National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Signature of certifying official/Title: State or Federal agency/bureau or Tribal Gov In my opinion, the property meets does not Signature of commenting official:	
Signature of certifying official/Title: State or Federal agency/bureau or Tribal Gov	vernment
Signature of certifying official/Title:	
	Date
^	
_^ _bb	
A B C D	
nationalstatewidelocal Applicable National Register Criteria:	1
recommend that this property be considered significate evel(s) of significance:	nt at the following
In my opinion, the property meets does no	
the documentation standards for registering propertie Places and meets the procedural and professional requirements.	
hereby certify that this nomination request	
As the designated authority under the National Histor	ric Preservation Act, as amended.
3. State/Federal Agency Certification	
Not For Publication: N/A Vicinity: N/A	County
Street & number: <u>13555 Highway 116</u> City or town: <u>Guerneville</u> State:	CA County: Sonoma
2. Location	
1 1 1 . 5	N/A" if property is not part of a multiple property listing
Name of related multiple property listing: N/A (Enter "N	
Historic name: <u>Belden/Birkhofer House</u> Other names/site number: <u>The Estate, Applewood Inr</u> Name of related multiple property listing: N/A (Enter "N	Conomo Country Historia Cita #120

Belden/Birkhofer House

Name of Property

4. National Park Ser	vice Certification				
I hereby certify that this property is:					
entered in the National Register					
determined eligible	determined eligible for the National Register				
determined not elig	gible for the National Register				
removed from the N	National Register				
other (explain:)					
Signature of the Ke	eper	Date of Action			
5. Classification					
Ownership of Proper	ty				
(Check as many boxes	as apply.)				
Private:	X				
Public – Local					
Public – State					
rubiic – State					
Public – Federal					
Category of Property					
(Check only one box.)					
Building(s)	X				
District					
Site					
Structure					
Object					
ODICCL	1 1				

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Belden/Birkhofer House

Name of Property

3	
<u> </u>	buildings
	sites
	structures
	objects
3	Total
reviously listed in the Na	ntional Register <u>N/A</u>
	reviously listed in the Na

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Belden/Birkhofer House

Name of Property

7. Description

Architectural Classification

(Enter categories from instructions.)

<u>Late 19th and 20th Century Revivals, Mission/Spanish Colonial Revival,</u>

Mediterranean Revival

Materials: (enter categories from instructions.) Principal exterior materials of the property:

foundation: concrete
walls: stucco
roof: terra cotta tile
other/site walls: stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Belden/Birkhofer House is located at 13555 Highway 116 (aka. Pocket Canyon Road) in Guerneville, California in unincorporated Sonoma County. The Belden/Birkhofer House (Building 1) was constructed between 1919 and 1922 and designed by the architecture firm Miller & Warnecke of Oakland, California. The building was constructed in the Mission Revival style for Ralph A. and M. Gretchen (Ungewitter) Belden. The house was later sold to Oscar and Laura Birkhofer who lived there for almost 40 years. The single-family residence was converted into an inn in the 1980s and is currently used as a luxury boutique hotel. The house is two stories over a partial basement/garage, which was later converted to guest rooms and service space. The house was designated as Sonoma County Landmark No. 129 in 1982.

The site contains the contributing Belden/Birkhofer House as well as three non-contributing buildings constructed from the mid- to late-1990s (Photo 1). All of the buildings face a paved courtyard shared with the Belden/Birkhofer House. The property features several historic river rock site walls, that lined the driveway, terraces, pedestrian paths, and associated staircases

¹ Locally, the subject property is known most commonly as the "Birkhofer House". The 1982 Landmark designation for the property listed it as the "Belden House." After the Beldens sold the property to the Birkhofers, they resided at a neighboring property and that house was known locally as the "Belden House". To avoid confusion, the subject property will be referred to as the "Belden/Birkhofer House".

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around the main house. Several apple trees are located to the north of the existing parking lot, providing evidence of the large orchard that covered the majority of the original 60-acre property until it was subdividing for housing in the mid-1950s (Photo 2). Much of the orchard is still evident in a 1965 aerial photograph of the property, with the new residential neighborhood sited between the trees.

Overall, the property retains sufficient historic integrity to convey its significance under Criterion C as an example of Miller & Warnecke's early residential works for a prominent Guerneville family.

Narrative Description

Setting

The property is located on the north side of Highway 116 approximately 0.5 miles southeast of the Russian River and about 0.7 miles southeast of downtown Guerneville. The 5.56-acre property is Assessor Parcel Number (APN) 071-150-021 (formerly APN 071-150-16). The parcel contains four buildings, an inground pool, and associated parking lot and grounds.

The site also contains three non-historic buildings constructed from the mid- to late-1990s. Building 2 is located to the northwest of the Belden/Birkhofer House and is a three-story inn that was constructed in 1995 and designed by architect Hall & Bartley of Santa Rosa, California (Photo 3). The building is designed in the Mission Revival style and features 7 guest rooms. Building 3 is located north of the Belden/Birkhofer House and is a two-story inn constructed in 1999 and designed by architect Dennis Preston Davis of Guerneville, California (Photo 4). The building is designed in the Mission Revival style and features 3 guest rooms and an office. Building 4 is located to the northeast of the Belden/Birkhofer House and contains a 1-story over basement restaurant constructed in 1999 and designed by architect Dennis Preston Davis in a vernacular style evocative of a historic wood barn (Photos 5-6).

Exterior Description

The Belden/Birkhofer House is a two-story over partial basement, irregular plan, single family residence. The house is located on a sloped site and a central terraced courtyard with a series of stairs and ramps provides access between terrace levels.² A concrete and tile staircase follows the grade of the courtyard west to east, parallel to the north façade. This staircase provides exterior access between the lower garage/basement level of the house to the west, the raised entry porch in the center of the north façade, and the kitchen wing to the east. The building was originally constructed with a one-story circular bay at the basement level which extended beyond the main building volume to the west, creating a large outdoor deck above with a prominent double-sided

² The courtyard and the stucco site walls were added in 1995 when Building 2 was constructed. The stairs and ramps on the site were also added around this time. Many of the historic river stone site walls were retained and are still present.

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river stone fireplace visible on the exterior. This circular bay housed the garage, accessed from the northwest corner of the building. The deck area was enclosed in the 1970s to create a glazed sunroom, which extended the circular bay portion of the building to two stories. The sunroom is connected to the entry porch on the main level.

The building is centered around a two-story gable roof volume. The central volume is surrounded on all sides by a series of one- and two-story projecting rectangular bays, and the projecting circular bay on the west façade. These bays create outdoor roof decks, balconies, and porches on each façade (Photo 7). A rectangular plan penthouse extends from the east side of the gable at the 2nd level. The gable is clad in terra cotta barrel tiles and the penthouse has a flat roof and is surrounded by a roof deck with parapet. All of the projecting bays have flat roofs with parapets, some of which provide balcony access from the 2nd level.

The **north façade** (Photo 8) faces the shared courtyard and is five architectural bays wide.³ The façade ranges in height due to the slope of the property: the building is one-story on the east side, two stories in the center, and two stories over basement on the west side. The first bay is located at the northeast corner of the building and is chamfered to create a corner entry with an arched pedestrian door accessed by a quarter circle concrete landing. This entrance provides access to the attached kitchen wing. The second bay is one-story and contains a pair of double-hung wood windows. The third bay is recessed back slightly and includes a row of three double-hung wood windows. At this juncture, the partial basement level begins below. The penthouse roof deck is located above these three bays and wraps around the northeast corner of the building. The third and fourth bays are located in front of the central gable roof volume. The gable volume extends two stories above and features a row of three double-hung wood windows and three circular attic vents.

The fourth bay contains the raised main entry porch, accessed by a set of tile stairs that run east/west from the middle terrace of the courtyard to the first-floor level (Photo 9). A decorative metal Arts & Crafts style light is attached to the building near this stair (Photo 10). The entry porch is framed by a low stucco wall with carved wood columns with scroll brackets above, supporting a shed roof covered with terra cotta barrel tiles. The main entry contains a glazed wood door with 9 panes of glass, flanked by two narrow side lites, each with 6 panes of glass. The door provides entry into the salon. The porch connects from the exterior to the glazed sunroom via a pair of glazed French doors with divided lites to the right of the main entry. The porch is enclosed with rows of paired sliding wood windows in 1-over-1 configuration. The porch was enclosed to create the sunroom in ca. 1970s.

The fifth bay is located at the west side of the north façade and is two stories high (basement and one-story enclosed sunroom above) and contains the original garage opening, now enclosed with a divided lite wooden pedestrian door flanked by divided side lites (Photo 11). To the right of the garage opening is an original Arts and Crafts style decorative metal lantern attached to the

³ All facades are described from left to right when looking at the façade.

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adjacent wall (Photo 12). A large, curved planter with a low stucco wall is located in front of the garage, partially blocking the opening. This planter and wall were added in 1995 during renovations to the property to create Building 2 and the shared courtyard. Originally the north façade featured a river rock staircase flanked by stone walls and a small planter. The stair ran west to east parallel to the north façade, providing access between levels and to the raised entry porch. A small portion of the original river rock stair/planter remains.

Three chimneys capped with terra cotta tiles are visible on this façade projecting above the roofline.

The west façade (Photo 13) faces the entry drive and adjacent Redwood grove and contains four architectural bays. The facade is articulated by a central circular projecting bay with three arched, divided lite, wood casement windows. This bay is flanked on each side by two square bays that are flush with the main building wall. Each bay contains a single, arched, divided lite wood casement window. The circular bay was originally constructed as one-story and contained the garage and a deck above. The circular bay was extended vertically by one-story in the 1970s at the same time the entry porch was enclosed to create a glazed sunroom. The roof deck contains an outdoor river rock fireplace constructed in the Arts & Crafts style. The fireplace is double-sided and shares a chimney with the river rock fireplace on the interior, which is the focal point of the salon. Three evenly spaced drain vents project from the west facade and would have originally provided drainage from the exposed deck. The 4th bay (on the right side of this façade) is two stories high with two divided lite double hung wood windows on the lower level and a divided lite wood French door centered above with fixed, divided side lites. This door originally provided access between the corner bedroom and a small half circular Juliette balconette with a turned wood railing. The balconette railing suffered from dry rot and the balconette fell and was replaced with a safety railing sometime in the early 1970s. 4 The French door is still in place and operable, and a metal safety railing is fixed to secure this opening.

The **south façade** (Photos 14-17) faces the adjacent Redwood grove and Highway 116 below and features five architectural bays. The site slopes slightly downward towards the west, and a raised entry porch provides access to the basement level. The western-most bay is recessed back, forming the southwest corner of the building. This bay is two stories high and contains one two-over-two divided wood sash window on the basement level and one three-over-three divided wood sash window on the main level. The second and third bays project forward and are two stories high. The gable roof of the main building volume is visible behind these bays and extends an additional story above. The gable includes three two-over-two double hung wood windows and three circular attic vents above. The second bay features two narrow arched openings on the basement level, which provide access to an entry porch with a small, recessed landing surfaced with Talavera decorative tiles. The landing leads to a concrete entry stair providing access to a fully-glazed, painted wood replacement door. This door provides accesses the lower-level guest

⁴ Per oral history conducted with Barry Noble (grandson of the 2nd owners, Laura and Oscar Birkhofer) by author, August 16, 2021.

