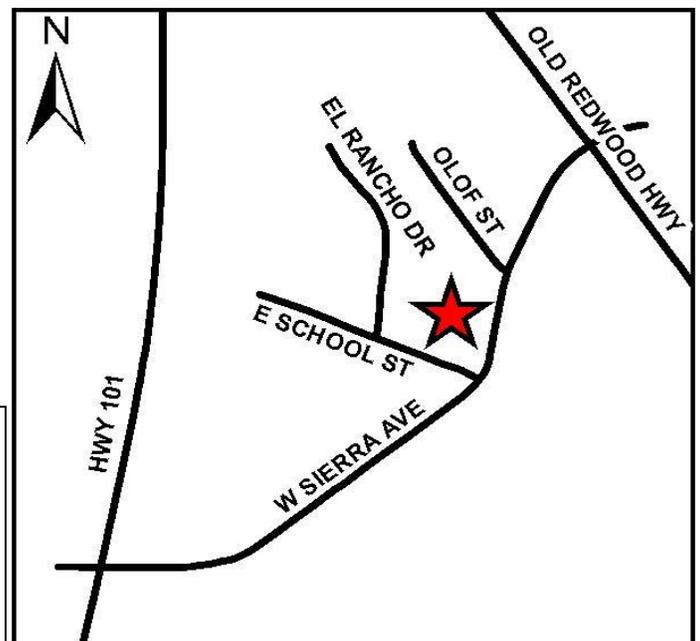
*B12. References: N/A

B13. Remarks:

*B14. Evaluator: Yesenia Lyons

*Date of Evaluation: 10/16/2014, 4/28/2016

(This space reserved for official comments)



Camera Format: Digital
 Film Type and Speed: N/A

No Negatives

Lens Size: N/A

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
10	17		1	Building 1 Main house South elevation	South	
10	17		2	Building 1 Main house East elevation	East	
10	17		3	Building 2 tank house Northwestern elevation	Northwest	
10	17		4	Building 2 Domestic tank house South elevation	South	
10	17		5	Building 3 Outhouse Southwest elevation	Southwest	
10	17		6	Building 3 Outhouse South elevation	South	
10	17		7	Building 4 Barn East elevation	East	
10	17		8	Building 4 Barn North elevation	North	
10	17		9	Building 4 Barn inside building	North	
10	17		10	Building 4 Barn inside building	North	
10	17		11	Building 5 Barn North elevation	North	
10	17		12	Building 5 Barn West elevation	West	
10	17		13	Building 6 Chicken House South elevation	South	
10	17		14	Building 6 Chicken House West elevation	West	
10	17		15	Feature 1, Walnut trees Southwest view	Southwest	
10	17		16	Feature 2, fruit orchard Southeast view	Southeast	

CONTINUATION SHEET



Figure 1. Street facing façade

The home and the rest of the complex retains integrity of location in that it remains in the same place where it was originally built sometime between 1913 and 1916 by Christian Haars. The complex has a local period of significance between 1919-1953 during which it was associated with the broader pattern of poultry farming and its expression of vernacular activity evident in the construction of the farmstead. The entire complex has been preserved by the Agricultural Preservation and Open Space District in conjunction with the City of Cotati, California. The complex retains integrity of design because all of the elements of the complex work together to add to the purpose of historic-era farm stading. In addition, integrity of design is retained in the home's construction materials due to the lack of additions since 1938. Ancillary buildings have been removed from the property and no other buildings have been added since 1953. Finally, it retains integrity of feeling in that the home and complex has physical elements that evokes and conveys the property's historic character.

*Recorded by Yesenia and Benjamin Lyons

*Date 5/13/15

Continuation Update

CONTINUATION SHEET

Building Identifier:

- Building 1: Main farmhouse
- Building 2: Domestic tank house
- Building 3: Outhouse
- Building 4: Large storage barn
- Building 5: Collapsed storage barn
- Building 6: Chicken house
- Feature 1: Walnut trees
- Feature 2: Fruit tree orchard

The Veronda family purchased the property in 1938 from John E. Mattson. The Mattsons had run the property as a chicken ranch since he purchased it in 1919. The Mattson family maintained approximately 2,000 to 3,000 chickens on the property and lived at the main residence. Upon purchase, the Veronda family maintained the property as a small-scale urban chicken ranch while living out of the ranch home. Their additions to the home include a one-by-one unit to the north elevation of the home, this included the addition of the first bathroom to the residence. The Veronda family operated the chicken ranch from 1938 to 1953. At that time Pete Veronda, the head of household, passed away and the family began to graze sheep and cows instead of raising poultry.

The farmhouse (building 1) features a single story rectangular home and is two units across and one unit deep. The building is a simple early 20th century vernacular farmhouse construction and faces West Sierra Avenue. The exterior finish is of horizontal wood beveled clapboard cladding with wood trim. Its low pitched side gabled roof is covered in shingles. Windows are double sash glass with a single paneled door. Additional elements include an eave brick façade chimney and an over-the-door extended porch. The building appears to have a cold joint at which a 1 by 1 unit addition was attached to the north elevation. The addition includes a small shed and stair walk-up entrance on the back (west) side of the house.

The domestic tank house (building 2) on the property is located west of the main house and is enclosed, with a projecting roof, parallel walls, and horizontal wood cladding. It features a small fixed sash piercings on three of the four elevations. The small orchard (F.2) on the property consists of four apple and pear trees fenced into a small area located east of the chicken brooding house and adjacent to West Sierra Avenue. Access to the interior of the tank house was not granted for this project.

The outhouse (building 3) is located south of the barns and is a simple four wall redwood building with a corrugated metal roofing.

The large storage barn A, (building 4) has a moderately pitched, front gabled roof and is a one and a half story, simple rectangular planned wood framed building with two shed additions on the west side. The principal unit is two units wide and three units deep. The principal unit measures 18 feet across on the north and south elevation and 40 feet across on the east and west elevations. The shed addition closest to the principal unit is one unit wide and two units deep. The opening is 8 feet 2 across and a west elevation or length of 19 feet 2 inches. The exterior is clad in board and batten style with vertical redwood boards exhibiting minor cupping due to wear. Some battens have been replaced, and small metal reinforcements have been used to replace knots or fallout.

CONTINUATION SHEET

*Recorded by Yesenia and Benjamin Lyons

*Date 5/13/15

Continuation Update

The roof exhibits exposed rafter tails have been replaced by composite shingels. The original machine cut wood shingles can be seen above the sheathing from the interior. Staining under the 1' overhang on the east side provides evidence that this barn was once red. Additional roof elements include remnants of a redwood gutter and knob and tube wiring that can be seen on the east side of the building.

The entrance on the north façade consists of a full dimension vertical redwood board and batten door with metal, diamond-shaped hinges. Additional elements on the north façade include a hayloft with a ridge board projection attached to a pulley, one square multi-paned window, and a hopper window. The east side of the building exhibits two entrances and two square multi-paned windows. One of the entrances on the east side is not original. The original entrance is immediately north of it and has been boarded up. There are two additional entrances on the west side of the building, south of the shed additions. All entrances are raised about two steps off the ground.

