



**City of Sonoma
Design Review and Historic
Preservation Commission
AGENDA**

**Regular Meeting of May 17, 2016 - 6:30 P.M.
Community Meeting Room, 177 First Street West
Sonoma, CA 95476**

Meeting Length: No new items will be heard by the Design Review and Historic Preservation Commission after 10:30 PM, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

CALL TO ORDER – Micaelia Randolph Chair

Commissioners: Kelso Barnett
Christopher Johnson
Leslie Tippell
Bill Essert
Robert Cory (Alternate)

COMMENTS FROM THE PUBLIC

Presentations by audience members on items not appearing on the agenda.

APPROVAL OF MINUTES

Minutes from the meetings of April 21, 2015, May 19, 2015, and March 15, 2016.

CORRESPONDENCE

ITEM 1 –Sign and Design Review	Project Location: 19380 Sonoma Highway	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of design review and new signs for a bar (Starling Bar).	General Plan Designation: Mixed Use (MU)	CEQA Status: Categorically Exempt
Applicant: Anthony Lauino/Fred Johnson (Starling Bar)	Zoning: Planning Area: West Napa-Sonoma Hwy Corridor	
Staff: Wendy Atkins	Base: Mixed Use (MX) Overlay: None	
ITEM 2 –Design Review	Project Location: 117 West Napa Street	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of design review for a commercial building.	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Bill Hooper (Kenwood Investments, LLC)	Zoning: Planning Area: Downtown District	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: Historic (/H)	

<p>ITEM 3 –Design Review</p> <p><u>REQUEST:</u> Consideration of site design and architectural review of a new accessory structure (barn).</p> <p><u>Applicant:</u> Sutton Suzuki Architects</p> <p>Staff: Wendy Atkins</p>	<p><u>Project Location:</u> 277 Fourth Street East</p> <p><u>General Plan Designation:</u> Agriculture (A)</p> <p><u>Zoning:</u> Planning Area: Northeast Area</p> <p>Base: Agriculture (A) Overlay: Historic (/H)</p>	<p><u>RECOMMENDED ACTION:</u> Commission discretion.</p> <p><u>CEQA Status:</u> Categorically Exempt</p>
<p>ITEM 4 –Demolition Review</p> <p><u>REQUEST:</u> Demolition of a duplex.</p> <p><u>Applicant:</u> Michael Marino</p> <p>Staff: Wendy Atkins</p>	<p><u>Project Location:</u> 166 and 168 West Napa Street</p> <p><u>General Plan Designation:</u> Commercial (C)</p> <p><u>Zoning:</u> Planning Area: Downtown District</p> <p>Base: Commercial (C) Overlay: Historic (/H)</p>	<p><u>RECOMMENDED ACTION:</u> Commission discretion.</p> <p><u>CEQA Status:</u> Categorically Exempt</p>

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on May 13, 2016.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: Any decision of the Design Review and Historic Preservation Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Design Review and Historic Preservation Commission’s decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Design Review and Historic Preservation Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the Design Review and Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.

In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**CITY OF SONOMA
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
April 21, 2015
Community Meeting Room, 177 First Street West, Sonoma, CA
Draft MINUTES**

Chair Barnett called the meeting to order at 6:30 p.m.

Roll Call:

Present: Chair Barnett, Comms. Randolph, , Anderson, McDonald, Johnson,
Tippell
Absent:
Others Associate Planner Atkins, Planning Director Goodison, Administrative
Present: Assistant Morris

Chair Barnett stated that no new items would be heard after 10:30 p.m. unless the Design Review and Historic Preservation Commission so decides. Any decisions made tonight can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers.

COMMENTS FROM THE PUBLIC: Mary Martinez, resident, requested more specific Historic design guidelines for applicants to follow. She suggested a “certificate of appropriateness” standard in light of the recent webcam placed on a historic building directly across from the Plaza.

Patricia Cullinan, resident, agreed with Mary Martinez’s comments.

APPROVAL OF MINUTES: Comm. Randolph made a motion to approve the minutes of October 21, 2014 with a change noted and the minutes of December 16, 2014 as submitted. Comm. Johnson seconded. The motion was unanimously approved.

CHANGES TO AGENDA ORDER:

CORRESPONDENCE: Late mail was received on Item #1.

Item #1- Discussion Item- Consideration of a new Street Name Signage Replacement program.

Public Works Director/City Engineer Takasugi presented the staff report.

Comm. Anderson confirmed with staff that Caltrans will not reimburse the City for new sign costs.

Robert Sanders, Robert Sanders & Company, recommended sans sera font since it is easier to read. The new requirement is for reflectivity in the signage.

Chair Barnett liked the balance of new historical style fonts for continuity of the new signs.

Comm. Tippell questioned if Plaza signage would be differentiated.

Chair Barnett opened the item to public comment.

Robert Demler, resident, recommended bringing a historical perspective to the present by using the original street names around the Plaza to honor the past; thereby having dual names on the signage. He surveyed the League of Historic Preservation members and they supported.

Chair Barnett closed the item to public comment.

Comm. Johnson supported concept 1 B and suggested honoring the original street names on the new signage.

Comm. Tippell agreed with 1 B and preferred the serif font.

Comm. Randolph concurred with Comm. Tippell and recommended that the City Council explore the historic names for the new signage.

Comm. Anderson supported different signage in the historic Plaza district.

Planning Director Goodison said the item will go back to the City Council for final review.

Robert Sanders, Robert Sanders and Company, pointed out that 80% of all street signs have historic significance.

Chair Barnett agreed with his fellow Commissioners and supported dual names on the new signs and reflectivity feature. He valued the League of Historic Preservation Committee's input.

In summary, all commissioners favored the new historic sign program and viewed as an improvement for the community.

Comm. Randolph made a motion to recommend concept 1B with serif font with a condition of approval that the City Council consider additional recommendations by the League of Historic Preservation and citizens regarding adding dual names on Historic signs. If the City Council accepts this approach then the item will return to the DRHPC for review. Comm. Tippell seconded. The motion was unanimously adopted (5-0).

Item #2 – Consideration of a landscape plan for an 8-unit condominium development (Giannis Condominiums) at 19323 Sonoma Highway.

Applicant: Aristotle Giannis

Associate Planner Atkins presented the staff report.

Planning Director Goodison said the proposal is similar to the style.

Chair Barnett opened the item to public comment.

No public comment.

Chair Barnett closed the item to public comment.

Comm. Johnson supported planting trees for privacy screening.

Comms. Tippell, Randolph and Anderson concurred with Comm. Johnson and are satisfied with the tree selection.

Chair Barnett supported the landscape plan as proposed.

Comm. Tippell made a motion to approve the landscape plan as submitted. Comm. Randolph seconded. The motion was unanimously approved (5-0).

Item #3 – Consideration of a building elevations, exterior colors, materials, lighting, and landscaping for a 7-unit Planned Unit Development(Fifth Street West Homes) at 405 Fifth Street West.

Applicant: Altus Equity Group LP

Associated Planner Atkins presented the staff report.

Randy Figueiedo, Tierney/Figuerido Architects, eliminated one of the driveways and said there will be one single story home and four homes with court yards along the streets. There are different sizes for the upper level units. The colors will be a neutral palette.

Paul Harris, Imagine Landscape Architects, will implement a water efficient landscape plan and storm water mitigation plan.

Comm. Anderson inquired about the baton framework and felt the Planning Commission had reviewed many revisions of the site plan since the initial application.

Chair Barnett opened the item to public comment.

No public comment.

Chair Barnett closed the item to public comment.

Comm. Tippell preferred the Nantucket grey color over the yellow color.

Comm. Anderson agreed with Comm. Tippell's comments and supported the overall plan.

Comm. Johnson suggested different color variations.

Comm. Randolph and Chair Barnett agreed there should be alternative color options.

Randy Figueiedo, Tierney/Figuerido Architects, agreed with more color options.

Comm. Randolph made a motion approve as submitted with the condition that the applicant return to the DRHPC with additional color options (including rendered color samples). Comm. Anderson seconded. The motion carried unanimously (5-0).

Item #4- Discussion Item- Review of a draft Request for Proposals for the preparation of design guidelines for the Downtown District.

Planning Director Goodison presented the staff report.

Robert Demler, The League of Historic Preservation, said specific design guidelines are helpful and offered assistance.

Chair Barnett inquired about the timeline for developing the guidelines.

Planning Director Goodison responded it is estimated to take 8 months.

Chair Barnett is pleased there will be a historic document with high quality guidelines to honor the birthplace of California.

Comm. Randolph made a motion to endorse the request for proposals and forward to the City Council for direction on preparing the RFP guidelines. Comm. Johnson seconded. The motion was unanimously approved (5-0).

Commissioners Comments: Comm. Anderson is pleased with the progress of the Feed Store on West Spain Street.

Comments from the Audience:

Chair Barnett made a motion to adjourn at 8 p.m.

Adjournment: The meeting adjourned at 8 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, May 19, 2015.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the day of

Approved:

Cristina Morris, Administrative Assistant

**CITY OF SONOMA
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
May 19, 2015
Community Meeting Room, 177 First Street West, Sonoma, CA
Draft MINUTES**

Chair Randolph called the meeting to order at 6:30 p.m.

Roll Call:

Present:	Chair Randolph, Comms. Anderson, McDonald, Johnson , Tippell
Absent:	Chair Barnett
Others	Associate Planner Atkins, Planning Director Goodison, Administrative
Present:	Assistant Morris

Chair Randolph stated that no new items would be heard after 10:30 p.m. unless the Design Review and Historic Preservation Commission so decides. Any decisions made tonight can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers.

COMMENTS FROM THE PUBLIC: No Public Comment.

CORRESPONDENCE:

Item #1- Consideration of a residential off-site real estate sign at 432 East Napa Street

Applicant: Richard and Kimberly Clark

Associate Planner Atkins presented the staff report.

Richard Clark, resident, felt more signage will help direct more potential homebuyers to the property for sale.

Chair Randolph opened the item to public comment.

No public comment.

Chair Randolph closed the item to public comment.

All the commissioners agreed that an off-site real estate sign will increase visibility.

Comm. Johnson made a motion to approve the sign. Comm. Anderson seconded. The motion carried unanimously (5-0).

Item #2 – Consideration of two wall signs for a commercial building (The Theater School) 19485 Sonoma Highway Suite F

Applicant: Elizabeth Oberlin

Associate Planner Atkins presented the staff report.

Elizabeth Oberlin, business owner, proposed two hanging signs to advertise her business.

Chair Randolph opened the item to public comment.

No public comment.

Chair Randolph closed the item to public comment.

Comms. Tippell and Johnson felt the proposal is consistent with the sign regulations.

Comm. Anderson recommended the property owner consider a uniform sign program.

Chair Randolph agreed with Comm. Anderson that a uniform sign program would be beneficial.

Comm. Tippell made a motion to approve the application as submitted. Comm. Johnson seconded. The motion carried unanimously (5-0).

Item #3 – Consideration of two wall signs and a projecting sign for a commercial building (Sonoma Grille) at 165 West Napa Street

Applicant: Sonoma Grille/Sonoma Signs

Associated Planner Atkins presented the staff report.

Rose Jager, Sonoma Signs, selected a neutral type sign for the new restaurant that reflected the simplicity of the food menu.

Comm. Tippell confirmed with the applicant that the building will be painted for maintenance reasons.

Chair Randolph opened the item to public comment.

No public comment.

Chair Randolph closed the item to public comment.

Comm. Tippell is pleased with the sign companies work with local restaurants and is satisfied that a third sign will anchor the building. She viewed as a great addition to the Plaza area.

Comms. Anderson and Johnson concurred with Comm. Tippell's comments.

Chair Randolph agreed the new signage is a great addition to the Plaza.

Comm. Anderson made a motion to approve the application as submitted. Comm. Johnson seconded. The motion carried unanimously (5-0)

Item #4- Design review of proposed alterations and an addition to a residence at 481 San Lorenzo Court

Applicant: Valerie Ho

Associate Planner Atkins presented the staff report.

Chair Randolph inquired if the proposed changes complied with the Historic Overlay District regulations.

Valerie Ho, applicant/homeowner, felt since in her opinion the home size is obsolete the addition of a bedroom and bathroom is a vast improvement. The home is in a flood zone.

Chair Randolph opened the item to public comment.

No public comment.

Chair Randolph closed the item to public comment

Comm. Anderson agreed with the applicant that adding more space will make it more livable.

Comm. Johnson is satisfied with the design.

Comm. Tippell is pleased with the materials selected.

Comm. Tippell made a motion to accept the project as submitted. Comm. Anderson seconded. The motion carried unanimously (5-0).

Item # 5 – Consideration of modifications to an approved sign and design review for a retail business (Corner 103) at 103 West Napa Street.

Applicant: Llyod Davis

Robert Sanders, Robert Sanders & Company, representing Lloyd Davis business owner, explained the design is intended to simplify the front elevation and second story awnings (previously approved by the DRHPC) are removed from the application. A building and encroachment permit are required for the work.

Chair Randolph opened the public comment.

No public comment.

Chair Randolph closed the public comment.

Comms. Johnson and Tippell appreciated the changes and viewed as an improvement.

Comm. Tippell and Chair Randolph are pleased with the white trim on the East side of the building.

Comm. Anderson is satisfied with the sign modifications.

Chair Randolph is pleased with the white trim selected.

Comm. Johnson made a motion to approve as submitted subject to the conditions of approval.

Comm. Tippell seconded. The motion carried unanimously (5-0).

Item # 6- Consideration of a landscape plan for three residential units at 830 Broadway

Comm. Anderson recused due to proximity and left the room.

Applicant: Diane Merlo

Ron Wellander, Landscape Architect, selected the Zelkova serrata street tree because it was on the approved tree list and there is enough space in a 36 inch box to grow.

Comm. Tippell confirmed with Ron Wellander that the Zelkova serrata is deciduous.

Chair Randolph opened the item for public comment.

No public comment.

Chair Randolph closed the item for public comment.

Comms. Johnson and Tippell approved the tree selection.

Chair Randolph agreed with her fellow commissioners and was especially fond of the dogwood and monumental tree in front.

Comm. Tippell made a motion to approve the landscape plan as submitted. Comm. Johnson seconded. The motion carried unanimously (5-0).

Comm. Anderson returned to the dais.

Election of Officers:

Comments from the Audience:

Patricia Cullinan, resident, is disappointed with the report in Item #4 since it was not specific enough in regards to workmanship and materials.

Chair Randolph appreciated Patricia Cullinan's comments.

Adjournment: Chair Tippell made a motion to adjourn at 7:42 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, June 16 , 2015. Comm. Anderson seconded. The motion carried unanimously (5-0).

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the day of

Approved:

Cristina Morris, Administrative Assistant

**CITY OF SONOMA
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
March 15, 2016
Community Meeting Room, 177 First Street West, Sonoma, CA
Draft MINUTES**

Chair Randolph called the meeting to order at 6:30 p.m.

Roll Call:

Present: Chair Randolph, Comms. Tippell, Johnson, Essert, Cory (Alternate)

Absent: Comm. Barnett

Others Present: Associate Planner Atkins, Administrative Assistant Morris

Chair Randolph stated that no new items would be heard after 10:30 p.m. unless the Design Review and Historic Preservation Commission so decides. Any decisions made tonight can be appealed within 15 days to the City Council. She reminded everyone to turn off cell phones and pagers.

COMMENTS FROM THE PUBLIC: None

APPROVAL OF MINUTES: Comm. Johnson made a motion to approve the minutes of February 16, 2016. Comm. Tippell seconded. The motion carried unanimously 4-0 (Comm. Cory abstained)

CHANGES TO AGENDA: None

CORRESPONDENCE: Late mail was received on Item 1

Comm. Tippell recused due to financial interest and left the dais.

Item 1- Consideration of design review of three vacation rentals and a duplex at 158, 164, 166 and 172 West Napa Street.

Applicant: Michael Marino

Associate Planner Atkins presented the staff report.

Chair Randolph opened the item to public comment.

Michael Marino, resident/business owner California Wine Tours/vacation rental operator (850 Broadway) intended to remodel the Historic Hawker House preserving the historic elements that can be retained. He clarified with staff and the DRHPC that Monterey White is the proposed paint color not Montgomery white as indicated in the staff report. The duplex is proposed for a long term rental not a vacation rental.

Comms. Johnson and Cory visited the site.

Kevin Dixon, project architect/contractor, aimed to retain the original shape of the building by building from the inside out. He hoped to strike a balance between the architecture and construction.

Leslie Tippell, color specialist, confirmed that a glazing specialist will preserve the original windows and the trim color is Monterey white. The Benjamin Moore historic colors compliment the details of the original Hawker House. The new roof is composition shingles. She recognized the historic Hawker House is the focal point so as many historical elements as possible will be preserved and continued throughout.

Comm. Essert confirmed with the color specialist that the exterior of the Millgard windows will be painted black.

Comm. Cory inquired about suggestions he made to the applicant about the thickness of the roof shingles. He felt that a thinner roof material would be more period appropriate.

Leslie Tippell indicated that the applicant would be open to considering a thinner roof material and would like approval for both options..

Kevin Dixon, project architect/contractor envisioned the three roofs incorporating different textures.

Comm. Cory is disappointed that the three houses will have the same roof materials even though the colors will be different. He recommended that the roofing materials for the historic Hawker House be more period appropriate and the roof material should be flat. He also objected to the roofing material and the garage door on the duplex. He felt the style of the garage door is overused and suggested using plywood with trim instead. On 164 West Napa Street he felt that two different styles were being used on the face of the building and that the style of the house did not call for a mansard roof. He also did not support the picture window. On 172 West Napa he objected to the lights on the French doors being a different size than on the windows and he did not feel that a picture window was appropriate.

Michael Marino said that when he applied for the Building Permit for the Hawker House the only Planning requirement was to replace the roof material in-kind. He would like the option to explore either thickness for the roofing material.

Comm. Essert stressed that CEQA guidelines must be followed. He inquired whether restoration or recycled glass will be used in in the windows. Michael Marino stated that the original window glass and the design material will be replaced where needed.

Patricia Cullinan, resident, complimented the owner and project team for their efforts and hoped that the Secretary of Interior standards might be better clarified for future projects. She added that a historic preservation design professional could give better guidance on the roofing material.

Robert Demler, resident/west side property owner is satisfied with the proposed changes for the site and viewed nice enhancement and viewed as an improvement to the West side of town.

Chair Randolph closed the item to public comment.

Comm. Johnson is satisfied with the owner's experience remodeling homes.

Comm. Essert echoed the comments from public and felt the scale is appropriate. He appreciated reusing the bricks under the window sills. He suggested that the bay window and copper roof on 172 West Napa Street does not effectively represent the time period and he suggested placing a grill on the window to block the view from the gas station. He commented that black paint on the window trim is attractive but challenging to maintain. He stated that restoration glass is preferred for the replacement windows. Finally, he recommended that the applicant consult with a historical consultant for roof material.

Comm. Cory is concerned with the Hawker House since it has been placed on the National Register and requested that it be kept as authentic as possible.

Chair Randolph agreed with her fellow commissioner comments that the attention to detail is impressive in the plan.

Comm. Essert made a motion to approve the project as submitted with the condition that the applicant consult with a historic consultant to ensure the roof material for 158 West Spain Street is period appropriate. Comm. Johnson seconded. The motion carried unanimously (4-0)

Commissioner Comments:

Issues Update: Associate Planner Atkins reported the following;
A webinar on Historic building codes will be held on March 23rd at the City Hall conference room.

Comments from the Audience:

Comments from the Commission:

Adjournment: Chair Randolph made a motion to adjourn at 7:45 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, April 26, 2016. The motion carried unanimously.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the day of

Approved:

Cristina Morris, Administrative Assistant



City of Sonoma
***Design Review and Historic
Preservation Commission***
Agenda Item Summary

**DRHPC Agenda
Item: 1**

Meeting Date: 05/17/16

Applicant

Anthony Lauino/Fred Johnson (Starling Bar)

Project Location

19380 Sonoma Highway

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
Year built: 1944
-

Request

Consideration of design review and new signs for a bar (Starling Bar) located at 19380 Sonoma Highway.

Summary**Design Review**

Two color options are proposed for review:

- Color Scheme A: The main body would be painted Benjamin Moor Sumer Nights (777), the trim would be painted Benjamin Moore White Heron (OC-57), and the doors would be painted Sherwin Williams Black Magic (SW6991).
- Color Scheme B: The main body would be painted Benjamin Moore Taos Taupe (211-40), the trim would be painted Benjamin Moore White Heron (OC-57), and the doors would be painted Sherwin Williams Black Magic (SW6991).

Signs

Roof Sign on Sonoma Highway: The roof sign (Starling Bar Sonoma) is one-sided, with an area of ± 26.25 square feet in area. The sign is proposed parallel to the street located on the existing parapet. The sign would be constructed of an acrylic background, with vinyl lettering, and a wood frame. In terms of colors, the background would consist of a black color, with white lettering, and a black frame. The applicant has indicated that the sign is proposed to be illuminated with a gooseneck sconce light fixture (see attached specification sheet). The applicant is proposing to illuminate the sign from dusk to dawn and normal business hours are from 12p.m. to 2 a.m.

Roof Sign on West Spain Street: The roof sign (Starling) is one-sided, with an area of ± 11 square feet in area. The sign is proposed parallel to the street on the existing sign frame. The sign would be constructed of an acrylic background, with vinyl lettering, and a wood frame. In terms of colors, the background would consist of a black color, with white lettering, and a black frame. Illumination is not proposed.

Wall Sign Facing Parking Area: The wall sign (Starling) is one-sided, with an area of ± 16 square feet in area. The sign would be constructed of an acrylic background, with vinyl lettering, and a wood frame. In terms of colors, the background would consist of a black color, with white lettering, and a black frame. The applicant has indicated that the sign is proposed to be illuminated with a gooseneck sconce light fixture (see attached specification sheet). The applicant is proposing to illuminate the sign from dusk to dawn and normal business hours are from 12p.m. to 2 a.m.

Roof Sign Regulations (18.20.160): Roof signs shall only be permitted when the silhouette of the sign is not in conflict with the silhouette of the rooflines of the building. Roof signs on flat roofs are prohibited. No roof sign shall be more than two feet in height. The top of a roof sign shall not exceed or rise above the lowest 25 percent of the height of the roof. The roof signs are consistent with this standard.

Wall Sign Regulations (18.20.190): Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The wall sign is consistent with this requirement.

Aggregate Sign Area: Based on the property's frontage on Sonoma Highway (± 70 feet) and West Spain Street (± 175 feet), the maximum allowable aggregate sign area for the property is 69 square feet. The total aggregate sign area for the property would be ± 53.25 square feet, including the roof signs (± 37.25 square feet of aggregate sign area), and the wall sign (± 16 square feet of aggregate sign area), and the wall sign (± 16 square feet of aggregate sign area). The proposal is consistent with this standard

Number of signs: There shall be no more than two separate signs for any one business or enterprise, except as specified under Chapter 18.20 SMC, Specific Regulations, or unless one or more of the conditions listed below apply:

- A. Where a property or structure is designed for more than one business occupancy, each occupancy is authorized to have two signs.
- B. If a business provides access to a parking area with a rear entrance available to the general public, an additional sign no greater than three square feet shall be permitted at the rear access point.
- C. If a parcel has a primary frontage greater than 200 feet, an additional sign shall be permitted.

The parcel does not have a primary frontage greater than 200 feet. In addition, the business provides access to a parking area with a rear entrance available to the general public; therefore an additional sign no greater than three square feet shall be permitted. The proposal is not consistent with the requirement in that the additional sign is greater than three square feet; the applicant is requesting a variance from this requirement.