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rooms. The porch contains two Arts and Crafts style decorative metal lanterns hanging from the ceiling that match the one adjacent to the garage on the north façade. A foot path leads from the central courtyard on the north side of the building around the west façade to this south entry porch. The third bay is also two stories high with two-over-two double hung wood windows on the lower level and three-over-three double hung wood windows on the second story. All of the doors and windows on the south façade are wood with divided lites.

The fourth bay is slightly elevated above the others and features a one-story recessed porch with a shed roof covered with terra cotta barrel tiles. The porch has four simple wood columns supporting the roof, and a turned wood railing. In the center of the entry porch is a set of wood French doors with divided lites. A single two-over-two double hung wood window is located to the left of the French doors. The second level has two small one-over-one double hung windows. The left window is wood and appears to be original. The right window is a vinyl replacement window. Based on review of the 1983 plans for this elevation, it appears that there was originally a third window between these two windows that was infilled at an unknown time. The fifth bay contains a one-story horizontal addition that was added to the building in 1983. The addition projects forward from the entry porch and wraps around the corner of the building on the east side. The addition has a raised parapet over a flat roof, forming a roof deck. The southeast corner of the parapet includes a corner post covered with terra cotta tiles to form a faux gable capped chimney like those visible from the north façade. The façade of the addition includes three arched wood casement windows with 6 divided lites at the lower level.

The **east façade** (Photos 18-19) faces the inground pool and deck area and is one-story at the pool level, with the penthouse and associated roof deck above. The pool and spa were added in 1984 and are surrounded by a concrete patio and enclosed within stucco walls and an accessible fence and gate made of tubular steel with a powder coated black finish. There is a raised deck located at the northeast corner of the pool area, a spa/hot tub along the eastern fence line, and an inground pool in the center.

A second raised deck is located at the southwest corner of the pool area and is located on top of the roof of the addition at the southeast corner of the building. The deck is enclosed on three sides by a stucco parapet and attached to the main house. The addition below includes a guest room that is accessed via a set of stairs that descends down from the pool area into a sunken stairwell to the north of the addition. A prominent arched entry is located to the north of the recessed stairwell and opens from the pool area into the original dining room (Photo 20). The entrance includes a 9-lite, single-leaf, ADA compliant door that was installed during the recent renovation. The replacement door matches the style of the historic exterior doors located throughout the property. The central door is flanked by a glazed transom and side lites, which date to the period of significance. There are two decorative Arts & Crafts style light fixtures attached to the adjacent wall and wood column next to this entry (these light fixtures match those at the raised entry stair on the north façade). A wood timber pergola extends from the entry door

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⁵ Dan Peterson, AIA & Associates, plans dated January 1982.

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over a ramp providing access to the pool area. The kitchen wing is located at the northeast corner of this façade and creates an L-shape at this corner, which provides a sense of enclosure of the pool area and entryway into the dining room. The east façade has three-over-three double hung wood windows on the main level. The penthouse on the upper story has a single double hung wood window on the south side, a glazed wood door with divided lites providing access to the roof deck, and four three-over-three double hung wood sash windows on the north side.

Interior Description

The basement level of the building can be accessed from the exterior door at the northwest corner of the north facade or from the raised entry porch on the south facade. From the northwest corner entry, the pedestrian door opens into a guest room, which would have originally been part of the garage that extended from this room into the circular bay. The circular bay now features a guest room and private bathroom. This room opens into a shared lounge to the east with a brick fireplace, the opening of which was in filled at an unknown date. The rear of the fireplace (facing the guest room/former garage) features two metal doors that provided service access to the fireplace (Photo 21). The lounge leads into a short hallway that connects to the entrance porch on the south façade, accessed down a short run of stairs. A fully glazed safety door is located at the top of these stairs. A third guest room with attached bathroom is accessed from the hall to the west. The east side of the hall leads to a laundry and mechanical room and a staircase that extends the full height of the building. Two additional guest rooms are located next to the stair, one with a private patio on the south façade. The addition located at the southeast corner of the building at the basement level includes a guest room and private bathroom. The addition is not accessible from the interior of the building and is accessed via the exterior staircase located adjacent to the pool area.

The main level of the house is primarily accessed via the raised entry porch on the north façade. The main door opens into the salon, or one can enter the sunroom directly from a pedestrian door to the right of the main door. The salon features the grand river rock fireplace and an exposed beam ceiling, painted with contemporary decorative stenciling (Photos 22-23). A staircase is located in the approximate center of the building on the east side of the salon and a small, shared powder room is located opposite the stair.

At the far southwest corner of the salon is the entrance to a large corner bedroom, which Mrs. Belden and Mrs. Birkhofer both used when they occupied the building. This room includes a private bath and closet and opens onto a large, covered porch on the south façade. This room once featured a Juliette balconette on the west façade where there is still a French door covered by a metal railing.

The sunroom is accessed from the salon via two sets of French doors on either side of the fireplace. The sunroom features the reverse side of the river rock fireplace (Photo 24) and the room is enclosed with a series of large wood slider windows and covered by a slightly sloped shed roof (Photo 25). From the salon, you enter into the dining room to the east, which then leads out into the pool area via a large arched doorway and pathway covered by a pergola. The dining

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room features two sets of folding French doors that close off the dining room from the salon (Photo 26) and a built-in China cabinet (Photo 27). The dining room features a shallow curved stucco ceiling. To the north of the dining room is the two-room kitchen wing, which was recently renovated with new cabinets, shelves and linoleum flooring (Photos 28-29). The kitchen wing is accessed from the dining room via multi-light wood pocket doors.

Two other guest rooms with private bathrooms are located at the southeast corner of the main level and are accessed via doors located off the staircase landing. The staircase leads to the second level (Photo 30), which includes two guestrooms with en-suite bathrooms and closets. One of the rooms includes the unfinished attic located on the west side of the roof gable (Photo 31). The penthouse was originally configured as the owner's apartment and opens onto a large wrap-around roof deck accessed via a wood door with divided lites.

Major Alterations

Below is a table of major alterations to the subject property listed chronologically.

Belden/Birkhofer House

Name of Property

DATE	EVENT	SOURCE
5/15/1914	Ralph A. Belden acquires 510 acres and 1/2 interest of 480 acres from his mother-in-law (Mary L. Ungewitter) in Guerneville after the death of her husband Henry in 1913. The estate likely included the subject property along Pocket Canyon Road/Highway 116.	15 May 1914, Press Democrat, REAL ESTATE TRANSACTION, Volume XLI, Number 114
3/31/1916	Pocket Canyon Road grade reduced for safety reasons. Supported by neighboring property owners, including Mrs. Belden and the Birkhofer family. It is possible that the Beldens were living in another house on Pocket Canyon Road at this time, likely on the land acquired from Gretchen's parents.	March 31, 1916, Geyserville Gazette, Volume XVI, Number 7
1919	Ralph Belden commissions Miller & Warnecke to design a residence for his family in Guerneville.	Carl I. Warnecke Sales ledger, John Carl Warnecke Architectural Archives
4/3/1921	Belden family reported in local newspaper articles as living in Guerneville by this time. Undetermined if the subject property was completed by this time, or if the Beldens were living in the house on Guerneville Road they lived in in 1910.	April 3, 1921, Press Democrat, VACATION AT Guerneville" Volume XLVIII, Number 236,
12/31/1922	Main House/Building 1 constructed by this time. Newspapers announce a housewarming at the Belden's new home in Guerneville.	December 31, 1922, Press Democrat, "At Ralph Belden Home", vol XLIX, Number 153.
Late 1960s	Brush fire destroys a portion of the property. It is likely that the barn and vineyards burned at this time.	Oral history conducted with Barry Noble (grandson of the 2 nd owners, Laura and Oscar Birkhofer) by author, August 16, 2021.
Early 1970s	Juliette balcony fell from the west elevation, not replaced.	Oral history conducted with Barry Noble (grandson of the 2 nd owners, Laura and Oscar Birkhofer) by author, August 16, 2021.

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Ca. 1970	The west deck is enclosed to create a sunroom/solarium.	This alteration is visible in the 1982 image included in the Landmark Designation Report, which was documented prior to the 1983-84 renovation. Based on the materials and construction, this alteration appears to have been made in the 1970s.
4/15/1982	Main House is listed as Sonoma County Landmark No. 129, this was the only structure on the property per the landmark designation.	Landmark Designation Report and Resolution No. 9421, April 15, 1982
1983-1984	Main House remodeled into a 10-room bed & breakfast by realtor Gail Lyman. Architect: Dan Peterson, AIA & Associates. Scope included: addition of entrance sign at end of driveway, creation of a parking lot to the north of the house, retention of existing stone walls and redwood trees, addition of a 1-story "suite" with roof deck at the southeast corner of the building, interior remodel, kitchen remodel. Additional bathrooms were likely added at this time.	Sonoma County Building Permit #B-056404 and B- 058898; architectural plans; and May 5, 1993, "Applewood Inn," Sonoma West Times: 21.
4/5/1984	Construction of inground pool finalized.	Sonoma County Building Permit #B-059392
1/17/1989	Main house kitchen remodeled.	Property history provided by seller and permit B-090427
11/24/1993	Permitted repairs after chimney fire in the living room/salon.	Sonoma County Building Permit #B-122381
Oct 1994 to April 1995	Building 2 construction completed. New 3-story building designed by Hall & Bartley with 7 guest rooms. The project also included the creation of the central courtyard and reconfiguration of the retaining walls/planters/and staircases within the courtyard area; as well as moving the parking area from the north side of the main house (present day courtyard) to a new expanded parking lot to the north. New driveways and pedestrian paths around the site were also reconfigured at this time.	Property history provided by seller; Sonoma County Building Permit #B-127055; architectural plans by Hall & Bartley dated 1994.

