Appendix A

Stewart Building
Secretary of the Interior's Standards
Consistency Analysis

Memo

455 Capitol Mall, Suite 300
Sacramento, CA 95814
916.444.7301

Date: December 19, 2025

To: Deirdre N. Clem, Project & Space Analyst, Facilities Management | Planning, Design & Construction, Cal Poly Humboldt

From: Amber Engle, Ascent

Subject: Stewart Building - Secretary of the Interior's Standards Consistency Analysis

1 INTRODUCTION

Ascent has been retained by California State Polytechnic University, Humboldt (Cal Poly Humboldt) to prepare this Secretary of the Interior's Standards Memo. Cal Poly Humboldt is proposing upgrades to the Stewart Building, which is located at 1125 16th Street, Arcata, Humboldt County, California (APN No. 020-133-003). The Stewart Building has been recommended ineligible for the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP); however, it is a recognized City of Arcata Historic Landmark and therefore is a historical resource under CEQA (Ascent 2025; Attachment A).

Alterations to the Stewart Building could reduce the integrity of the historical resource such that it would no longer be eligible for local listing as a City of Arcata Historic Landmark. However, according to PRC Section 15126.4(b)(1), if a project adheres to the *Secretary of the Interior Standards for the Treatment of Historic Properties* (Secretary's Standards), the project's impact on historic resources, the Stewart Building, "will generally be considered mitigated below the level of a significance and thus is not significant." This memo provides an analysis of how the proposed project will comply with the Secretary's Standards.

2 STEWART BUILDING

The Stewart Building is locally listed as a Historic Landmark for its association with Hugh B. Stewart, Norman R. Coulter, and Myrl Crane. Stewart was active in Arcata public education, Coulter was the architect of the building, and Crane was the contractor who constructed the school. It is also noted as the oldest remaining elementary school in Arcata and a rare example of Moorish architectural style (City of Arcata 1983). It should be noted that the building was misidentified as Moorish while it is actually an example of Spanish Revival architecture.

Character-defining features that contribute to the significance of a historical resource are largely limited to those on the exterior of the building. Only publicly accessible interior spaces may be considered. The interior of the Stewart Building has been remodeled multiple times over the years to accommodate various uses; therefore, the remaining character-defining features are limited to the exterior. The following character-defining features contribute to the Stewart Building's local significance:

- Irregular footprint (Photo 1)
- Roof form (flat and gabled)
- Rough stucco clad walls
- Spanish style barrel roof tiles
- Broken pediment (Photo 1)
- Cornice (Photo 5)
- Dentils (Photo 5)
- Boxed eaves (Photo 5)
- Bas-relief sculpture (Photo 3)
- Circular stone detailing (Photo 4)
- Water table scored to mimic stone blocks (south façade only) (Photo 2)
- Doors – location, size, and shape of openings
- Doors - Eight light double doors with multi light transom and sidelight windows (Photo 2)
- Windows – location, size, and shape of openings
- Windows – multi-paned (Photos 1 through 4 and 7)

Photo 1. South façade. Ascent 2023.

Photo 2. South Façade. Ascent 2023.

Photo 3. Bas-relief sculpture. Ascent 2023.

Photo 4. South Façade. Ascent 2023.

Photo 5. Typical Eave Detailing. Ascent 2023.

Photo 6. South Façade. Ascent 2023.

Photo 7. North Façade. Ascent 2023.

In order to qualify for local listing, a property must possess significance under at least one evaluative criterion and retain its integrity. Integrity is defined by the California Office of Historic Preservation (OHP) as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance," or more simply defined by the National Park Service as "the ability of a property to convey its significance" (OHP 2001; National Park Service [NPS] 1995). While the City of Arcata's local regulations do not define integrity, the definition from OHP with regards to the NRHP is being used here.