Existing Signs and Containers: During the site visit, staff observed a number of illegal window signs displayed on the property. These signs have not been approved and shall be removed immediately. In addition, staff also observed a Recycle Change box that has not been approved by the DRHPC and this container shall be removed immediately.

Basic Findings: In order to approve any application for sign review, the review authority must make all of the following findings:

1. The proposed signage complies with applicable policies and regulations, as set forth in this sign ordinance (except for approved variances), all other city ordinances, and the general plan;
2. On balance, the proposed signage is consistent with the purpose and intent expressed by SMC [18.04.010](#) and the applicable guidelines for signs set forth by SMC [18.60.010](#), Appendix A – Design guidelines for signs; and,
3. The proposed signage is harmonious and consistent overall with the location of the site, including adjacent and surrounding development and its environmental features.

Variances: As noted above, the rear parking lot sign would exceed the allowable area of three square feet. The DRHPC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity;
2. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;
3. The exception is the minimum necessary to serve its intended use;
4. The exception is in conformance with the purpose and intent of this title;
5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

Other permits required: In addition to the requirements of this title, all signs shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments

1. *Proposed building colors.*
2. *Site Plan.*
3. *Project narrative.*
4. *Lighting specification sheet.*
5. *Existing Building conditions.*
6. *Proposed color schemes.*
7. *Sign Drawings.*

cc: Starling Bar (Blue Moon Saloon)
 19380 Sonoma Highway
 Sonoma, CA 95476

 Anthony Laurino/Fred Johnson
 19380 Sonoma Highway
 Sonoma, CA 95476

 Fred Johnson
 5100 Newanga Avenue
 Santa Rosa, CA 95405

 Ricardo and Letizia Fernandez
 185 Malet Street
 Sonoma, CA 95476-7408

19380 Sonoma Highway

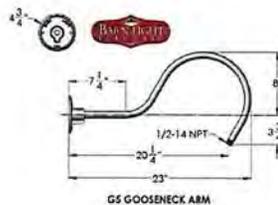




SCONCE EXAMPLE



FINISH EXAMPLE



GOOSENECK EXAMPLE

PROJECT: Starling
 ITEM CODE: L-112
 ITEM: Exterior Sconce
 QTY/LOCATION: (1) total

PURCHASING:
 CONTACT:
 PHONE:
 EMAIL:

MFR: Barn Light Electric
 PHONE: 1.800.407.8784
 WEBSITE: barnlightelectric.com

DESCRIPTION: The Emblem Sign Light

DIMENSIONS OVERALL: 12"W X 8 1/2"H X 23"L

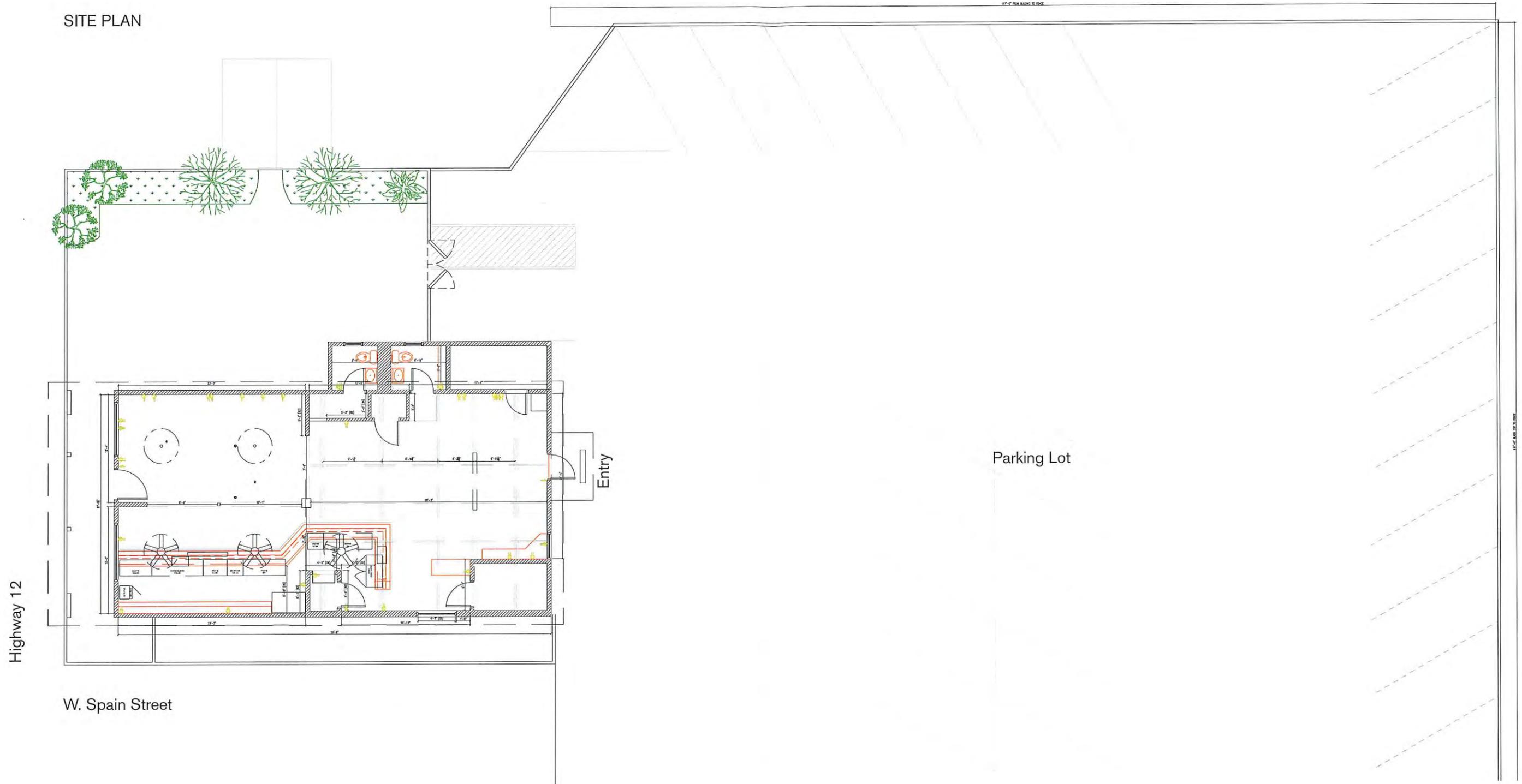
REF #: BLE-G-ASE-PC
 SHADE SIZE: 12"
 FINISH: 200-White
 GOOSENECK ARM: G5 Gooseneck Arm
 FINISH: Same as Shade (200-White)
 SWIVEL KNUCKLE: No
 WIRE CAGE: No
 CAGE FINISH: N/A
 PHOTOCELL: Dusk to Dawn
 SOCKET TYPE: GU24 Bi-Pin CFL Socket
 BULB: CFL

NOTES:

- > Lighting MFR will need to communicate through shop development and provide detailed shop drawings.
- > Provided specifications are for "Design-Intent" only and not for build.
- > All images, photographs, renderings of specified items contained in this specification package are for general design intent and reference only. Do not use items as a final submittal.
- > See FF&E Product & Specification Guidelines for specific details.

BAR	ITEM SPECIFICATION			SHEET 14
PROJECT	Starling	ISSUE/REV	05.10.16	DOCUMENT FF& SPECIFICATION DOCUMENT
ANTHONY LAURINO DESIGN + 415.307.2819 + info@alaurino.com + 10 Arkansas Street, K, San Francisco CA 94107				© 2016 Anthony Laurino Design. All rights reserved. All trademarks are the property of their respective owners. All other trademarks are the property of their respective owners.

SITE PLAN



STARLING EXTERIOR PAINT SCOPE

LOCATION Starling Bar (Blue Moon Saloon) 19380 Sonoma Hwy. Sonoma, CA 95476
 OWNERS/CONTACT ANTHONY LAURINO 415.307.2819 / Fred Johnson 707.322.0581

DATE 05.02.16

MAY 06 2016

Business cards



Website



Logo



Brand PMS colors



PROJECT NARRATIVE:

The Starling Bar in Sonoma, located at 19380 Sonoma Hwy, Sonoma, CA 95476 , would like to refresh the existing Blue Moon Saloon exterior with a tailored and welcoming paint color scheme.

Our design intent is to take a simple and clean approach to a paint scheme that is both a reflection of our brand colors, and complements the building architectural characteristics and surrounding landscape. The color choices are timeless and feel connected to the neighboring community and the current changes taking place along Sonoma Highway towards Agua Caliente. The color choices will be a vibrant improvement to this highly visible and active corner.

The project will entail (3) total colors, including new building signage. The refresh also includes replacing the existing exterior sign program with our new logo. There will be no change to location or size of the signage.

GRAND OPENING SUMMER 2016

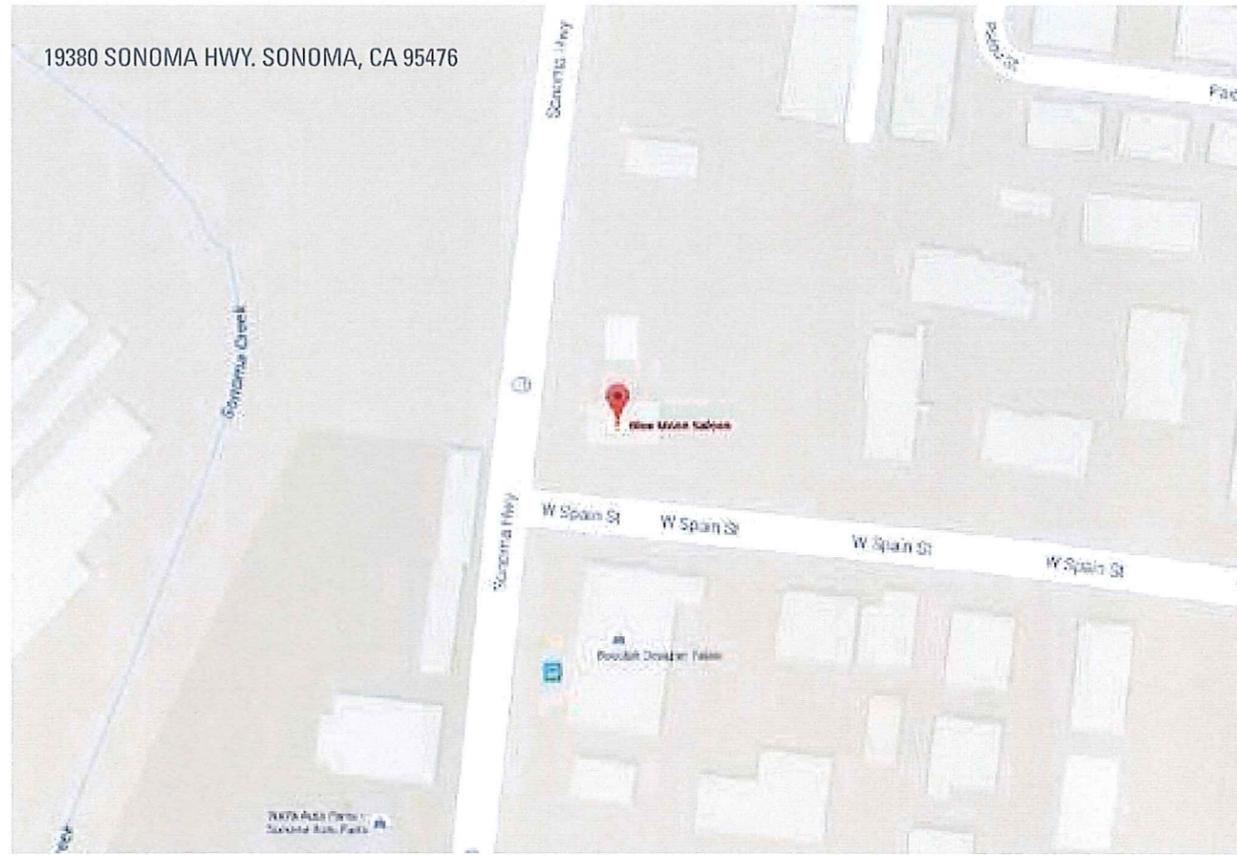
A Classic — Rejuvenated

Offering a down-to-earth Sonoma experience, The Starling offers an array of stellar craft beers, cocktails, regional wine, and a splash of local fire spirits, all graciously served by the most knowledgeable and charming bartenders of all Sonoma County.



STARLING EXTERIOR PAINT SCOPE

LOCATION	Starling Bar (Blue Moon Saloon) 19380 Sonoma Hwy. Sonoma, CA 95476	DATE	05.02.16
OWNERS/CONTACT	ANTHONY LAURINO 415.307.2819 / Fred Johnson 707.322.0581		



SITE LOCATION



EXISTING SONOMA HIGHWAY VIEW



EXISTING PARKING LOT VIEW



EXISTING SPAIN STREET VIEW

STARLING EXTERIOR PAINT SCOPE

LOCATION	Starling Bar (Blue Moon Saloon) 19380 Sonoma Hwy. Sonoma, CA 95476	DATE	05.02.16
OWNERS/CONTACT	ANTHONY LAURINO 415.307.2819 / Fred Johnson 707.322.0581		

MAY 06 2016

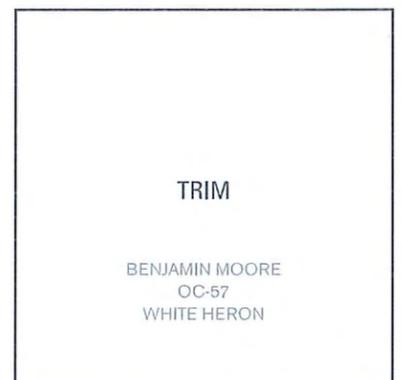
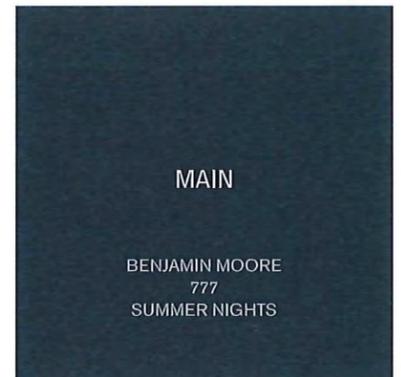
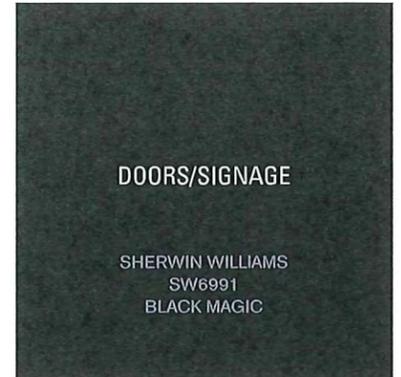


PROPOSED PARKING LOT VIEW

COLOR SCHEME:

A

Color scheme A is a deep rich blue that's memorable, sophisticated, and inviting. The blue is our accent color in our branded marketing collateral, influenced by the deep blue valley sky during a full moon. We feel it brings new life and charm to the corner while complementing the surrounding neighborhood.



COLORS

STARLING EXTERIOR PAINT SCOPE

LOCATION	Starling Bar (Blue Moon Saloon) 19380 Sonoma Hwy. Sonoma, CA 95476	DATE	05.02.16
OWNERS/CONTACT	ANTHONY LAURINO 415.307.2819 / Fred Johnson 707.322.0581		

MAY 06 2016



PROPOSED SONOMA HIGHWAY VIEW

COLOR SCHEME:

A

DOORS/SIGNAGE

SHERWIN WILLIAMS
SW6991
BLACK MAGIC

MAIN

BENJAMIN MOORE
777
SUMMER NIGHTS

TRIM

BENJAMIN MOORE
OC-57
WHITE HERON

COLORS



PROPOSED SPAIN STREET VIEW

COLOR SCHEME:

A

DOORS/SIGNAGE

SHERWIN WILLIAMS
SW6991
BLACK MAGIC

MAIN

BENJAMIN MOORE
777
SUMMER NIGHTS

TRIM

BENJAMIN MOORE
OC-57
WHITE HERON

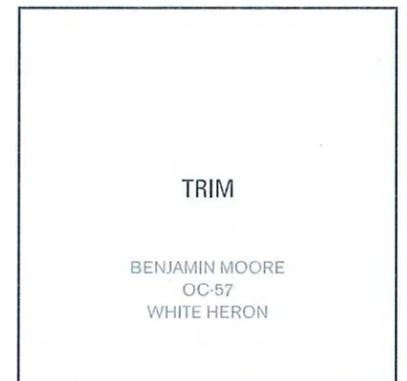
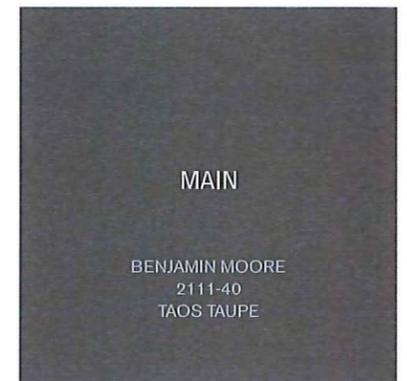
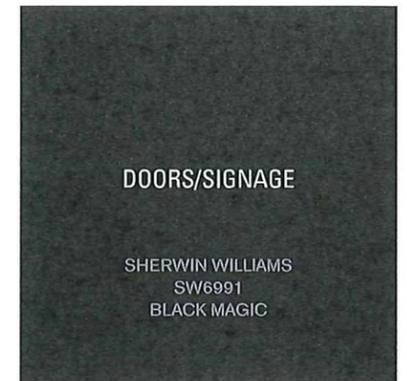
COLORS



PROPOSED PARKING LOT VIEW

COLOR SCHEME: Color scheme B is a warm charcoal gray that feels classic and refreshing. The gray is our accent color in our branded marketing collateral. We feel this is a neutral and attractive color but doesn't leave an everlasting impression like the blue (option A). As a new business we want the community to see us as a influential and positive new element to the neighborhood.

B



COLORS

STARLING EXTERIOR PAINT SCOPE

LOCATION	Starling Bar (Blue Moon Saloon) 19380 Sonoma Hwy. Sonoma, CA 95476	DATE	05.02.16
OWNERS/CONTACT	ANTHONY LAURINO 415.307.2819 / Fred Johnson 707.322.0581		

MAY 06 2016



PROPOSED SONOMA HIGHWAY VIEW

COLOR SCHEME:

B

DOORS/SIGNAGE

SHERWIN WILLIAMS
SW6991
BLACK MAGIC

MAIN

BENJAMIN MOORE
2111-40
TAOS TAUPE

TRIM

BENJAMIN MOORE
OC-57
WHITE HERON

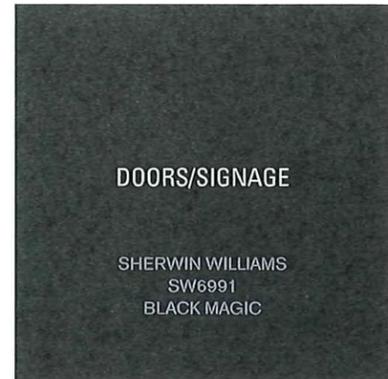
COLORS



PROPOSED SPAIN STREET VIEW

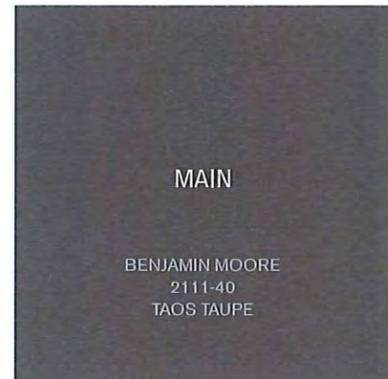
COLOR SCHEME:

B



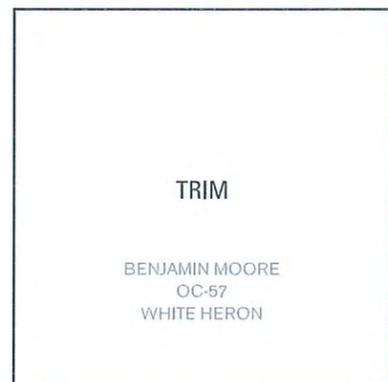
DOORS/SIGNAGE

SHERWIN WILLIAMS
SW6991
BLACK MAGIC



MAIN

BENJAMIN MOORE
2111-40
TAOS TAUPE



TRIM

BENJAMIN MOORE
OC-57
WHITE HERON

COLORS

SIGN @ HIGHWAY 12



SIGN @ W. SPRUCE STREET



SIGN @ ENTRY WALL



LOCATION	Starling Bar (Blue Moon Saloon) 19380 Sonoma Hwy. Sonoma, CA 95476	DATE	05.02.16
OWNERS/CONTACT	ANTHONY LAURINO 415.307.2819 / Fred Johnson 707.322.0581		

MAY 06 2016



City of Sonoma
***Design Review and Historic
Preservation Commission***
Agenda Item Summary

DRHPC Agenda Item: 2
Meeting Date: 5/17/16

Applicant Bill Hooper (Kenwood Investments LLC)	Project Location 117 West Napa Street
---	---

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)
(Year build 1928)

Request

Consideration of design review for a commercial building located at 117 West Napa Street.

Background

On April 14, 2016, the Planning Commission considered and approved an use permit to allow the expansion of an existing commercial building located at 117 West Napa Street (see attached Conditions of Approval).

Summary

At this time the applicant is proposing to remodel the exterior façade of the building to accommodate 4,396 square feet of new second floor office space and seismic retrofits.

The applicants are proposing the following exterior modifications to the building:

1. All existing storefront windows that have been altered, painted, or replaced will be replaced with wood framed storefront windows utilizing insulated glass units consisting of two sheets of clear, Loe-E tempered glazing installed between the existing wood columns and secured with wood stops. The windows will be manufactured by PPG Industries Inc, Oldcastle Building Envelope, or Guardian Industries Corp (see attached specification sheets). The wood will be painted Benjamin Moore French Roast.
2. Remove the exterior low slump stone planter wall and exterior wall finish and furring at the west end of the first story.
3. Replace the two existing doors to the balcony at the second story with fixed windows.
4. Replace the non-historic entry door at the west end of the façade with a new glazed door and a new wood-framed window (above the door).
5. The west facing wall will receive eight new double-hung aluminum-frame windows, and four window openings will be filled in to create “false” openings with trim.
6. The rear (south) façade will receive new stucco finish over the entire wall surface and replacement double-hung aluminum sash windows.
7. The CMU walls on the existing mechanical/trash addition will be refinished in stucco to match the rest of the building.
8. The second story will be expanded to the full size of the building and placed behind a parapet that will be added above the existing roofline at the north façade. The parapet wall is proposed to have a stucco finish and cornice trim. The roof will feature light monitors, and elevator shaft, and HVAC units behind the parapet.
9. New roofing material is proposed in the form of asphalt/fiberglass composition shingles, manufactured by GAF-ELK Corporation, Owens-Corning Fiberglass Corp, or CertainTeed, charcoal gray in color (see attached manufacturer specification sheet)

New Paint Colors

- The exterior plaster finish and existing exterior concrete walls are proposed to be painted Benjamin Moore Monterey White (HC-27), the exterior balcony heavy timber framing and the wood frame storefront window systems are proposed to be painted C2 Urbane (C2-808), exterior wood doors, new windows, and shutters would be painted C2 French Roast (C2-837) (see attached color samples).