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4/12/1995	Replacement of the fence and concrete deck around pool/spa.	Sonoma County Building Permit #B-128930 and B- 129207
1998-1999	Building 3 construction completed. New 2-story building designed by Dennis Preston Davis.	Property history provided by seller; architectural plans.
January to June 1999	Building 4/Restaurant construction completed. New building designed by Dennis Preston Davis, and kitchen by Castino.	Property history provided by seller; architectural plans.
2001	Building 4/Restaurant expansion by Dennis Preston Davis.	Property history provided by seller; architectural plans.
8/16/2002	Main house/Building 1 renovation by Dennis Preston Davis. Scope included: repairs of the roof and dry rotted elements; kitchen and bathroom upgrades; addition of insulation in the attic; upgrades to the owner's apartment; replacement of some existing windows with double paned wood windows to match existing; painting; and installation of new light fixtures.	Architectural plans and specifications by Dennis Preston David, dated August 16, 2002.
2/23/2004	No alterations. A use permit was issued to recognize 3 additional guest rooms within the Guest House building in place of former owner's unit. Total of 19 guest rooms at property and retention of 1 owner's unit on site as previously approved in another building. The permit specifies that the original Inn was approved in 1981 for 5 rooms, expanded in 1982 to 10 rooms. March 1993, approved for expansion to 16 rooms, a 2-BR owner's unit and restaurant. Since approvals, owners unit was used as 3 guest rooms instead.	Sonoma County Building Permit UPE-04-0024
11/21/2017	Repair of fire damage to restaurant (Building 4), including repairing smoke damage and sheet rock.	Sonoma County Building Permit BLD17-5738
11/8/2021	The property is determined eligible for listing in the National Register of Historic Places by the National Park Service. The finding was made as part of the Federal Historic Rehabilitation Tax Credit application for the property.	

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2/19/2021	The Main House, 3 non-contributing buildings,	See Part 2 Federal Historic
	and grounds are rehabilitated for conversion of	Rehabilitation Tax Credit
	the property into a luxury boutique hotel. The	application for a detailed
	project followed the Secretary of the Interior's	description of work.
	Standard for the Rehabilitation of Historic	
	Properties and qualified for a Federal Historic	
	Rehabilitation Tax Credit.	

Current Condition and Integrity

At the onset of the Federal Historic Rehabilitation Tax Credit application process in February 2021, all of the buildings and site were in good condition and were used as a bed & breakfast and restaurant (Building 4) up until the sale to the current owners. Some elements of the main house (Building 1) were in fair to poor condition and were the focus of the tax credit project, which renovated and updated the property as a luxury boutique hotel. The renovation project was completed in late 2021 and the property was renamed The Stavrand. Currently, the property is in good condition and retains sufficient historic integrity to convey its significance under Criterion C as an example of Miller & Warnecke's early residential works for a prominent Guerneville family.

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Name of Property

8.	Sta	ten	nent of Significance
	ırk "		National Register Criteria n one or more boxes for the criteria qualifying the property for National Register
		A.	Property is associated with events that have made a significant contribution to the broad patterns of our history.
		B.	Property is associated with the lives of persons significant in our past.
X		C.	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
		D.	Property has yielded, or is likely to yield, information important in prehistory or history.
			onsiderations in all the boxes that apply.)
		A.	Owned by a religious institution or used for religious purposes
		B.	Removed from its original location
		C.	A birthplace or grave
		D.	A cemetery
	7	E.	A reconstructed building, object, or structure
		F.	A commemorative property
		G.	Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance	
(Enter categories from i	nstructions.)
Architecture	
Period of Significance	
_1922	
Significant Dates	
_N/A	_
Significant Person	
O	rion B is marked above.)
N/A	, -
Cultural Affiliation	
_N/A	_
Architect/Builder	
Miller & Warnecke	

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Belden/Birkhofer House is individually eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture for its association with master architecture firm, Miller & Warnecke. The house was constructed during an important early period in the firm's long and successful career. Miller & Warnecke became a go-to firm in Guerneville in the early 1920s, including designing residences for the Korbels, Beldens, and other prominent families in Sonoma County; as well as the Guerneville bank and other commercial buildings. The firm went on to design numerous prominent buildings across California in the 1920s through Miller's retirement in 1951. This early residential period of the firm's career provided many of the referral relationships that led to their bigger commissions, such as Ralph Belden's connection to the Guerneville Bank project. The period of significance for the building is 1922, the date of completion. The property retains sufficient historic integrity to convey this significance under Criterion C, as described in detail below.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Property History

The subject property originally included approximately 60 acres with orchards and a vineyard. The property was acquired by Ralph and Gretchen (Ungewitter) Belden by 1919.⁶ According to newspaper notices and census records, the property was likely part of the 990-acre estate inherited by Ralph Belden in 1914 from Gretchen's parents after her father's death (the former estate of Henry Ungewitter). The Belden's commissioned Miller & Warnecke to design the house for them in 1919, and it was completed by December 1922 (Photo 32).

The property is located along a winding section of Highway 116 and was originally accessed via a driveway that connected to Highway 116 at two locations, creating a Y-shaped configuration where the two legs of the driveway adjoined the highway. This allowed for safe access to the property from both the east and west directions. The two access drives joined into a single driveway that ran east/up-slope to the main house and was lined with low river rock walls that are still present today (Photo 33). The driveway terminated in a T configuration near the edge of the present-day parking lot, providing access to the Belden/Birkhofer House to the right and the neighboring property to the left via an easement.

According to an oral history interview, the property originally had a small cottage located down slope from the main house on the south side. No historical photographs were uncovered of this building. This may have been a caretaker's cottage. An outbuilding (possibly a garage) was located to the north of the main house at the northwest corner of the present parking lot. A horse barn was located at the southeast corner of the property near Highway 116 in a grove of redwood trees. The barn was constructed of heavy redwood timbers and likely pre-dated the main house. A vineyard was also located on the slope to the east of the main house near what is now the pool area. A brush fire that started on the south side of Highway 116 in the late 1960s, burned a portion of the subject property and likely the barn and vineyards were destroyed at this time. No information was uncovering about the removal or destruction of the cottage or outbuilding/garage.

⁶ This is the year the Beldens commissioned Miller & Warnecke to design the subject building. Since they would likely have already obtained the site before engaging the architect, it is a probable circa date for ownership of the subject property. Census records reveal that it is very likely part of the property the Beldens inherited from Gretchen's father in 1914 (former estate of Henry Ungewitter). Due to the rural nature of the area, lack of house numbers at the time, and inconsistent references to street names by Census recorders, it is not possible to definitely confirm if the subject property is in fact the family estate of Henry Ungewitter, but it is very likely based on the records reviewed.

⁷ Per oral history conducted with Barry Noble (grandson of the 2nd owners, Laura and Oscar Birkhofer) by author, August 16, 2021.

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The Beldens sold the property to Oscar and Laura Birkhofer in 1937. In 1936, Belden defaulted on a loan he owed to the Birkhofers and the property was purchased by the Birkhofers at public auction. At this time, Ralph and Gretchen Belden moved to the house next door at 13575 Highway 116, which may have been previously occupied by Gretchen's mother, Mary Ungewitter, beginning in 1928. That house is extant and currently owned/occupied by the Heller family, who purchased it from the Beldens.

A 1965 aerial photo provides evidence of the orchards that originally extended to the east of the main house and took up the majority of the 60-acre property (Photo 34). A small vineyard is also evident in this photo to the south of the main house. Deed records indicate that the Birkhofers subdivided portions of this land to the east of the subject property in the mid-to late-1950s to create a small residential subdivision centered around Birkhofer and Sunshine courts. In ca. 1976, Laura Birkhofer moved to the family's ranch near Armstrong Redwoods Natural Reserve and rented the house to Karen Frambruschi and JoAnn Matthews. Matthews purchased the property the following year and lived there for approximately five years. 9

In ca. 1982, realtor Gail Lyman, purchased the property with a business partner and converted the single-family residence into a bed & breakfast called "The Estate". The conversion was designed by architect Dan Peterson, AIA. Peterson also completed the landmark designation for the property at this time (Photo 35). After the conversion, Lyman sold the property to Jim Caron and Darryl Notter in 1985. They ran it as a bed & breakfast for many years, later naming it the Applewood Inn. They constructed the two new inn buildings, courtyard, and restaurant on the property in the mid-to late-1990s (Photo 36). In 2009, the property was sold to Carlos Pippa of Autumn Dreams, LLC and it suffered from deferred maintenance. In 2020, the present owners, Belden Properties LLC, purchased the property and renovated and rehabilitated the property into a luxury boutique hotel known as The Stavrand.

Ownership History

- Ralph A. and M. Gretchen Belden (ca. 1919 –1937)
- Oscar G. and Margaret Laura Birkhofer (1937 ca. 1976)
- Karen Frambruschi and JoAnn Matthews (ca.1976-77 as renters, 1977-ca.1982 as owners)
- Gail Lyman and partner (Realtors), aka. The Estate (ca.1982-1985)
- Jim Caron and Darryl Notter, aka. Applewood Inn and Restaurant (1985-2009)
- Carlos Pippa and Sylvia Ranyak, aka. Autumn Dreams LLC (2009-2020)
- Belden Properties LLC (2020-Present)

⁸ Per oral history conducted with Barry Noble (grandson of the 2nd owners, Laura and Oscar Birkhofer) by author, August 16, 2021

⁹ Transaction recorded in the Birkhofer family ledgers.

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Historic Context

The following section provides information about the architect and original owner of the Belden/Birkhofer House to support the significance evaluation under Criterion C.

Russian River Resorts, Guerneville, California

Guerneville was founded in 1860 and the town's economy was supported by the lumber mill industry, with a seemingly ample timber supply in the surrounding redwood forests. By the time the railroad reached Guerneville in 1877, recreation was already a draw and the train provided daily passenger and Sunday excursion service to the area. The railroads advertised Guerneville and the Russian River as a recreational destination in the 1890s around the same time the timber industry began to decline. Around World War I, the area became known for live bands and entertainment, during the period when Ralph Belden began investing in businesses and real estate in Guerneville. ¹⁰

In the early 20th century, the Russian River was a popular summer vacation destination for prominent families from San Francisco, Santa Rosa and the surrounding area. According to Anne Bloomfield:

"...vacationers coming from the urban areas of San Francisco and Santa Rosa to the Russian River summer resorts, which feature warm water for swimming, fishing and boating, sandy beaches, a combination of sun and shady redwoods, beautiful scenery, campgrounds, and, in the 1920s and 1930s, organized nightly community entertainment and dancing to live bands; cumulatively the resorts have been an important source of money brought into the economy of Sonoma County." 11

By the early 1920s, there were 200+ resorts and four ballrooms along the Russian River. ¹² The creation of dancing pavilions and places for bands to give live concerts elevated the Russian River as a major resort destination in Northern California in the late 1910s and 1920s. ¹³ Bloomfield summarizes the importance of the Russian River Resorts as follows:

"The Russian River resorts, which for many years contributed significantly to the economy of Sonoma County by bringing in outside money and providing a good living to hotel- and resort-keepers, restauranteurs, grocers and other shop-keepers, and providers of sporting equipment, personal services and transportation." ¹⁴

¹⁰ Bloomfield, Anne. The Guerneville Bridge. National Register of Historic Places Registration Form, certified August 4, 1989, 7.

¹¹ Bloomfield, 5.

¹² July 27, 1997, LA Times, "Polished Apple".

¹³ Bloomfield, 5.

¹⁴ Bloomfield, 7.

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The Ralph Belden Family

Ralph Austin Belden was the son of Mr. and Mrs. Charles Clinton Belden; born on February 14, 1882 in Santa Rosa, California. He married (Mary) Gretchen Ungewitter of Santa Rosa on June 19, 1905. The Gretchen was born in 1885. The couple lived at a residence on College Avenue in Santa Rosa in 1906 and their only child, Charles Clinton Belden, was born on October 8, 1906. The Beldens moved to Lytton Springs near Healdsburg in 1909. Their families vacationed in Guerneville as children and Gretchen's parents owned a 990-acre estate in the area in the early 20th century.