The shed addition closest to the principal unit shares the north façade and principal roof. The other one-unit shed addition is set back from the north façade and exhibits a change in roof slope. Both additions have an opening at the north end and dirt floors. The interior of the larger shed addition is wood framed in vertical redwood boards with circular and reciprocal saw marks. Wire nails were used throughout the entire building, exhibiting a zigzag pattern on the vertical battens. The west wall of this addition is battened on the exterior and has a door that leads to the smaller shed addition. This addition is framed in a similar fashion except for the roof, which consists of 5 foot boards over a series of rafters that extend from the principal roof rafters. This barn is most likely used to house sheep and for storage of hay and other ranching implements. Overall, the barn lacks ornamentation both on the exterior and interior, reinforcing the utilitarian function of the building and its place within the larger ranching complex.

The smaller storage barn (building 5) located west of the larger barn, is missing many of its vertical boards and is braced by modern supporting beams. Its roof, which is partially visible, consists of a principal rafter with common horizontal purlins. The roof has some composite shingles left. The cladding was horizontal and made of wood but much of it was missing prior to the collapse and none of it is visible any longer. As of a visit on 4/25/2016 the building had collapsed in place. The barn is a one story 1 by 1 unit building in a basic agricultural building vernacular structure.

The chicken brooding house (building 6) is a single story rectangular agricultural building. It is three units across and one unit deep. The exterior finish is of board-and-batten with redwood trim. The roof is a side gable and is covered in shingles. The primary East street facing elevation has six separate small, six-paned fixed sash glass windows. The primary façade is 6 feet 3 inches tall. The north and south elevations of the building each have one six paned fixed sash window. The perimeter of the building has redwood gutters. Entry piercings can be found in four locations; on the north and south ends there are doors that open into elevated staging areas, and the west elevation of the building has an aisle entrance in addition to a door that has been permanently nailed shut. Access to the northern end of the building was not achievable because the entrance door was located on the adjacent property. The northern end of the building appears to have been used to house brooding chickens. The southern portion of the building appears to have functioned as storage or feed area.

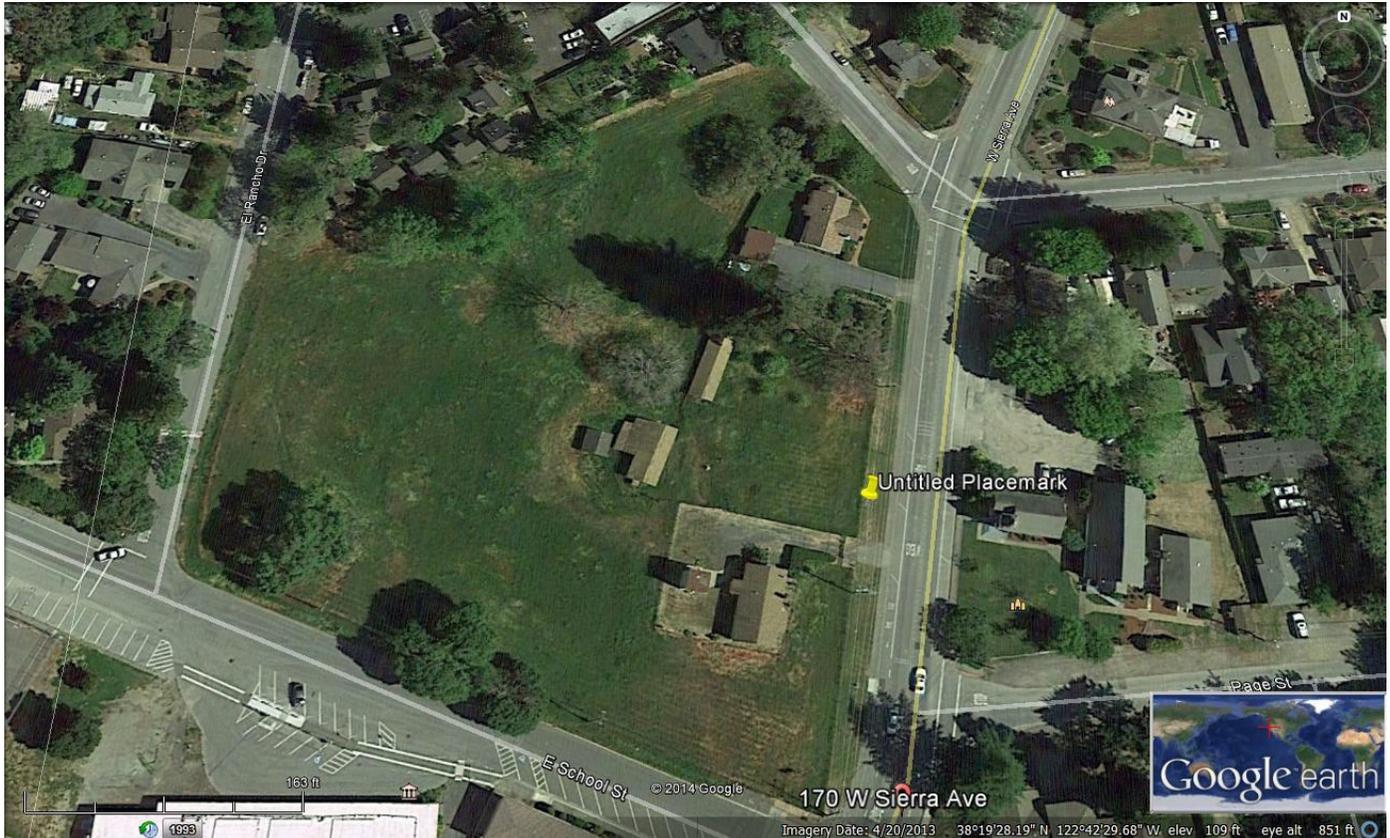


Figure 2. Aerial map of property depicting all of the buildings.

The roof framing consists of principal rafters, common rafters, tie beams, and has a king post truss system. The interior room is divided into two sections with the southernmost portion sectioned off by a gate and elevated as a staging area. The other half of the room is empty with a dirt floor. The south wall of the interior room has 12 inch horizontal redwood beams from which the batten was removed. This would indicate that this room was an addition to the original chicken brooding house.

California Register of Historical Resources (CRHR)Criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Office of Historic Preservation, accessed 10/1/2016)

The following is a preliminary evaluation of Veronda-Falletti Ranch complex to the CRHR.

