

Reclaiming a Treasure from the Past – CTR Participates in the Revitalization of a Popular Shopping Center in Santa Rosa, California

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David Coddling has recently unveiled an exciting new project at his shopping center, Montgomery Village. It is a 6,468 square foot building surrounded by gardens, trees, patios and sculpture. In so doing, he has uncovered what many architects, builders and artisans consider to be a rare treasure. After the long-time occupant, Copperfield's Bookstore, had moved to their new location in the shopping center, Coddling began to dismantle one of the original Montgomery Village structures. Some 60 years ago, David's father, Developer Hugh Coddling, had built on this very site, using abundant Redwood lumber. While the use of old growth Redwood was common then, it is practically unheard of today. For Coddling the discovery of this material on a



Hugh Coddling served his Country in World War II. He would later go on to transform rural Santa Rosa through his work. At the time Coddling built Montgomery Village, Montgomery Drive dead-ended somewhere around Summerfield Road. Beyond that point, lay nothing but countryside, farms, dirt roads and

walnut orchards. After the War, Coddling began to change this small township into a vibrant and thriving city. At one time, the township of Montgomery Village had almost as many residents than the township of Santa Rosa. When the two annexed, Santa Rosa nearly doubled in size – the population grew from 18,000 to 30,000 overnight!

Upon his death at the age of 92, local historian and author, Gaye LeBaron, wrote, “Coddling, generally credited with having altered the course of post-World War II Santa Rosa, became a legend in residential and commercial development in the 1950s and ‘60s . . . Coddling’s early development projects constitute the quintessential story of Santa Rosa’s building boom of the late 1940s and 1950s.” (published in the Press Democrat on April 4, 2010)

Decades later, his son saw beyond a dozen or so layers of paint and countless nails and splinters, and brought forth a marvelous new structure with a special reflection of the region’s past. Coddling said, “When we started the demolition, I realized this wood was in good shape. Of course, it looked pretty rough, but I could tell it was solid.” He and his construction team began making inquiries to find a mill that had the know-how to handle over 25,000 board feet of vintage lumber. They ended up taking it to Cooling Tower Resources, Inc. (CTR), a mill with a reputation for craftsmanship up in Healdsburg. Coddling further remarked, “Without CTR we couldn’t have done this. We needed a company that really knew how to take these old beams and find the original beauty of that old growth redwood my Dad used over 60 years ago. We needed them milled right and needed it done on our building timeline. I never knew that CTR was in Healdsburg – I couldn’t have done it without them and I couldn’t have been more pleased. What an outstanding job. Those old beams are like new again. Absolutely beautiful.”





“The stuff looked pretty bad when it showed up here,” said Gordon Martin, President of CTR, “but once we got all the nails out and put it through the planer, we could see the grain.” Old growth Redwood is so highly prized precisely because of its grain. Ancient trees grew slowly because the dense canopy of the forest allowed limited exposure to sunlight. Consequently, this remarkable wood has such a tight grain pattern that it can be difficult to count the rings. “The more space there is between the rings, the more sunlight, and the faster the growth.” said Martin, “You just don’t get to see this very often anymore, so we treat it like gold.”



At first approach, the new building sweeps the viewer's eyes up to the Redwood soffited roofs. Architect Warren Hedgepeth's design capitalizes on the beauty and character of the wood in harmony with other elements such as stucco, glass and metal. There is much more outdoor space since the new building is 38% smaller than the former structure. Codding has made the most of it. The inviting garden features Blue Flame Agave, Kniphofia, Camelia and Jasmine, among many other appealing plantings. Codding has added several large scale bronze sculptures for everyone to enjoy. Aside from being a contribution to the cultural appeal of Santa Rosa, the sculpture garden bears a tribute to a great man from his son.



Shoppers can relax over breakfast, lunch or dinner in the large outdoor dining area at Boudin SF (Grand Opening – July 11, 2013) or sip freshly roasted coffee from Acre Coffee next door. The location is highly accessible to pedestrians and bicyclists. It is an exciting new public gathering space that greatly enhances the neighborhood. This Summer visitors can enjoy a series of free concerts: Sunday Concerts at the Terrace (1:00 – 4:00 PM) and Concerts Under the Stars (Thursdays 5:30 – 8:00 PM). Visit www.mvshops.com for complete details about the free concerts.