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Location is the place where the historic property was constructed or the place where an historic event occurred. Integrity of location refers to whether the property has been moved since its construction. Design is the combination of elements that create the form, plan, space, structure, and style of a property. Setting is the physical environment of a historic property that illustrates the character of the place. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form an historic property. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. Association is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

As stated in NPS *National Register Bulletin 15,* because buildings change over time, it is not necessary for them to retain all their historic features, however, per the bulletin:

> [t]he property must retain… the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both why a property is significant (Applicable Criteria and Areas of Significance) and when it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district (NPS 1995:46).

A building that is significant for its architecture is eligible if it retains the essential physical features that represent the architectural style for which it is significant. Integrity of location, setting, feeling, and association may be considered more essential to convey significance associated with significance of historic contribution or association with significant persons; integrity of design, materials, and workmanship are most essential to convey significance associated with architecture.

3 PROJECT DESCRIPTION

The project consists of physical modifications to the Stewart Building, including utility and Americans with Disabilities Act (ADA) compliant upgrades, seismic retrofitting, and roof replacement. The goal is to replace everything in-kind visually but with alternate materials where necessary.

Interior renovations will include seismic and utility upgrades as well as interior remodeling. Seismic retrofitting will include joist beams or rafters to span between load-bearing walls for seismic resistance. Upgrades to existing utilities will consist of updating existing lighting fixtures, flooring, and plumbing. Additionally, current interior spaces will be reconfigured to create new work and learning environments, including classrooms, labs, offices, and a conference hall.

Renovations to the exterior of the building will be limited and consist of upgrading or replacing existing building features consistent with the existing historic character and design. The stairs and ramp, located to the east of the building, will be rebuilt to be compliant with the ADA. The existing windows will be replaced with aluminum or fiberglass frame; the fenestration and individual window patterns will be replaced in-kind. The window openings on the south (primary) façade will remain unchanged. The roof will be replaced with a Spanish tile-looking material such

as a faux clay roof, metal, or composition shingles that will remain orange in color and would be placed along the building's perimeter where tiles currently exist on the mansard and gabled roof elements. The exterior of the building, including the relief panels on the front, will be painted an off-white color with a dark bronze trim to be consistent with the historic color scheme that is used on several of the older buildings on the Cal Poly Humboldt campus. Additionally, the gutters and downspouts will be replaced and painted similar to the dark bronze color, which is also consistent with the historic color scheme used for other buildings on the main campus such as Gist Hall, Jenkins Hall, and Trinity Early Learning Center (formerly Trinity Hospital).

4 ANALYSIS UNDER THE SECRETARY'S STANDARDS

The Secretary's Standards contain four sets of treatments to guide work on historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The Standards for Rehabilitation are used to acknowledge the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. An analysis showing how the project complies with the ten Rehabilitation standards is included below to demonstrate consistency with the Secretary's Standards.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

> The property was originally used as an elementary school. The project will return the building to educational use for Cal Poly Humboldt. The alterations necessary for the project are minimal and will largely occur in the interior of the building where there are no character-defining features. While the windows and roofing material replacements will be alternate materials visually they will be consistent with the original. The project does not include the alteration of features, spaces, or spatial relationships. The project complies with Standard number 1.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

> The proposed changes include the replacement of some materials including the windows, gutters and downspouts, and the roof. While the windows and roofing material replacements will be alternate materials, they will be visually consistent with the original. The project does not include the alteration of features, spaces, or spatial relationships that characterize the property. The interior has been previously altered and the interior spaces are not considered character-defining features. The project complies with Standard number 2.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

> Standard number 3 is typically applied to projects involving restoration of a building. The proposed changes include the replacement of some materials including the windows, gutters and downspouts, and the roof; however, no conjectural features or elements from other historic properties would be added. All replacement materials will be visually consistent with the existing architectural elements. This project would not create a false sense of historical development as it does not add features or elements from other time periods to the historic building. This Standard also applies to the project in terms of use, which will be returned to educational use. The project complies with Standard number 3.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

