**Historic Resources Inventory**

<table>
<thead>
<tr>
<th>IDENTIFICATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Common name:</td>
<td>Cornell House</td>
</tr>
<tr>
<td>2. Historic name:</td>
<td>Isaac Gum Ranch</td>
</tr>
<tr>
<td>3. Street or rural address:</td>
<td>1221 Dry Creek Road</td>
</tr>
<tr>
<td></td>
<td>City: Healdsburg, CA Zip: 95448 County: Sonoma</td>
</tr>
<tr>
<td>4. Parcel number:</td>
<td>089-050-34</td>
</tr>
<tr>
<td>5. Present Owner:</td>
<td>Poppe, Robert</td>
</tr>
<tr>
<td></td>
<td>Address: 1221 Dry Creek Road</td>
</tr>
<tr>
<td></td>
<td>City: Healdsburg, CA Zip: 95448 Ownership: Public Private: X</td>
</tr>
<tr>
<td>6. Present Use:</td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td>Original use: Residential</td>
</tr>
</tbody>
</table>

**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 one story home is T-shaped with a low-pitched gable over each end. The cornice is flush with the walls, though molding outlines the gables. Beneath each peak is a small vent. The windows are double-hung and many have slightly peaked frames with a molded cap. The paneled front door appears to have sidelights and transom that has been painted or boarded over. The siding is channel rustic. A flat roofed verandah surrounds the leg of the T and has molded brackets and turned posts. A curious detail are quoins down the center of one of the ends.

8. Construction date: Estimated: Estimated Factual: 1864

9. Architect

10. Builder

11. Approx. property size (in feet)
   Frontage: Depth: or approx. acreage: 9

12. Date(s) of enclosed photograph(s)
   2 Apr 83 39/20
13. Condition: Excellent _X_ Good ___ Fair ___ Deteriorated ___ No longer in existence

14. Alterations: ________________________________

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings _X_ 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: ________________________________

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

Reversing the normal settlement pattern in the area, Isaac Gum, born in Indiana in 1835, settled on this ranch in Dry Creek to farm in 1854. In 1860, however, Gum left the farm to mine in the Virginia City area. In 1864, he returned to his ranch in Dry Creek, and probably built this house in that year. In 1870 he sold the ranch to Ira C. Proctor and moved into Healdsburg. Ira Proctor, born in Vermont in 1833, had come to San Francisco as a carpenter in 1850. After purchasing the Gum ranch, Proctor became a wealthy and well-known citizen, holding many civic positions until his death in 1914, and had eight children.

The basic structure of this residence is extremely simple and therefore typical of some of the earliest homesteads. The addition of an oversized verandah is an adornment of an otherwise simple structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architectural _X_ Arts & Leisure ________
Economic/Industrial _X_ Exploration/Settlement ______
Government ________ Military ________
Religion ________ Social/Education ________

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

So. Co. Atlas 1877, 1898
Hist. So. Co. 1880
Ent. 3/1/14

22. Date form prepared: August 15, 1983
By (name) Langhary Museum (cm)
Organization: City of Healdsburg
Address: 133 Marbeson Street
City: Healdsburg CA Zip 95448
Phone: (707) 433-4717