Design Review: The project is subject to design review by the DRHPC because it involves exterior building modifications to a commercial use building for which a building permit is required. In this case, because review by the Planning Commission was necessary, the DRHPC is responsible for reviewing and acting upon the project elevations, elevation details, and exterior materials.

Factors to be considered: In the course of Site Design and Architectural Review, the consideration of the review authority shall include the following factors:

1. The historical significance, if any, of the site or buildings or other features on the site;
The property appears to be individually eligible for listing in the California Register of historical Resources under Criterion 1 (Event) and 2 (Person), additionally, the building retains a high degree of architectural integrity to its 1958 redesign, which means that the residence is an "historical resource" under CEQA.
2. Environmental features on or adjacent to the site;
Staff is not aware of any environmental features on or adjacent to the site.
3. The context of uses and architecture established by adjacent development;
The adjacent properties to the east and west are developed commercially. The property to the south is developed with a commercial building.
4. The location, design, site plan configuration, and effect of the proposed development.
The remodel is located in the Commercial zoning district and it complies with all applicable requirements of the Development Code.

In general, it is staff's conclusion that the applicant has successfully applied the applicable design guidelines in developing the plan for the replacement structure.

CEQA Compliance: As a discretionary project, the proposal is subject to the requirements of the California Environmental Quality Act (CEQA). Per the historic resource study prepared by page & Turnbull, July 5, 2012 (attached) the property is considered to be an historical resource as defined by CEQA. Pursuant to Section 15331 of the CEQA Guidelines, rehabilitation and additions to an historical resource, may be considered categorically exempt from the provisions of CEQA provided the improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation). Accordingly, a project memorandum was conducted to determine whether the proposal is consistent with the Standards (refer to attached 117 West Napa Street Proposed Project memorandum, dated March 25, 2016). The analysis concluded that the proposed project would not significantly impact or affect the historical resource; therefore, the project meets the Secretary of the Interior's Standards, which means that proposal is considered to be categorically exempt from CEQA.

Required Findings: As set forth in §19.54.080.H of the Development Code, in order to approve an application for design review in the Historic Overlay Zone, the Design Review and Historic Preservation Commission must make the following findings:

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan.
The project complies with the applicable policies and regulations set forth in the Development Code.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code. *The project is consistent with the applicable design guidelines of the Development Code in that the proposed modifications do not detract from the historic character or setting of the property.*
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
The project proposes a commercial remodel, which is consistent with the adjacent development, and complies with height and setback requirements.
4. The project will not impair the historic character of its surroundings.
The proposed project will not detract from the historic character or setting of the property.
The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
A review of the planned changes to the property was completed. This review addressed the proposed modifications to the building and determined that the proposed project, will not significantly impact or affect the historic resource, and therefore, complies with the Secretary of the Interior's Standard.
5. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone).
In staff's view, the project complies with SMC 19.42 in that the existing structure will be remodeled to improve the

historic integrity to the building.

6. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through SMC 19.42.020.

The project is not located on a local historic district.

In summary, it is staff's view that the project is consistent with the findings required for approval of the application for Site Design and Architectural Review.

Signs: Any proposed signs shall be subject to DRHPC review or staff review, as applicable.

Other permits required: In addition to the requirements of this title, the project shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments

1. *Project narrative*
2. *117 West Napa Street Proposed Project Memorandum, dated March 24, 2016*
3. *117 West Napa Street Historic Resource Study, dated July 5, 2012*
4. *Proposed colors*
5. *Memorandum (Roofing, Exterior Door, and Window specification sheets)*
6. *Planning commission Findings of Project Approval, dated April 14, 2016*
7. *Proposed Site Plan*
8. *Existing Floor Plans*
9. *Demolition Plans*
10. *Proposed Floor Plans*
11. *Proposed Roof Plan*
12. *Exterior Material and Color Palette*

cc: Bill Hooper
Kenwood Investments, LLC
114 West Napa Street
Sonoma, CA 95476

Ross Drulis Cusenbery
Attn: Michael Ross
18294 Sonoma Highway
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

18294
Sonoma Highway
Sonoma
CA 95476

TEL 707 996 8448
FAX 707 996 8542

ARCHITECTURE

RossDrulisCusenbery

April 19, 2016

PROJECT NARRATIVE

Application Type: City of Sonoma Design Review and Demolition Permit

Project Name: Sonoma Index-Tribune Building Second Floor Expansion

Project Location: 117 West Napa Street, Sonoma, CA 95476

APN: 018-251-055

Owner/Developer: Kenwood Investments LLC

Project Architect: RossDrulisCusenbery Architecture, Inc., Michael B. Ross, AIA

PROJECT OVERVIEW

The project adds approximately 4,396 SF of new second floor office space and seismically retrofits and retains the existing Monterey Style exterior facade to the existing Sonoma Index Tribune Building located at 117 West Napa Street, Sonoma, CA. The project adaptively reuses the existing building and prepares it for its next 50 years of use. When complete the building will continue to house the offices of the Sonoma Index Tribune and provide space for KRAVE Jerky and Sonoma Brands LLC. This project is independent of Kenwood Investment's proposed nearby Hotel Project Sonoma.

NEED

The project will renovate the existing building to support additional tenants and facilitate the long term use of the building. The building requires significant repair, seismic strengthening and renovation upgrades. The existing building interiors have been heavily remodeled over time. The current space plan does not adequately support contemporary office or retail uses in particular the existing second floor area is extremely limited with low ceilings and non compliant fire exit stairs. The building requires accessibility upgrades, new energy efficient mechanical systems and lacks an accessible multi-tenant elevator serving the second floor.

SITE

The site is located on the south side of West Napa Street, west of the First Street West in Sonoma CA. The current lot includes the Sonoma Index Tribune Building, a portion of an existing warehouse building and a parking lot. A lot line adjustment creating a smaller separate +/- 6,369 SF lot specific to the Sonoma Index Tribune Building will be created in the future when/if the hotel project is approved. A lot line adjustment for this parcel is not part of this application.

HISTORIC RESOURCE EVALUATION

In 2012 Kenwood Investments engaged Page & Turnbull Historic Resource Consultants, San Francisco, CA to prepare an Historic Resource Evaluation (HRE) Report for the property. The 2012 HRE identified the building as a potential historic resource due to its use, association with the Lynch family and the publishing of the Sonoma Index-Tribune at that location. The 2012 HRE indicated the existing Monterey Style facade along West Napa Street is a character defining feature of the building. The proposed project retains and refurbishes the existing historic facade. Specifically for this project Page & Turnbull prepared

APR 20 2016

a follow up project analysis memorandum dated March 24, 2016 (previously submitted to the City) finding the project adheres to the *Secretary of the Interior's Standards for & Guidelines for Rehabilitation Historic Buildings*. The following text from Page & Turnbull's report generally describes the project:

Proposed Project Description

The proposed project seeks to make relatively minor modifications to the primary facade of 117 W. Napa Street, expand the second story behind a new parapet, and redesign the interior of the existing building. Alterations to the primary facade include removing the non-historic storefront window system at the east end and replacing it with windows that match the existing windows on the rest of the façade. The exterior low slump stone planter wall and exterior wall finish and furring at the west end of the first story will also be removed. The two existing doors to the balcony at the second story will be replaced with fixed windows. The non-historic entry door at the west end of the facade will be replaced with a new glazed door, and a new wood-framed window will be inserted above the door. Vertical signage for tenants is also proposed to be attached to posts at the second story balcony.

The side and rear walls, window openings, and doors will be retained, including the existing wall mural at the north end of the west wall. The west wall will receive eight new double-hung aluminum- frame windows, and four window openings will be filled in to create "false" openings with trim. The rear (south) facade will receive new stucco finish over the entire wall surface and replacement double-hung aluminum-sash windows. The existing mechanical/trash addition will remain, though the CMU walls will be refinished in stucco to match the rest of the building.

The second story will be expanded to the full size of the building, placed behind a parapet that is added above the existing roofline at the primary (north) facade. The parapet wall will have a stucco finish and cornice trim. The roof will feature light monitors, an elevator shaft, and HVAC units behind the parapet.

All interior partitions, including an interior concrete wall and wood frame walls, as well as several interior columns, interior stair, and the second floor and associated framing at the north end of the building will be removed. New interior partition walls will be erected on both floors to provide for open office area, conference rooms, and private offices. A stair will be located at the northwest corner of the building, and restrooms and a second interior stair will be located at the southwest corner.

All character-defining features of the building will be retained with the exception of the current one - story massing of rear portions of the building which will become two stories. However, this feature is not as important as those showing from the public right-of-way and must be altered in order for the building to expand within its existing envelope.

Character Defining Features Retained and Design Commentary

The character defining features of the existing building that will be retained include:

- The historic West Napa Street facade will be retained
- Continuous storefront on the first story of the primary facade including the two original wood doors and wood frame plate glass windows. *The plate glass will be replaced with code compliant tempered clear glazed units set in wood stops.*
- Monterey Revival-style details including the exposed wood structural elements and the second story balcony and wood ceiling

- Existing slumpstone brick wall
- Metal and wood wall mounted projecting letter sign. *Applicant requests reducing the overall scale of this sign by 20%, replicating the sign at the reduced scale and adding "Est. 1879".*
- Wood sign on the primary facade that reads "WL & CG Murphy Building with the date 1958 above it. This sign will be placed above the new west side entry.
- Two story massing along West Napa Street
- Reinforced concrete wall located on west property line.

Elements Demolished

The existing exterior features that will be demolished include:

- The low sidewalk planter box along West Napa Street
- Storefront windows that have been altered, painted or replaced
- Eastside storefront "pop out" window that was constructed under the balcony overhang for Sisters store display
- The exterior second floor balcony doors will be replaced with single hung windows.
- The existing non historic west side service door will be removed and replaced with a new painted wood single light French store door
- A new window in wood stops will be and placed above the new entry door providing natural light to the new second floor elevator lobby.
- Modifications to west side windows

Architectural Design

ARCHITECTURAL DESIGN

The existing building materials will be substantially the same including, heavy timber arcade, plaster and slump stone wall finishes and painted cast in place concrete walls along the west and southern elevations. The existing exposed roof along West Napa Street will be recovered in asphalt shingles. Roof top natural light monitors will be added to the roof behind the new parapet wall separating the historic facade from the new second floor space. Roof top HVAC units will be clustered between the new raised light monitors and visually screened from the street.

Proposed Color Scheme

The following is the proposed exterior color scheme:

Exterior plaster finish: Benjamin Moore Monterey White

Exterior balcony heavy timber framing: Benjamin Moore Urbane

Wood frame storefront window systems: Benjamin Moore Urbane

Exterior Wood Doors and Shutters: Benjamin Moore French Roast

Existing exterior concrete walls: Benjamin Moore Monterey White

Existing Slumpstone wall: Natural finish unchanged

New windows: Benjamin Moore French Roast

Roofing facing West Napa Street: Charcoal gray asphalt shingles

Exterior Lighting

The exterior spaces and porch under the balcony will be top lit from surface mounted wood wrapped LED light fixtures so that the area softly glows and the light source is not visible from the street. Exterior wall and blade

mounted signs will be lit by small surface mounted sign lights.

Signage

Signage will be a deferred submittal. Current plan proposes two projecting blade signs and reducing the scale of the existing Sonoma Index Tribune sign by 20%. An integrated sign system proposal will be made at a later date.

PARKING

The use of the existing Printing Plant Building will remain unchanged and nine new spaces will be provided on the south side of the existing printing plant building to accommodate the additional second floor building area.

BICYCLES

Bicycle racks will be provided along West Napa Street at the front of the building as part of the renovation.

TRASH AND RECYCLING

An interior trash recycling room will be provided along the ground floor service corridor. Trash receptacles will be wheeled to the western parking lot curb for regular pick up.

SPECIFIC PROJECT DATA

Site Parcel Address: 117 West Napa Street, Sonoma CA

APN's: 018-251-055

Zoning: Downtown District, Commercial (C) Zone, Historic Overlay

Setbacks: None required

Allowable Building Height: 35' with an additional 5' allowance for HVAC equipment and elevator screening (Section 19.40.040 Sonoma Development Code).

Proposed Building Height: 27' to top of new parapet line, 31' to top of skylight monitor beyond.

Total Current Lot Area: 20,267 SF

Allowable Lot Coverage: 100%

Allowable FAR Current Undivided Lot: Lot area x 2.0 = 40,534 SF.

Allowable FAR Future Smaller Lot: Lot area 6,369 x 2.0 = 12,738

Proposed Building Area: 10,765 SF = FAR compliant for either current or smaller lot size

BUILDING AREAS

First Floor:

Existing: 5,684 SF, Type V, business and mercantile occupancies

Proposed: 5,645SF, Type V, business and mercantile occupancies

Second Floor:

Existing: 685 SF, Type V, business occupancy

Proposed: 5,120SF, Type V, business occupancy

Total Building Area Existing: 6,369 SF

Total Proposed Building Area Following Expansion: 10,765SF

Proposed Total Increase in Building Area: 4,396 SF

Open Space: Existing outdoor covered arcade and second floor balcony area at sidewalk and small southern

Sonoma Index-Tribune Building Renovation
Sonoma, CA
Use Permit Project Narrative
April 4, 2016

exterior courtyard area at break room.

Landscape: NIC

RESIDENTIAL COMPONENT

The project is a renovation and addition to an existing structure that resides on a site less than one-half acre in size. Per Article II-19.10.020 – B.3 of the Sonoma Development Code, a Residential Component is not required.

Submitted by:

Michael B. Ross, AIA, NCARB

Principal

RossDrulisCusenbery Architecture, Inc.

18294 Sonoma Highway

Sonoma, CA 95476

117 WEST NAPA STREET
PROPOSED PROJECT MEMORANDUM
SONOMA, CALIFORNIA
[15166]
Prepared for
ROSSDRULISCUSENBERY ARCHITECTURE INC.



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I. INTRODUCTION

This Proposed Project Memorandum has been prepared at the request of Michael Ross of RossDrulisCusenbery Architecture, Inc. for proposed alterations to 117 W. Napa Street (APN 018-251-055) in Sonoma, California. The property is located on the south side of West Napa Street between First Street West and Second Street West in downtown Sonoma (**Figure 1**). Originally constructed in or around 1928, it has been continuously occupied by the offices of the local newspaper, the *Sonoma Index-Tribune*, as well as other businesses. In 1958, the building was enlarged and redesigned in a commercial Monterey Revival style by owner Robert Lynch and builder John S. Moll.

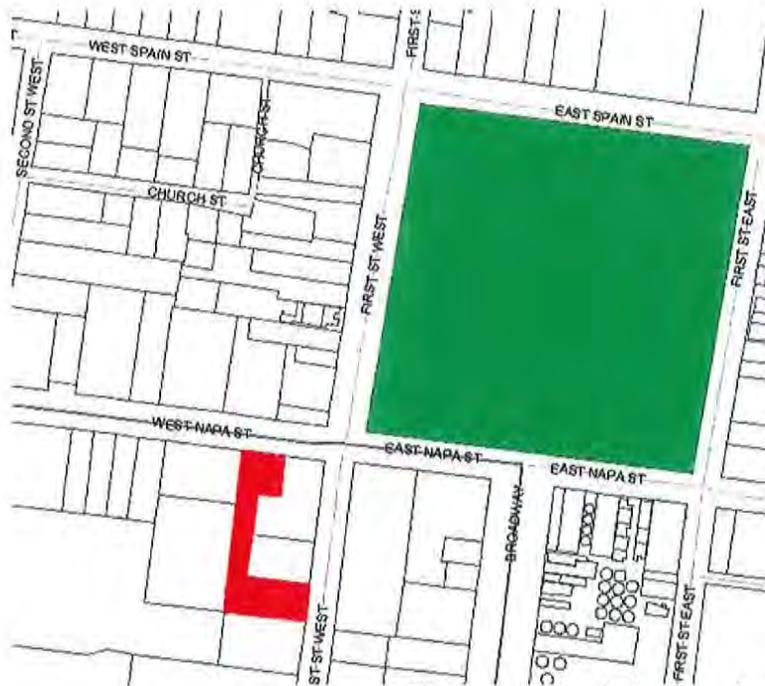


Figure 1. 117 West Napa Street is shown in red. The central plaza is the large shaded square.
Source: City of Sonoma Geographic Information System, 2012; edited by Page & Turnbull.

The proposed project by RossDrulisCusenbery Architecture, Inc. at 117 W. Napa Street includes modifications the primary façade, expanding the second story, and redesigning the interior as part of the building's upgrade. The project will address structural deficiencies, ADA access compliance modifications, and replacement of mechanical and electrical systems to improve energy efficiency.

This report includes a review of the building's current historic status, character-defining features and period of significance; description of the proposed project; and an analysis of the proposed project's compliance with the Sonoma Municipal Code's Guidelines for Preservation and Adaptive Reuse (Section 19.42.040).

II. HISTORIC STATUS

117 W. Napa Street is not listed in the National Register of Historic Places, the California Register of Historical Resources, or the Sonoma League for Historic Preservation Inventory of Historic Structures, and it is not a Sonoma County Historic Landmark. Furthermore, the building is not part of any known historic district.

In 2012, Page & Turnbull wrote a Historic Resource Study, which included a history of the property and an evaluation of significance. The evaluation demonstrated that 117 W. Napa Street appears to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 (Event) for its association with the *Sonoma Index-Tribune*, the offices of which have been located at the property for more than 80 years. The *Sonoma Index-Tribune* is a local institution, and its continued existence and operation at the subject property is sufficiently significant in Sonoma's commercial history for the building to qualify under this criterion. The period of significance associated with this criterion ranges from circa 1928 to 1962. This range begins with the construction of the original *Sonoma Index-Tribune* offices at the subject property. Since the newspaper continues to operate at the subject property to the present day [2012], the period of significance extends to the 50-year age criteria consideration.

The building is also significant under Criterion 2 (Person) for its association with Robert Lynch (1920-2003). Lynch was the fourth-generation owner and publisher of the *Sonoma Index-Tribune*, and he made his greatest contributions to the City of Sonoma during his productive 54-year tenure. Aside from 117 W. Napa Street, there are no other extant buildings associated with Robert Lynch's productive life.¹ The period of significance associated with this criterion ranges from 1949 (the beginning of Lynch's ownership) until 2003 (the end of his ownership and active participation in operations). During this period, Lynch transformed the business by increasing the number of staff nearly tenfold, which in turn led to increased length, production, and readership of the newspaper. The *Sonoma Index-Tribune* and its staff garnered numerous prizes in journalism during his tenure, including "overall best weekly in California, display advertising, editorial pages, photography, page design, news and feature stories."² Lynch also enlarged the newspaper offices in several phases, beginning with the 1958 remodel that resulted in the building one sees today at 117 W. Napa Street. Lynch was active in the field of publishing, serving as president of the California Newspaper Publishers Association and the California Press Association, the latter of which named him California Newspaper Executive of the Year in 1989. Six years before his death, Lynch was inducted into the Sonoma County Hall of Fame.³

Additionally, the building retains a high degree of architectural integrity to its 1958 redesign. For these reasons, 117 W. Napa Street is therefore considered to be an historical resource as defined by the California Environmental Quality Act (CEQA).

¹ This was confirmed in an e-mail from Bill Lynch, Robert Lynch's son, on 25 June 2012.

² Hill.

³ Michael Cabanatuan, "Robert Lynch, Owner of Sonoma Index-Tribune," *San Francisco Chronicle*, 25 September 2003, A-23.



Figure 2. Primary (north) façade. No apparent changes have been made since the Historic Resource Study in 2012. Source: Page & Turnbull, 2012.

CITY OF SONOMA DEVELOPMENT CODE

Section 19.42.010 of the City of Sonoma Municipal Code states that the Historic Overlay Zone “is intended to safeguard the historic character of Sonoma by recognizing and preserving significant historic and cultural resources by providing incentives for the preservation and rehabilitation of historically and culturally significance resources, and by ensuring that new development in the historic overlay zone is architecturally compatible.”⁴

117 W. Napa Street is located within the Historic Overlay Zone. Based on the findings contained in Page & Turnbull’s Historic Resource Study, 117 W. Napa Street appears to have historical value as defined by the Municipal Code. While not a designated resource on the local historic register, it is a potentially historic building and the Guidelines for Preservation and Adaptive Reuse (Section 19.42.040) should be applicable to the project.

The City of Sonoma Planning Department is ultimately responsible for determining the eligibility of the subject property for adaptive reuse and overseeing the review process for all projects within the Historic Overlay zone.

⁴ City of Sonoma, Sonoma Municipal Code Chapter 19.42: Historic Preservation and Infill in the Historic Zone, 19.42.010 Purpose.

III. CHARACTER-DEFINING FEATURES & PERIOD OF SIGNIFICANCE

For a property to be eligible for national or state historic register listing, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles, or that were present during the time a building was associated with a significant event or person. To be register-eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The significance of 117 W. Napa Street is not rooted in its architectural design, but rather with its association with the *Sonoma Index-Tribune* and Robert Lynch. Nevertheless, for a property to be eligible for listing in the California Register of Historical Resources, the physical character-defining features must be evident from the time the building was associated with a significant event or person.

The features of 117 W. Napa Street that define its appearance from the period of significance are:

- Continuous storefront on the first story of the primary façade, including the two original wood doors and the original wood-frame plate glass windows;
- Monterey Revival-style details, including the exposed wood structural elements and the second story balcony with wood railing;
- Slumpstone brick wall and planter on the primary façade;
- Metal and wood wall-mounted projecting letter sign that reads “Sonoma Index-Tribune” on the primary façade;
- Wood sign on the primary façade that reads “WL & CG MURPHY BUILDING” with the date 1958 above;
- Two-story massing along West Napa Street and one-story massing of rear portions of the building; and
- Reinforced concrete wall located on the west property line that was part of the building that housed the newspaper offices and predated the 1958 redesign.

The character-defining features of 117 West Napa Street do not include:

- Mural on the west façade;
- Commemorative plaques installed in 2003 and 2005; and
- Storefront windows that have been altered or replaced.

IV. ANALYSIS OF PROPOSED PROJECT IMPACTS AND COMPATIBILITY

This section discusses the proposed project at 117 W. Napa Street.

PROPOSED PROJECT DESCRIPTION

The proposed project description is based on drawings provided by RossDrulisCusenbery, titled “Sonoma Index-Tribune Building: Second Floor Expansion” and dated March 16, 2016.

The proposed project seeks to make relatively minor modifications to the primary façade of 117 W. Napa Street, expand the second story behind a new parapet, and redesign the interior of the existing building. Alterations to the primary façade include removing the non-historic storefront window system at the east end and replacing it with windows that match the existing windows on the rest of the façade. The exterior low slump stone planter wall and exterior wall finish and furring at the west end of the first story will also be removed. The two existing doors to the balcony at the second story will be replaced with fixed windows. The non-historic entry door at the west end of the façade will be replaced with a new glazed door, and a new wood-framed window will be inserted above the door. Vertical signage for tenants is also proposed to be attached to posts at the second story balcony.

The side and rear walls, window openings, and doors will be retained, including the existing wall mural at the north end of the west wall. The west wall will receive eight new double-hung aluminum-frame windows, and four window openings will be filled in to create “false” openings with trim. The rear (south) façade will receive new stucco finish over the entire wall surface and replacement double-hung aluminum-sash windows. The existing mechanical/trash addition will remain, though the CMU walls will be refinished in stucco to match the rest of the building.

The second story will be expanded to the full size of the building, placed behind a parapet that is added above the existing roofline at the primary (north) facade. The parapet wall will have a stucco finish and cornice trim. The roof will feature light monitors, an elevator shaft, and HVAC units behind the parapet.