No period of significance appears to have been established for the Stewart Building when it was locally listed by the City of Arcata as a Historic Landmark; however, no significant alterations or additions were observed during the site visit that would need to be evaluated for potential significance in their own right. The overall form and architectural style have been retained over the years. Standard number 4 does not apply.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Distinctive features and finishes include those listed as character-defining features above. No distinctive materials or construction techniques have been identified. The proposed changes include the replacement of some materials including the windows, gutters and downspouts, and the roofing; however, all replacement materials will be visually consistent with the existing architectural elements preserving the overall aesthetic and conveying the architectural style. The project is consistent with Standard number 5.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This Standard is applied when projects involve the restoration of damaged or missing historic features. The project includes the replacement of the windows, gutters and downspouts, and the roofing; however all replacement materials will be visually consistent with the existing architectural elements preserving the overall aesthetic and conveying the architectural style. No missing features have been identified for replacement. The project is consistent Standard number 6.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

This Standard is applied when projects involve cleaning the exteriors of a building with abrasive methods, such as sandblasting. The project includes repainting the exterior of the building. The building will be cleaned to prepare for painting and will be completed in the gentlest means possible, with no sandblasting. The project is consistent with Standard number 7.

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This Standard focuses on known archaeological resources and their protection. The project does not include ground disturbing activities that could disturb archaeological resources. Standard number 8 does not apply.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

No new additions or new construction is proposed. Exterior alterations include the replacement of some historic materials including the windows, gutters and downspouts, and the roof. However, none of the character-defining features are significant for their materials, but for their visual contribution that convey the Spanish Revival style of architecture. All replacement materials will be visually consistent with the existing architectural elements. The project complies with Standard number 9.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The project does not include new additions or adjacent or related new construction. Standard number 10 does not apply.

5 CONCLUSION

The Stewart Building was found locally eligible as a City of Arcata Historic Landmark for its association with Hugh B. Stewart, Norman R. Coulter, and Myrl Crane; as the oldest remaining elementary school in Arcata; and as a rare example of Moorish architectural style (City of Arcata 1983). It should be noted that the building was misidentified in the 1983 documentation as Moorish, whereas it is actually an example of Spanish Revival architecture. The proposed modifications would comply with eight of the Secretary's Standards; the remaining two do not apply. Therefore, according to PRC Section 15126.4(b)(1), no significant impacts to the Stewart Building would occur. Therefore, after the implementation of the project the historic property would retain its integrity and remain eligible for local listing.

6 PREPARERS

ALTA CUNNINGHAM – ARCHITECTURAL HISTORIAN

Alta Cunningham has 23 years of experience in the environmental consulting field. Her experience as an architectural historian includes archival research, historic building and structure surveys and evaluations, and cultural resources documentation for NEPA and CEQA projects ranging from single building evaluations to district-wide surveys for CEQA, PRC 5024, and Section 106 compliance documents. She has completed evaluations for higher education facilities, pre- and post-World War II residential and commercial buildings, agricultural properties, and water conveyance systems. Alta meets the Secretary of the Interior's Professional Qualification Standards for architectural history and history. She also serves as a skilled deputy project manager for EIRs and has coordinated multiple environmental projects.

AMBER ENGLE – ARCHITECTURAL HISTORIAN

Amber Engle has 25 years of experience in the environmental consulting field. Her experience as an architectural historian includes archival research, historic building and structure surveys and evaluations, and cultural resources documentation for NEPA and CEQA projects ranging from single building evaluations to district-wide surveys for CEQA, PRC 5024, and Section 106 compliance documents. She has completed single building surveys as well as those involving hundreds of properties. Amber meets the Secretary of the Interior's Professional Qualification Standards for architectural history and history.

7 REFERENCES

Ascent. 2025. DPR 523 form for the Stewart Building.

City of Arcata. 1983. Historic Designation of Stewart School Building (#83-01).