By 1910, Census records indicate that the Beldens had moved their residence to Guerneville. The Beldens were listed as living on Guerneville Road in Mendocino Township with Gretchen's mother, Mary Ungewitter. Interestingly, Mary was also listed as living with her husband, Henry W. Ungewitter, on Pocket Canyon Road in Redwood Township at this time, and she may have split her time between the two homes. The Pocket Canyon Road property appears to have included the subject property as part of Henry Ungewitter's 990-acre estate and farm. Long-time neighboring families, Guerne and Birkhofer, were listed at the neighboring properties in the 1910 census. Ralph Belden later inherited a majority interest in this estate in 1914 upon the death of his father-in-law. ¹⁸

Belden worked as an assistant cashier at the Santa Rosa Savings Bank from 1902 to 1917 when he was promoted to cashier. He served in this role until 1923. He held banking positions in Santa Rosa and Guerneville simultaneously for many years. In 1916, Belden was appointed to the board of directors for the Bank of Guerneville and named the Vice President of the board. He was elected as President of the Bank of Guerneville in 1917 and held that position until 1929. Unring his tenure at the Bank of Guerneville, a new bank building was commissioned in 1919 and designed by Miller & Warnecke, at the same time the firm was designing Belden's private residence (the subject property).

Belden began investing in businesses in Guerneville as a young banker. His early business interests included an ice cream parlor with partners Upp and Lark, and a grocery store in

¹⁵ 23 June 1905, Napa Weekly Journal, "Ralph Belden Married" Volume XXII, Number 13.

¹⁶ 22 June 1906, Press Democrat, "Moving Into New Home" Volume XXXII, Number 136; and California Death Index, 1940-1997," database, FamilySearch (https://familysearch.org/ark:/61903/1:1:VP23-PRK: 26 November 2014), Charles Clinton Belden, 04 Sep 1978; Department of Public Health Services, Sacramento.

¹⁷ March 13, 1909, Press Democrat, "Ralph Belden will Lead 'Simple Life'", Volume XXXV, Number 58.

¹⁸ 7 February 1913, Press Democrat, HENRY UNGEWITTER DROPS DEAD AT GUERNEVILLE, Volume XL, Number 32; and 15 May 1914, Press Democrat, REAL ESTATE TRANSACTION, Volume XLI, Number 114.

¹⁹ Latimer, Ernest. History of Sonoma County; its people and its resources, Santa Rosa, Calif.: Press Democrat Pub. Co., 1937, 333. and Cross, Ira B., "Financing an Empire Bank in California", Vol IV. Chicago-San Francisco-Los Angeles: The San Francisco Clarke Publishing Co, 1927.

²⁰ January 19, 1916 Press Democrat, "Carr Heads Bank of Geyserville" Volume XLIII, Number 20.

²¹ Latimer, 333; and Cross.

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downtown Guerneville with Oscar Birkhofer in 1914.²² Birkhofer ran the store and Belden served as a silent financial partner. Belden also owned a dancing pavilion along the Russian River with business partner H. McPeak in 1914. It was considered the largest dancing pavilion in the area at the time. ²³

The subject property was obtained by the Beldens sometime around 1919 and they commissioned the architecture firm Miller & Warnecke to design a house for the property that same year. ²⁴ The house was constructed by 1922 and was surrounded by orchards. ²⁵ Newspaper articles at the time often reported on the vacation plans of prominent local families, including stories in the *Santa Rosa Press Democrat* about friends and family visiting the Beldens at their home in Guerneville. ²⁶

Belden held many positions within Sonoma County. He became head of the Guerneville Chamber of Commerce in 1917. ²⁷ He was a past commander of the Knights of Templar, director of the Santa Rosa Rotary Club, and high priest of the Royal Arch Masons. ²⁸ Belden was appointed to the Highway Council in 1920, head of the executive committee for the River Resort Co-op in 1922, a member of the Forestry Board in 1927, and a Sonoma County representative to the Board of Directors for the Redwood Empire in 1945. ²⁹ He was also a member of the Guerneville baseball team in the 1920s. These positions and activities indicate that Belden held a prominent role in Sonoma County and worked to promote the success of the county into the future. A newspaper article from 1917 claimed: "Mr. Belden is a rather busy man, or has been, since his duties as president of the Bank of Guerneville, and assistant cashier of the Savings Bank of Santa Rosa as well as his interests in several private enterprises have placed a great deal of responsibility on his shoulders." ³⁰

Belden was actively involved in promoting tourism in the area and was instrumental in establishing the Russian River Chamber of Commerce in 1922.³¹ He also held positions as

²⁹ 19 February 1920, Healdsburg Tribune, Santa Rosa Man on Highway Council; 16 January 1922, Healdsburg Tribune, River Resorts Will Form 'Co-op' Body, Number 62; March 17, 1927, Healdsburg Enterprise, RALPH BELDEN NAMED ON FORESTRY BOARD, Volume XLIX, Number 38; 23 November 1945, Geyserville Press, "Redwood Empire Elects Directors," Number 8.

²² The men purchased the grocery from C.E. McPeak. May 27, 1914, Press Democrat, BELDEN & BIRKHOFER NEW GUERNEVILLE FIRM, Volume XLI, Number 124.

²³ 19 March 1914, Press Democrat, "THE BIG BENEFIT AT GUERNEVILLE: Dance and Supper on Saturday Night to Provide Funds for Street Lights", Volume XLI, Number 65.

²⁴ Record of Buildings, Miller & Warnecke, Job 413, 1919, John Carl Warnecke Architectural Archives.

²⁵A housewarming party was announced in the Press Democrat at this time. December 31, 1922, Press Democrat, "At Ralph Belden Home", vol XLIX, Number 153.

²⁶ November 26, 1921, Press Democrat, PERSONALS, Volume XLIX, Number 126.

 $^{^{\}rm 27}$ January 6, 1917, Press Democrat, "Ralph Belden Now Heads Guerneville Chamber of Commerce", Volume XLIV, Number 4

²⁸ Latimer, 333.

 ³⁰ 5 August 1917, Press Democrat, "Mr. and Mrs. Belden Go to Duncan Springs" Volume XLIV, Number 182
 ³¹ 16 January 1922, Healdsburg Tribune, River Resorts Will Form 'Co-op' Body, Number 62.

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Treasurer of the Santa Rosa Mortgage Company in 1922³², a member of the committee to improve River Road in 1923³³, and was one of the Sonoma County representatives to the Redwood Empire Hotel Resort Conference of the Redwood Highway Association in 1926.³⁴

By 1927, Belden secured his largest resort property as Secretary of Guernewood, Inc., which managed 1,455 acres along the Russian River. Guernewood, Inc. managed a large housing division (Guernewood Terrace), park (Guernewood Park), commercial village (Guerneville Village), and recreational area with two miles of frontage on the north and south sides of the Russian River. The development was located southwest of the town of Guerneville along Highway 116/River Road. Guernewood Terrace was established by Ira Pyle in 1926 with 180 lots for summer homes, all of which had been sold within a year. Some 50 homes were already constructed in Guernewood Terrace by 1927 when Belden invested in the property. Guernewood Village had a community clubhouse, market/grocery store, post office, service station, coffee shop, pool room, bowling alley, a large children's playground, and more commercial amenities. The resort also featured three beaches, picnic areas, boating and swimming concessions, cabins, a cafeteria, and an outdoor stage for free concerts. Belden continued to serve as the operator of Guernewood until the late 1930s. 36

In the late 1930s, Belden started to experience financial troubles and he lost the subject property when he defaulted on a loan he had with his business partner, Oscar Birkhofer in 1936. According to the Birkhofer family, Laura Birkhofer was fond of the subject property and asked her husband to negotiate to purchase the property as payment for the loan. The subject property (with the exception of a few small parcels and easements reserved by Belden) was put up for public auction in 1937. Birkhofer purchased the property for \$15,000 on November 26, 1937, well below the \$20,000 estimated value noted in the 1930 Census. The Beldens kept the adjacent parcel to the west of the subject property at 13575 Highway 116. This parcel included a driveway easement shared with the subject property that was granted by the Beldens to Gretchen's mother, Mary Ungewitter, in 1928. It is probable that the neighboring house was where Mary lived through the late 1930s. The Beldens moved into the house on the adjacent property in 1937 and are listed at this location in the 1940 census. ³⁷ Ralph Belden and Oscar Birkhofer were business partners in the local grocery story in Guerneville and the circumstances surrounding their financial relationship is not totally clear. Based on review of newspaper articles and deed records, Belden's interest in Guernewood Inc. and his move into real estate investing

³² 25 June 1922, Press Democrat, "MILLION DOLLAR SANTA ROSA MORTGAGE COMPANY IS READY TO OPEN ITS BUSINESS HERE", Volume XLIX, Number 307.

³³ 29 August 1923, Healdsburg Tribune, RIVER ROAD PLANS GIVEN GOOD START, Number 236.

³⁴ 22 April 1926, Healdsburg Tribune, Resort Operators Perfect Organization, Number 139.

³⁵ 30 March 1927, Press Democrat, "Largest Playgrounds on Russian River Combined: Company Headed by Ralph Belden Controls 1,455 Acres in Popular Vacation Land," Volume 53, Number 121.

³⁶ 2 May 1938, "Hacienda Has Dedication of River Highway", Healdsburg Tribune, Enterprise and Scimitar, Volume LXXIV, Number 47.

³⁷ Per oral history conducted with Barry Noble (grandson of the 2nd owners, Laura and Oscar Birkhofer) by author, August 16, 2021. Confirmed by deed and census records.

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right before the Great Depression may have led to his financial difficulties, and the eventual loss of the house he had designed and built for his family.

Ralph Belden died January 4, 1956 at the age of 74. Gretchen Belden died March 29, 1972 at the age of 87. Their son, Charles C. Belden died September 4, 1978 at the age of 71. 38

Miller & Warnecke

Miller & Warnecke was a prominent Bay Area architectural firm founded in 1917 in Oakland, California by Chester H. Miller and Carl I. Warnecke. The firm was very active during the 1920s, coinciding with the construction of the Belden/Birkhofer House and a large building boom occurring in California. From 1918 to 1925, they designed 14 buildings in Guerneville, including stores, a dance hall, school, hotel restaurant, alteration of a theatre, the Masonic Lodge, and the Guerneville Bank. They also designed residences for prominent local families including the Beldens and the Korbels.³⁹ They started out designing residential properties and quickly moved into multi-family residential, commercial, and public buildings as they gained notoriety. The firm won several awards during this period, including the National Small Home Award in 1928, and a national prize for their design for Castlemont High School in 1929.⁴⁰

They favored Tudor and revival styles in their work and designed many of the Art Deco and revival style commercial buildings along Lakeshore and Grand Avenues in Oakland in the 1920s. ⁴¹ Their work was featured prominently in *Architect & Engineer* during the firm's career. An article in 1921 outlined the numerous projects they had on the books including: six residential projects in Sunnyside, San Francisco; a hotel addition, store, office building, and residence in Paso Robles; plans for the new Rockridge School in Oakland; and construction was underway on the extensive alterations they designed for the Kellogg Estate building in Oakland. ⁴²

The firm was one of the few to remain open in the Bay Area during the Great Depression, and despite a major slowdown in work, they emerged from the Depression as one of the leading local firms. They were also one of the few firms to remain open during World War II and were actively involved in the design of wartime housing, as well as commissions for schools, factories, commercial, recreation, military, and residential projects. Warnecke's son, John Carl Warnecke, joined the firm after World War II in 1945 and developed his own practice under the umbrella of the firm. The Miller & Warnecke partnership operated until 1951, when Miller retired. At that time Warnecke joined his son to form the firm of Warnecke & Warnecke.