All interior partitions, including an interior concrete wall and wood frame walls, as well as several interior columns, interior stair, and the second floor and associated framing at the north end of the building will be removed. New interior partition walls will be erected on both floors to provide for open office area, conference rooms, and private offices. A stair will be located at the northwest corner of the building, and restrooms and a second interior stair will be located at the southwest corner.

All character-defining features of the building will be retained with the exception of the current one-story massing of rear portions of the building which will become two stories. However, this feature is not as important as those showing from the public right-of-way and must be altered in order for the building to expand within its existing envelope.

PROPOSED PROJECT DISCUSSION

The proposed project will not change the current use of 117 W. Napa Street. The building has been used as a commercial building with offices for the *Sonoma Index-Tribune* and other retail stores, and it will continue to be used in this capacity after the project is complete. The association with the *Sonoma Index-Tribune*, which is one of the building’s significant associations, will be maintained.

The proposed project will not affect the historic character of the property from the period in which Robert Lynch was actively involved with the *Sonoma Index-Tribune* since nearly all of the character-defining features outlined on page 5 and included in the 2012 Historic Resource Study will be retained. Alterations that are being proposed include new windows and doors in select locations and a second story that is hidden behind a stepped parapet wall at the primary façade. The parapet wall does not appear overly large or out of scale with the existing building, and is compatible with the 1950s interpretation of the Monterey Colonial Revival style.

The proposed project would adhere to the Historic Overlay Zone's 19.42.40: Guidelines for Preservation and Adaptive Reuse, since it will retain nearly all significant features, and thus the building's overall character and style. The addition will incorporate features from the original building, including door and window shape and size, exterior materials, and roof pitch. The project will continue the on-site relationships of the surrounding neighborhood and supports the architectural characteristics of the neighborhood including scale, proportion, and spatial relationships since it will use the existing footprint and walls. Overall, the proposed project appears to be a sensitive rehabilitation project which maintains the character-defining features of the building while allowing the *Sonoma Index-Tribune* to expand and continue its operations in its long-time home.

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VI. APPENDIX

117 WEST NAPA STREET
HISTORIC RESOURCE STUDY

SONOMA, CALIFORNIA
[12087]

Prepared for
KENWOOD INVESTMENTS



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

5 JULY 2012

DRAFT

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I. INTRODUCTION

This Historic Resource Study (HRS) has been prepared at the request of Kenwood Investments for 117 West Napa Street (APN 018-251-055) in Sonoma, California. The commercial property is located on the south side of West Napa Street between First Street West and Second Street West in downtown Sonoma (Figure 1). Originally constructed in or around 1928, it has been continuously occupied by the offices of the local newspaper, the *Sonoma Index-Tribune*, among several other businesses. In 1958, the building was enlarged and redesigned in a commercial Monterey Revival style by owner Robert Lynch and builder John S. Moll.

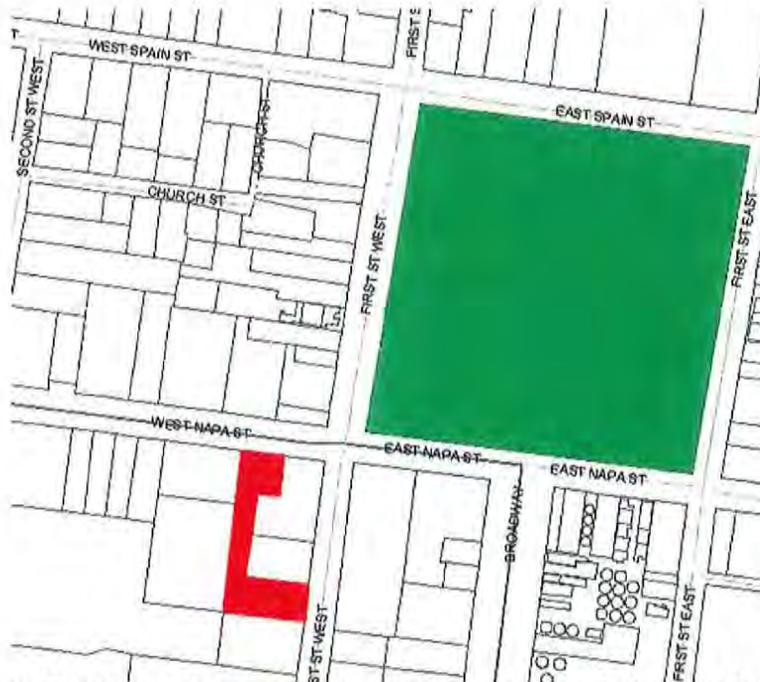


Figure 1. 117 West Napa Street is shown in red. The central plaza is the large shaded square.
Source: City of Sonoma Geographic Information System, 2012; edited by Page & Turnbull.

METHODOLOGY

This Historic Resource Study provides a summary of previous historical surveys and ratings, a site description, historic context statement, construction chronology, and an evaluation of the property's eligibility for listing in the California Register of Historical Resources.

Page & Turnbull prepared this report using research collected at the following local repositories and various online sources in June 2012:

City of Sonoma, Building and Planning Departments

Page & Turnbull obtained photocopies of all available permits for 117 West Napa Street. The City's records included the 1953 Sanborn Fire Insurance Company map, which is not available online.

Sonoma State University Library

After speaking with a reference librarian, Page & Turnbull was informed that the university's library would not be a likely source of relevant information for this report. A librarian in the Regional and Special Collections department directed us to the digital resources available on the library's web site at <http://libweb.sonoma.edu/regional/>. No relevant information was obtained.

Sonoma County Library's Local History and Genealogy Annex

Page & Turnbull referenced the available residential and commercial directories for Sonoma County. However, a complete collection was not on file. The Sonoma County Library maintains a historic photograph collection, examples from which are included in this report.

Sonoma County Assessor-Recorder

Performing a title search for 117 West Napa Street was difficult due to the number of simultaneous owners and changing boundaries of the property. Page & Turnbull therefore enlisted the services of Mike Burton, a Sonoma County-based title researcher, who traced the chain of title to 1897. His findings are included in the "Owners and Occupants" section of this report.

Sonoma Valley Historical Society (Depot Park Museum)

Page & Turnbull requested a research appointment and was informed that the director, Diane Smith, is currently on leave. In her absence, our inquiries were directed to the Sonoma League for Historic Preservation and the *Sonoma Index-Tribune*.

Sonoma League for Historic Preservation

Page & Turnbull has been in contact with Patricia Cullinan, the chairperson of the League's Architectural Conservation and Education Committee, in order to identify previous documentation of 117 West Napa Street. The League's records of the subject property include several historic photographs and descriptions of some of the businesses that formerly occupied the property.

Sonoma Index-Tribune Archives

Archives for Sonoma's newspaper dating from the 1880s have been digitized and are available online. Page & Turnbull identified several relevant articles from the *Sonoma Index-Tribune*, which are referenced herein.

II. SUMMARY OF FINDINGS

117 West Napa Street is not listed in the National Register of Historic Places, the California Register of Historical Resources, or the Sonoma League for Historic Preservation Inventory of Historic Structures, and it is not a Sonoma County Historic Landmark. Furthermore, the building does not appear to be part of any known or potential historic district.

The significance evaluation in this report demonstrates that 117 West Napa Street appears to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 (Event) for its association with the *Sonoma Index-Tribune*, the offices of which have been located at the property for more than 80 years, and under Criterion 2 (Person) for its association with Robert Lynch. Additionally, the building retains a high degree of architectural integrity. 117 West Napa Street is therefore considered to be an historical resource as defined by the California Environmental Quality Act (CEQA).

III. CURRENT HISTORIC STATUS

The following section briefly examines the national, state, and local historic ratings currently assigned to 117 West Napa Street.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

117 West Napa Street is not listed in the National Register.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

117 West Napa Street is not listed in the California Register.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs re-evaluation.

117 West Napa Street is not listed in the California Historic Resources Information System (CHRIS) database with any Status Code, which means that the building has not been formally evaluated using California Historical Resource Status Codes.

SONOMA COUNTY HISTORIC LANDMARKS

In 1974, the Sonoma County Landmarks Commission was created under Ordinance No. 1768. The same ordinance established procedures to designate Historic Structures and Historic Districts.¹ According to the Landmarks Commission By-Laws, Historic Landmarks must meet the criteria for eligibility adopted by the Landmarks Commission, which are based on National Register eligibility criteria.² Of the 173 Sonoma County Historic Landmarks, 26 are in the City of Sonoma, none of which are located within any registered historic districts.³

117 West Napa Street is not a designated Sonoma County Historic Landmark and it is not located within a registered historic district.

SONOMA LEAGUE FOR HISTORIC PRESERVATION INVENTORY OF HISTORIC STRUCTURES

The Sonoma League for Historic Preservation maintains an inventory of historic structures in the City of Sonoma. According to the League's web site:

In 1978, with a grant from the County Landmarks Commission, the League began preparing the Sonoma Valley Historical Resources Survey [also known as the Inventory of Historic Structures] under the auspices of the City and County of Sonoma. The survey is an inventory of historic properties and includes structures from Kenwood to the Carneros Region. Each survey document provides important information that identifies and describes the property including its past and present owners, physical appearance of the structure, and the historical or architectural significance of the site including people and events associated with it.⁴

While the League has some records of 117 West Napa Street, the subject property is not listed in the Sonoma League for Historic Preservation Inventory of Historic Structures.

CITY OF SONOMA DEVELOPMENT CODE

According to Section 19.10.030.C2 of the City of Sonoma Development Code, the Historic Overlay zone "is intended to preserve structures that are historically and/or culturally significant...[and] the Design Review Commission shall review any new commercial buildings and additions or exterior changes to existing commercial buildings [within the Historic Overlay zone]."⁵

The Development Code identifies two types of structures eligible for adaptive reuse: officially designated structures and structures with potential historical value. According to Section 19.42.020 of the code:

¹ "Sonoma County Landmarks Commission," *County of Sonoma Permit and Resource Management Department*, web site accessed 17 August 2011 from: <http://www.sonoma-county.org/prmd/historic/commission.htm>.

² Sonoma County Landmarks Commission, "By-Laws of the Landmarks Commission" (revised 30 June 2008), 2.

³ "Historic Landmarks," *County of Sonoma Permit and Resource Management Department*, web site accessed 1 June 2012 from: http://prmd.sonoma-county.org/historic_landmark_list.aspx?sid=1015&sort=2.

⁴ "Preservation," *Sonoma League for Historic Preservation*, web site accessed 16 August 2011 from: <http://sonomaleague.org/historical.html>.

⁵ Article II (Community Design), Chapter 19.10 (Zones and Allowable Uses), *City of Sonoma Development Code* (February 2005), 2.6.

In addition to officially designated structures, there are other structures that may have historical value because of their age (usually more than 50 years old), and their contribution to the overall historic character of the community due to their unique architectural scale and style, use of design details, form, materials, proportion, as may be documented through listing on the Sonoma League for Historic Preservation's inventory of historic structures. Such structures shall only be eligible for adaptive reuse if located within the Historic Overlay zone.⁶

117 West Napa Street is located within the Historic Overlay zone (**Figure 2**). Based on the findings contained in this Historic Resource Study, 117 West Napa Street appears to have historical value as defined by the Development Code. While the subject property is not currently listed in the Sonoma League for Historic Preservation Inventory of Historic Structures, it appears individually eligible for listing in the California Register of Historical Resources. The City of Sonoma Planning Department should be consulted regarding this project, as it is ultimately responsible for determining the eligibility of the subject property for adaptive reuse and overseeing the review process for all projects within the Historic Overlay zone.

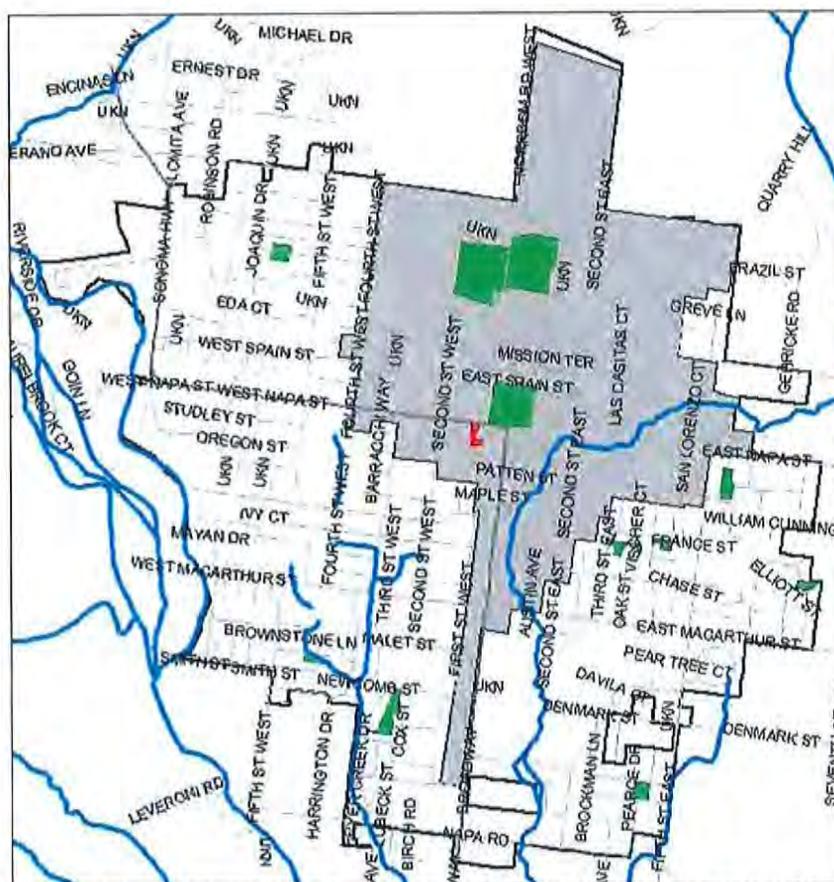


Figure 2. Map of the City of Sonoma with the Historic Overlay zone shown in gray. The subject property is marked in red near the center of the map. Source: City of Sonoma Geographic Information System, 2012.

⁶ Article IV (General Site Planning and Developmental Standards), Chapter 19.42 (Historic Preservation and Infill in the Historic Zone), *City of Sonoma Development Code* (February 2005), 4.27-28.

IV. ARCHITECTURAL DESCRIPTION

SITE

117 West Napa Street is located on an irregular-shaped 18,150-sq. ft. parcel (APN 018-251-055) on the south side of West Napa Street between First Street West and Second Street West (**Figure 3**). Redesigned and substantially enlarged in 1958 in a commercial Monterey Revival style, the two-story reinforced concrete and wood-frame building features an L-shaped plan and is clad in a variety of materials including concrete, stucco, slumpstone brick (also known as slump block), and wood. The foundation material is concrete. The north-facing two-story portion of the building is capped by a gable roof with asphalt shingles, while the rear single-story portions are capped by flat roofs and a small addition with a shingled shed roof. A large, corrugated metal-clad warehouse constructed in 1977 abuts one of the south walls of the subject building and obscures the entire wall plane.



Figure 3. Aerial view looking north with boundaries of subject property shown in red.
Source: Bing Maps (Microsoft Corp. and Pictometry International Corp.), 2012;
edited by Page & Turnbull.

The building is located on or very near the north, east, and west property lines. It is separated from the south property line by two warehouses, a driveway, and a shed structure, and an asphalt parking lot extends to First Street West. 117 West Napa Street is flanked by two large commercial buildings: the Griffith Block, constructed in 1921, to the east; and the Lynch Building, constructed in 2002, to the west. The site features planters with shrubs and climbing plants along the north, east, and west façades, and several mature trees along the east façade.

A small rear yard immediately south of the subject building is separated from the adjacent property by a wood fence with a wood gate. Various building materials are stored in the rear yard (**Figures 10 and 11**). A narrow courtyard exists between the subject property and the Lynch Building immediately to the west. The courtyard is accessible by an arched gateway on West Napa Street and features a fountain and planters. There is no entrance to the subject building from the courtyard (**Figure 4**).



Figure 4. Courtyard looking south. 117 West Napa Street is on the left.
Source: Page & Turnbull, 2012.

EXTERIOR

Primary (North) Façade

The primary façade faces north and is composed of two distinct portions, each of which is two stories in height (**Figure 5**). The east portion is composed of five structural bays of equal width separated by timber posts. On the first story, the first (easternmost) bay features two full-height, wood-frame plate glass windows, and a third plate glass window wraps around the corner. The other four bays are recessed several feet behind the first bay. The second bay features a full-height, wood-frame plate glass window and a partially-glazed and paneled wood door. The third (center) bay features a full-height, wood-frame plate glass window and a fixed, wood-frame window with painted wood panel below. The fourth bay features a partially-glazed and paneled wood door and a fixed, wood-frame window with painted wood panel below. The fifth (westernmost) bay features two fixed, wood-frame windows with painted wood panel below. Hanging wood signs are located in the second, fourth, and fifth structural bays. The second story features a covered balcony with a wood deck and railing that span the five structural bays. Carved wood brackets support the balcony. The exterior wall at the second story is clad in stucco. Two multi-light, glazed wood doors flanked by wood shutters are aligned with the second and fourth bays.



Figure 5. Primary (north) façade.
Source: Page & Turnbull, 2012.

The west portion of the primary façade is primarily clad in slumpstone brick. It features a large, wall-mounted sign composed of individual wood and metal script letters that reads “Sonoma Index-Tribune.” A wall-mounted plaque that was dedicated on 8 June 2003 describes the history of the newspaper (Figure 6). A low planter constructed of slumpstone brick spans most of the west portion and the fifth structural bay of the east portion of the primary façade.

The west end is clad in stucco and is recessed several feet between the slumpstone brick wall on the east and a projecting stuccoed wall on the west. The first story features a partially-glazed, flush wood door with a multi-light transom and sidelight. The door is accessible from the inside only, as it does not have an external doorknob. A sign on the wood lintel above the doorway is composed of individual wood letters and reads “WL & CG MURPHY BUILDING” with the date 1958 above. On the east side of the projecting west wall is a partial-height, wood-frame wall with a beveled cap, a projecting sill painted to look like stone, and a painted scene in a small arched niche (Figure 7). The entire façade terminates in a gable roof with asphalt shingles.



Figure 6. Commemorative plaque on center portion of primary façade.
Source: Page & Turnbull, June 2012.



Figure 7. Doorway in west portion of primary façade.
Source: Page & Turnbull, June 2012.

West Façade

The west façade is a reinforced concrete wall clad in stucco and is composed of two distinct portions. The north portion is two stories in height and features a large mural titled “Celebrating Our Sonoma Valley Heritage” (Figure 8). A small wall-mounted plaque indicates that the mural was painted in 2005. A planter with shrubs is located below the mural, and ivy climbs up the wall on the south side of the mural. The north portion of the façade terminates in the rake side of the gable roof.

The south portion of the façade is one story in height is in the same plane as the north portion. It is clad in stucco and features five single-hung, metal-frame windows with projecting sills. A wall-mounted fountain is located between the first and second windows. Planters with climbing plants are located between the other windows. The south portion of the façade terminates in metal coping (Figure 9).



Figure 8. West façade with mural.
Source: Page & Turnbull, 2012.



Figure 9. West façade, looking south.
Source: Page & Turnbull, 2012.

East Façade

The east façade is composed of two one-story portions. The north portion abuts the adjacent property and is not visible.

The south portion faces the outdoor patio of the adjacent property and is obscured by climbing plants and mature trees. The façade features a circa 1953 addition with CMU walls and a sliding aluminum window. The addition terminates in the eave side of a shed roof. Beyond the addition is a reinforced concrete wall that terminates in metal coping.

Rear (South) Façade

The rear façade faces south and is composed of two one-story portions. The west portion is a reinforced concrete wall that is completely obscured by a large warehouse that was constructed in 1977.

The east portion of the façade is a board-formed reinforced concrete wall that faces the small rear yard described above (**Figures 10 and 11**). In an area that appears to have once been a larger opening, the façade features a pair of fixed wood frame windows with horizontal wood board cladding below. The façade also features a flush metal door and a multi-light, wood- and metal-frame window with two operable lights at the base. The façade terminates in metal coping, and the roofline slopes gently to a valley at the center, resembling a butterfly roof.

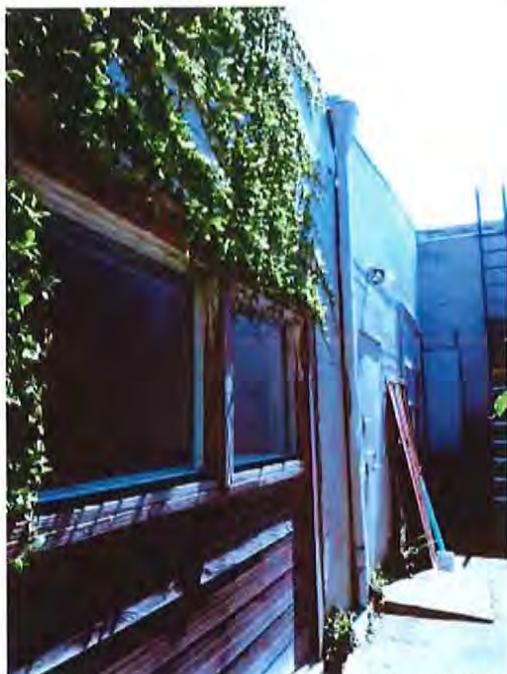


Figure 10. Rear yard looking east along south wall of subject building.
Source: Page & Turnbull, 2012.



Figure 11. Rear yard looking west along south wall of subject building.
Source: Page & Turnbull, 2012.

INTERIOR

The first floor is occupied by a consignment clothing store and the offices of the *Sonoma Index-Tribune* and *Sonoma Magazine*. The offices have carpeted and polished concrete floors and dropped ceilings with acoustical tiles and fluorescent light fixtures. Several rooms feature wood partitions. It appears that various alterations have been made to the interior spaces over time.

The second floor measures less than 800 sq. ft. and is used as additional office space for the newspaper. The finishes are consistent with those on the first floor.