National Park Service. 1995. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Published by the U.S. Department of the Interior.

NPS. See National Park Service.

Office of Historic Preservation. 2001. Technical Assistance Series #6: California Register and National Register: A Comparison. Published by the Office of Historic Preservation.

OHP. See Office of Historic Preservation.

Attachment A

Stewart Building
DPR 523 form

State of California ♉ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 12 ***Resource Name or #:** (Assigned by recorder) Stewart Building
P1. Other Identifier: SFDB#177, Stewart School Building, Arcata Elementary School

*P2. **Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Humboldt **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Arcata North and South **Date** **T** 06N ; **R** 01E ; **of** **of Sec** 29 ; **B.M.**

c. Address 1125 16th Street City Arcata Zip 95521

d. UTM: Zone 10T , 408330.00 mE/ 4525457.00 mN

e. Other Locational Data: 020-133-003

***P3a. Description:**

The Stewart Building is a one story with basement building on a 1.58-acre lot. It has a center pavilion with wings running east and west. Each pavilion has five arched, multi-paned windows; arched entrances flank the pavilion. Perpendicular sections at the ends of the wings have gable returns on the south facade and pediments on the north. Large multi-paned windows are present on the wings and along the entire north facade.

***P3b. Resource Attributes:** HP15. Educational building

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

P5b. Description of Photo: (view, date, accession #) South façade, view looking southeast, 12/5/2023

***P6. Date Constructed/Age and Source:** 1925 / High School Districts 1987

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
unknown

***P8. Recorded by:**
Amber Grady and Alta Cunningham
Ascent Environmental
Sacramento, CA 95814

***P9. Date Recorded:** 12/5/2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** Grady, Amber and Alta Cunningham. 2023. Historic Resources Evaluation Report for the California State Polytechnic University, Humboldt Campus.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Stewart Building ***NRHP Status Code** 5S1

B1. Historic Name: Stewart School, Arcata Elementary School
B2. Common Name: Stewart Building
B3. Original Use: elementary school B4. Present Use: office; educational
***B5. Architectural Style:** Spanish Revival
***B6. Construction History:** Constructed in 1925.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
B9a. Architect: N. R. Coulter b. Builder: Myrl Crane

***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The Stewart School Building is listed as a "Designated Historical Site" in the Historical Preservation Element of the Arcata General Plan: 2020. However, this building does not appear to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), or as a California Historical Landmark.

Arcata Development

Arcata is located within the territory of the Wiyot, which is bound by the Little River on the North and incorporated all of the area surrounding Humboldt Bay (Guerra & McBane LLC 2012). The first areas in the vicinity of Arcata to be settled by Euromericans were bottomlands adjacent to Humboldt Bay. Called the Arcata Bottom, these flat floodplains were free of the dense redwood forests which characterize the adjacent uplands, and therefore required far less effort to clear for farming. The agriculture of the Arcata Bottom was initially a grain-focused economy. Grains, such as oats, barley, wheat, and hay were planted, along with dry peas and potatoes (Angeloff 2016). Cultivation of grain crops and potatoes lasted into the 1880s, when the potato blight and poor market returns prompted farmers to look at a new and emerging agricultural industry, dairying.

B11. Additional Resource Attributes: (List attributes and codes) none

***B12. References:** See Continuation Sheet, page 10.
B13. Remarks: none

***B14. Evaluator:** Amber Grady, MA
***Date of Evaluation:** September 13, 2024

(This space reserved for official comments.)

