

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 10/514200/4279680B  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: McCutchen Ranch
2. Historic name: McPherson Ranch
3. Street or rural address: 2312 Alexander Valley Road  
City Healdsburg, CA Zip 95448 County Sonoma
4. Parcel number: 091-030-04
5. Present Owner: McCutchen, Ben & Wm. Address: 18895 Hassett  
City Healdsburg, CA Zip 95448 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Gabled Farmhouse
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:  
This steeply gabled farmhouse has plain frieze over rustic siding. The verandah which has been screened in is supported by constructed columns. The central gable over the entry has a pair of double-hung windows and an ornate sawn and turned gable brace.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1871
9. Architect \_\_\_\_\_
10. Builder \_\_\_\_\_
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 29
12. Date(s) of enclosed photograph(s)  
31 Mar 83 43/02

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Not visible
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 \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This elaborate farm house was built in 1871 by Charles P. McPherson, a native of Tennessee, who came without assets overland to California in 1854 and squatted on the Cyrus Alexander lands grant until he purchased the land legally. By shrewd land speculation McPherson eventually owned literally the entire west end of Alexander Valley (2,500 acres) addition to 1,500 acres south of the Russian River. He was a general rancher and stock-raiser with a specialty in hog-selling, nearly cornering the San Francisco market. He died in 1877. One of his sons, Lycurgus, made his fortune in the same manner, by land speculation, inheriting none of the elder's land. The ranch was purchased after 1877 by Lieuallen J. Hall, a vast landowner in the Valley in a later era, who was succeeded in ownership by the William H. McCutchen (see: 091-010-01 and 091-010-15). This is an early example of rural architecture in the southwest end of Alexander Valley.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Coast Counties 1904, 1937  
So. Co. Atlas 1877, 1898  
INT.: Ben McCutchen 12/82

22. Date form prepared August 15, 1983  
By (name) Langhart Museum (TW)  
Organization City of Healdsburg  
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