V. HISTORIC CONTEXT

EARLY SONOMA HISTORY

Prehistory

Sonoma Valley was once occupied by Coast Miwok and Patwin peoples. Most authorities consider the Coast Miwok to have been the dominant tribe.⁷ The Coast Miwok territory was centered in Marin and adjacent Sonoma counties and encompassed an area spanning approximately forty miles east-to-west and thirty-five miles north-to-south.⁸ The modern City of Sonoma falls within the northeastern portion of Coast Miwok territory, and the area surrounding Sonoma's central plaza is within close proximity to the ancient Coast Miwok village of Huchi.⁹

Hispanic Period

During much of Spanish rule, Alta California was a loosely held dominion administered by the Viceroy of New Spain in Mexico City. During the latter half of the eighteenth century, Spain responded to outside pressures by reinforcing its claim to Alta California by encouraging the establishment of a chain of Franciscan missions along the coast and inland valleys from San Diego north to the Golden Gate. The first mission was established in San Diego in 1769. By 1776, Father Junipero Serra had established Mission Dolores in Yerba Buena (now San Francisco). The decision by the Spanish Viceroy to build missions in the region north of the Golden Gate was ultimately provoked by the establishment of a Russian fur trading and farming settlement at Fort Ross, in present-day Sonoma County, in 1812.¹⁰

In 1823, Father Jose Altimira, sent from Spain in 1819 to assist at Mission Dolores, devised a plan to found a new mission north of the Golden Gate. Altimira and his men sailed across San Pablo Bay and rowed up the Sonoma River to the site of the present-day City of Sonoma. Impressed with the fecund soil of the well-watered and oak-studded plain, Altimira selected this location for what would be California's last mission and the only one established during Mexican rule. On 4 July 1823, Father Altimira officially founded Mission San Francisco Solano de Sonoma, naming it after St. Francis Solano, a missionary to the Peruvian Indians. Within a few years there were upwards of 1,300 Native Americans living at the *rancheria* adjacent to the mission. In 1826, a bloody neophyte revolt broke out, and the uprising resulted in the complete destruction of the first mission complex and Father Altimira's departure from Sonoma.¹¹

Although Mission San Francisco Solano de Sonoma was rebuilt in 1827, it did not survive for much longer. The missions of California, like the missions on all Spanish colonial frontiers, were intended to be temporary institutions. When the work of Christianization and acculturation was deemed to be finished, the missionaries were to be replaced by secular clergy and the mission lands distributed among the former neophytes, a process known as secularization. The constitution of the Republic of Mexico endorsed the equality of all Mexicans regardless of race. Mexican liberals concluded that the missions—which denied basic liberties to the Native Americans—were unconstitutional. Meanwhile, native-born *Californios* saw the missions as an obstacle to the economic development of the province; they believed that the missions' control of prime agricultural lands and the indigenous labor force

⁷ Alfred L. Kroeber, "Some New Group Boundaries in Central California," *University of California Publications in American Archaeology and Ethnography*, Volume 47, Number 2 (Berkeley, California: 1957).

⁸ Isabel Kelly, "Coast Miwok," in *Handbook of the North American Indians*, Robert F. Heizer, editor, (Washington, D.C.: Smithsonian Institution, 1978).

⁹ Samuel A. Barrett, *The Ethnography of Pomo and Neighboring Indians*, (Berkeley: University of California Press, 1908).

¹⁰ Robert A. Thompson, *Historical and Descriptive Sketch of Sonoma County, California* (San Francisco: 1877), 9.

¹¹ *Ibid.*, 10.

impeded the growth of private ranches and farms. In 1834, Governor José Figueroa issued a proclamation ordering the secularization of the California missions. Although enacted to benefit the Native Americans, the act was in actuality little more than a badly disguised land grab. After secularization, Figueroa appointed the young Commandante Mariano Guadalupe Vallejo as the *mayordomo* of Mission Sonoma. Although his responsibilities theoretically included overseeing the transfer of half of the mission lands to the former neophytes, Vallejo instead distributed the land among his friends.

In addition to disposing of mission lands, Vallejo was also charged with building a presidio, or military settlement, at Sonoma.¹² In 1835, with assistance from Captain William A. Richardson, he laid out the Pueblo de Sonoma according to the Laws of the Indies, a set of guidelines used to lay out most Spanish settlements in the New World. Vallejo centered the pueblo on an eight-acre plaza southwest of Mission Sonoma. He then laid out a grid of wide streets around the plaza. This street pattern was codified in the O'Farrell-Huspath survey of 1847 and survives today. Each block contained four lots or *solares*. Each *solar* measured 100 x 100 *varas* (275' x 275') square. Vallejo also constructed a two-story adobe barracks, a three-story lookout tower on the north side of the Plaza, as well as a sumptuous adobe *palacio* for himself.¹³ From 1835 to 1839, Sonoma grew quite slowly, populated at first almost exclusively by soldiers who had decided to stay after finishing their duty at the garrison. Vallejo worked hard to encourage Mexican settlers to come to the remote frontier settlement, convinced that the settlement would eventually become the center of Mexican power in Alta California.¹⁴

American Period

Prior to the outbreak of the Mexican-American War, few Americans or other foreigners lived in Sonoma. This began to change quickly after Americans began making their way overland to California during the early 1840s. Even heavily Mexican towns like Sonoma underwent a dramatic change in demographics as hundreds of American settlers began ranching and starting businesses in town. Several of the more prominent English-speaking settlers in Sonoma included Jacob P. Leese, John Fitch, James Cooper, John Wilson, and Mark West.¹⁵ By 1845, the Pueblo of Sonoma had become the most important Mexican military outpost in northern Alta California.

California was admitted to the Union on 9 September 1850 and became the 31st state. The City of Sonoma was incorporated in 1883.¹⁶ In 1890, the railroad depot first opened in Sonoma Plaza, and the region attracted many visitors to resorts that touted the benefits of natural hot springs. California's wine industry, which was first established in the nineteenth century at Mission Sonoma, surged during the twentieth century, and the City of Sonoma has since become well known for its wine and picturesque setting.¹⁷

¹² Ibid, 191.

¹³ Ernest L. Finley, *History of Sonoma County, California: Its People and Its Resources* (Santa Rosa, California: Press Democrat Publishing Company, 1937), 192.

¹⁴ Ibid, 195.

¹⁵ Thompson, 12.

¹⁶ "History," *City of Sonoma*, Web site accessed 9 August 2011 from: <http://www.sonomacity.org/default.aspx?PageId=3>.

¹⁷ "Recent History," *Sonoma Valley Visitors Bureau*, web site accessed 9 August 2011 from: <http://www.sonomavalley.com/index.php/Table/Recent-history/>.

PROJECT SITE HISTORY

According to an 1888 Sanborn Fire Insurance Company map, the northern portion of the block containing the subject property was a vineyard (**Figure 12**). The only building on the single large parcel was a two-story dwelling along First Street West, which was located within the modern boundaries of the subject property and was relocated to First Street East sometime after 1973.¹⁸ Other blocks in the vicinity were almost completely developed by this time and featured a variety of building types including dwellings, hotels, drug stores, laundries, blacksmith shops, and wine storage. By 1891, the Union Stable had been built at the southwest corner of First Street West and West Napa Street. By 1905, several other buildings had been constructed on the subject block, including a wine storage facility, a farmhouse, and a French hotel with an adjacent French laundry. There were also a number of sheds, one of which was associated with the Union Stable and was located toward the rear of the subject property. The location of 117 West Napa Street was partially occupied by a vacant yard for the Union Stable (**Figure 13**).

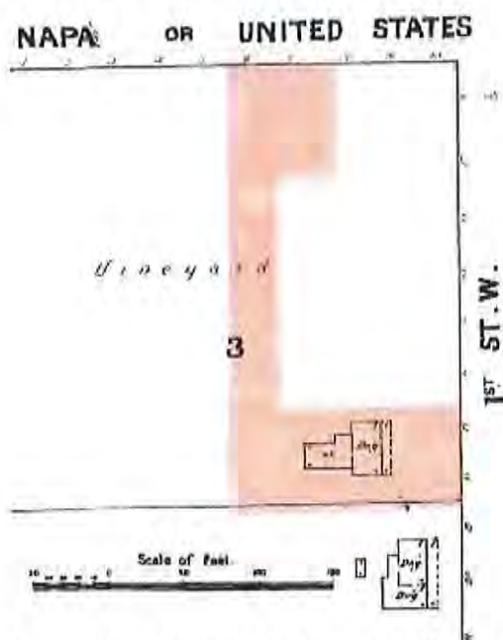


Figure 12. 1888 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red. Edited by author.

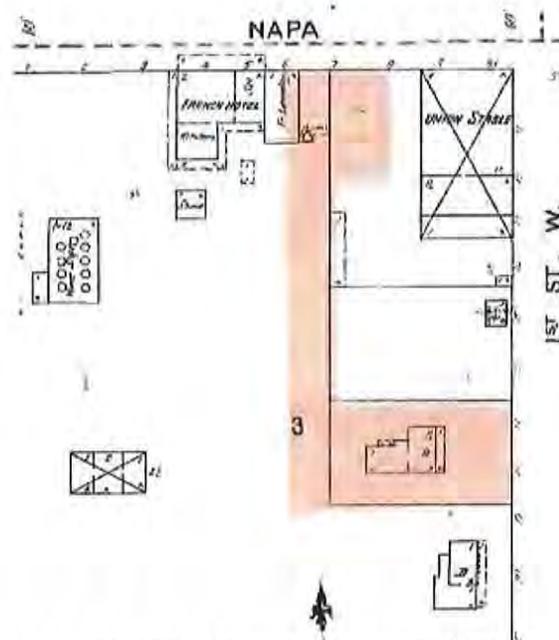


Figure 13. 1905 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red. Edited by author.

A one-story, iron-clad blacksmith shop and a one-story commercial building containing a barber shop and saloon were constructed on the subject property between 1905 and 1911 (**Figure 14**). Additional buildings on the block in 1911 included a second blacksmith shop and a plumbers. The building previously known as the “French hotel” had become the Palace Hotel. In the 1923 Sanborn Fire Insurance Company map, the blacksmith shop that previously occupied the property had expanded to include a dry goods store, and the saloon had been demolished (**Figure 15**).

¹⁸ “The General Joseph Hooker House,” *Sonoma League for Historic Preservation*, web site accessed 6 June 2012 from: <http://www.sonomaleague.org/historic-hooker-house-sonoma.html>.

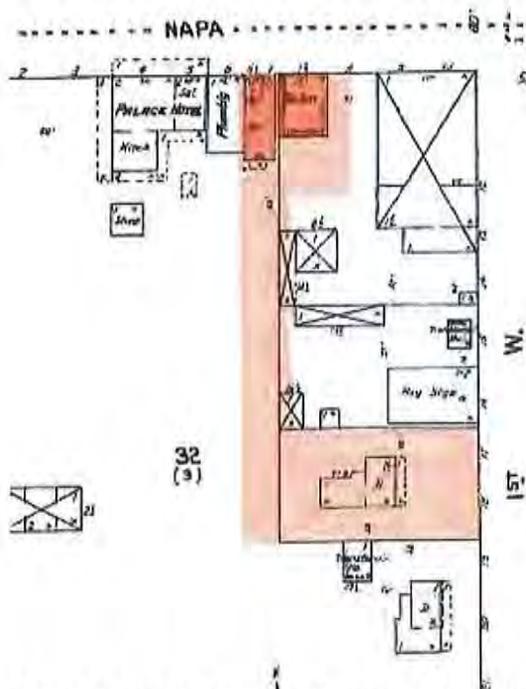


Figure 14. 1911 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red and earlier buildings in the location of the subject building in a darker shade. Edited by author.

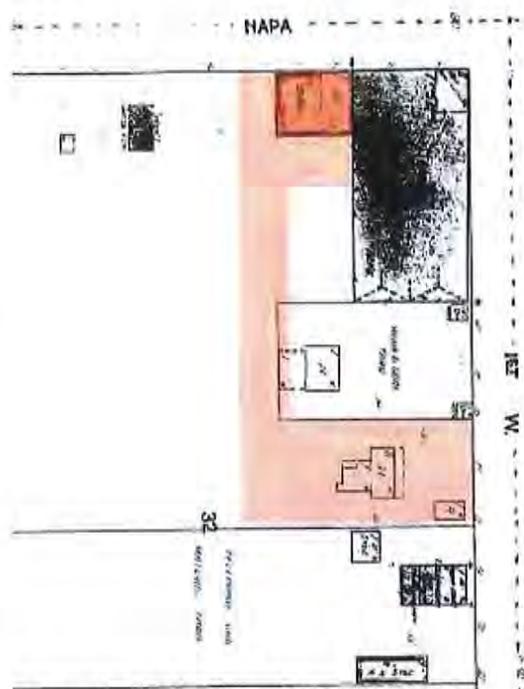


Figure 15. 1923 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red and earlier buildings in the location of the subject building in a darker shade. Edited by author.

It appears that the subject property did not have an address until around 1940. In earlier Sanborn Fire Insurance Company maps, the portion of the property fronting West Napa Street was listed as “6 1/2,” “7,” “7 1/2,” and “8,” with consecutive arbitrary street numbers running east along West Napa Street and continuing south along Broadway.¹⁹ In a 1941 Sanborn Fire Insurance Company map, the blacksmith and dry goods shops had either been enlarged or replaced with two one-story shop buildings addressed as 207 and 209 West Napa Street. To the west of the shops, a reinforced concrete building was constructed with two interior units addressed 211 and 213 West Napa Street, one of which was occupied by the offices of the *Sonoma Index-Tribune* (Figure 16). Rear additions had been constructed behind the two adjoining shops, addressed in the 1953 Sanborn Fire Insurance Company map as 207/113 and 209 West Napa Street, respectively. Similarly, an addition had been constructed on the east façade of the reinforced concrete building, which at that time was addressed 211, 213, and 123 West Napa Street (Figure 17).

¹⁹ The Sanborn Fire Insurance Company map key differentiates “alternate street numbers [that] are actual” from “consecutive street [numbers that] are arbitrary.”

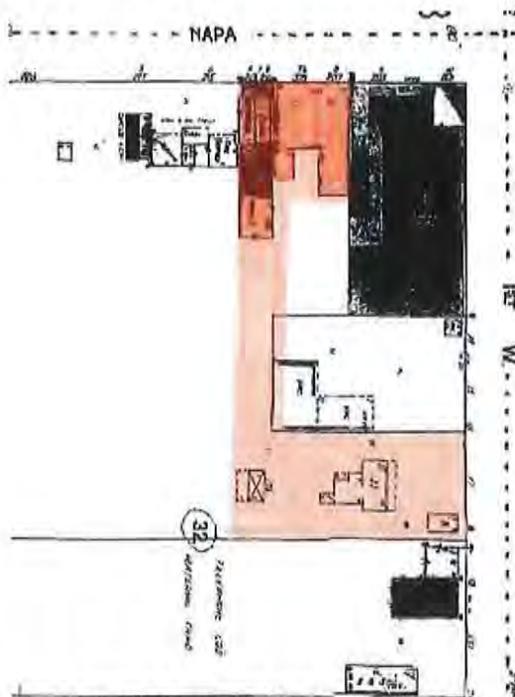


Figure 16. 1941 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red and the subject building prior to the 1958 redesign in a darker shade. Edited by author.

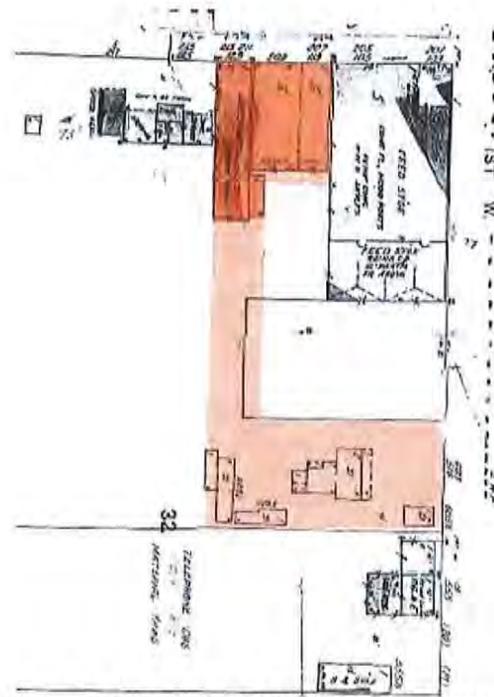


Figure 17. 1953 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red and the subject building prior to the 1958 redesign in a darker shade. Edited by author.

Architectural drawings prepared by contractor John S. Moll and dated 10 May 1958 confirm that the earlier buildings on the subject property were substantially altered and enlarged (see Appendix).²⁰ The 1958 design was for a new two-story façade on West Napa Street designed in a commercial Monterey Revival style, and for the creation of enlarged newspaper offices and an additional ground floor commercial space (Figure 18). The drawings identify existing concrete walls on the east, south, and west façades, as well as two existing interior walls, the locations of which are consistent with the footprints of the buildings shown in earlier Sanborn Fire Insurance Company maps. No building permit is on file for any work completed as a result of the 1958 design.

²⁰ The 1958 drawings for 117 West Napa Street are held by Bill Lynch.



Figure 18. The *Sonoma Index-Tribune* Building, 1960.

Source: Sonoma County Library, Sonoma County History and Genealogy Annex, Annex Photo 16510.

Since the 1958 redesign, numerous building permits have been issued for interior alterations and reroofing projects at the *Sonoma Index-Tribune* Building (Figure 3). The newspaper continues to operate from the building, along with the quarterly *Sonoma Magazine*. The ground floor commercial space is currently occupied by Sisters Consignment Couture.

CONSTRUCTION CHRONOLOGY

The following provides a timeline of the history of 117 West Napa Street, including major alterations. This is in addition to miscellaneous electrical and plumbing work undertaken from the 1950s until the present.

Ca. 1928-29

According to Bill Lynch, the “original building” on the subject property was constructed during this time. To his knowledge, there was no architect associated with the building, though it is possible that a contractor named Sprague, the brother-in-law of then-owners Walter L. and Celeste G. Murphy, constructed the building (Figures 19 and 20).²¹

²¹ Ibid.



Figure 19. Mission Fruit Market (left) and the office of the *Sonoma Index-Tribune* (right), ca. 1930.
Source: *Sonoma Index-Tribune*.



Figure 20. Mission Fruit Market and the office of the *Sonoma Index-Tribune* behind the car, ca. 1936.
Source: *Sonoma Index-Tribune*.

Post-1941: Second Street West was continued south of West Napa Street, thereby dividing the subject block in two. The location of the subject property remained near the southwest corner of First Street West and West Napa Street.

Ca. 1941-53 Rear additions were constructed behind the two adjoining shops, addressed in the 1953 Sanborn Fire Insurance Company map as 207/113 and 209 West Napa Street, respectively (Figure 21). The west wall was clad in iron, and the south wall was of reinforced concrete construction. Immediately west of the shops, an

addition had been constructed on the east façade of the reinforced concrete building now addressed as 211, 213, and 123 West Napa Street.



Figure 21. Mission Fruit Market (left) and the office of the *Sonoma Index-Tribune* (right), 1948. Walter L. Murphy is shown in the foreground. Source: Sonoma League for Historic Preservation.

- 1953:** A building permit was issued for unspecified work for the estimated cost of \$2,366. The owner was the *Sonoma Index-Tribune* and the contractor was John S. Moll (Building Permit #487, 18 June 1953). It is believed that the address 117 West Napa Street was first used in reference to the *Sonoma Index-Tribune* in this permit.
- 1958:** Architectural drawings prepared by contractor John S. Moll and dated 10 May 1958 confirm that the earlier buildings on the subject property were substantially altered and enlarged (**see Appendix**). The 1958 design was for a new two-story façade on West Napa Street designed in a commercial Monterey Revival style, and for the creation of enlarged newspaper offices and a ground floor commercial space. The drawings identify existing concrete walls on the east, south, and west façades, as well as two existing interior walls, the locations of which are consistent with the footprints of the buildings shown in earlier Sanborn Fire Insurance Company maps. No building permit is on file for any work completed as a result of the 1958 design.
- Ca. 1958-81:** On the north façade, part of the storefront of the small commercial space was reconstructed. As designed in 1958, the entire first story storefront was in the same plane. The wall plane of the first bay has since been pushed several feet north toward West Napa Street. No building permit is on file that specifies this alteration.
- 1965:** A building permit was issued to “alter existing floor area for dark room and development room” for the estimated cost of \$3,000. The owner was Robert Lynch and the contractor was John Moll (Building Permit #1934, 19 April 1965).

A building permit was issued for “alteration[s] to interior office” for the estimated cost of \$400. The owner was Robert Lynch and the contractor was John Moll (Building Permit #2019, 25 August 1965).

1968: A building permit was issued for “alteration[s] to existing office portion for press plant” for the estimated cost of \$7,000. The owner was Robert Lynch and the contractor was John Lobsinger (Building Permit #2590, 26 March 1968).

A building permit was issued to re-roof the existing building. The owner was Robert Lynch and the contractor was Henri’s Materials (Building Permit #2757, 31 December 1968).

1969: A building permit was issued for unspecified interior alterations. The owner was the *Sonoma Index-Tribune* and the contractor was John Lobsinger (Building Permit #2962, 4 December 1969).

1974: A building permit was issued for unspecified alterations. The owner was the *Sonoma Index-Tribune* and the contractor was John Lobsinger (Building Permit #3961, 16 January 1974).

1976: A building permit was issued to reroof one section of the building for the estimated cost of \$1,900. The owner was the *Sonoma Index-Tribune* and the contractor was Henri’s Supply Inc. (Building Permit # 4374, 12 March 1976).

A building permit was issued to install new gas-electric units and attic fans for the estimated cost of \$4,000. The owner was the *Sonoma Index-Tribune* and the contractor was Peterson Heat and Cooling (Building Permit # 4291, 27 August 1976).

Ca. 1977: A building permit was issued to install new electrical service for the estimated cost of \$1,800. The owner was the *Sonoma Index-Tribune* and the contractor was Pete’s Electric Co. (Building Permit #4517, date illegible).

A building permit was issued to construct a 3,444-sq. ft. warehouse addition for the estimated cost of \$40,000. The owner was the *Sonoma Index-Tribune* and the contractor was Preco Erection Inc. (Building Permit #4943, 20 July 1977).

A building permit was issued for work on the underground service for the estimated cost of \$700. The owner was the *Sonoma Index-Tribune* and the contractor was Pete’s Electric Co. (Building Permit #5634, date illegible).

A building permit was issued to remodel office space, make a display window, and unspecified electrical, mechanical, and plumbing work for the estimated cost of \$4,100. The owner was the *Sonoma Index-Tribune* and the contractor was John S. Moll (Building Permit #7035, date illegible).

A building permit was issued to re-roof a rear section of roof, seal all pipes and vents, and coat the entire surface with asbestos fiber aluminum paint for the estimated cost of \$3,745. The owner was the *Sonoma Index-Tribune* and the contractor was Valley Roofing Co. (Building Permit #7130, date illegible).

Post-1981: On the north façade, several of the windows dating from the 1958 redesign were removed and replaced. On the first story, the third, fourth, and fifth structural bays originally featured full-height plate glass windows (**Figure 22**). The plate glass has since been replaced by fixed wood-frame windows. No building permit is on file that specifies replacement of storefront windows.



Figure 22. Sonoma Index-Tribune Building, ca. 1981.
Source: Sonoma League for Historic Preservation.

1986: A building permit was issued for foundation work for the estimated cost of \$100. The owner was the *Sonoma Index-Tribune* and the contractor was Lely Construction Inc. (Building Permit # 8884, 1 June 1986).

A building permit was issued to construct a warehouse/office addition for the estimated cost of \$325,000. The owner was the *Sonoma Index-Tribune* and the contractor was Lely Construction Inc. (Building Permit # 8912, 19 June 1986).

1988: A building permit was issued to re-roof the building for the estimated cost of \$6,467. The owner was Lynch and the contractor was Sonoma Valley Roofing Inc. (Building Permit # 9717, 20 September 1988).

1997: A building permit was issued to re-roof the “front shingle section of roof only” for the estimated cost of \$1,971. The owner was the *Sonoma Index-Tribune* and the contractor was Sonoma Valley Roofing Inc. (Building Permit #12994, 24 June 1997).

2000: A building permit was issued to “reroof over one existing” roof for the estimated cost of \$700. The owner was Robert Lynch and the contractor was Boris Roofing Specialty (Building Permit # 14317, 12 April 2000).

2005: A building permit was issued to reroof a section of the building “next to Old Feed Store” for the estimated cost of \$17,287. The owner was the *Sonoma Index-Tribune* and the contractor was Sonoma Valley Roofing Inc. (Building Permit # 17044, 7 July 2005).

A building permit was issued to replace five existing rooftop air conditioning units for the estimated cost of \$47,000. The owner was the *Sonoma Index-Tribune* and the contractor was Peterson Mechanical (Building Permit #17052, 11 July 2005).