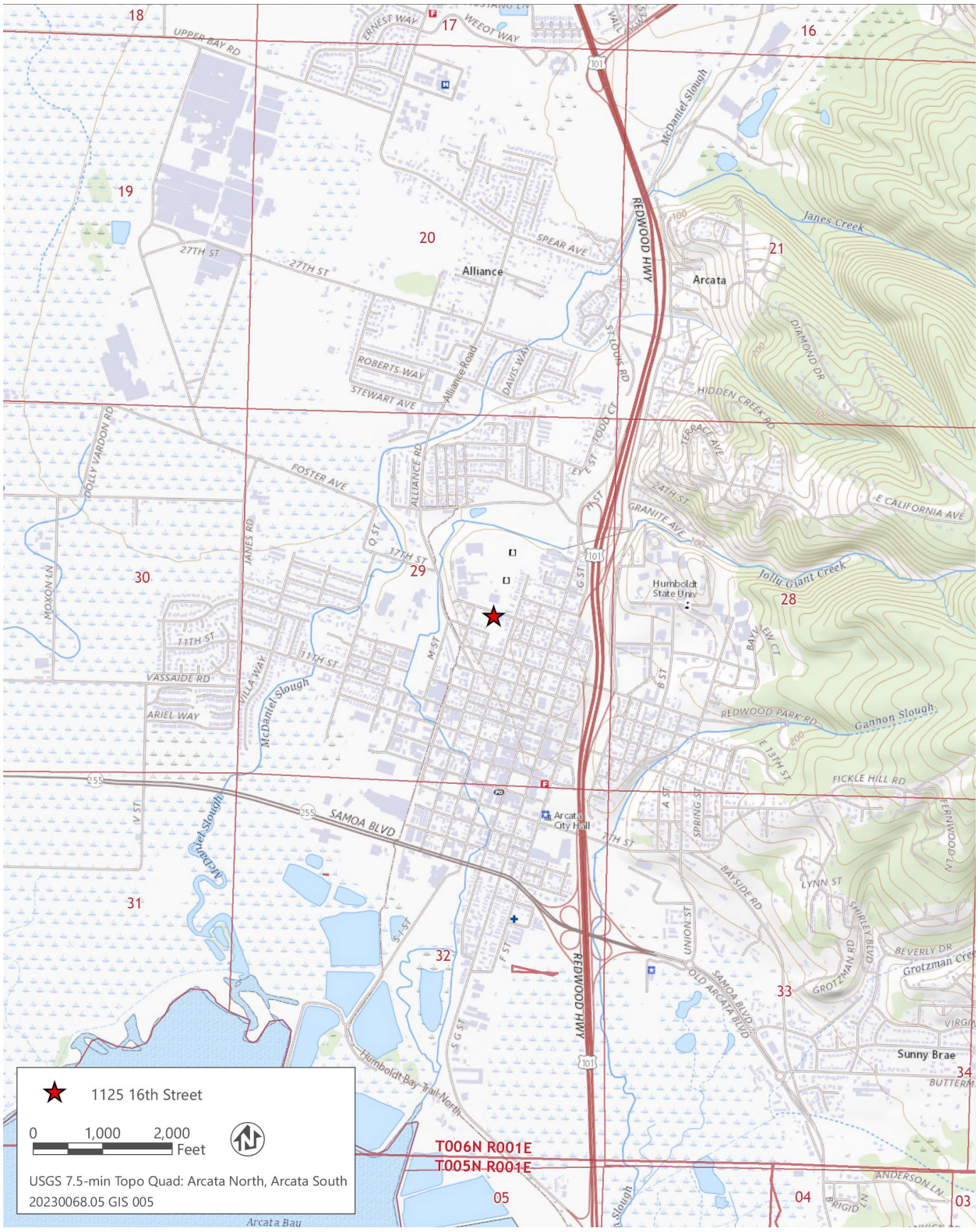
State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

LOCATION MAP

Page 3 of 12 Resource Name or # Stewart Building

*Map Name: USGS 7.5 minute Arcata North and South *Scale: 1:24,000 *Date of map: 2022



B10. Significance (continued)

