McCutchen Ranch

Hotchkiss Ranch

18895 Hassett Lane

Healdsburg, CA 95448

McCutchen, Ben II & William A.

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Public

Residential

Homestead

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-hungs 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.

Estimated 1875

Frontage Depth

Approx. property size (in feet)

or approx. acreage 1.56

1 Apr 83 41/02 Home

41/03 Outbldg.
13. Condition: Excellent ☐ Good ☐ 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 ☐ Private development ☐ Zoning ☐ Vandalism ☐ Public Works project ☐ Other: ☐

17. Is the structure: ☐ On its original site? ☐ 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 McCutchens 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.)

Architectural ☐ Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

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

INT.: Barbara McCutchen
Hist. So. Co. 1911, 1937
So. Co. Atlas 1877, 1898

22. Date form prepared: August 15, 1983

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