OWNERS AND OCCUPANTS

The following information comprises the history of ownership and occupation of the subject property. The parcel on which 117 West Napa Street located is composed of several small parcels that were combined over time. The data presented below was compiled by Mike Burton, a Sonoma County-based title researcher, unless otherwise noted.

- 28 April 1897:** Ownership was transferred from Catherine Vasquez to Granville S. Harris (grant; Document ID 172/181). Harris paid \$10 for land that measured 50' x 150'.
- 10 September 1902:** Ownership was transferred from the Estate of Edward Wagner to L. Quartareli (grant; Document ID 203/161). Quartareli paid \$1,318.29 for land that excluded a portion of Assessor's Parcel 50 measuring 50' x 125'.
- 21 April 1904:** Ownership was transferred from Mr. and Mrs. Leonida Quartareli to John Peter Loustalet (grant; Document ID 210/30). The land excluded a portion of Assessor's Parcel 50 measuring 50' x 125'.
- 19 July 1906:** Ownership was transferred from Edward Stephens et al. to John Peter Loustalet (decree quieting title; Document ID 226/276). This concerned a portion of Assessor's Parcel 56.
- 28 February 1908:** Ownership was transferred from the Mr. and Mrs. John Peter Loustalet to Joseph F. Ryan (grant; Document ID 245/276). This concerned the land described by Mike Burton as "Assessor's Parcel 56 approx."
- 1 September 1908:** Ownership was transferred from Mr. and Mrs. John Peter Loustalet to Mrs. Anton Keiser (grant; Document ID 251/52). Kaiser paid \$290 in gold for the land, which measured 22' x 150'.
- 10 November 1908:** Ownership was transferred from Mr. and Mrs. Paul Robin to Mrs. Anton Keiser (grant; Document ID 250/494). Kaiser paid \$10 in gold for the same land she acquired on 1 September 1908.
- 11 September 1919:** Ownership was transferred from Mrs. Anton Keiser to Angelo Beretta (grant; Document ID 374/304). Beretta paid \$10 for the land, which measured 22-4" x 150'.
- 17 February 1921:** Ownership was transferred from Granville S. Harris to Ethelbert E. Griffith (grant; Document ID 395/496). The land measured 125' x 150' and included a portion of Assessor's Parcel 55.
- 3 January 1922:** Ownership was transferred from Ethelbert E. Griffith to Kate Griffith (gift deed; Document ID 406/217). The land measured 125' x 150'.

- 24 March 1922:** Ownership was transferred from the City of Sonoma et al. to Ethelbert Griffith (judgment quieting title; Document ID 7 OR 390). The land measured 125' x 150'.
- 4 April 1922:** Ownership was transferred from Mr. and Mrs. Angelo Beretta to W.L. Murphy (deed; Document ID 13 OR 30). Murphy paid \$10 for the land, the only known measurement of which was 22'-4".
- 22 April 1922:** Ownership was transferred from Kate Griffith to W.L. Murphy (deed; Document ID 13 OR 165). Murphy paid \$10 for the land, which measured 75' x 51'.
- 22 April 1922:** Ownership was transferred from Mrs. Anton Keiser to W.L. or Celeste Murphy (deed; Document ID 14 OR 58). The land measured 22'-4" x 150'.
- 1928-58:** The subject property was occupied by four businesses. From east to west they were: Cash and Carry Grocerteria, Batista Mori's Mission Fruit Market, "the tiny *Index-Tribune* office," and John's Café. By June 1929, a Safeway market had replaced Cash and Carry Grocerteria (**Figure 23**).²² The Mission Fruit Market, which occupied its location from circa 1928 until Mori's retirement in 1958, was "entwined, by location and friendship, with that of the *Index-Tribune* on West Napa Street."²³



Figure 23. Safeway market, formerly on the site of the present *Sonoma Index-Tribune* Building, ca. 1930.

Source: *The Sonoma Valley Story*, p. 172 (from the *Sonoma Index-Tribune* archives).

- 1951:** The building that occupied the subject property was known as the Murphy Building. In addition to the *Sonoma Index-Tribune*, office spaces were occupied by a real estate company (207 West Napa Street) and an insurance agency.²⁴
- Ca. 1960-2008:** The building was occupied exclusively by the *Sonoma Index-Tribune* (**Figure 22**).²⁵

²² Albert H. Pellandini, "When did Safeway come to Sonoma?" *Sonoma Index-Tribune*, 14 August 1985, n.p.

²³ Sonoma League for Historic Preservation, "Mission Fruit Market," *Culinary Visit to Historic Sonoma, Vol. 1*.

²⁴ "Wm. E. Doud & Co., Realtors, Open Sonoma Branch Office," *Sonoma Index-Tribune*, 9 November 1951, 3.

²⁵ Page & Turnbull, interview with Bill Lynch, Editor-In-Chief of the *Sonoma Index-Tribune*, 8 June 2012.

- 21 August 1963:** Ownership was transferred from the Estate of Celeste Murphy to Robert Lynch (decree of distribution; Document ID 1982 OR 521). This concerned the land described by Mike Burton as “all parcels.”
- 20 April 1965:** Ownership was transferred from the Estate of Walter L. Murphy to Robert Lynch (decree of distribution; Document ID 2122 OR 476). This concerned the land described by title researcher Mike Burton as “all parcels.”
- 30 June 1986:** Ownership was transferred from William Lynch et al. to Robert and Jean Lynch (quitclaim deed; Document ID 86-047620). This concerned what was described by title researcher Mike Burton as a “small strip of land on the west side of Assessor’s Parcel 55.”
- 23 May 1988:** Ownership was transferred from Robert M. and Jean H. Lynch to Robert M. and Jean Lynch as joint tenants (grant; Document ID 88-040676). The transfer included all of Assessor’s Parcel 55.
- 11 August 1999:** Ownership was transferred from Robert M. and Jean H. Lynch to Robert M. and Jean Lynch as trustees of trust dated 29 August 1990 (quitclaim deed; Document ID 1999-0101956). The transfer included all of Assessor’s Parcel 55.
- 5 April 2004:** Ownership was transferred from Robert M. Lynch, deceased, to Jean H. Lynch, trustee (affidavit of death of trustee; Document ID 2000-047412). The transfer included all of Assessor’s Parcel 55.
- 5 April 2004:** Ownership was transferred from Jean H. Lynch, trustee of 1990 trust, to William E. and Dorothy Lynch, trustees of 1991 trust (quitclaim deed; Document ID 2004-047413). The transfer included one percent of the interest of Jean H. Lynch.
- 5 April 2004:** Ownership was transferred from Jean H. Lynch, trustee of 1990 trust, to James R. and Sharon Lynch, trustees of 1991 trust (quitclaim deed; Document ID 2004-047414). The transfer included one percent of the interest of Jean H. Lynch.
- 5 April 2004:** Ownership was transferred from all parties to the Lynch Real Estate Limited Partnership, a Nevada partnership (quitclaim deed; Document ID 2004-047415). The transfer included all interest in Assessor’s Parcel 55.
- Ca. 2008:** After being occupied exclusively by the *Sonoma Index-Tribune* for nearly 50 years, the first floor commercial space was rented to other businesses.²⁶
- 2012 (Present):** 117 West Napa Street continues to be occupied by the *Sonoma Index-Tribune*. Controlling interest in the newspaper was sold to Sonoma Media Partners, LLC. The first floor commercial space is currently occupied by Sisters Consignment Couture.

²⁶ Ibid.

THE SONOMA INDEX-TRIBUNE: A FAMILY BUSINESS

The *Sonoma Index-Tribune* has been owned and operated by four generations of the same family for more than 120 years. In 1879, the *Sonoma Index* was established by Benjamin Frank. In 1884, Harry Granice purchased the newspaper, which by that time it had been renamed the *Sonoma Tribune*, and acted as editor for more than 30 years. During his ownership, the paper was again renamed the *Sonoma Index-Tribune*.²⁷ Two of his daughters, Celeste and Ramona, operated the business following Harry Granice's death in 1915. Soon after, Celeste and her husband, Walter L. Murphy, purchased the newspaper, and the couple co-owned and operated the business until they jointly retired in 1949. That year, Robert Lynch, Celeste Murphy's nephew who had worked at the *Sonoma Index-Tribune* since 1946, became the new editor and publisher of the paper. He held that position for more than 50 years, and under his leadership the business achieved great success. The *Sonoma Index-Tribune* became an award-winning publication, its length increased to upwards of 40 pages, and its frequency increased to two weekly editions in 1985. Robert Lynch's three sons—Bill, Jim, and John—were all employed at the newspaper during the late 1960s or 1970s. When Robert Lynch passed away in 2003, Bill and Jim Lynch became fourth-generation co-publishers of the *Sonoma Index-Tribune*; Bill Lynch acted as editor-in-chief and Jim Lynch acted as chief financial officer.²⁸ In 2012, David Bolling became the editor and publisher and Bill Hooper became the chief operating officer. Bill Lynch continues to work for the *Sonoma Index-Tribune* as the business news reporter and fishing editor.²⁹

JOHN S. MOLL, CONTRACTOR

John Sigurd Moll (b. 1924) is a well-known local builder who has been involved in countless projects in and around Sonoma. He designed the 1958 remodel of the *Sonoma Index-Tribune* at 117 West Napa Street for newspaper owner and editor Robert Lynch. Moll's father, who was a native of Norway and had the same name, worked as a carpenter and building contractor throughout northern California. John Moll's own son, Steven Moll, is a third-generation contractor based in Sonoma. On his website, Steven Moll describes his family business as "a company with long ties to Sonoma County and with lasting relationships with many businesses working in the construction industry."³⁰ John Moll continues to live in Sonoma County.³¹

²⁷ Emily Charrier-Botts, "Happy Birthday to Us" (19 April 2012), *Sonoma Index-Tribune*, web site accessed 7 June 2012 from: <http://www.sonomanews.com/News-2012/Happy-birthday-to-us/>.

²⁸ Gerald Hill, "Sonoma Index-Tribune—from Lynch Mob to Lynch Family" (3 November 2010), *Hill on History*, web site accessed 7 June 2012 from: <http://hillonhistory.com/test-columns>.

²⁹ "Contact Us," *Sonoma Index-Tribune*, web site accessed 7 June 2012 from: <http://www.sonomanews.com/Contact-Us/>.

³⁰ Steven Moll, *John Moll: General Contractor* (2012), web site accessed 7 June 2012 from: <http://johammoll-gencontr.com/home>.

³¹ Page & Turnbull, telephone interview with Diane Moll Smith, Director of the Sonoma Valley Historical Society, 6 June 2012.

VI. CONTEXT & RELATIONSHIP

117 West Napa Street is located in downtown Sonoma near the southwest corner of the central plaza, which boasts some of the oldest buildings in the city. The neighborhood surrounding 117 West Napa Street is exclusively commercial. Extant buildings in the vicinity date from a variety of eras, although most were constructed during the first half of the twentieth century. Across from the subject property on the north side of West Napa Street are three commercial buildings: 147 First Street West (constructed in 1910), 118 West Napa Street (constructed in 1923), and 136 West Napa Street (constructed in 1940). Farther west are three residential buildings, one of which was constructed circa 1925. Originally built as dwellings, they are currently occupied by a radio station and a newspaper. Several buildings lining the west side of the central plaza date from the 1900s and 1910s (Figure 24).³²



Figure 24. Looking east from the intersection of Broadway and West Napa Street, 1895. The Union Hotel and Hall are the two buildings on the right. Source: Sonoma County Library.

According to Sanborn Fire Insurance Company maps, the block containing the subject property appears to have been one of the last downtown blocks to be developed. Much of the block appears to have been vacant as late as 1941, the year of the last digitized Sanborn Fire Insurance Company map. Alterations and widespread replacement of buildings have occurred since that time. When Second Street West was continued south of West Napa Street sometime after 1941, it created additional street frontage on the block and development continued. Today, the buildings in the neighborhood feature various footprints and massing, and range from approximately one to three stories in height. At two stories, 117 West Napa Street is congruous with many of the surrounding buildings which range from approximately one to three stories in height. Like the subject building, several nearby commercial buildings are designed in the Monterey Revival style, including a few that face the central plaza (Figures 25 and 26).

117 West Napa Street is located in proximity of the Sonoma Plaza National Historic Landmark, which was dedicated in 1961. The plaza and its environs make up the Sonoma Plaza National Historic District which includes all of the buildings fronting the central plaza and extends along Broadway, East Spain Street, and East Napa Street.³³ 117 West Napa Street is located on the historic California State Route 12 which stretches eastward from Sebastopol in Sonoma County to San

³² Construction dates based on information provided by the City of Sonoma Geographic Information System.

³³ Sonoma Plaza was listed in the National Register in 1974 as item No. 75000489 NHL. The Sonoma Plaza Boundary Extension was listed in the National Register in 1992 as item No. 92000293.

Andreas in Calaveras County. The segment of the route that runs through Sonoma Valley and along West Napa Street is known as “The Valley of the Moon Scenic Route.”³⁴



Figure 25. Looking west on West Napa Street. The subject property is in the center.
Source: Page & Turnbull, 2012.



Figure 26. North side of West Napa Street, looking east.
Source: Page & Turnbull, 2012.

³⁴ “Routes 9 through 16,” *California Highways*, web site accessed 9 August 2011 from: <http://cahighways.org/009-016.html#012>.

VII. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion 1 (Event)

117 West Napa Street appears to be individually eligible for listing in the California Register under Criterion 1 (Event) for its association with the local newspaper, the *Sonoma Index-Tribune*. The city's historic downtown, encompassed by the Sonoma Plaza National Historic District, contains many commercial, residential, and religious buildings dating from the city's formative period (1830s until approximately 1900), which concluded well before the offices of the newspaper were relocated to the subject property in the late 1920s. Rather, 117 West Napa Street is associated with early and mid-twentieth-century commercial development in downtown Sonoma. Although the *Sonoma Index-Tribune* previously had its offices in various other locations including another building in downtown Sonoma, the newspaper has continuously operated at 117 West Napa Street—the only extant property associated with newspaper—for more than 80 years.³⁵ The period of significance associated with this criterion ranges from circa 1928 to 1962. This range begins with the construction of the original *Sonoma Index-Tribune* offices at the subject property. Since the newspaper continues to operate at the subject property to the present day, the period of significance extends to the 50-year age criteria consideration. The *Sonoma Index-Tribune* is a local institution, and its continued existence and operation at the subject property is sufficiently significant in Sonoma's commercial history for the building to qualify under this criterion.

³⁵ Hill.

Criterion 2 (Person)

117 West Napa Street appears eligible for listing in the California Register under Criterion 2 (Person) for its association with Robert Lynch (1920-2003). Lynch was the fourth-generation owner and publisher of the *Sonoma Index-Tribune*, and he made his greatest contributions to the City of Sonoma during his productive 54-year tenure. Aside from 117 West Napa Street, there are no other extant buildings associated with Robert Lynch's productive life.³⁶ The period of significance associated with this criterion ranges from 1949 (the beginning of Lynch's ownership) until 2003 (the end of his ownership and active participation in operations). During this period, Lynch transformed the business by increasing the number of staff nearly tenfold, which in turn led to increased length, production, and readership of the newspaper. The *Sonoma Index-Tribune* and its staff garnered numerous prizes in journalism during his tenure, including "overall best weekly in California, display advertising, editorial pages, photography, page design, news and feature stories."³⁷ Lynch was active in the field of publishing, serving as president of the California Newspaper Publishers Association and the California Press Association, the latter of which named him California Newspaper Executive of the Year in 1989. Six years before his death, Lynch was inducted into the Sonoma County Hall of Fame.³⁸

Lynch also enlarged the newspaper offices in several phases, beginning with the 1958 remodel that resulted in the building one sees today at 117 West Napa Street. Although several other buildings were constructed on the subject property during the period of significance, they are not yet 50 years old and do not appear to be exceptionally significant under any criteria. Aside from 117 West Napa Street, there are no other extant buildings associated with Robert Lynch's productive life.

In conclusion, research indicates that Robert Lynch figured prominently in the City of Sonoma's history, and that his family business, the *Sonoma Index-Tribune* at 117 West Napa Street, qualifies for listing in the California Register under Criterion 2.

Criterion 3 (Architecture/Design)

117 West Napa Street does not appear eligible for listing in the California Register under Criterion 3 (Architecture/Design) as a building that embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; or exhibits high artistic value. The façade of the subject property was designed in 1958 in a commercial Monterey Revival style. Before that, the building has been adapted over time to accommodate a variety of uses (including a blacksmith shop, grocery stores, and a newspaper press), and it has always been a commercial property in Sonoma's expanding downtown. The contractor of the extant building, John S. Moll, was a well-known local builder who was involved in numerous projects in and around Sonoma, and he continues to live in Sonoma County. The subject property is not distinguishable from others by its style or quality. As an example of mid-twentieth-century commercial architecture, it does not express aesthetic ideals or design concepts more fully than other properties of its type. The building lacks architectural distinction, and therefore does not qualify under this criterion.

Criterion 4 (Information Potential)

The analysis of 117 West Napa Street for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report. This Criterion is typically reserved for archeological resources, and therefore it is not evaluated as part of this report.

³⁶ This was confirmed in an e-mail from Bill Lynch, Robert Lynch's son, on 25 June 2012.

³⁷ Hill.

³⁸ Michael Cabanatuan, "Robert Lynch, Owner of Sonoma Index-Tribune," *San Francisco Chronicle*, 25 September 2003, A-23.

INTEGRITY

In order to qualify as a resource for the purposes of CEQA, a property must possess significance and have historic integrity. Seven variables or aspects define integrity: location, design, setting, materials, workmanship, feeling, and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

117 West Napa Street retains integrity of location, as it has not moved from its site. It also retains integrity of feeling because the neighborhood continues to be an extension of Sonoma's historic downtown and commercial core. The subject property does not retain integrity of setting because multiple auxiliary buildings have been constructed at the rear of the property since the 1970s, and several nearby buildings have either been moved (e.g. the General Joseph Hooker House, formerly located on the subject property and relocated to 414 First Street East) or replaced by newer construction or surface parking lots. Since being enlarged and redesigned in 1958, 117 West Napa Street has undergone few known exterior alterations. These alterations appear to be limited to the replacement of some storefront windows and roofing materials, and the building therefore retains integrity of materials to the period of significance. Although the 1958 design included few examples of tooling, carving, painting, graining, turning, or joinery, those details remain in place, and the building therefore retains integrity of workmanship. Likewise, the building retains integrity of design because the footprint, massing, style, and structure as they relate to the 1958 design have been minimally altered. The property retains integrity of association because it continues to be occupied by the *Sonoma Index-Tribune* offices, which have been located on the site for more than 80 years. Overall, the subject property retains a high degree of integrity.

Though the interior has undergone several rounds of alterations, non-public building interiors are generally not factored into evaluations of historic significance because it is assumed that alterations will be made over time to accommodate for changes in taste, lifestyle, and technology. Likewise, the condition of building materials, such as water damage or wood rot, does not factor into the evaluation of historic significance. The interior alterations that have been documented in building permits were therefore not considered in the integrity evaluation for 117 West Napa Street.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under one or more of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly retain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of 117 West Napa Street include:

- Continuous storefront on the first story of the primary façade, including the two original wood doors and the original wood-frame plate glass windows;
- Monterey Revival-style details, including the exposed wood structural elements and the second story balcony with wood railing;
- Slumpstone brick wall and planter on the primary façade;
- Metal and wood wall-mounted projecting letter sign that reads “Sonoma Index-Tribune” on the primary façade;
- Wood sign on the primary façade that reads “WL & CG MURPHY BUILDING” with the date 1958 above;
- Two-story massing along West Napa Street and one-story massing of rear portions of the building; and
- Reinforced concrete wall located on the west property line that was part of the building that housed the newspaper offices and predated the 1958 redesign.

The character-defining features of 117 West Napa Street do not include:

- Mural on the west façade;
- Commemorative plaques installed in 2003 and 2005; and
- Storefront windows that have been altered or replaced.

VIII. CONCLUSION

117 West Napa Street was originally constructed as a commercial property in or around 1928 by an unknown builder, and it was enlarged and redesigned in 1958 in a commercial Monterey Revival style. The builder was John S. Moll, a local contractor best known for his residential projects in and around Sonoma. The offices of the *Sonoma Index-Tribune* have been located on the property for more than 80 years, and 117 West Napa Street therefore appears to be individually eligible for listing in the California Register under Criterion 1 (Event) for its association with the long-running publication. The period of significance associated with this criterion is circa 1928 to 1962. The building also appears to be eligible under Criterion 2 (Person) for its association with Robert Lynch, the third-generation editor of the *Sonoma Index-Tribune* who owned and ran the business from 1949 until 2003. Additionally, 117 West Napa Street retains a high degree of architectural integrity, and it is therefore considered to be an historical resource as defined by the California Environmental Quality Act (CEQA).

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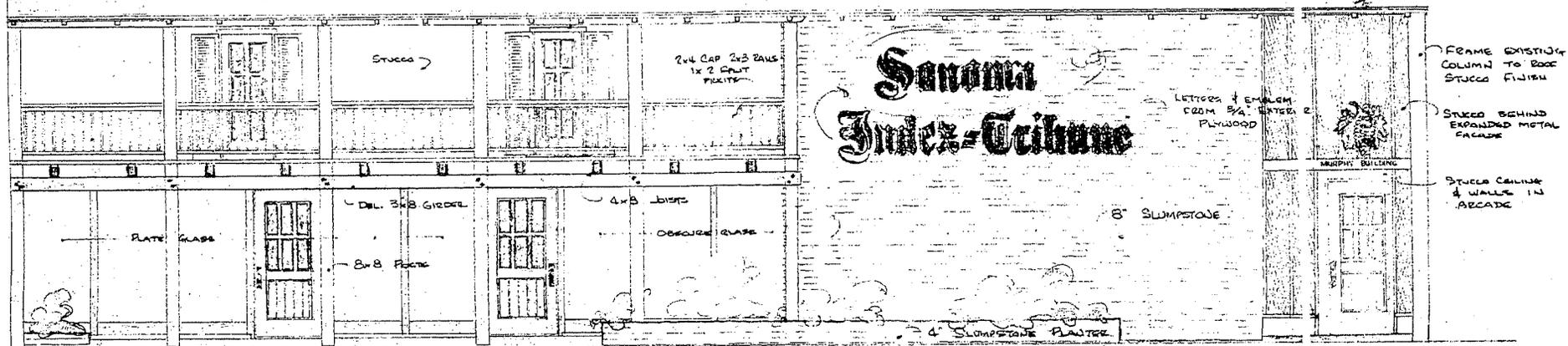
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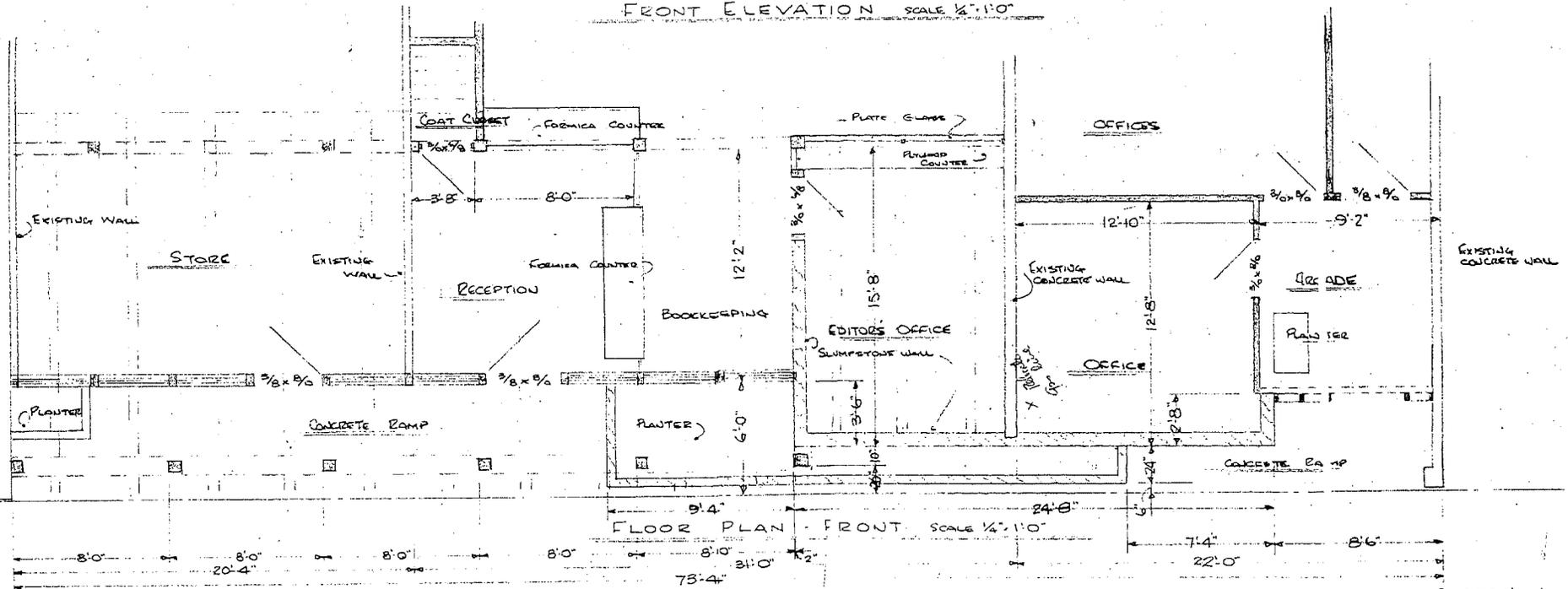
X. APPENDIX

Architectural drawing of 117 West Napa Street prepared by John S. Moll and dated 10 May 1958. This and other drawings of the subject building are in the possession of Bill Lynch.

