

HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 5 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 10/510480/4281080E  
C \_\_\_\_\_ D \_\_\_\_\_

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: C.A. Fredson House
3. Street or rural address: 18521 Redwood Highway  
City Geyserville, CA Zip 95441 County Sonoma
4. Parcel number: 140-020-13-2
5. Present Owner: Fredson, Donald W. & Josephine Address: 18605 Redwood Highway  
City Geyserville, CA Zip 95441 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

#### DESCRIPTION

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

A raised, one-story bungalow with a gable roof. Across the front is a recessed porch and there is a shallow, rectangular side bay. The roof of the main structure and the bay have exposed rafter tails. The open front gable has five braces and a triple vent with decoratively sawn lowers. In front, the windows are of plate glass. Other windows are double-hung. The porch has only one tapered square column at each corner atop a solid balustrade. The brick steps have metal railings which are probably recent additions. The house and balustrade are covered with narrow rustic siding.

8. Construction date:  
Estimated \_\_\_\_\_ Factual 1917
9. Architect \_\_\_\_\_
10. Builder \_\_\_\_\_
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 3.49
12. Date(s) of enclosed photograph(s)  
18 Apr 83 53/26



13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: brick enhanced steps; northwest shed addition - same style
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: Cement, knee-high border steps; outbuildings

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
This home was built in 1917 for Chris A. Fredson, a second generation vintner of a family which has continuously operated a wine-making business for 97 years in the survey area. His father, Israel, began operation of the first Fredson Winery 3 miles south of Healdsburg in 1890. Upon his "retirement" in 1911, he bought 101 acres 4½ miles north of Healdsburg and re-established his winery. Chris A. Fredson, a native of Healdsburg, born in 1891, married Geneva Eagle, also a native of Healdsburg, in 1912. They established their home at this place with Chris buying out his father's interest in the winery in 1924. The Fredson Winery was removed for freeway construction (Highway 101) in 1966. In order to continue his wine-making, Chris bought the old Healdsburg Wine Company in Dry Creek Valley. (see 089-030-12) Fredson has two sons, Leonard and Donald. Donald, who is now operating the winery, is the third generation to carry on in the wine-making business.

Occupying a very visible location along Highway 101, this residence typifies the unadorned rural craftsman structure of that era.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).

Hist. So. Co. 1926  
INT.: Donald Fredson 2/83  
Trib.: 2/15/11

22. Date form prepared August 18, 1983  
By (name) Langhart Museum (TW)  
Organization City of Healdsburg  
Address: 133 Matheson Street  
City Healdsburg, CA Zip 95448  
Phone: (707) 433-4717