³⁹ Record of Buildings, Miller & Warnecke, John Carl Warnecke Architectural Archives.

³⁸ Find A Grave index.

⁴⁰ Kinnaird, Lawrence, "Carl I. Warnecke," *History of the Greater San Francisco Bay Region*, Lewis Historical Publishing Company, 1966: 222.

⁴¹ Kawneer Manufacturing Co building profile, Berkeley Architectural Heritage, Available online at: http://berkeleyheritage.com/berkeley landmarks/kawneer.html

⁴²"Miller & Warnecke are Busy." Architect & Engineer, January 1921: 113.

⁴³ Kinnaird, 222.

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Some of Miller & Warnecke's most prominent Bay Area buildings include: Rockridge Women's Club (Rockridge, early 1920s), Saint Andrew Missionary Baptist Church (Oakland, 1920), Castlemont High School (Oakland, 1929), Tudor Hall Apartments (Oakland, 1929), Hill Castle Apartment Hotel (Oakland, 1930), Mulford Hall/Forestry Building at UC Berkeley (1948), Elmhurst Branch Library (Oakland, 1949), addition to La Conte Hall/Dept of Physics Building at UC Berkeley (1950), Oakland Main Library (1951).⁴⁴

Chester Herbert Miller (February 12, 1890 – January 1, 1953)

Chester Herbert Miller was born and raised in Oakland, California. He earned his architectural experience as an apprentice and practiced for two years under a structural engineer before obtaining his architecture license, one of the first issued in the state of California. He ran his own firm, Chester H. Miller Company, from 1912-1917. He partnered with Carl I. Warnecke in 1917 to form Miller & Warnecke. A few of his early major projects included work for the Southern Pacific Railroad in the San Francisco Bay Area in 1910 and the Franklin Theater (a silent movie theater) in Oakland in 1914.⁴⁵ Miller died in 1953 shortly after his retirement.

Carl Ingomar Warnecke (January 25, 1891 – March 27, 1971)

Carl Ingomar Warnecke was born in Canada in 1891. His family moved to Cambridge, Massachusetts in 1901, and to Oakland, California in 1910. His father was a sales manager for a building materials company, which likely influenced Carl's interest in architecture. He apprenticed under San Francisco City Architect Loring Pickering Rixford starting in 1908. He took mechanical drawings classes in night school while apprenticing during the day. He worked for the Exposition Company under the Board of Architects from 1911-1912 on plans for the 1915 Pan Pacific International Exposition in San Francisco. He then went on to work for Arthur Brown, Jr. where he prepared competition drawings for San Francisco's new City Hall and the Horticulture Building for the Exposition. Warnecke also assisted Bernard Maybeck on formulating his design for the Palace of Fine Arts for the Exposition in 1913. 46 He attended the prestigious l'Ecole de Beaux Arts in Paris, France for a short period in 1914 before the outbreak of World War I.⁴⁷ Warnecke was at the center of the burgeoning architecture scene in San Francisco at this time, as part of a group of architects furiously working to redesign and rebuild the city after the 1906 Earthquake and Fire.

Warnecke worked as a draftsman for the Chester H. Miller Company in 1916 and formed a partnership with Miller in 1917. Warnecke served as Chairman of the Board of Architects for the Oakland Housing Authority in the 1940s. 48 He worked as a partner in Miller & Warnecke until

⁴⁶ Kinnaird, 221

⁴⁴ Miller & Warnecke, Oakland Wiki, Available online at: https://localwiki.org/oakland/Miller and Warnecke

⁴⁵ Chester Herbert Miller, Pacific Coast Architecture Database. Available online at: http://pcad.lib.washington.edu/person/1656/; and Franklin Theater, Cinema Treasures, Available online at: http://cinematreasures.org/theaters/19254

⁴⁷ Carl Ingomar Warnecke (Architect), http://pcad.lib.washington.edu/person/3366/; and Carl Warnecke, Oakland Wiki. Available online at: https://localwiki.org/oakland/Carl Warnecke

⁴⁸ "Architect Tells of Unique Features of Campbell Village Project," *Oakland Tribune*, August 3, 1941: 16.

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Miller's retirement in 1951, at which time Warnecke's son, John Carl Warnecke (a prominent architect in his own right) joined his father and the firm was renamed Warnecke & Warnecke. Some of Warnecke & Warnecke's best known works in the Bay Area are the Oakland Airport, California State Office Building, and the Physics and Earth Science Buildings at U.C. Berkeley. National examples of Warnecke & Warnecke's work include: the restoration of Lafayette Square in Washington, D.C., the John F. Kennedy gravesite at Arlington National Cemetery, additions to the Hickory Hill home of Robert F. Kennedy in Virginia, a master plan for the City College of New York, and an urban renewal project at the former Rupert Brewery in New York. ⁴⁹ Warnecke was actively involved in the firm until his death of a heart attack in 1971 at the age of 80. ⁵⁰

Statement of Significance: Criterion C

The Belden/Birkhofer House is individually eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture for its association with master architecture firm, Miller & Warnecke. The house was constructed during an important early period in the firm's long and successful career. Miller & Warnecke became a go-to firm in Guerneville in the early 1920s, including designing residences for the Korbels, Beldens, and other prominent families in Sonoma County; as well as the Guerneville bank and other commercial buildings. The firm went on to design numerous prominent buildings across California in the 1920s through Miller's retirement in 1951. This early residential period of the firm's career provided many of the referral relationships that led to their bigger commissions, such as Ralph Belden's connection to the Guerneville Bank project. The period of significance for the building is 1922, the date of completion. The property retains sufficient historic integrity to convey this significance under Criterion C, as described in detail below.

Character-Defining Features

Character-defining features of the Belden/Birkhofer house that convey its significance under Criterion C include:

Exterior:

- Wood frame construction.
- Central gable roof form with attached penthouse; and projecting rectangular bays creating multiple porches, balconies and decks.
- Textured stucco exterior wall materials.
- Terra cotta barrel tile roofing.

⁴⁹ "Carl Warnecke, Architect, Dead: Worked on Major Projects Here and in Washington." *New York Times*, March 30, 1971: 39.

⁵⁰ "Noted Bay Architect Carl I. Warnecke Dies at 80." March 29, 1971. Unidentified newspaper in the collection of the Hayward Historical Society. Available Online via the Internet Archive: https://archive.org/details/5669456-Carl-Warnecke

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- Arched and rectangular wood windows (double hung, casement, and multi lite, many with ogee lugs).
- Original glazed wood entry doors.
- Double hung wood windows, some with divided lites.
- Arched wood casement windows.
- Wood balconies, railings and porch columns.
- 3 original chimneys visible from the north façade.
- Circular attic vents in roof gable on north and south sides.
- Arts & Crafts style exterior lanterns/light fixtures on north, south and east facades.
- Remaining river rock stone walls throughout site.
- Redwood trees surrounding house and property.
- 100+ year old Gravenstein apple and pear trees located throughout the property, including the remnant of the original orchard on the slope above the main house and pool to the east.

Interior:

- Brick fireplace in basement.
- Double-sided river rock fireplace on main level.
- Exposed wood beam ceiling in salon.
- Shallow curved stucco ceiling in dining room.
- Folding wood doors between dining room and salon.
- Built-in cabinet in dining room.

Integrity

The Belden/Birkhofer House is located on its original site on a slope above Highway 116/Pocket Canyon Road with views of the surrounding landscape and retains integrity of location. The design, workmanship and materials of the original Miller & Warnecke design is evident in the overall building form, building facades and architectural details including: original windows and doors, exterior Arts & Crafts light fixtures, and interior details such as the river rock fireplaces, salon and dining room features. Additions and alterations made to the building to convert it into a bed & breakfast were largely located on secondary facades and drew from the existing materials palette and design vocabulary to ensure that the alterations would be visually compatible. The main alteration that could be considered incompatible in its design is the enclosure of the sunroom, which utilized sliding wood windows in a more modern aesthetic and proportion. However, the use of a different window type helps to differentiate the alteration from the original building form, which meets the intent of the Secretary of the Interiors Standards for Rehabilitation Standard 9 such that the new work differentiated from the old while remaining compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The surrounding context of the building along Highway 116/Pocket Canyon Rd and its connection to Guerneville has been minimally altered. The Guerneville Bridge (1922) still

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provides pedestrian access to town from the subject property. Many of the surrounding estates are still held by individuals or family trusts, many of which are associated with the early 20th century owners. The overall rural/agricultural/recreational character of the landscape around Pocket Canyon and the Russian River is still evident. The neighboring property to the south is still largely open fields, with a horse barn and scenic forested view visible from the main house.

The most compromised aspect of integrity for the property is its immediate setting, which has changed substantially since its construction in 1922. Originally the property was sited within a large parcel with orchards and vineyards. The property also contained a horse barn, cottage, and garage/outbuilding (all of which were lost in a fire in the late 1960s or removed at an unknown date). No photographic evidence has been found of these buildings to fully understand their relationship to the main house, and these buildings were removed from the site by the time the building was locally landmarked in 1982. The construction of three new buildings on the property in the mid- to late- 1990s also changed the setting of the main house, including reconfiguration of the entry drive and creation of a shared courtyard between the buildings. Extreme care was made so that the new buildings were compatible in scale, materials and style as the original house so that they would not detract from the overall prominence of the subject buildings as the "main house". These changes have diminished the overall integrity of setting of the Belden/Birkhofer House; however, for the reasons described above, the building is still able to convey its significance as an early work of the Miller & Warnecke firm, and its association with the Belden and Birkhofer families despite these changes.