CONTINUATION SHEET

*Recorded by Yesenia and Benjamin Lyons

*Date 5/13/15

Continuation Update



Figure 3. North elevation of property depicting one-by-one unit addition

The Veronda-Falletti Ranch complex appears to be eligible for the California Register of Historical Resources under Criterion 1 at the local level of significance for its association to a significant chronological period in the history of poultry agriculture in Sonoma County. Under Criterion 1, with a local period of significance from 1913-1953 the time period during which the ranch was built and added to. The home is associated with events and historic trends that have made a significant contribution to the broader patterns of California's agricultural history. Petaluma, California, one town south from Cotati, was the "world's egg basket" from the late 19th century until about the 1940's (Lowry 1993). The ranch was effective in providing the Mattson family and the Veronda family with poultry products. In addition, the Veronda family also sold eggs to the Nissen Company who purchased and sold eggs, butter, and cheese in the San Francisco area up until the late 1940's (Lowry 1993). After the decline of the Petaluma, California poultry economy after WWII, the Veronda family was still able to run a profitable ranch until 1953. This business exchange places them in a wider context where their eggs could have been shipped off nationally. The California poultry economy fell apart after WWII. After the death of Pete Veronda, the family had to diversify their crops. They purchased cows and sheep and began to cultivate more plant produce from their small orchard and their walnut tree (personal communication, Jennie Falletti, April 5, 2015).

CONTINUATION SHEET



Figure 4. Landscape view of the property

The Veronda-Falletti Ranch complex does not appear to be eligible for the California Register under Criterion 2 because it is not associated with any individuals who have made a significant contribution in history.

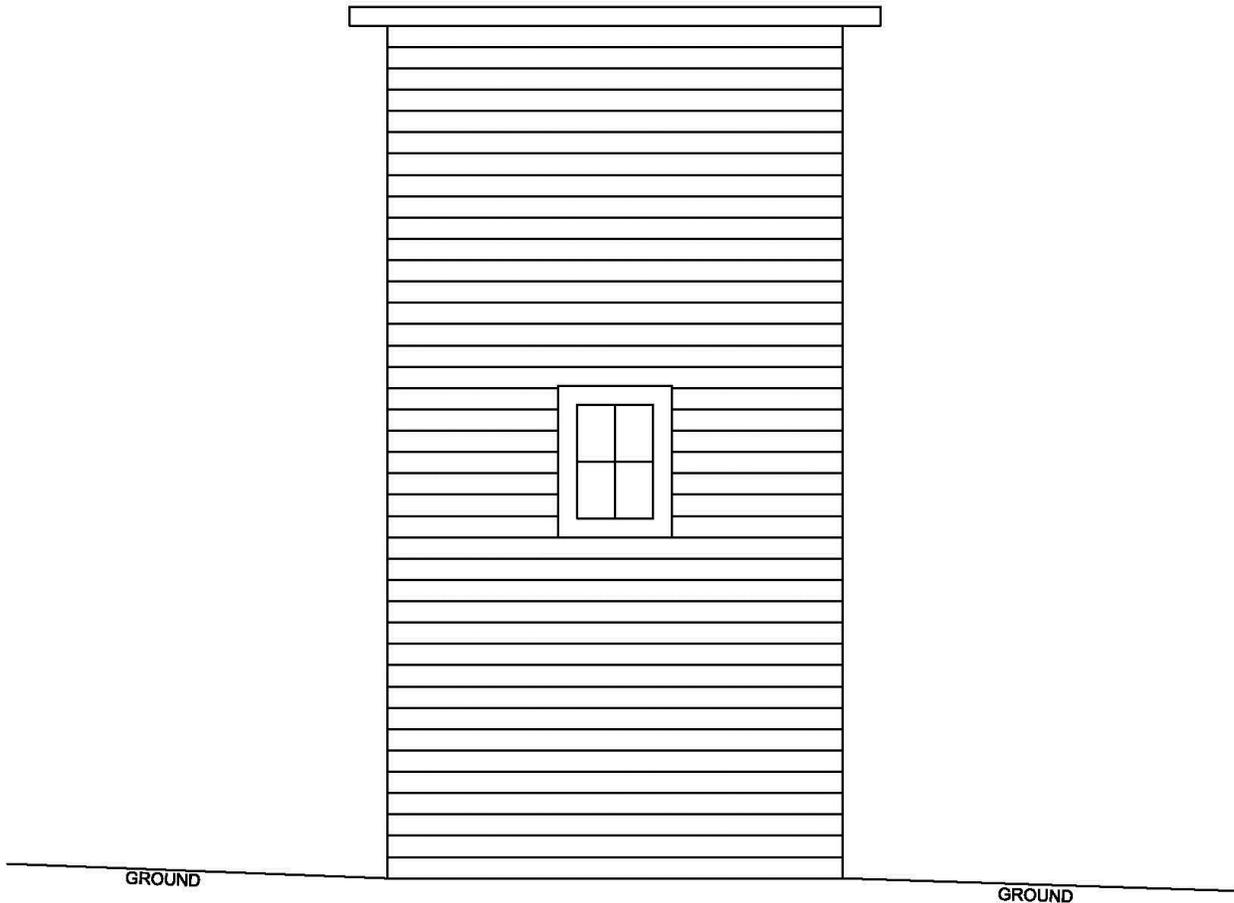
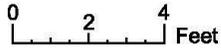
The Veronda-Falletti Ranch does appear to be eligible for the California Register under Criterion 3 at the local level of significance for its embodiment of a type of construction characteristics associated with the history of poultry ranching. Under Criterion 3 the period of significance between 1919-1953 when the ranch was occupied and operated as a chicken ranch. The ranch was designed as a complex for living while maintaining and effectively running a small urban poultry operation. It was built by people where the construction materials, type, methods, and characteristics resulted from basic needs while working and living on a property. In the west, the American “farm home” came as a result of a culmination of “cultural, environmental, economic, and ethnic factors” (Peterson 1986:434). The maintenance and use of the complex as a part of the broader ranching landscape is evidence that home was built and conceived with ingenuity of its operators using local and available materials. The complex captures the culture of early 20th century vernacular architecture used by farmsteads throughout Cotati, California. The complex is an example of timeless characteristics of simplified and sustainable poultry farming.

The Veronda-Falletti Ranch complex does not appear to be eligible for the California Register under Criterion 4 because the complex has not yielded important information about the past and the complex is not likely to yield any information that can contribute to our understanding of human history or prehistory. Although this ranch can teach us about some periods of recent human past, without subsurface data it has limited potential to teach about prehistory.