COMPOSITION SHINGLE ROOF
6/12 ROOF PITCH



FRONT ELEVATION SCALE 1/4" = 1'-0"



FLOOR PLAN - FRONT SCALE 1/4" = 1'-0"

MURPHY BUILDING - WEST NAPA ST. - SONOMA

SHEET No. 1 of 8

John S. Moran 10 May 1938

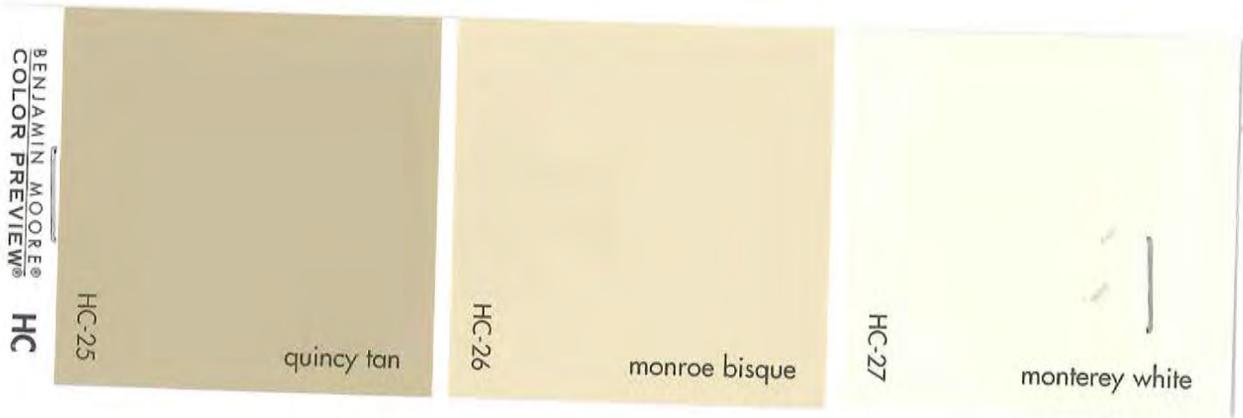
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APR 20 2016

18294
Sonoma Highway
Sonoma
CA 95476

TEL 707 996 8448
FAX 707 996 8542

ARCHITECTURE

MEMORANDUM

Date: May 10, 2016
To: Wendy Atkins - City of Sonoma Planning Department
From: Edwin Wilson, Senior Architect
Subject: Sonoma Index-Tribune Building Second Floor Expansion
Design Review Material Specifications

Please note the preliminary specifications below and the attached manufacturer's literature for selected building materials at the subject project:

Roofing

Asphalt/Fiberglass Composition Shingles: Architectural roofing shingles as manufactured by GAF-Elk Corporation, Owens-Corning Fiberglas Corp., or CertainTeed. Shingles to bear UL Class A fire and "Wind Resistant" labels; charcoal gray color.

Elastomeric TPO Membrane Roofing: Reinforced thermoplastic polyolefin (TPO) type elastomeric sheet membrane roofing system installed over rigid polyisocyanurate insulation as manufactured by Firestone Building Products, Carlisle, or GenFlex Roofing Systems; white color.

Exterior Doors

Wood Doors: Solid-core panelized wood doors with stile-and-rail pattern and clear glazing panels to match existing entry doors; paint grade Oak, Mahogany, or South American Walnut; manufactured by Simpson Door Company, Eggers Industries, Marshfield Door Systems, Inc, or VT Industries; painted Benjamin Moore "French Roast".

Windows

Wood Framed Storefront: Insulating glass units consisting of two (2) sheets of clear, Low-E tempered glazing installed between the existing wood columns and secured with wood stops; manufactured by PPG Industries, Inc., Oldcastle Building Envelope, or Guardian Industries Corp; wood painted Benjamin Moore "Urbane".

Aluminum Framed Windows: Commercial quality aluminum windows with clear, dual-pane insulating glass and medium bronze anodized finish; single-hung operation; manufactured by Kawneer Co., Inc., Blomberg Window Systems, EFCO Corporation, or Arcadia, Inc.

Ross Drulis Cusenbery

MAY 10 2016



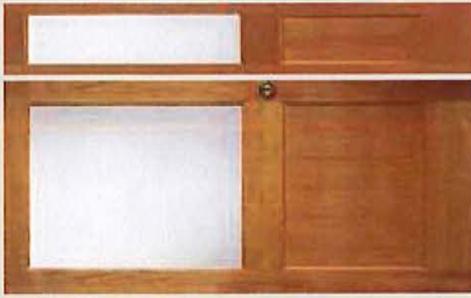
7118 IG
Shown in maple with 7701 sidelight



37318 SDL, IG
7318 TDL
7701 sidelight



37998 SDL, IG
7998 TDL



7081 IG
7702 sidelight



37382 SDL IG
7382 TDL

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37682 SDL IG
7682 TDL



37482 SDL IG
7482 TDL



37570 SDL, IG
7570 TDL



2184 SG
Double-hung sash w/
built-in screen



7571 IG
with 37705 SDL, IG/7705 TDL
sidelights, 7751 transom



7008 IG
Shown in oak with optional
cross reed glass. Privacy
Rating 9.

ANY DOOR. ANY GLASS.
Shown with optional Cross Reed Glass.



T450N SYSTEM FEATURES

A thermally-controlled 4-5/8" nail-fin system, the T450N window system combines the slim profiles of the 450N system with Insulbar® Thermal-Struts for the most energy-efficient aluminum system manufactured in California. The T450N system is designed to receive a wide range of mullions and window/door operations for flexible design solutions with industry-leading thermal performance - fixed windows are NFRC-certified for energy performance as low as .16 U-value.

TITLE 24 COMPLIANT

Blomberg Window Systems comply with California's strict Title 24 requirements. Through the use of proprietary analysis tools with NFRC-certified ratings and a wide range of window systems with glazing options, Blomberg Window Systems can be fine-tuned for cost-effective and flexible solutions to meet your projects' energy-performance needs.

THERMAL STRUT

The Blomberg T450N system uses Insulbar® Thermal-Struts for industry leading energy performance and dimensional stability. Unlike antiquated pour-and-debride systems, which may fail due to "dry shrinkage", Insulbar® glass-reinforced struts expand at a similar rate to aluminum resulting in windows that will perform over years of seasonal hot/cold cycles.

WINDOW WALL

The Blomberg T450N System is designed for large spans with minimal sight-lines and industry leading energy-performance. Window wall modules are factory assembled and built to shop drawings. All window units are adapted into a continuous frame with a consistent 1/2" perimeter detail. Custom break metal is available for superior fit and finish of your installed window wall system.



WATER-TESTED

Each and every Blomberg product is water-tested twice at the factory. The craftsman who builds your windows and doors tests the frames during fabrication and the assembled units are tested a second time before delivery. Blomberg's water-testing of every unit leads the industry - we know that the most expensive part of a window is chasing a leak once it's installed.

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T450N SYSTEM

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WINDOW SYSTEMS

CONTINUOUS FRAME

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Blomberg Products are tested to perform to AAMA and NFRC standards.

- AAMA-ratings certify that windows and doors meet strict performance requirements for structural loads, wind-driven rain, air leakage, and life cycle durability.
- NFRC-ratings certify that windows meet strict performance requirements for energy-efficiency, solar heat gain, and light-transmittance requirements as required by Title 24.

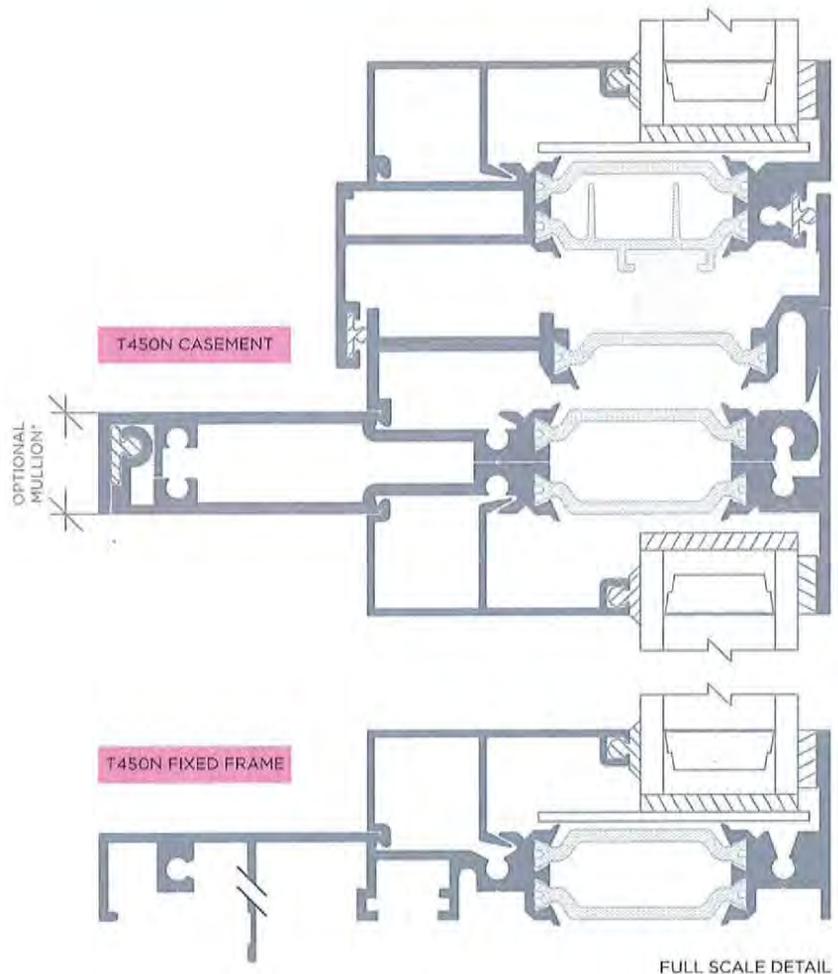
THERMALLY CONTROLLED PRODUCTS

	T225N	T300N	T450N
Fixed Frame	X	X	X
Casement		X	X
Awning		X	X
Hopper			X
Door Systems			X

T450N SYSTEM SPECIFICATIONS*

	Product	Min.U-Value**	Max. Width***	Max. Height***
Fixed Frame	T450N F.F.	0.24 / 0.16	140"	140"
Casement	T450N CSMT	0.32 / 0.24	42"	78"
Awning	T450N P.O.B.	0.32 / 0.25	78"	42"
Hopper	T450N P.I.T.	0.33 / 0.25	78"	42"
Door Systems	<i>Contact Blomberg Window Systems for Options/Specifications</i>			

*Check with Blomberg Window Systems for Mullion Options and AAMA Certified Design Tolerances
 **Double-Glazed 1" Unit with 366/Argon/189. Triple-Glazed 1-3/8" Unit with Argon/366/180/189
 ***Maximum Insulated Glass with Warranty not to exceed 60sf. Maximum sizes for R25 performance



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BLOMBERGWINDOWS.COM

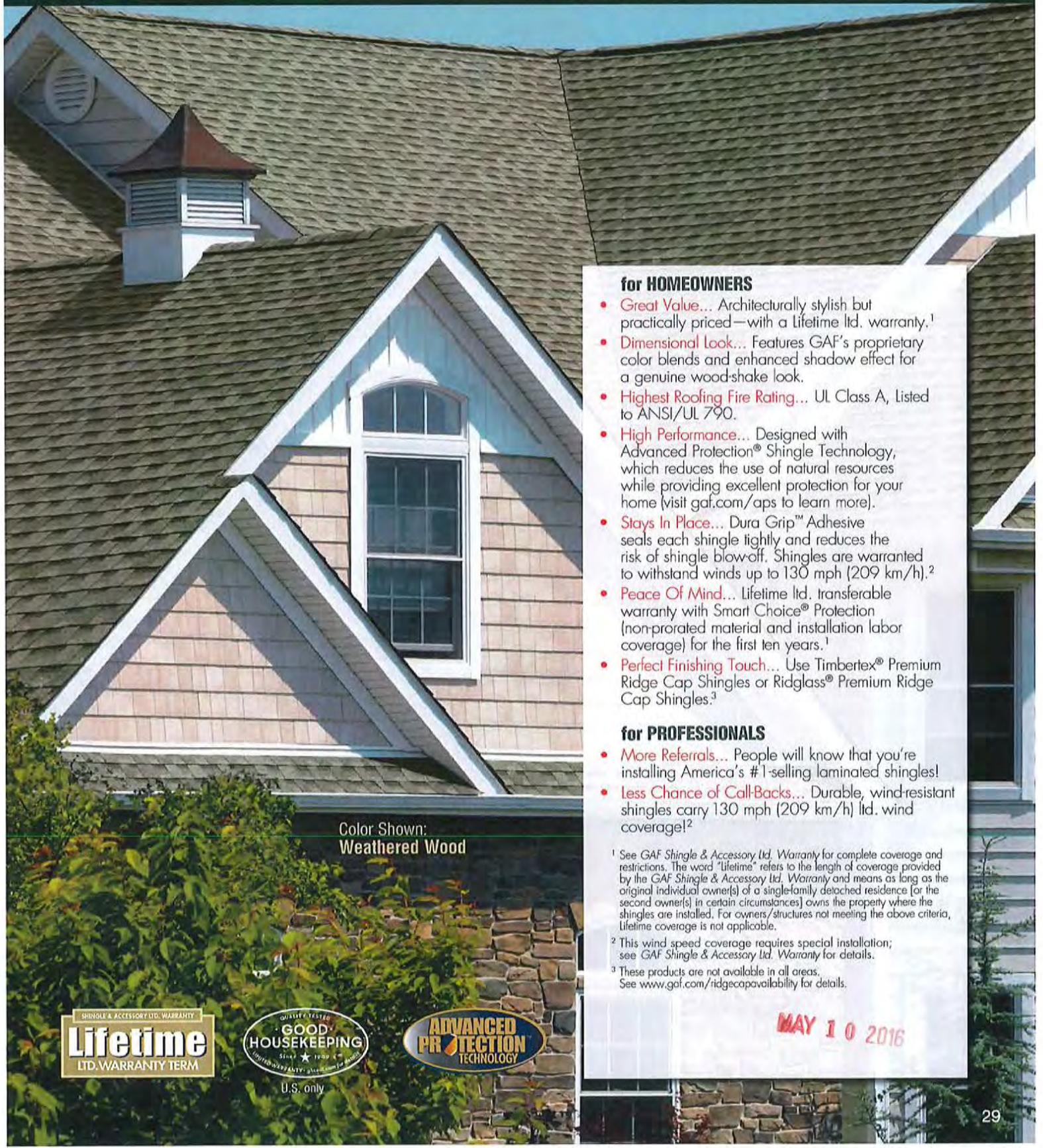
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² This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

³ These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.



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Note: It is difficult to reproduce the color clarity and actual color blends of the shingles in this catalog. Before selecting your color, please ask to see several full-size shingles.

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High Definition® Colors/Availability

Regional High Definition® Colors (See chart below for availability)



Availability

Color Key:
 ● - Timberline HD®
 ▲ - Timberline Ultra HD®

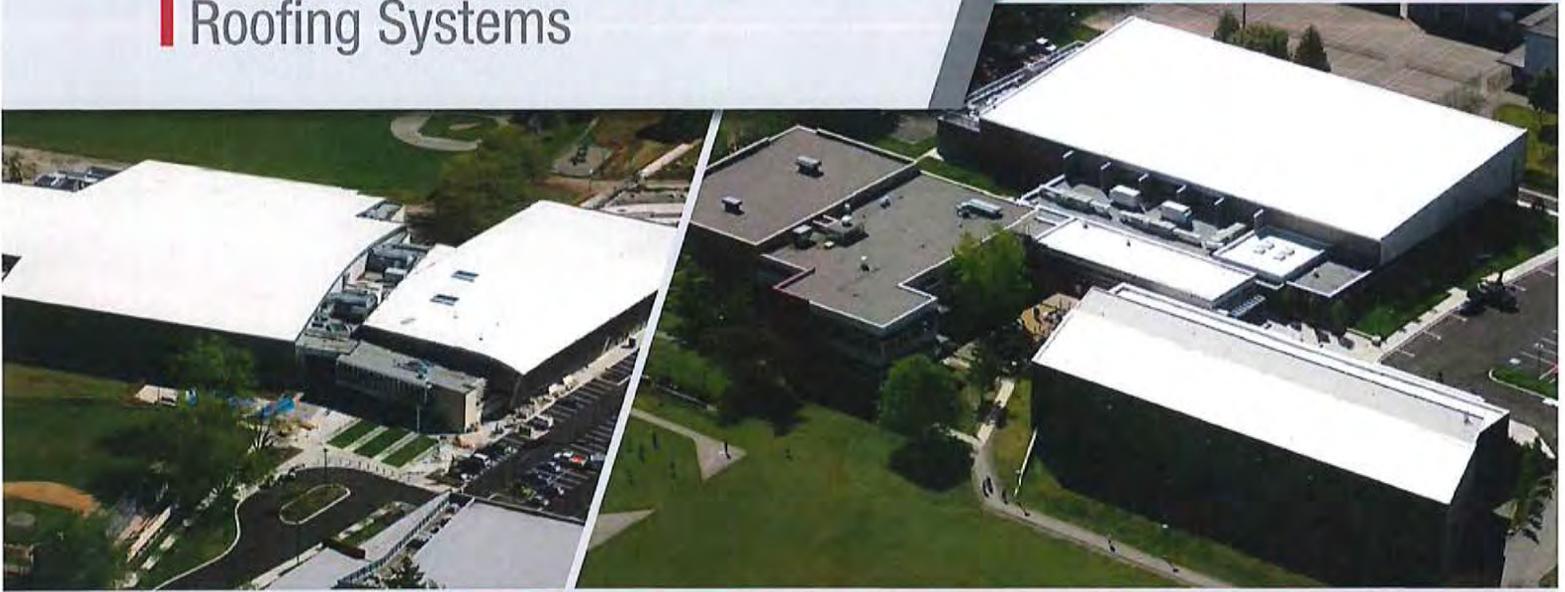
Ask your contractor which of these GAF plants supplies the shingles in your area...

	Baltimore, MD / Myerstown, PA	Dallas / Ennis TX	Michigan City IN	Minneapolis MN	Shafter CA	Tampa FL	Tuscaloosa AL	Western Canada	Central-West Canada	Central-East Canada	Eastern Canada
Most Popular Colors:											
Barkwood	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Charcoal	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Hickory	●▲	●	●▲	●▲	●▲	●	●	●▲	●▲	●▲	●▲
Hunter Green	●▲	●	●	●▲	●	●	●			●	●▲
Shakewood	●▲	●	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Slate	●▲	●▲	●▲	●	●▲	●▲	●▲	●▲	●▲	●	●▲
Weathered Wood	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Regional Colors:											
Birchwood¹			●	●	●▲	●	●	●▲	●	●	
Biscayne Blue	●▲										▲
Canadian Driftwood								●	●	●	●
Copper Canyon¹					●						
Driftwood						●	●				
Fox Hollow Gray	●▲		●	●							▲
Golden Amber¹,²					●						
Mission Brown	●	●	●	●	●			●	●	●	●
Oyster Gray	●										
Patriot Red	●▲		▲	▲				▲	▲	▲	▲
Pewter Gray	●▲	●	●▲	●▲	●²	▲	●▲	●	●▲	●▲	●▲
Sunset Brick						●					
White¹,³						●	●				
Williamsburg Slate	●		●								

¹Rated by the Cool Roof Rating Council (CRRC), is California Title 24 compliant, and meets the Los Angeles Green Building Code.
 ²Limited availability.
 ³Timberline HD® White is ENERGY STAR® certified (U.S. only).

MAY 10 2016

Sure-Weld[®] Extra TPO
Roofing Systems



Innovation • Exclusive Warranties • Long-term Performance

Sure-Weld Extra TPO is Carlisle's thickest, most durable, and longest-lasting TPO membrane. Available in standard and FleeceBACK® versions, Sure-Weld Extra TPO provides excellent long-term durability and exceptional resistance to hail and punctures. Sure-Weld Extra TPO also offers superb UV resistance due to the increased levels of weathering package that thicker membranes contain.

Carlisle's Sure-Weld Extra TPO products include:

- » 80-mil Sure-Weld TPO
- » 80-mil Spectro-Weld™ TPO
- » 135-mil FleeceBACK TPO
- » 155-mil FleeceBACK TPO AFX

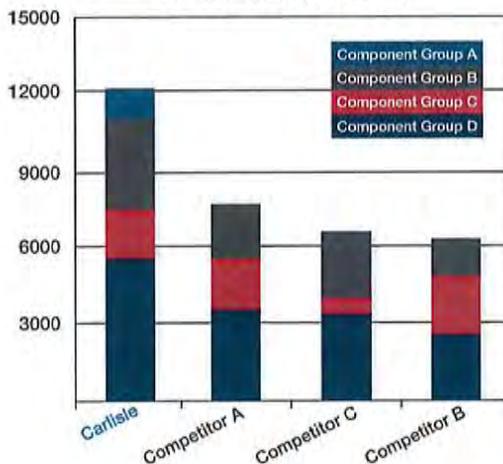
OCTAGUARD XT™ WEATHERING PACKAGE

Carlisle's OctaGuard XT weathering package is a blend of eight performance-enhancing ingredients designed to protect Sure-Weld Extra TPO membranes against damaging heat and UV exposure. Independent test results have demonstrated that Carlisle's Sure-Weld Extra TPO with the OctaGuard XT weathering package provides superior long-term protection against the elements.