When driving to the property along Pocket Canyon Road from Guerneville to the west or Forestville to the east, you capture views of the scenic winding road with prominent tree canopy, surrounded by farms and large wooded estates. As you enter the property by car or foot, you experience the quiet of the redwood grove the building is set within and see the Belden/Birkhofer House above to the east. It is possible to walk from the entry drive up along the trace of the original driveway, marked by a portion of the river rock walls that lined the original entry drive. You can enter the house from the raised entry porch on the north façade and enter into the grand salon with its prominent river rock fireplace and exposed wood beam ceiling. The architectural craftsmanship of the original Miller & Warnecke design is evident in the details, including the river rock site walls, exterior light fixtures, terra cotta barrel tile roofing, and the building's other character-defining features. The remaining apple and pear trees around the house and site provide reminders of the early farming history of the property and the extensive orchards, which were evident at the property through at least the mid-1960s. The overall feeling and association of the property is still evident and experienced by hotel guests during their stay at the main house.

Overall, the property retains sufficient historic integrity to convey its significance under Criterion C as an example of Miller & Warnecke's early residential works for a prominent Guerneville family. The property appears eligible for listing in the National Register under Criterion C for the period of significance 1922, the completion date of the property.

Belden/Birkhofer House

Name of Property

Sonoma County, CA
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9. Major Bibliographical References

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Belden/Birkhofer House

Name of Property

Previous documentation on file (NPS):
preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register X previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey # recorded by Historic American Engineering Record # recorded by Historic American Landscape Survey #
Primary location of additional data:
State Historic Preservation Office Other State agency Local agency Local government University Other Name of repository:
Historic Resources Survey Number (if assigned): N/A

Belden/Birkhofer House

Name of Property

10. Geographical Data
Acreage of PropertyLess than 10 acres
Use either the UTM system or latitude/longitude coordinates
Latitude/Longitude Coordinates Datum if other than WGS84: (enter coordinates to 6 decimal places)
Latitude: 38.4995473° N Longitude: -122.988888° W
Verbal Boundary Description (Describe the boundaries of the property.) The boundary is limited to the footprint of the Belden/Birkhofer house (Building 1), located at 13555 Highway 116 (aka. Pocket Canyon Road) in Guerneville, California in unincorporated Sonoma County. The house is located on a 5.56-acre parcel (Assessor's Parcel Number 071-150-021-000) ⁵¹ on the north side of Highway 116 approximately 0.5 miles southeast of the Russian River and about 0.7 miles southeast of downtown Guerneville Boundary Justification (Explain why the boundaries were selected.) The boundary is limited to the footprint of the main house (Belden Birkhofer House/Building 1), which best conveys the property's significance as an example of Miller & Warnecke's early residential works for a prominent Guerneville family. The boundary excludes the adjacent pool area and three non-contributing buildings. These features were added in the mid-19802 to late-1990s and changed the overall setting of the property.
name/title: _Gretchen Hilyard Boyce, Principal and Architectural Historian organization:Groundwork Planning & Preservation
street & number: P.O. Box 1514 city or town: Colfax state: CA zip code: 95713
e-mailinfo@groundworkpreservation.com telephone:415-580-0482
date: 7/11/2023

⁵¹ Formerly Assessor's Parcel Number 071-150-16, as recorded in the Sonoma County Clerk-Recorder's Office, Deed Book 445, page 26.

Belden/Birkhofer House

Name of Property

Sonoma County, CA
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 - 60-100 hours

Tier 2 - 120 hours

Tier 3 - 230 hours

Tier 4 - 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

 $\frac{Belden/Birkhofer\ House}{\text{Name of Property}}$

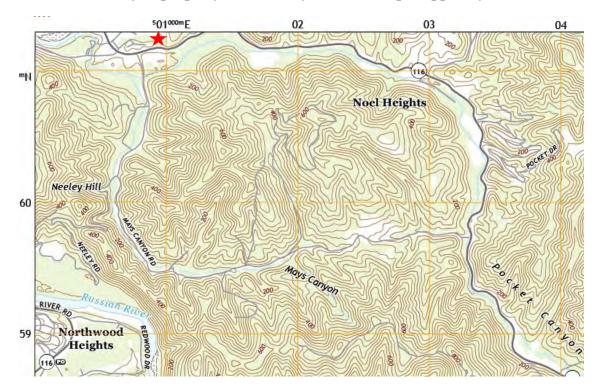
Sonoma County, CA
County and State

Location Map 1: Bing Maps, 2023. Subject property and coordinates labeled. Map edited by author.



Belden/Birkhofer House Name of Property Sonoma County, CA
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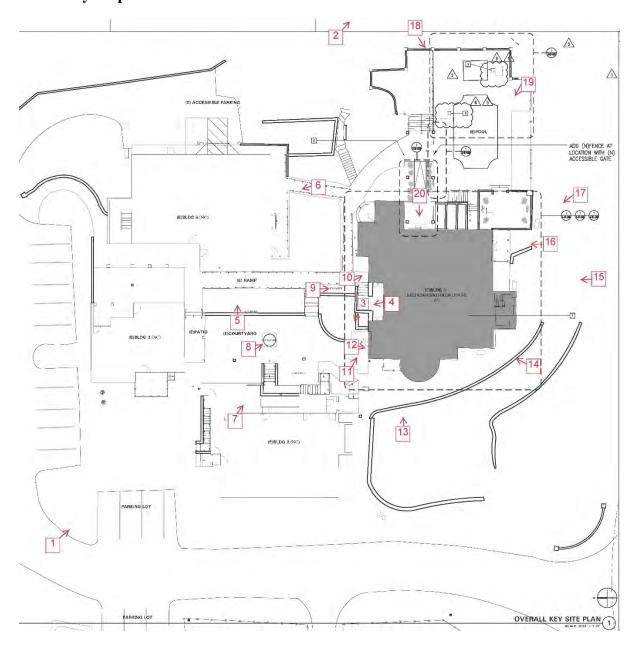
Location Map 2: USGS, Camp Meeker Quadrangle, Sonoma County, CA, 7.5-Minute series, 2021. Subject property indicated by red star, map cropped by author.



 $\frac{Belden/Birkhofer\ House}{\text{Name of Property}}$

Sonoma County, CA
County and State

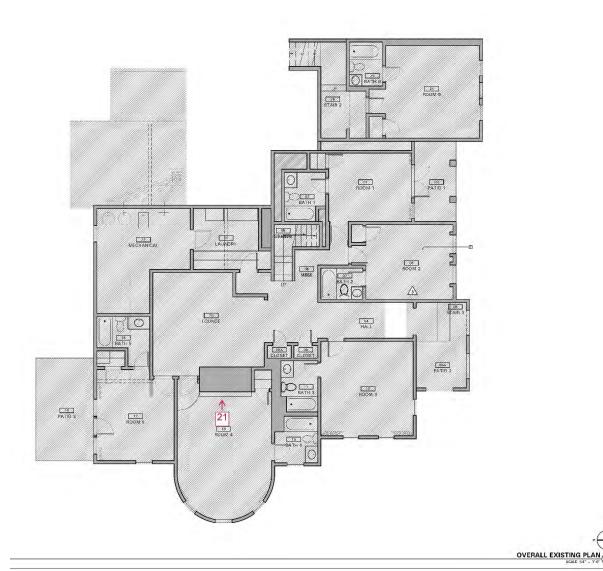
Photo Key Map: Site Plan



Sonoma County, CA
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$\frac{Belden/Birkhofer\ House}{\text{Name of Property}}$

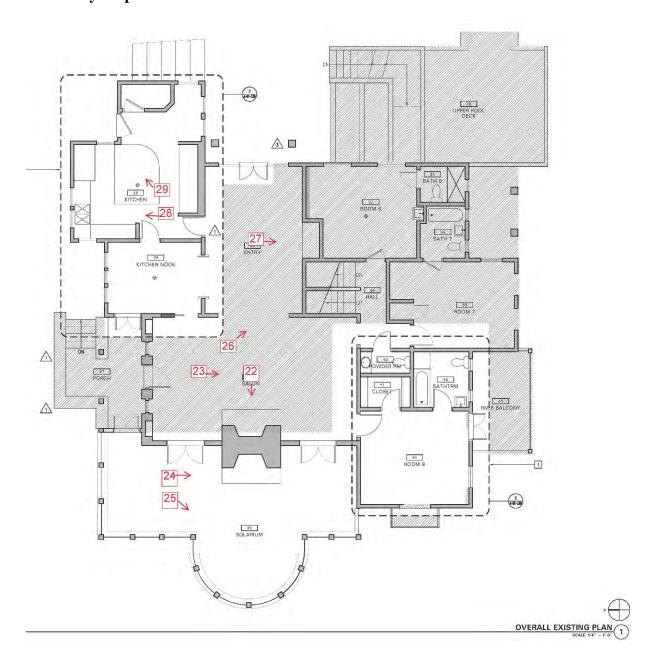
Photo Key Map: Basement Level



 $\frac{Belden/Birkhofer\ House}{\text{Name of Property}}$

Sonoma County, CA
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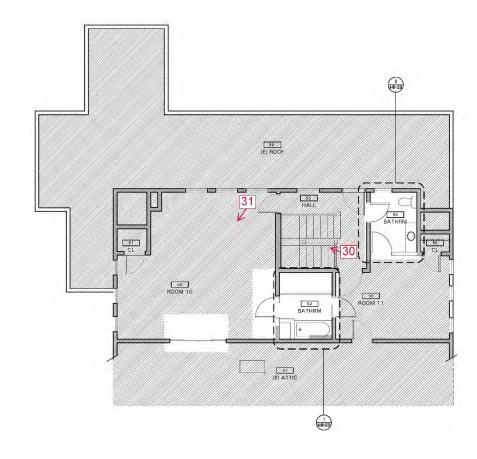
Photo Key Map: First Floor



 $\frac{Belden/Birkhofer\ House}{\text{Name of Property}}$

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Key Map: Second Floor





United States Department of the Interior National Park Service/National Register of Historic Places Registration Form NPS Form 10-900

Belden/Birkhofer House

Name of Property

OMB Control No. 1024-0018

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Nomination Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Belden/Birkhofer House

City or Vicinity: Guerneville

County: Sonoma State: California

Photographer: Gretchen Hilyard Boyce

Date Photographed: 4/27/2022 and 6/10/2022. Historic image dates provided in caption.

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 36

Belden/Birkhofer Property, looking southeast, bird's eye view of subject property, ca. 1999.

Photo 2 of 36

Belden/Birkhofer House, looking southeast, apple tree in remnant orchard located above parking area.

Photo 3 of 36

Belden/Birkhofer Property (Building 2), looking west, east facade.

Photo 4 of 36

Belden/Birkhofer Property (Building 3), looking northwest, south facade.

Photo 5 of 36

Belden/Birkhofer Property (Building 4-Restaurant), looking east, west facade.

Photo 6 of 36

Belden/Birkhofer Property (Building 4-Restaurant), looking north, south facade.

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Photo 7 of 36

Belden/Birkhofer House, looking southeast from Building 2, view of north façade (left) and portion of west façade (right).

Photo 8 of 36

Belden/Birkhofer House (Building 1), looking southeast, north façade and courtyard.

Photo 9 of 36

Belden/Birkhofer House (Building 1), looking south, north façade and raised entry porch.

Photo 10 of 36

Belden/Birkhofer House, looking southeast, detail of Arts & Crafts style light fixture near raised entry porch at north facade.