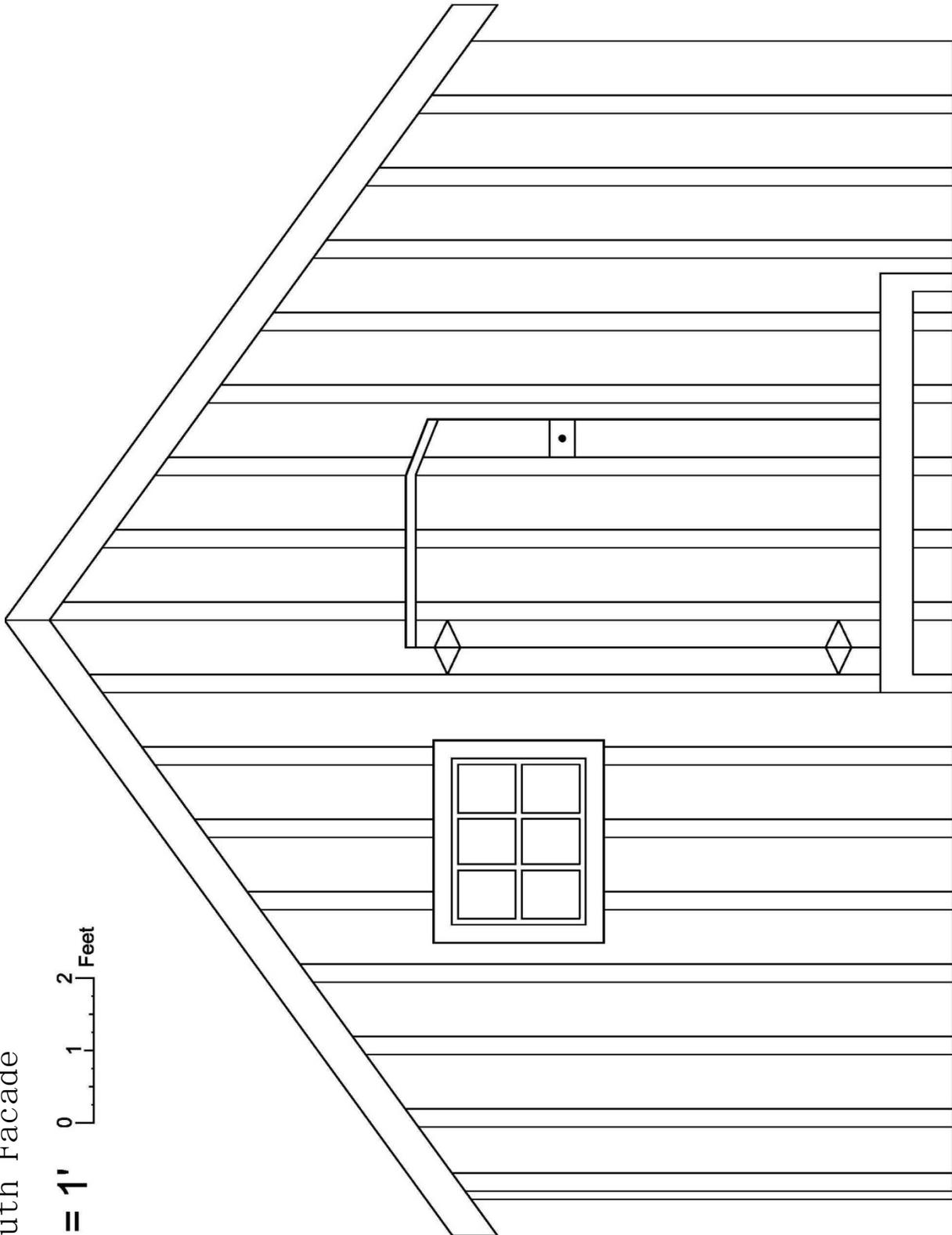
CONTINUATION SHEET

**Veronda - Falletti Ranch
Domestic Tank House
South Facade**

Scale: $\frac{1}{4}'' = 1'$



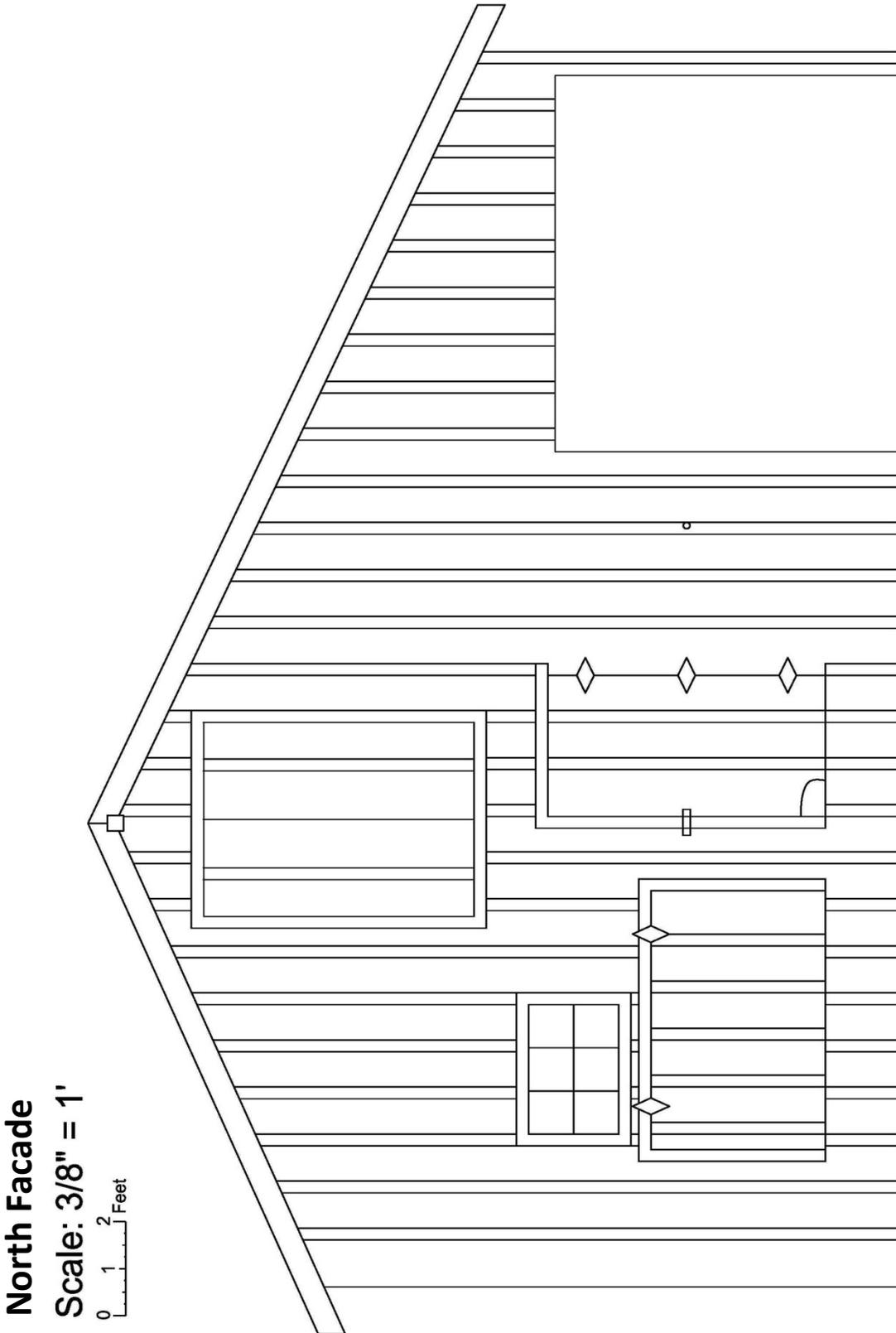
CONTINUATION SHEET



South Facade

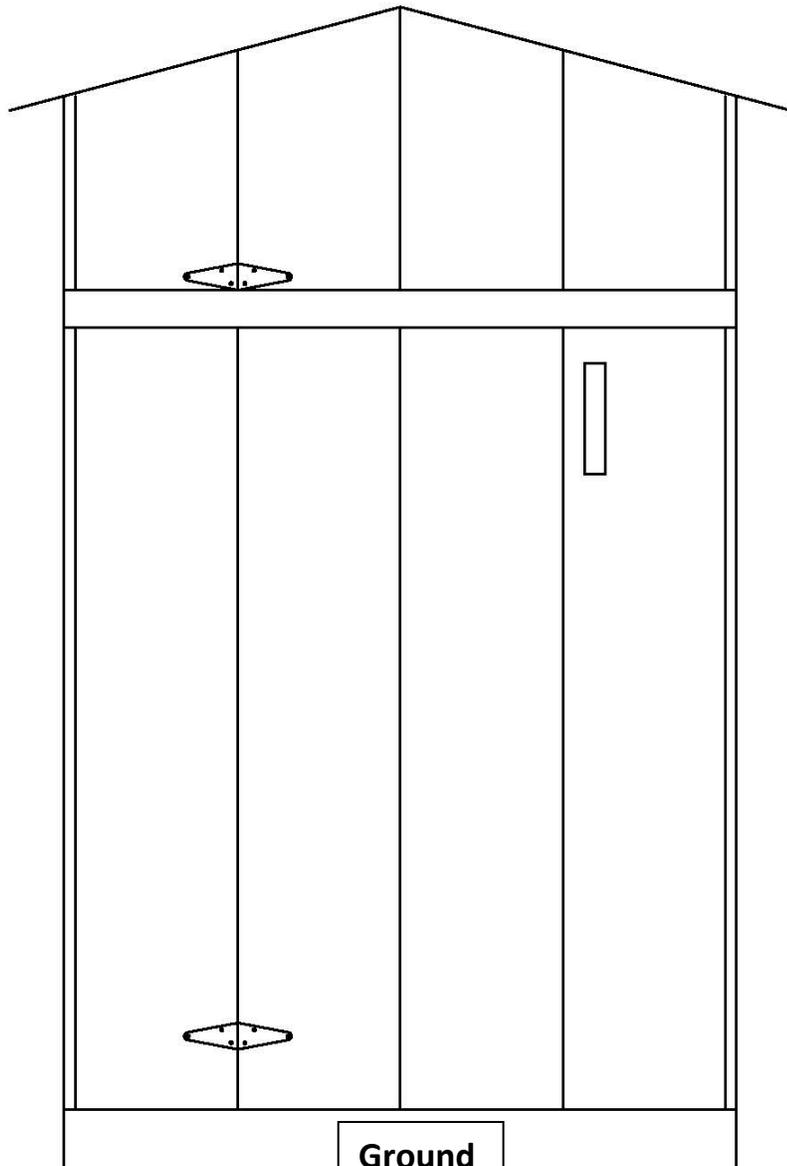
1/2" = 1' Feet