Dairying on the Arcata Bottom began to supplant the earlier agricultural pursuits as farmers realized that pasturing cows and milking them twice a day was a more lucrative business than grain crops that were plagued with disease and the vagaries of the weather and markets (Eidsness 2007). The first dairy herds began to appear on the Bottom in the late 1880s, and within a few short years, the industry was booming enough for a creamery to be considered a profitable venture. The first creamery, the Arcata Creamery, was built in 1892, the second two years later, and several more followed in short succession, including the Diamond Crystal Creamery (Angeloff 2016). As reclamation efforts of tide-influenced lands around the bay and along the sloughs got underway in the mid- 1890s, more land was made available for dairying, and the industry came to dominate the Arcata Bottom agriculture for the next 75 years (Eidsness 2007). Stock raising, poultry farms, grain production for stock food, and flower bulb farms rounded out Arcata's ranching and farming activity (Rich 2016).

In 1849, gold was discovered on the Trinity and Klamath rivers to the east and resource extraction industries have played a major role in the development of the City of Arcata ever since (Guerra & McBane LLC 2012; Stanton and Thissell 1990). Members of the Gregg Expedition, gold seekers, established the Union Company, a supply company for miners. The Union Company established two towns on Arcata Bay (another name for the northern portion of Humboldt Bay); Bucksport and Union (later renamed Arcata) (Guerra & McBane LLC 2012). Arcata, at the foot of Fickle Hill and at the north end of the bay, was subdivided into blocks and lots by the Union Company in the 1850 (City of Arcata Planning Division n.d.; Rincon 2018). Arcata became an important shipping point not only to get supplies into the gold fields east of Arcata, but, more importantly, to move redwood out of Humboldt County and into the San Francisco Bay Area. The lumber industry fueled the growth of the area into the 20th century. Homesteaders arrived and settled farms in the areas surrounding Arcata including the areas of the Eel River and Arcata Bottoms.

In 1884, a public water system and a fire department were established and in 1895 electricity came to Arcata. The Arcata Union newspaper was established in 1886 (Guerra & McBane LLC 2012). In 1913, the Humboldt State Normal School (HSNS) was founded. Tourism increased after the establishment of the Northwestern Pacific Railroad and the Redwood Highway. As part of Arcata's recovery from the depression, Works Progress Administration (WPA) funds were obtained to improve public facilities including allowing the city to acquire the Union Water Company and construct a new municipal water supply system by 1937. In the 1940s and 50s, Arcata experienced a substantial amount of growth; the population grew from 1,855 people in 1940 to 3,729 by 1950. In 1946, the Arcata Planning Commission established five zones to control industrial development in residential areas. The largest industries in 1950 were dairying and lumber (Rincon 2018).

B10. Significance (continued)

Schools in Arcata

Arcata's first schools dated to the early 1850's with a variety of private and public schools. School facilities varied greatly and included local homes, the Temperance Hall, a room in Murdock's Store, a ten- by twelve-foot shanty, and fraternal halls. In 1894, the Arcata Union High School District was established. In 1903, the District built the first Humboldt County high school at the corner of 16th and F streets. Additions were made to this building, but enrollment soon outpaced capacity and in 1918 a new building was constructed on the high school site at the west end of 16th Street. Known locations of two early school houses included one at the southeast corner of 12th and "J"' and another at 11th and "M" streets. Designed by a San Francisco architect and built by local contractor, Henry Orman, the school served the community until 1925. Temporary buildings were used for Humboldt Normal School's first classes in the spring of 1914. Growth in East Arcata prompted construction of the Pleasant Hill School at 11th and Union Streets in 1912. The growth of Arcata in the 1950s led to the construction of new schools in the outlying residential areas (High School Districts 1987, Van Kirk 1988).

Stewart School

The Stewart School was constructed in 1925 at a cost of $70,000 and served as Arcata's only elementary school through World War II. The school was considered the most modem and best-equipped in Humboldt County. Built in the Spanish Revival style, the unit type structure was designed so that later additions could be made, with the initial unit consisting of an auditorium with seating room for 800 people, twelve standard-size classrooms, office, library, teachers' room, nurse's room, restrooms and a basement (High School Districts 1987, Van Kirk 1988).