Photo 11 of 36

Belden/Birkhofer House, looking southeast, view of river rock planter (formerly part of historic staircase), former garage opening and lantern on lower level of north facade.

Photo 12 of 36

Belden/Birkhofer House, looking southwest, detail of Arts & Crafts style metal lantern at former garage opening.

Photo 13 of 36

Belden/Birkhofer House, looking east, west façade and river rock site wall.

Photo 14 of 36

Belden/Birkhofer House, looking northeast, west side of south façade.

Photo 15 of 36

Belden/Birkhofer House, looking north, west side of south façade.

Photo 16 of 36

Belden/Birkhofer House, looking north, center of south façade and porch.

Photo 17 of 36

Belden/Birkhofer House, looking northwest, east side of south façade/addition.

Photo 18 of 36

Belden/Birkhofer House, looking southwest, overview of east façade and pool area.

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Photo 19 of 36

Belden/Birkhofer House, looking northwest, east façade and pool area.

Photo 20 of 36

Belden/Birkhofer House, looking west, east façade entry door from pool area.

Photo 21 of 36

Belden/Birkhofer House, looking east, rear of basement fireplace.

Photo 22 of 36

Belden/Birkhofer House, looking west, river rock fireplace and wood beam ceiling in salon on main level.

Photo 23 of 36

Belden/Birkhofer House, looking south, exposed beam ceiling in salon on main level.

Photo 24 of 36

Belden/Birkhofer House, looking southeast, fireplace in sunroom on main level.

Photo 25 of 36

Belden/Birkhofer House, looking southwest, windows in sunroom on main level.

Photo 26 of 36

Belden/Birkhofer House, looking southeast towards dining room, folding doors in dining room on main level.

Photo 27 of 36

Belden/Birkhofer House, looking south, built-in China cabinet in dining room on main level.

Photo 28 of 36

Belden/Birkhofer House, looking north, kitchen on main level.

Photo 29 of 36

Belden/Birkhofer House, looking east, kitchen on main level.

Photo 30 of 36

Belden/Birkhofer House, looking northeast/down, stair leading from main level to 2nd level/penthouse.

Photo 31 of 36

Belden/Birkhofer House, looking northwest, example upstairs room in penthouse.

Belden/Birkhofer House Name of Property

Photo 1Belden/Birkhofer Property, looking southeast, bird's eye view of subject property, ca. 1999.



Belden/Birkhofer House Name of Property

Photo 2Belden/Birkhofer House, looking southeast, apple tree in remnant orchard located above parking area.



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Photo 3Belden/Birkhofer Property (Building 2), looking west, east facade.



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Photo 4Belden/Birkhofer Property (Building 3), looking northwest, south facade.



Belden/Birkhofer House Name of Property

Photo 5Belden/Birkhofer Property (Building 4-Restaurant), looking east, west facade.



Belden/Birkhofer House Name of Property

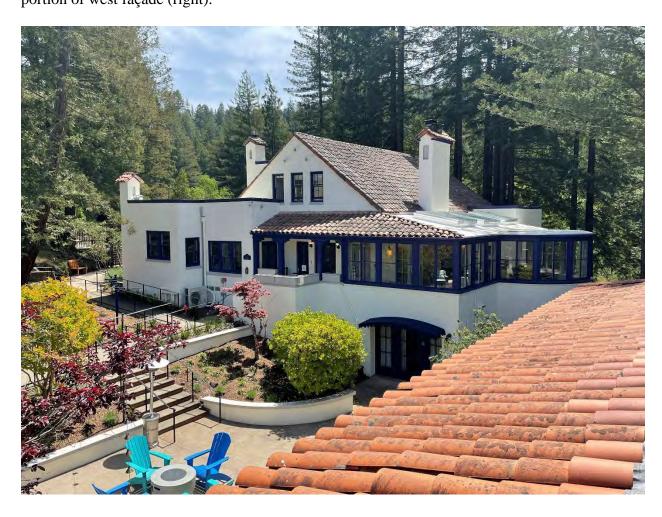
Photo 6Belden/Birkhofer Property (Building 4-Restaurant), looking north, south facade.



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Photo 7Belden/Birkhofer House, looking southeast from Building 2, view of north façade (left) and portion of west façade (right).

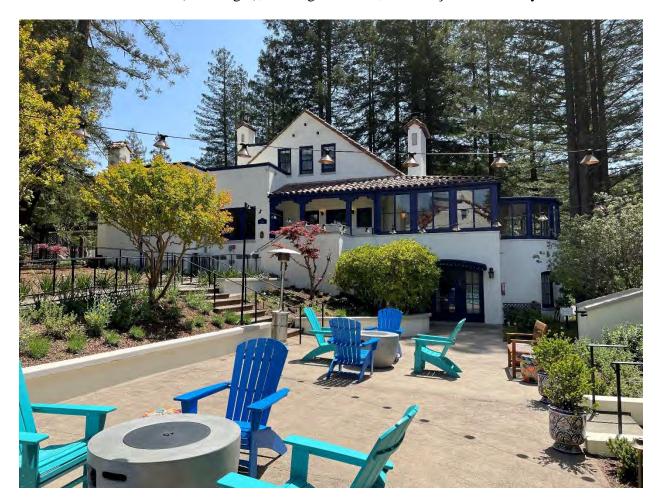


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Photo 8 Belden/Birkhofer House (Building 1), looking southeast, north façade and courtyard.



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Photo 9Belden/Birkhofer House (Building 1), looking south, north façade and raised entry porch.



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Photo 10

Belden/Birkhofer House, looking southeast, detail of Arts & Crafts style light fixture near raised entry porch at north facade.

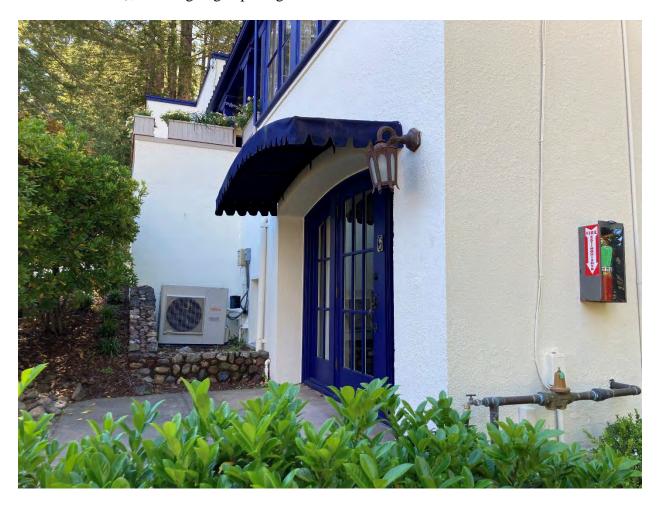


Belden/Birkhofer House

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Photo 11 Belden/Birkhofer House, looking southeast, view of river rock planter (formerly part of historic staircase), former garage opening and lantern on lower level of north facade.



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Photo 12Belden/Birkhofer House, looking southwest, detail of Arts & Crafts style metal lantern at former garage opening.



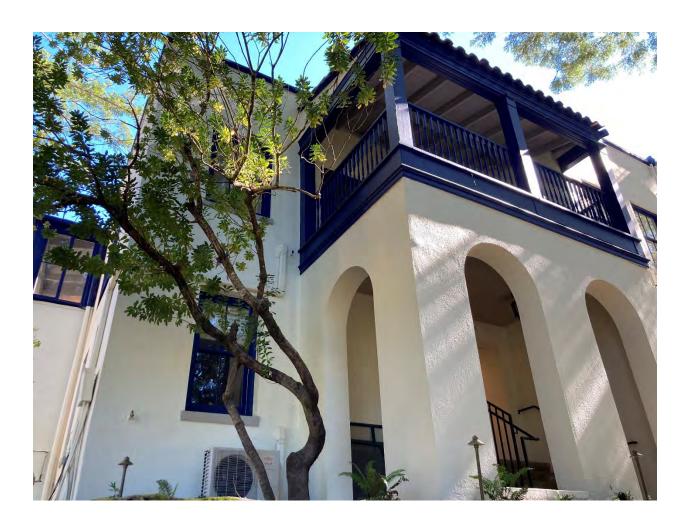
Sonoma County, CA
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Photo 13Belden/Birkhofer House, looking east, west façade and river rock site wall.



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Photo 14Belden/Birkhofer House, looking northeast, west side of south façade.



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Photo 15Belden/Birkhofer House, looking north, west side of south façade.



Belden/Birkhofer House Name of Property

Photo 16Belden/Birkhofer House, looking north, center of south façade and porch.



Belden/Birkhofer House Name of Property

Photo 17Belden/Birkhofer House, looking northwest, east side of south façade/addition.



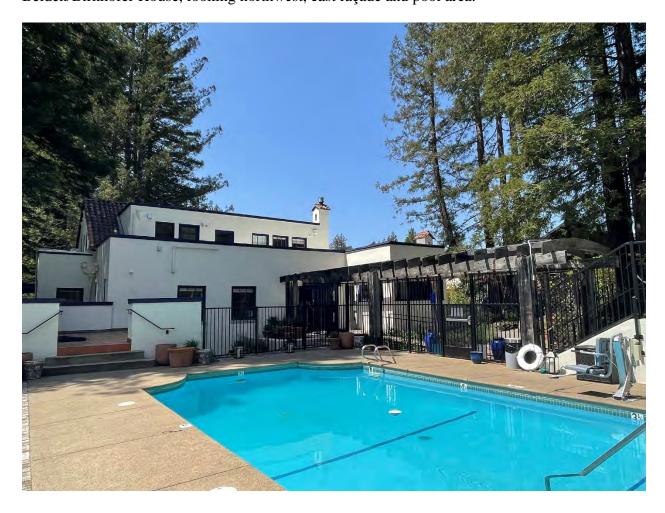
Belden/Birkhofer House Name of Property

Photo 18Belden/Birkhofer House, looking southwest, overview of east façade and pool area.



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Photo 19Belden/Birkhofer House, looking northwest, east façade and pool area.



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Photo 20 Belden/Birkhofer House, looking west, east façade entry door from pool area.

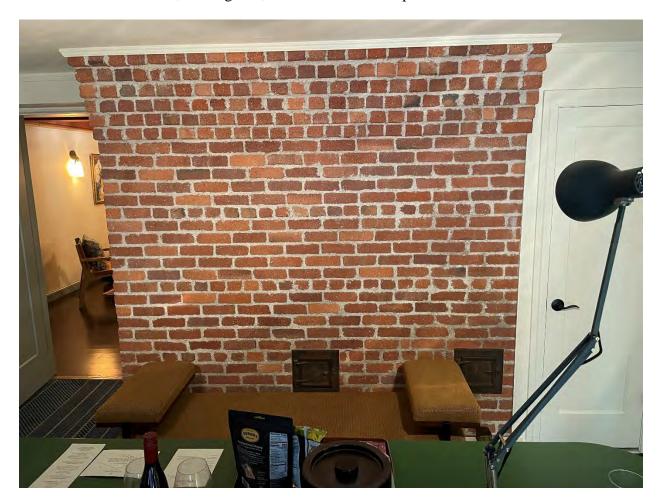


Sonoma County, CA
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Belden/Birkhofer House

Name of Property

Photo 21Belden/Birkhofer House, looking east, rear of basement fireplace.