CONTINUATION SHEET



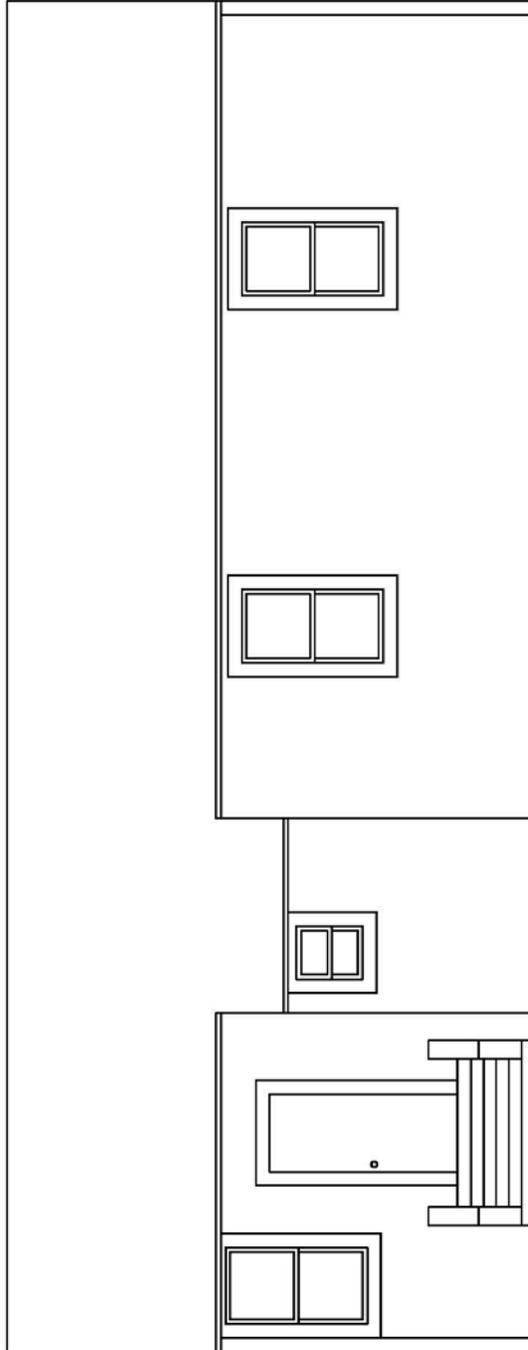
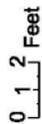
CONTINUATION SHEET

**Veronda - Falletti Ranch
Outhouse
East Facade
Scale: 1" = 1'**



CONTINUATION SHEET

Veronda - Falletti Ranch
House
West Facade
Scale: 3/16" = 1'