The building reached its capacity in the late 1940's, resulting in the need to build three elementary schools in Arcata's newly-developed residential areas. Lower grades were gradually moved out the Stewart School and only seventh and eighth grades remained. However, because the building did not meet state-mandated standards for earthquake safety, it ceased to be used in 1976. It remained vacant until the building was purchased and rehabilitated for office space uses; new housing and a city park were constructed in the school's playground area, south of the building (Van Kirk 1988; High School Districts 1987).

Hugh B. Stewart, for whom the school was named in 1952, was principal of Arcata's grammar school from 1911 until 1925 and superintendent from 1925 until his retirement in 1952. It was under his leadership that the building was constructed and when it was vacated, the new gymnasium at Sunny Brae Middle School was named in his honor (High School Districts 1987).

B10. Significance (continued)

Architect Norman R. Coulter

Only minimal information has been located about architect Norman Richard Coulter (1879-1959). News articles and historic resource evaluation reports list his architecture projects, however only one biographical record from a grave record has been located. According to the historic resource evaluation report for the City of Sausalito City Hall (Hulbert 2015):

> Upon arriving in the San Francisco area from St. Louis c1900, Coulter went to work in the big mill at Santa Clara, and studied architecture at night by correspondence courses. He became a draftsman with Bliss & Faville, San Francisco architects, and soon was head of their drafting department. After the 1906 earthquake, he worked with them rebuilding the St. Francis Hotel, which had been gutted by the fire and also the St. Francis hospital.
>
> Norman [Coulter] took the California state exam and became a licensed architect. He specialized in designing large public schools in northern and central California. He also built hotels, theatres, jails, the John Deere building − a "first" in design, necessitating the city pass a new building ordinance; and the Colonel Andrews Jewelry store in San Francisco − then one of the most beautiful buildings in the world, with murals by E. Tojetti, a Vatican muralist. The Portuguese government commissioned Norman to set up their ornate building at the 1915 Pan-American International Exposition in San Francisco. When World War I started, Norman drew up the first complete set of plans for a United States Navy destroyer.

The Sausalito City Hall was constructed in 1927 as an elementary school to replace the former school building on the very same site. The new building's architecture − Mission-style in the words of its architect, Norman R. Coulter − was institutional and stoic in its character and, at the same time, built to last. Sausalito City Hall building meets criteria for NRHP, CRHR, and City of Sausalito local listing (Hulbert 2015). N. R. Coulter is also the listed one of the architects in San Francisco's NRHP-listed St Francis Wood Historic District. Of the 499 residential contributors to the district, Coulter is the architect for two two-story, wood-frame, Spanish Colonial Revival, single-family residences (Maley et al 2022).

The 1921 issue of "Architect and Engineer" lists numerous projects for N. R. Coulter: the Maskey Building in San Francisco, a half dozen country school buildings under construction in various parts of the state, including an elementary school in Merced costing $35,000, a four-room and auditorium school house near Santa Rosa for the Roseland School District, and a frame gymnasium and auditorium for the Anderson Valley School District at Boonville, Mendocino County. Additional Architect and Engineer publishments include descriptions for San Francisco's Veterinary College, noted to have a classic design and reinforced concrete for a cost of $25,000. Also listed in San Francisco is an eight-story territorial headquarters building for the Coast Division of the Salvation Army. A portion of the structure is noted as being used as a girls' home for the Army. The estimated cost of the improvements is $1225,000. A one-story part frame and part reinforced concrete school building for the Potter Valley School District in Mendocino County is also described with a cost of $25,000 (Architect and Engineer 1915; 1919; 1921; 1922).

Archive records include architectural drawings by N. R. Coulter, including pencil drawing of the banking room of the First National Bank of San Jose (1908); two watercolor drawings of a building for the proposed Los Gatos Union High School (undated); blueprint drawing of the floor plan of Fortuna Elementary School, Fortuna School District, Humboldt County (OAC n.d.).