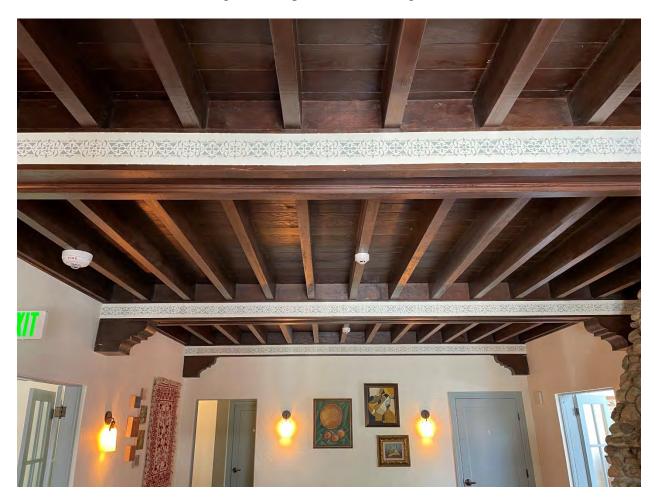
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Photo 22
Belden/Birkhofer House, looking west, river rock fireplace and wood beam ceiling in salon on main level.



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Photo 23Belden/Birkhofer House, looking south, exposed beam ceiling in salon on main level.



Belden/Birkhofer House

Sonoma County, CA County and State Name of Property

Photo 24 Belden/Birkhofer House, looking southeast, fireplace in sunroom on main level.



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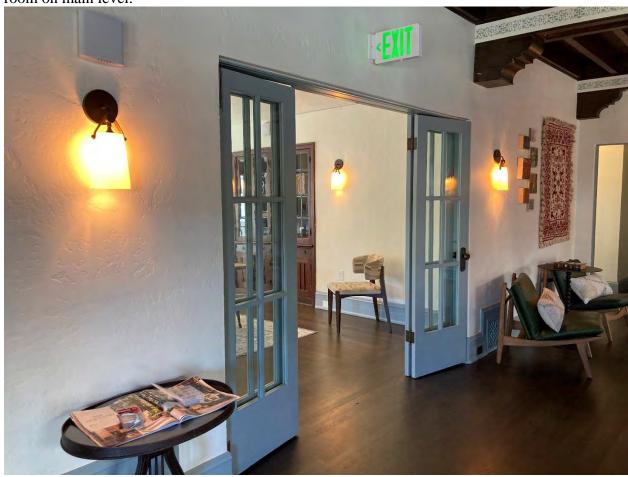
Photo 25
Belden/Birkhofer House, looking southwest, windows in sunroom on main level.



Belden/Birkhofer House

Name of Property

Photo 26
Belden/Birkhofer House, looking southeast towards dining room, folding doors in dining room on main level.



Sonoma County, CA
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Photo 27Belden/Birkhofer House, looking south, built-in China cabinet in dining room on main level.



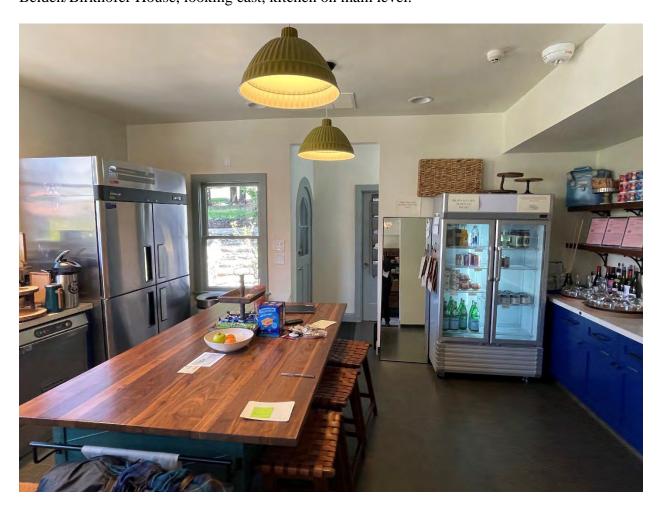
Sonoma County, CA
County and State

Photo 28Belden/Birkhofer House, looking north, kitchen on main level.



Sonoma County, CA
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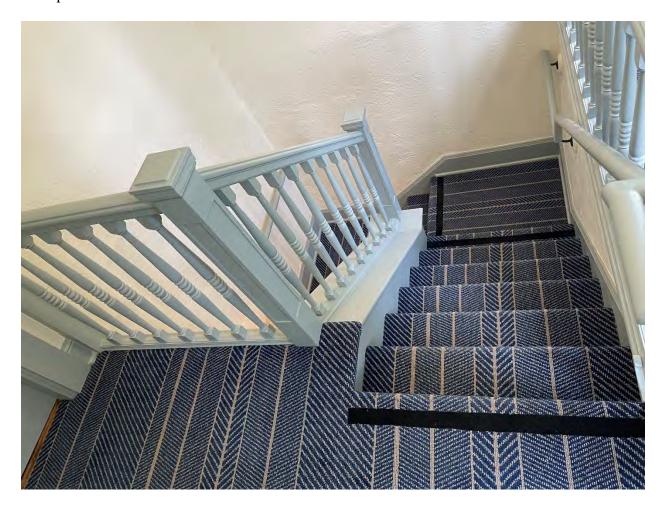
Photo 29Belden/Birkhofer House, looking east, kitchen on main level.



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Photo 30Belden/Birkhofer House, looking northeast/down, stair leading from main level to 2nd level/penthouse.

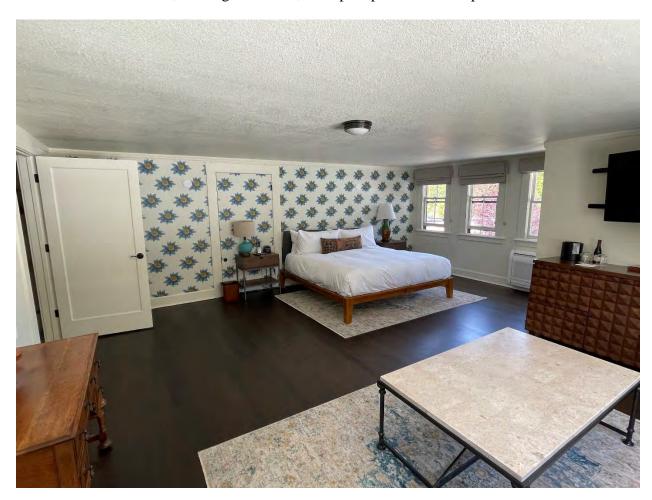


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Photo 31 Belden/Birkhofer House, looking northwest, example upstairs room in penthouse.



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Historic Photographs

Photo 32 of 36

Belden/Birkhofer House, looking southeast, historic view of north (left) and west (right) facades, ca. 1922.

Photo 33 of 36

Belden/Birkhofer House, looking east, historic view showing site walls and original garage, ca. 1949. Mike Nobel, grandson of Laura and Oscar Birkhofer, pictured.

Photo 34 of 36

Belden/Birkhofer Property, looking east, UC Santa Barbara Aerial Photograph Collection, 1965.

Photo 35 of 36

Belden/Birkhofer House, looking southeast, view of north (left) and west (right) facades included in landmark designation report, 1982.

Photo 36 of 36

Belden/Birkhofer House, looking southeast, view of north (left) and west (right) facades, ca. 1994.

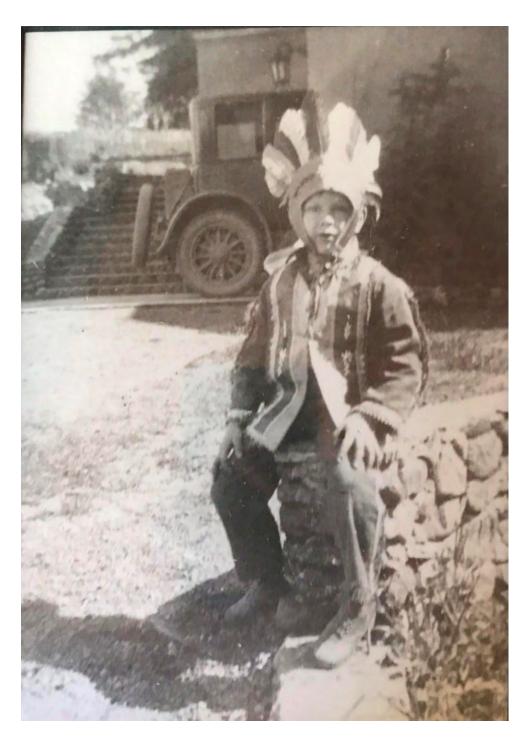
Belden/Birkhofer House Name of Property Sonoma County, CA
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Photo 32Belden/Birkhofer House, looking southeast, historic view of north (left) and west (right) facades, ca. 1922.



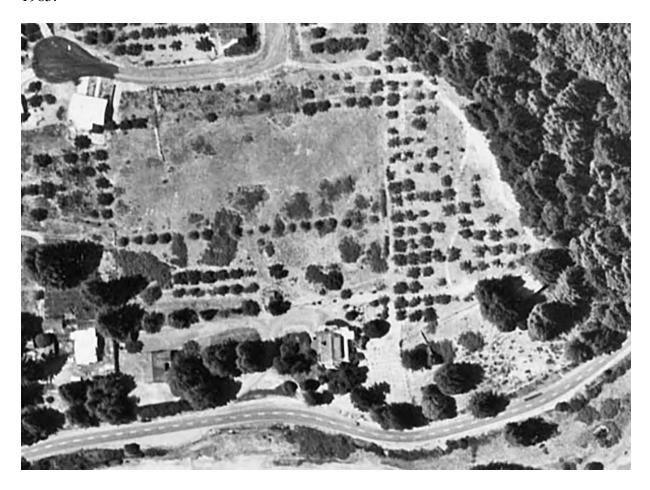
Sonoma County, CA
County and State

Photo 33Belden/Birkhofer House, looking east, historic view showing site walls and original garage, ca. 1949. Mike Nobel, grandson of Laura and Oscar Birkhofer, pictured.



Belden/Birkhofer House Name of Property

Photo 34Belden/Birkhofer Property, looking east, UC Santa Barbara Aerial Photograph Collection, 1965.



Belden/Birkhofer House Name of Property Sonoma County, CA
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Photo 35

Belden/Birkhofer House, looking southeast, view of north (left) and west (right) facades included in landmark designation report, 1982.



Belden/Birkhofer House

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Name of Property

Photo 36Belden/Birkhofer House, looking southeast, view of north (left) and west (right) facades, ca. 1994