CONTINUATION SHEET



Building 1 Main house North elevation



Building 1 Main house East elevation

CONTINUATION SHEET

Primary #
HRI #

Trinomial

Page 17 of 24

*Resource Name or #: Veronda-Falletti Ranch

*Recorded by Yesenia Lyons and Benjamin Lyons

*Date 5/15/2016

Continuation

Update



Building 2 Domestic tank house North elevation



Building 2 Domestic tank house South elevation

CONTINUATION SHEET



Building 3, Outhouse Southwestern elevation



Building 3, Outhouse South elevation

CONTINUATION SHEET



Building 4, Storage barn East elevation



Building 4, Storage barn North elevation



Building 4, Inside storage barn North elevation



Building 4, Inside storage barn North elevation

CONTINUATION SHEET



Building 5, Collapsing barn North elevation

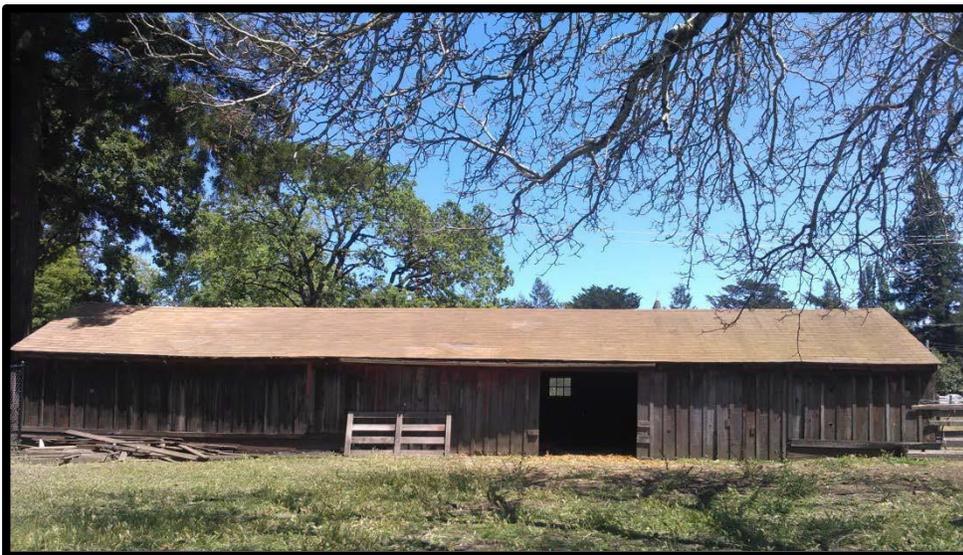


Building 5, Collapsing barn West elevation

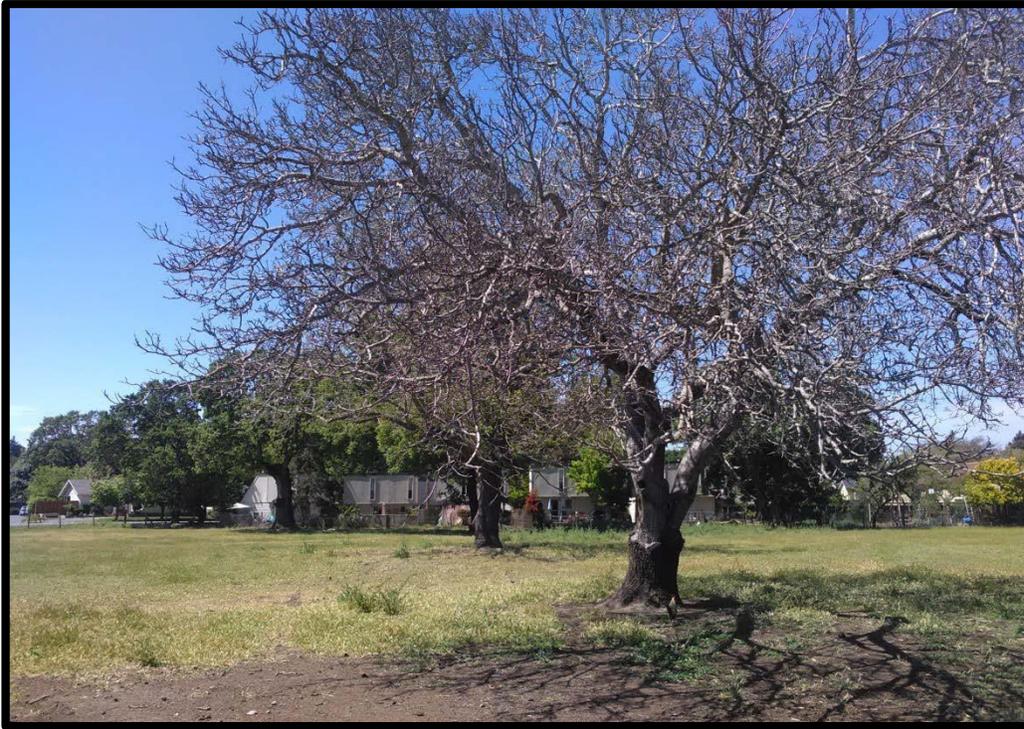
CONTINUATION SHEET



Building 6, Chicken house South elevation



Building 6, Chicken house West elevation



Feature 1, Walnut trees Southwest view



Feature 2, Fruit tree orchard Southeast view

References Cited

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Appendix B
Annotated notes on Federated Indians of Graton Rancheria contact

February 21, 2016

I contacted Nick Tipon [nicktipon@comcast.net](mailto:nicktapon@comcast.net) and inquired about beginning a consultation of conversation with Federated Indians of Graton Rancheria regarding my thesis work on the Veronda-Falletti property.

February 22, 2016

Nick Tipon emails back with information to email Federated Indians of Graton Rancheria's Tribal Historic Preservation Officer named Buffy McQuillen at bmcquillen@gratonrancheria.com.

February 22, 2016

I emailed Buffy McQuillen and gave her some thesis project information and asked her to contact me for more.

March 1, 2016

Buffy McQuillen emails back with questions and a request for an abstract and map of the project area.

March 2, 2016

I emailed Buffy McQuillen back with details, an abstract, and a detailed map of the project area.

No further communication has occurred as of October 21, 2016

Appendix C
Sonoma County Recorder's Office title documents

known to me to be the President of Camp Rose Company, the Corporation described in and that executed the within instrument, and also known to me to be the person who executed it on behalf of the Corporation therein named, and he acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Seal, at my office in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

(SEAL)

W. H. Fyburn.

Notary Public, in and for the City and County of San Francisco, State of California.

Recorded at the request of A. M. SMITH, Aug. 6, 1913 at 26 min. past 1 o'clock P. M., in Book 314 of Deeds, page 185, Sonoma County Records.

F. G. Hagie, Recorder.

\$1.20 Paid.

By R. G. Hagie, Deputy Recorder.

THIS INDENTURE, Made this 14th day of July, A. D. 1913, between THE COTATI COMPANY, a corporation organized and doing business under the laws of the State of California, and having its principal place of business at San Francisco, in said State, the party of the first part, and CHRISTIAN HAARS, of Sonoma County, State of California, the party of the second part,

WITNESSETH, THAT WHEREAS, the Board of Directors of the corporation, the party of the first part at a regular meeting of said Board held on the 6th day of September, 1893, did pass the following resolution, which said resolution was duly entered upon the minutes of said corporation, to wit:-

"On motion of Director J. W. Mailliard, seconded by Director Arthur Page, it was duly resolved that the President or Vice-President or Secretary be authorized to enter into and execute in the name of the corporation agreements for the sale of any part of the Company's lands at such prices as they may fix, and to execute in like manner and deliver all necessary deeds on payment of the purchase price."

NOW, THEREFORE, in pursuance with the authorization by the aforesaid resolution given, the said party of the first part, for and in consideration of the sum of Ten (\$10) Dollars, gold coin of the United States of America, to it paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and more particularly described as follows: "Beginning at a point in the center line of Valparaiso Avenue, S. 6° 30' W. 169.7 feet from the N. W. corner of Villa Lot No. 4, as shown on a map or plan entitled "Plan of the Town site of Cotati, being subdivision No. 6 Rancho Cotati", which map or plan was filed in the office of the County Recorder of Sonoma County, California, June 7th, 1893; thence from said point of beginning N. 64° 19' E. 460.3 feet to the center line of Olof Street; thence along the center line of Olof Street southerly to the center line of Roblar Avenue; thence along the center line of Roblar Avenue southerly to its junction with Stony Point Road; thence continuing along the center line of Roblar Avenue, Northwesterly 433.4 feet to the center line of Valparaiso Avenue; thence along the center line of last mentioned avenue, N. 8° 30' W. 23 feet, N. 8° 30' E. 160.3 feet to the

point of beginning, containing about (5) Five acres. Bearings true to conform to above mentioned map or plan. The land herein described being Villa Lots numbered 3, 5 and 6 and portions of Villa Lots numbered 2 and 4 on above mentioned plan of the Town Site of Cotati.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by its Vice-President and Secretary thereunto duly authorized, and its corporate seal to be affixed, the day and year first above written.

