

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A 10/511960/4278640 B _____
C _____ D _____

IDENTIFICATION

1. Common name: McCutchen Ranch
2. Historic name: Hotchkiss Ranch
3. Street or rural address: 18895 Hassett Lane
City Healdsburg, CA Zip 95448 County Sonoma
4. Parcel number: 091-010-01
5. Present Owner: McCutchen, Ben II & William A. Address: 18895 Hassett Lane
McCutchen Ranch's
City Healdsburg, CA Zip 95448 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Homestead
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This two-story structure has gabled ends and several one-story additions to each side. The cornice of the main structure is boxed and the open gables have returns. The windows are double-hung of various proportions. The main section and three of the four additions have channel rustic siding while the fourth has wide lap rustic. An exterior chimney pierces the gable and there is also a large tank house.



8. Construction date:
Estimated 1875 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 76
12. Date(s) of enclosed photograph(s)
1 Apr 83 41/02 Home
41/03 Outbldg.

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Many
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: Water tower; tall single redwood in vineyard

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This land was originally part of the large L.J. Hall Ranch. As in the case of many ranch parcels in the survey area, this farm illustrates a succession of owners with varying degrees of financial success. The second owner, Maud Hays, about whom little is known, had the main part of the residence built circa 1875. The third owner (1893 to 1907), William Joseph Hotchkiss, was the only son of a very successful rancher in the southern survey area, Benonia Hotchkiss, who settled here in 1864, and came from an affluent Kentucky family. W.J. Hotchkiss operated the ranch until he inherited his father's large estate. The fourth, and present owners since 1907, are the McCutchen family, who sold or deeded it back and forth between family members. The McCutchens settled in the area in 1863, having been of long lineage in Virginia. Eventually the McCutchens became owners of several large ranches in the Lytton/Alexander Valley area.

One can see how this home was expanded over the years by additions with different styles of siding and windows to the original structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial 1 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).
INT.: Barbara McCutchen
Hist. So. Co. 1911, 1937
So. Co. Atlas 1877, 1898
Trib.: 3/28/1878, 4/13/1893,
4/18/07. - August 15, 1983
22. Date form prepared _____
By (name) Langhart Museum (TW)
Organization City of Healdsburg
Address: 133 Matheson Street
City Healdsburg, CA Zip 95448
Phone: (707) 433-4717