B10. Significance (continued)

NRHP and CRHR Evaluation

To be considered eligible for listing in the NRHP/CRHR under Criterion A/1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. The Stewart Building is generally associated with education in Arcata, California. However, the historic record does not indicate that the Stewart Building is associated with events that have made a significant contribution to history; therefore, it does not appear to be eligible for the NRHP/CRHR under Criterion A/1.

To be considered eligible for listing in the NRHP/CRHR under Criterion B/2, a building must be associated with the lives of persons significant in our past. While many Arcatans have been associated with this former school building, including administrators, faculty, staff, students and their families, historical research did not reveal specific individuals that have direct important association with the Stewart Building. Therefore, the subject property does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

Under NRHP/CRHR Criterion C/3, a building must embody distinctive characteristics of a type, period, or method of installation, or represent the work of a master, or possess high artistic values. The building was designed by Norman R. Coulter, a practicing architect in the San Francisco Bay Area and the North Coast who was known for designing office, residential, and school buildings. While Coulter was a productive local architect, he is not a potentially noteworthy architect and the building is a very standard Spanish Revival style building that is typical of the time period that it was most popular (1890s-1929). Therefore, the Stewart Building does not appear to possess sufficient design or construction value to be eligible for the NRHP/CRHR under Criterion C/3.

Criterion D/4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the Stewart Building have been documented. The structure does not appear to be significant under this criterion because it is not likely to yield any additional important information about our history.

California Historic Landmark Evaluation

The Stewart Building does not appear to meet any of the criteria for eligibility for California Historical Landmark designation. It is not the first, last, only, or most significant example of an elementary school in the state of California, or within a large geographic region of the state. Nor does the Stewart Building have an association with an individual or group having a profound influence on the history of education in Humboldt County. The Stewart Building does not appear to be a prototype of, or an outstanding example of, a period, style, architectural movement or construction. Nor do sources indicate it is one of the more notable works, or the best surviving work in a region of a pioneer architect, designer, or master builder.

Integrity Consideration

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The Stewart Building retains a high degree of integrity. It has had regular maintenance and no additions or major alterations have been completed that detract from the original design, materials, workmanship, or feeling of the building. The building also retains high integrity for location and association as it has not been moved since construction, the setting has not been significantly altered, and it is being used as an educational institution again by Cal Poly Humboldt, even though it no longer serves as an elementary school. However, eligibility for listing on the NRHP and the CRHR rests on twin factors of significance and integrity.

B10. Significance (continued)

A resource must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will become more important than the historical significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Therefore, although Stewart Building retains integrity, it lacks significance and therefore does not appear eligible for individual listing in either the CRHR or the NRHP or as a California Historical Landmark.

Character-Defining Features

The following character-defining features contribute to the Stewart Building's local significance:

- Irregular footprint (Photo 1)
- Roof form (flat and gabled)
- Rough stucco clad walls
- Spanish style barrel roof tiles
- Broken pediment (Photo 1)
- Cornice (Photo 5)
- Dentils (Photo 5)
- Boxed eaves (Photo 5)
- Bas-relief sculpture (Photo 3)
- Circular stone detailing (Photo 4)
- Water table scored to mimic stone blocks (south façade only) (Photo 2)
- Doors – location, size, and shape of openings
- Doors - Eight light double doors with multi light transom and sidelight windows (Photo 2)
- Windows – location, size, and shape of openings
- Windows – multi-paned (Photos 1 through 4 and 7)

Photo 2. South Façade. Ascent 2023.

Photo 3. Bas-relief sculpture. Ascent 2023.

Photo 4. South facade. Ascent 2023.

Photo 5. Typical Eave Detailing. Ascent 2023.

Photo 6. South Façade. Ascent 2023.

Photo 7. North Façade. Ascent 2023.

B12. References (continued)

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