(CORPORATE SEAL)

THE COTATI COMPANY.

By Geo. Thos. Page. Vice-President.
By Chas. R. Page, Secretary.

State of California,)
City and County of San Francisco) SS

On this 15th. day of July A. D. One Thousand Nine Hundred and thirteen, before me, JAMES MASON, a Notary Public, in and for said City and County, residing therein, duly commissioned and qualified, personally appeared GEORGE THOMAS PAGE, known to me to be the Vice-President, and CHARLES R. PAGE, known to me to be the Secretary of THE COTATI COMPANY, the Corporation described in and that executed the annexed instrument, and they duly acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year last above written.

(SEAL)

James Mason.

Notary Public in and for the City and County of San Francisco, State of California
Recorded at request of THE PETALUMA NATIONAL BANK, Aug. 6, 1913, at 1 mins. past 2 o'clock P. M., in Book 314 of Deeds, page 187, Sonoma County Records.

✓
\$1.20 Paid.

F. G. Nagle, County Recorder.

By R. G. Nagle, Deputy Recorder.

THIS INDENTURE, Made this 28th. day of June, in the year of our Lord one thousand nine hundred and Thirteen,

BETWEEN C. C. BELDEN, THOMAS L. HEHIR, and FRANK M. BURRIS, all of the City of Santa Rosa, County of Sonoma, State of California, the parties of the first part, and C. S. BISER, of the City and County of San Francisco, state of California, the party of the second part,

WITNESSETH: That the said parties of the first part for and in consideration of the sum of Ten Dollars Gold Coin of the United States of America, to them in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the Township of Santa Rosa, County of Sonoma, State of California, and bounded and particularly described as follows, to-wit:-

... numbered and designated upon the map entitled, Map of the Oak

unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by its President and Secretary thereunto duly authorized, and its corporate seal to be affixed the day and year first above written.

(CORPORATE SEAL)

THE COTATI COMPANY

By Arthur Page President
By Wm. D. Page Secretary

State of California }
City and County of San Francisco } SS

On the 14th day of October A. D. One Thousand Nine Hundred and Nineteen, before me, James Mason, a Notary Public in and for said City and County, residing therein, duly commissioned and qualified, personally appeared Arthur Page known to me to be the President and William D. Page known to me to be the Secretary of The Cotati Company, the Corporation described in and that executed the annexed instrument, and they duly acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco the day and year last above written.

(SEAL)

James Mason

Notary Public in and for the City and County of San Francisco, State of California.

Recorded at request of Petaluma Savings Bank, Nov. 5, 1919 at 16 mins. past 9 o'clock A. M. in Book 377 of Deeds, page 89 Sonoma County Records.

\$1.20 Paid

Herbert B. Snyder County Recorder

477

\$4.00 U. S. int. rev. stps. cd.

THIS INDENTURE, Made this 27th day of October in the year of our Lord one thousand nine hundred and nineteen, between Christian Haars, Jos eph Volliman, and Fred Ackermann, also known as Fritz Ackermann, all single men, of the County of Sonoma, State of California, the parties of the first part, and John E. Mattson and Hilda K. Mattson, his wife, both of the County of Sonoma, State of California, the parties of the second part

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said parties of the second part, and to their heirs and assigns forever all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to-wit:

BEGINNING at a point in the center line of Valparaiso Avenue South 6° 30' West 169.7 feet from the Northwest corner of Villa Lot No. 4, as shown on a map or plan entitled "Plan of the Townsite of Cotati, being Subdivision No. 6, Rancho Cotati," which map or plan was filed in the office of the County Recorder of Sonoma County, California, June 7th, 1893; thence from said point of beginning North 64° 19' East 460.3 feet to the center line of Olof Street; thence along the center line of Olof Street, Southerly to the center line of Roblar Avenue; thence

along the center line of Roblar Avenue Southerly to its junction with Stony Point Road; thence continuing along the center line of Roblar Avenue Northwesterly 482.4 feet to the center line of Valparaiso Avenue; thence along the center line of last-mentioned Avenue North 6° 30' West 82 feet; thence North 6° 30' East 160.3 feet to the point of beginning. Containing about (5) acres. Bearings true to conform to above mentioned map or plan. The land herein described being Villa Lots numbered 3, 5 and 6, and portions of Villa Lots numbered 2 and 4 on above-mentioned plan of the Townsite of Cotati.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever,

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of) Christian Haars (SEAL)
) Joseph Volliman (SEAL)
) Fred Ackermann (SEAL)
 also known as Fritz Ackermann (SEAL)

State of California,)
) SS.
County of Sonoma,)

On this 27th day of October, in the year One Thousand Nine Hundred and nineteen, before me, F. A. Cromwell, a Notary Public in and for said County of Sonoma, residing therein, duly commissioned and sworn, personally appeared Fred Ackermann, also known as Fritz Ackermann, known to me to be the person whose name is subscribed to the within and attached instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Petaluma, County of Sonoma, the day and year in this Certificate first above written.

(SEAL) F. A. Cromwell
Notary Public in and for the County of Sonoma, State of California.
My commission expires January 8, 1922.

State of California)
) SS.
City and County of San Francisco)

On this 27th day of October in the year One Thousand Nine Hundred and nineteen before me, Mattie G. Stirling, a Notary Public in and for the City and County of San Francisco, residing therein, duly commissioned and sworn, personally appeared Joseph Volliman made known to me to be the person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the City and County of San Francisco, the day and year in this certificate first above written.

(SEAL) Mattie G. Stirling
Notary Public in and for the City and County of San Francisco, State of California.

State of California)
) SS.
City and County of San Francisco)

On this 28th day of October in the year One Thousand Nine Hundred and Nineteen, before me, Wm. E. Schord, a Notary Public, in and for the City and County of San Francisco, residing therein, duly commissioned and sworn, personally appeared Christian Haars known to me to be the person described in, whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal in the said City and County of San Francisco, the day and year in this Certificate first above written.

(SEAL)

Wm. E. Schord

Notary Public in and for the City and County of San Francisco, State of California.

My commission expires March 18, 1922.

Recorded at the request of Petaluma Savings Bank, Nov. 5, 1919 at 18 minutes past 9 o'clock A. M., in Liber 377 of Deeds, page 90, Sonoma County Records.

Herbert B. Snyder County Recorder

Fee \$1.70 Paid

HM

THIS INDENTURE, made the twenty seventh day of August one thousand nine hundred and nineteen, between Edmond R. BERGES and PAULINE E. BERGES the parties of the first part, and S. G. McKEAN the party of the second part,

WITNESSETH: That the said parties of the first part, in consideration of the sum of Ten dollars, gold coin of the United States of America, to us in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, and sell unto the said party of the second part, and to his heirs and assigns forever, all those certain lots, pieces or parcels of land situate in the Cazadero Redwoods County of Sonoma, State of California, and bounded and described as follows, to-wit:

Lots 43 - 44 - 45 - 46 - 47 - Block 2 of Cazadero Redwoods, Plat Q, as designated and delineated on the Map or Plat entitled Cazadero Redwoods Plat Q filed in the office of the County Recorder of the County of Sonoma, State of California on the 7th day of June 1910

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said part of the first part, ha hereunto set hand the day and year first above written.

Signed and Delivered in the Presence of)
)
)
)

Edmond R. Berges
E. R. Berges
Pauline E. Berges

State of California)
City and County of San Francisco) SS.

On this 27th day of October in the year one thousand nine hundred and nineteen before me, Walter T. Lyon, a Notary Public, in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared Edmond R. Berges and Pauline Berges, known to me to be the persons whose names are subscribed to the within instrument, and duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office, in the City and County of San Francisco, State of California, the day and year in this Certifi-

holder, including pledgees, of the note secured hereby. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter and the singular number includes the plural.

(7) Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

C. THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

Mailing Address for Notices
Street and Number City State

Signature of Trustor
Sam E. Cole
Ada A. Cole

STATE OF CALIFORNIA)
COUNTY OF SONOMA)ss.

On this 17th day of November 1938, before me, Nellie E. Barnes a Notary Public in and for said County, personally appeared Sam E. Cole and Ada A. Cole, his wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal.

(NOTARY SEAL)

Nellie E. Barnes

Notary Public in and for said County and State.

Recorded at request of Beal & Beal, Nov-22, 1938, at 11 mins. past 3 o'clock P.M., in Book 465 of Official Records, page 245, Sonoma County Records.

Serial No. B611

Herbert B. Snyder, County Recorder

\$2.80 Paid

Copyist-DeFoe

Suffman
Laska

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\$4.50 U. S. Rev. Stps. Cd.

THIS INDENTURE, made this 21st day of November in the year of our Lord one thousand nine hundred and thirty eight, Between Hilda K. Mattson, a widow, the party of the first part, and Pete Veronda, sometimes also known as and called Pete Vironda and Elisabeth Veronda, his wife, as joint tenants, the parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) dollars lawful money of the United States of America, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm, unto the said parties of the second part, as joint tenants, all that certain lot, piece or parcel of land situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to-wit:

Beginning at a point in the center line of Valparaiso Avenue south 6° 30' West 169.7 feet from the northwest corner of Villa Lot No. 4 as shown on a map or plan entitled "Plan of the Townsite of Cotati, being Subdivision No. 6 Rancho Cotati," which map or plan was filed in the office of the County Recorder of Sonoma County, California, June 7th, 1893; thence from said point of beginning North 64° 19' East 460.3 feet to the center line of Olof Street; thence along the center line of Olof Street, southerly to the center line of Roblar Avenue; thence along the center line of Roblar Avenue southerly to its junction with Stony Point Road; thence continuing along the center line of Roblar Avenue northwesterly 482.4 feet to the center line of Valparaiso Avenue; thence along the center line of last mentioned Avenue north 6° 30' West, 82 feet; North 6° 50' East 160.3 feet to the point of beginning. Containing about (5) acres. Bearings true to conform to above mentioned map or plan. The land herein described being Villa Lots numbered 3, 5, and 6, and portion of Villa lots numbered 2 and 4 on above-mentioned plan of the Townsite of Cotati.

including all improvements. Also, all farm tools, two motors, linoleum on floors, one vice and one six foot cross-cut saw, all poultry equipment, including feed mixer, kale cutter and all brooder stoves on the premises. Also, all stove wood on the premises and all hay in the barn.

TOGETHER with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular, the said premises, together with the appurtenances, unto the said parties of the second part, as joint tenants with the right of survivorship.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in

Hilda K. Mattson (SEAL)

the presence of

STATE OF CALIFORNIA)
COUNTY OF SONOMA)ss.

On this 21st day of November in the year one thousand nine hundred and thirty eight, before me, Karl Brooks, a Notary Public in and for the said County of Sonoma, residing therein, duly commissioned and sworn, personally appeared Hilda K. Mattson, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Petaluma, County of Sonoma, the day and year in this certificate first above written.

(NOTARY SEAL) Karl Brooks
Notary Public in and for the County of Sonoma, State of California
My commission expires July 20, 1941

Recorded at the request of Karl Brooks, Nov-22, 1938, at 24 minutes past 4 o'clock P.M., in Liber 465 of Official Records, page 247, Sonoma County Records.

Serial No. B621 Herbert B. Snyder, County Recorder
Fee \$1.40 Paid By M. Grant, Deputy Recorder
Copyist-DeFoe

*Huffman
Lasher*

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THIS INDENTURE, made the 19th day of August, one thousand nine hundred and thirty, BETWEEN August T. Anderson, of the City of Santa Rosa, County of Sonoma, State of California the party of the first part, and Julia Anderson, his wife, of the same City, County and State, aforesaid, the party of the second part,

WITNESSETH: That the party of the first part, for and in consideration of the love and affection which he has for the party of the second part, does by these presents give and grant unto the party of the second part, and to her heirs and assigns forever, all those certain lots, pieces or parcels of land situate in the County of Sonoma, State of California, and bounded and described as follows, to-wit:

First Tract: The north one-half of Lot twenty-eight (28) as numbered and designated upon the map entitled, "West Roseland Tract", filed in the office of the County Recorder of Sonoma County, California, on September 17, 1912, in Liber 28 of Maps, at page 11, and containing five (5) acres.

Second Tract: That certain lot, piece or parcel of land situate, lying and being in the City of Santa Rosa, County of Sonoma, State of California, and bounded and particularly described as follows, to-wit:

Lot Number two (2) in Block Number Fifteen (15) as numbered and designated upon the map entitled, "Map of McDonald's Addition to Santa Rosa, Cal.", filed in the office of the County Recorder of Sonoma County on the 28th day of December, 1887.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand the day and year first above written.

Signed and Delivered in the Presence of) August T. Anderson
STATE OF CALIFORNIA)
COUNTY OF SONOMA)ss.

On this 19th day of August in the year one thousand nine hundred and thirty (1930) before me, H. W. A. Weske, a Notary Public in and for said County of Sonoma, State of California, personally appeared August T. Anderson, known to me to be the person whose name is subscribed to the within instrument and he acknowledged that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this Certificate first above written.

(NOTARY SEAL) H. W. A. Weske
Notary Public in and for the County of Sonoma, State of California

Recorded at the request of Grantee, Nov-23, 1938, at 5 min. past 12 o'clock M., in Volume 465 of Official Records, page 248, Sonoma County Records.

Serial No B638 Herbert B. Snyder, County Recorder
\$1.10 Paid By T. F. McMullin Deputy Recorder
Copyist-DeFoe

*Wall
Lasher*