- » OctaGuard XT weathering package enables Sure-Weld TPO to withstand the most extreme heat and UV conditions.
- » Combined with Carlisle's time-tested TPO formulation, the OctaGuard XT weathering package provides a longer-lasting and more energy-efficient TPO roofing system



WEATHERING PACKAGE CHEMICAL ANALYSIS



EXPERIENCE

Carlisle SynTec Systems has been a pioneer in the single-ply roofing industry since the 1960s, and is recognized today as the provider of the most dependable, longest-lasting single-ply roof systems on the market. Over 15 billion square feet of Carlisle's roofing membrane – including 5 billion square feet of Sure-Weld TPO – have been installed on buildings all over the world. Carlisle's TPO track record far surpasses that of any other single-ply manufacturer: For the past 20 years, hospitals, schools, warehouses, and major retailers have protected their buildings with Carlisle's industry-leading Sure-Weld TPO membrane.

DEPENDABILITY

Each detail of a Sure-Weld Extra TPO roofing system is meticulously engineered by Carlisle to ensure its long-term performance. That quality assurance is backed by Carlisle's exclusive 25- and 30-year warranties, which can be supplemented with additional puncture, hail, and reflectivity coverage. Every square inch of Sure-Weld Extra TPO is enhanced with the most advanced weathering package on the market: Carlisle's OctaGuard XT.

Because thicker TPO membranes contain higher levels of the OctaGuard XT weathering package, Carlisle's 80-mil Sure-Weld Extra TPO provides longer-lasting protection against the negative effects of UV degradation and heat exposure. The additional protection provided by an upgrade to Sure-Weld Extra TPO often adds as little as 8% to the system's total installed costs, while increasing the lifespan of the roof by as much as 33%.

All of these dependable attributes lead to unmatched warranties for Sure-Weld Extra TPO roof systems.

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Certified Fabricated Accessories

To promote ease of installation, Carlisle offers more than a dozen prefabricated accessories, as well as custom-made accessories to meet any and all roofing needs. These Certified Fabricated Accessories (CFAs) carry Carlisle's CFA stamp of approval, so it is easy to determine that the accessories on a roof are manufactured to the highest quality standards. CFAs are perfect for any job because:

- » CFAs save time and money during installation.
- » CFAs provide improved waterproofing performance around penetrations.
- » CFAs can be custom-fabricated for any type of penetration.
- » CFAs provide a consistent, professional look across the entire roof.



INNOVATION

Carlisle is committed to providing contractors and building owners with the most innovative roofing products on the market through continuous research and development. Versatility, durability, and ease of installation are provided by Carlisle's growing line of cutting-edge TPO products, which include:

- » Certified Fabricated Accessories (CFAs)
- » Sure-Weld membranes containing the OctaGuard XT Weathering Package
- » Spectro-Weld TPO membranes – the most reflective single-ply membrane on the market
- » Sure-Weld TPO with APEEL™ Protective Film

ECO-FRIENDLY

Sure-Weld Extra TPO can help save energy in hot climates where buildings can benefit from long-term savings in cooling costs. White and tan Sure-Weld Extra TPO membranes are ENERGY STAR®*-qualified and Cool Roof Rating Council (CRRC) certified. These "cool" reflective membranes can greatly diminish a building's energy consumption by reducing the need for air conditioning throughout the year. Sure-Weld Extra TPO's environmentally friendly characteristics and energy-efficient advantages make it one of the most sustainable roof systems on the market today.

PV-READY

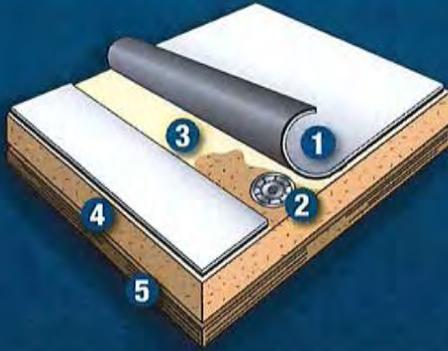
Sure-Weld Extra TPO is an excellent choice to support energy-producing rooftop photovoltaic (PV) systems. Because of the cost of a solar installation, it is common for building owners to wait several years after the purchase of a new roof before adding a PV system. Solar-ready Sure-Weld Extra TPO gives building owners a high-quality, durable roof that is ready for a future upgrade to PV. The additional protection provided by Sure-Weld Extra TPO membrane allows the roofing system to withstand abuse by the elements, including higher wind speeds, accidental punctures, water infiltration, and more. Installing Carlisle's Sure-Weld Extra TPO in conjunction with a 30-year Golden Seal™ Total Roofing System Warranty will provide exceptional protection under any PV investment.



*ENERGY STAR qualification is only valid in the U.S. ENERGY STAR recommends using the Roof Savings Calculator (rsc.ornl.gov), which factors in both heating and cooling costs to determine whether a cool roof will be an energy-efficient choice for your geographic climate and building type.

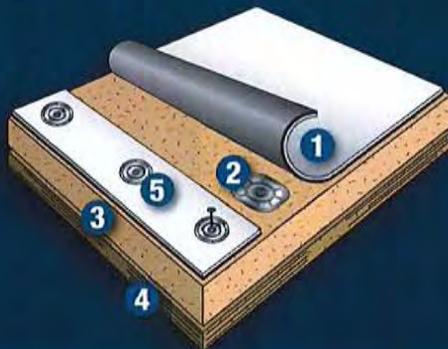
EXPERIENCE THE CARLISLE DIFFERENCE

FULLY ADHERED TPO ROOFING SYSTEM



1. Sure-Weld Extra TPO Membrane
2. Carlisle Insulation Fasteners and Plates
3. Approved TPO Bonding Adhesive
4. Acceptable Insulation
5. Approved Roof Deck

MECHANICALLY FASTENED TPO ROOFING SYSTEM



1. Sure-Weld Extra TPO Membrane
2. Carlisle Insulation Fasteners and Plates
3. Acceptable Insulation
4. Approved Roof Deck
5. Carlisle Membrane Fasteners and Plates



MAY 10 2016

800-479-6832 | P.O. Box 7000 | Carlisle, PA 17013 | Fax: 717-245-7053 | www.carlisesyntec.com

EXTERIOR FRENCH & SASH DOORS

The right doors can really make the view. French and Sash doors have been favorites of homeowners because they naturally connect living spaces with outdoor settings by allowing light to pass through.

Our Exterior French and Sash doors are made with your choice of Simulated Divided Lite (SDL) or True Divided Lite (TDL) construction, and can be specified with WaterBarrier® and UltraBlock® technology upgrades. So you'll maximize your view of the outdoors, while keeping the elements of nature at bay.



VIEW ALL **EXTERIOR FRENCH & SASH DOORS**
simpsondoor.com/exteriorfrenchandsash



37015
with custom transom and optional WaterBarrier®
and UltraBlock® technologies

WATERBARRIER® TECHNOLOGY

WaterBarrier® technology helps preserve the beauty of your Simpson doors even in tough exposures subject to harsh weather. Available for virtually any Simpson exterior door, this innovation affords you superior water protection.

WaterBarrier combines a medium density overlay (MDO) over the exterior surface of the door with PVC bars and glazing beads for an exterior that's not only resistant to moisture, but provides a beautiful surface for paint. And when combined with any wood species on the inside, you can match your interior woodwork and keep the warmth and natural beauty that wood provides.



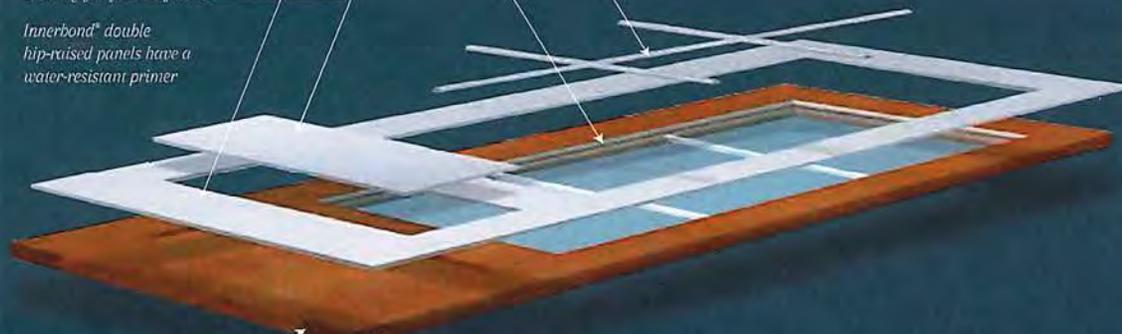
37944 WB
Shown in Douglas fir with WaterBarrier® technology

WATERBARRIER® TECHNOLOGY (PATENT PENDING)

PVC glazing bead and SDL bars on exterior side. Wood bars on interior side.

Primed Medium Density Overlay for flat surfaces

Innerbond® double hip-raised panels have a water-resistant primer



WEATHER SEAL™ PROCESS

Entire stile-and-rail joints coated and bonded to decrease the possibility of water infiltration

ULTRABLOCK® TECHNOLOGY

Composite block material finger-jointed into the bottom of the stiles

ULTRABLOCK® TECHNOLOGY

A long time favorite of Simpson's most discriminating customers, UltraBlock® technology adds a water-resistant composite block in the bottom of the door stiles, where water infiltration can occur in a tough exposure. Our exclusive Weather Seal™ process provides additional protection against moisture penetrating the bottom rail. It's our answer to the galoshes you splashed around in as a kid.



ULTRABLOCK TECHNOLOGY

5-year warranty and available for any 1-3/4" thick exterior door.

WATERBARRIER TECHNOLOGY

5-year warranty with no building overhang required and available for virtually any exterior door.

When ordering WaterBarrier technology, UltraBlock technology is always included.

EXPLORE OUR ONLINE TOOLS AT SIMPSONDOOR.COM/DOORMAGINATION

TEST DRIVE A DOOR GLASS TASTE TEST WOOD SELECTOR

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Index-Tribune Building Expansion
117 West Napa Street

April 14, 2016

1. The buildings and property shall be improved and used in conformance with the project narrative dated June 10, 2015, and approved Project Use Permit Drawings prepared by RDC Architecture dated 04/04/2016, except as modified by these conditions and the following:
 - a. The character-defining features of the Index-Tribune building shall be preserved in accordance with the findings and recommendations set forth in: A) *117 West Napa Street Proposed Project Memorandum, Page & Turnbull, March 24, 2016*; and B) *Historic Resource Evaluation of 117 West Napa Street prepared by Page & Turnbull, July 5, 2012*.
 - b. Bicycle parking shall be required, with the type and location subject to the review and approval of the Design Review & Historic Preservation Commission.
 - c. Through the design review process, the DRHPC shall verify that that roof equipment shall be adequately setback from the West Napa Street frontage or appropriately screened.

Enforcement Responsibility: *Planning Department; Design Review and Historic Preservation Commission; Building Department; Fire Department*
Timing: *Prior to issuance a building permit*

2. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended.

Enforcement Responsibility: *City Engineer; Public Works Department; Planning Department*
Timing: *Prior to the issuance of any building permit; Ongoing*

3. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, may be required for the development prior to the issuance of any building permit, at the discretion of the Building Official. Recommendations identified in the geotechnical investigation and report shall be incorporated into the construction plans for the project and into the building permits.

Enforcement Responsibility: *City Engineer; Building Department*
Timing: *Prior to issuance of any building permit*

4. All Building Department requirements shall be met, including applicable Building Code requirements related to compliance with CALGreen standards, seismic retrofitting, , and ADA requirements (i.e. disabled access including at entrances, handicap parking, accessible paths of travel, bathrooms, etc.). A building permit shall be required.

Enforcement Responsibility: *Building Department*
Timing: *Prior to construction*

5. All Fire Department requirements shall be met, including applicable requirements related to fire sprinkler systems and water line/connections for fire service.

Enforcement Responsibility: *Fire Department; City Engineer; Building Department*
Timing: *Prior to issuance of any building permit; Prior to operation*

6. A grading and drainage plan may be required if deemed necessary by the City Engineer/Public Works Director

Enforcement Responsibility: *City Engineer; Public Works Department; Building Department*
Timing: *Prior to issuance of any building permit*

7. An encroachment permit from the City shall be required for all work within the public right of way on West Napa Street and First Street West.

Enforcement Responsibility: City Engineer; Public Works Department; Building Department
Timing: Prior to any work/construction within the public right of way

8. The applicant shall comply with the following requirements of the Sanitation Division of Sonoma County Permit & Resource Management Department (PRMD) and the Sonoma County Water Agency (SCWA):

- a. The applicant shall submit a Wastewater Discharge Survey to PRMD. The Applicant shall obtain a **Survey for Commercial/Industrial Wastewater Discharge Requirements** ("Green form") from PRMD, and shall submit the completed Survey, along with two (2) copies of the project site plan, floor plan and plumbing plan to the Sanitation Section of PRMD. The Survey evaluation must be completed by the Sonoma County Water Agency and submitted to the PRMD Engineering Division before a building permit for the project can be approved.
- b. If additional sewer pre-treatment and/or monitoring facilities (i.e. Sampling Manhole, etc.) are required by the Sonoma Valley County Sanitation District per the Wastewater Discharge Survey, the Applicant shall comply with the terms and requirements of the Survey prior to commencement of occupancy. If required, the Sampling Manhole shall be constructed in accordance with Sonoma County Water Agency *Design and Construction Standards for Sanitation Facilities*, and shall be constructed under a separate permit issued by the Engineering Division of PRMD.
- c. In accordance with Section 5.05, "Alteration of Use", of the Sonoma Valley County Sanitation District Ordinances, the Applicant shall pay increased sewer use fees as applicable for changes in the use of the existing structure. The increased sewer use fees shall be paid the Engineering Division of PRMD prior to the commencement of the use(s).
- d. A sewer clearance shall be provided to the City of Sonoma Building Department verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Sanitation Division immediately to determine whether such fees apply.**

Enforcement Responsibility: Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency; City of Sonoma Building Department
Timing: Prior to issuance of a building permit

9. The Applicant shall pay any required increased water fees applicable to the changes in use in accordance with the latest adopted rate schedule.

Enforcement Responsibility: Public Works Department; Water Operations Supervisor; City Engineer
Timing: Prior to final occupancy

10. In addition to those already identified, the following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

- a. Sonoma Valley Unified School District [For school impact fees]
- b. Sonoma County Water Agency [For grading, drainage, and erosion control plans]

Enforcement Responsibility: Building Department
Timing: Prior to issuance of a building permit

11. The project shall be subject to design review by the Design Review & Historic Preservation Commission (DRHPC), encompassing exterior building modifications, elevation details, exterior materials and colors, lighting, landscaping, trash enclosure design and the location and type of required on-site bicycle parking.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to the issuance of a building permit

12. If additional or replacement is landscaping is proposed, a landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). The plan shall address site landscaping (including planters/containers), hardscape improvements, pedestrian furniture/amenities, and any fencing/walls. The landscape plan shall comply with City of

Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.46 (Fences, Hedges, and Walls) and 19.40.060 (Landscape Standards).

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to the issuance of a building permit

13. Onsite lighting, if modified, shall be addressed through a lighting plan, subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). All proposed exterior lighting for the building and/or site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform to the standards and guidelines contained under Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to the issuance of a building permit

14. All applicable stormwater requirements shall be met and implemented on site prior to final occupancy.

Enforcement Responsibility: Stormwater Coordinator; City Engineer
Timing: Prior to final occupancy

15. If historic or prehistoric artifacts or sites are observed during construction, all work in the vicinity of the find shall stop until the discovery area can be evaluated by an archaeologist. Depending on the extent and cultural composition of the discovered materials, data recovery may be necessary and it may be advisable to have subsequent excavation monitored by an archaeologist who should be ready to record, recover, and/or protect significant cultural materials from further damage. Artifacts that are typically found associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic resources potentially include all by-products of human land use greater than 50 years of age, including alignments of stone, foundation elements from previous structures, minor earthworks, and surface scatters and subsurface deposits of domestic type debris.

Enforcement Responsibility: Planning Department; Building Department; Public Works Department
Timing: Throughout project construction

16. If human remains are encountered, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission shall be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

Enforcement Responsibility: Planning Department; Building Department; County Coroner
Timing: Throughout project construction

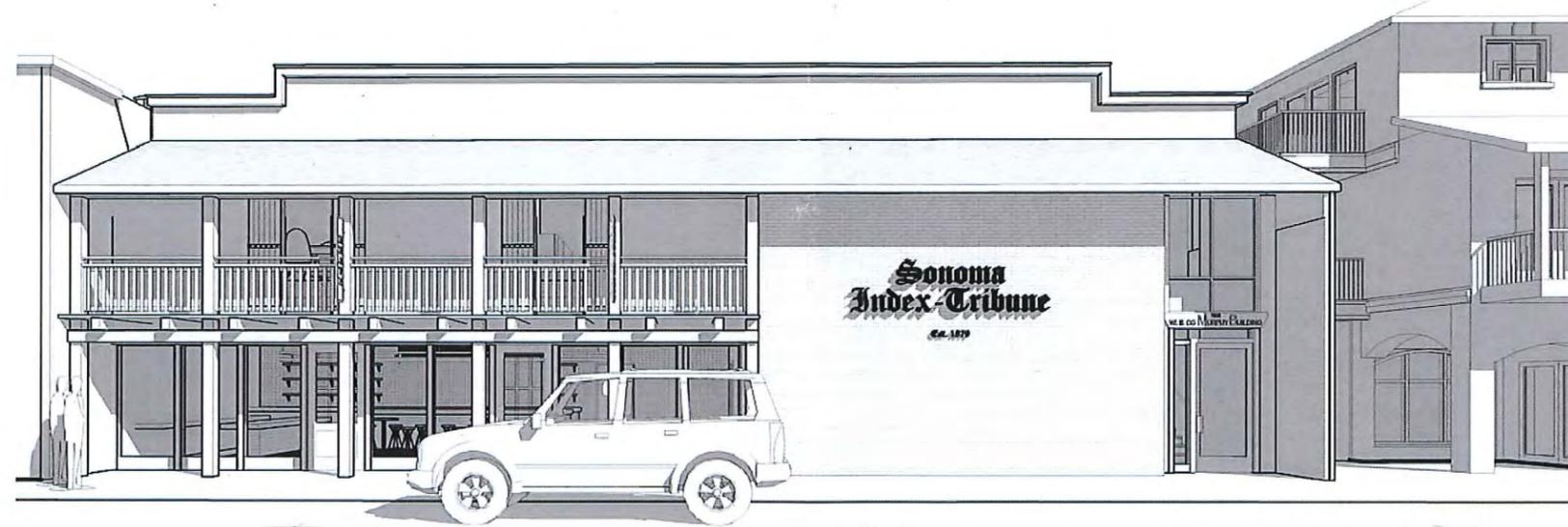
17. Prior to the issuance of any building permit, water demand analysis shall be prepared by a licensed civil engineer and submitted by the applicant and shall be subject to the review and approval of the City Engineer. Said analysis shall be in compliance with the City's current policy on water demand and capacity analysis as outlined in Resolution 46-2010. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which finding shall be documented in the form of a will-serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the use permit for the project remains valid.

Enforcement Responsibility: City Engineer; Public Works Department
Timing: Prior to issuance of any building permit

SONOMA INDEX-TRIBUNE BUILDING

SECOND FLOOR EXPANSION

117 WEST NAPA STREET, SONOMA, CA 95476



Concept Rendering: Not for Construction

DESIGN REVIEW DRAWINGS

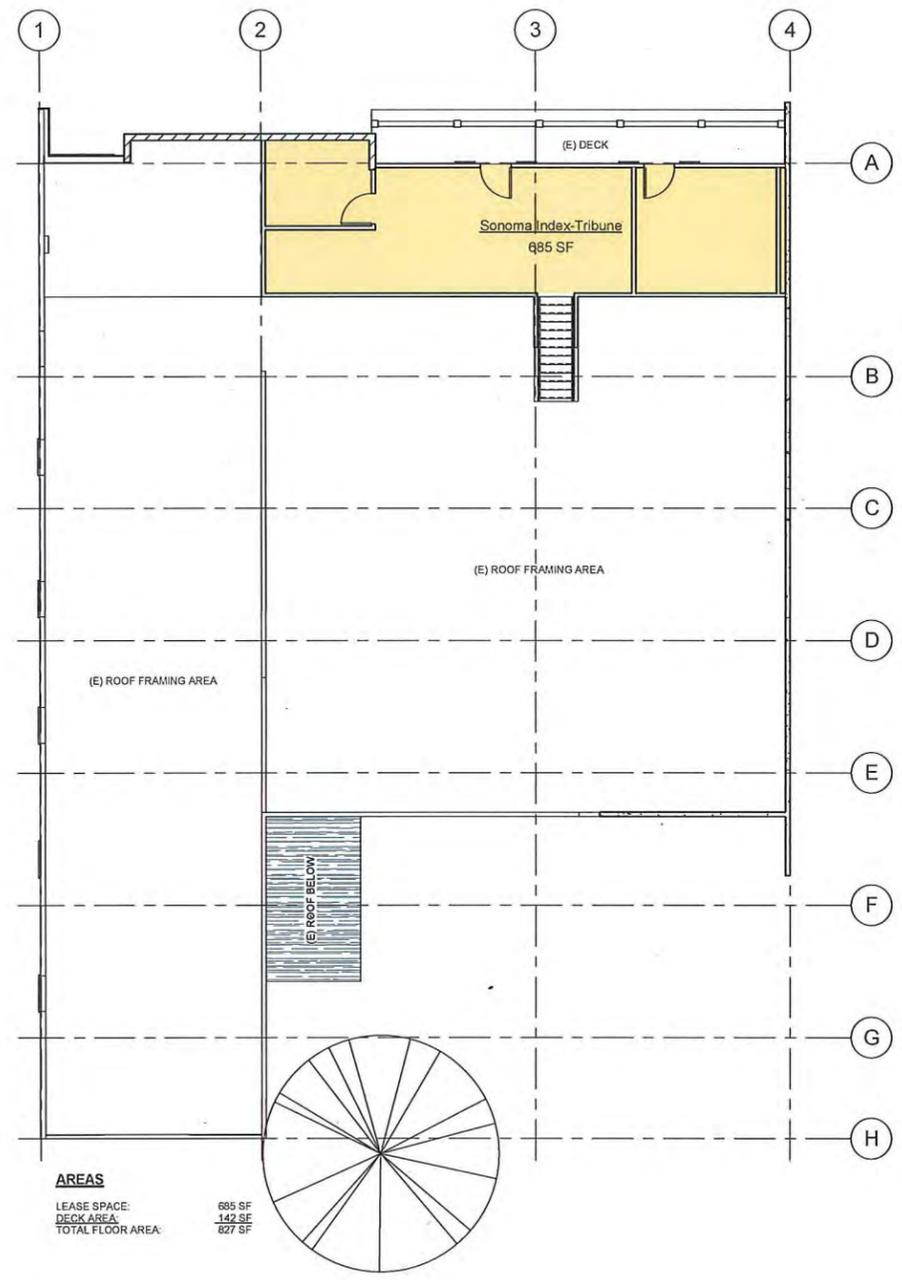
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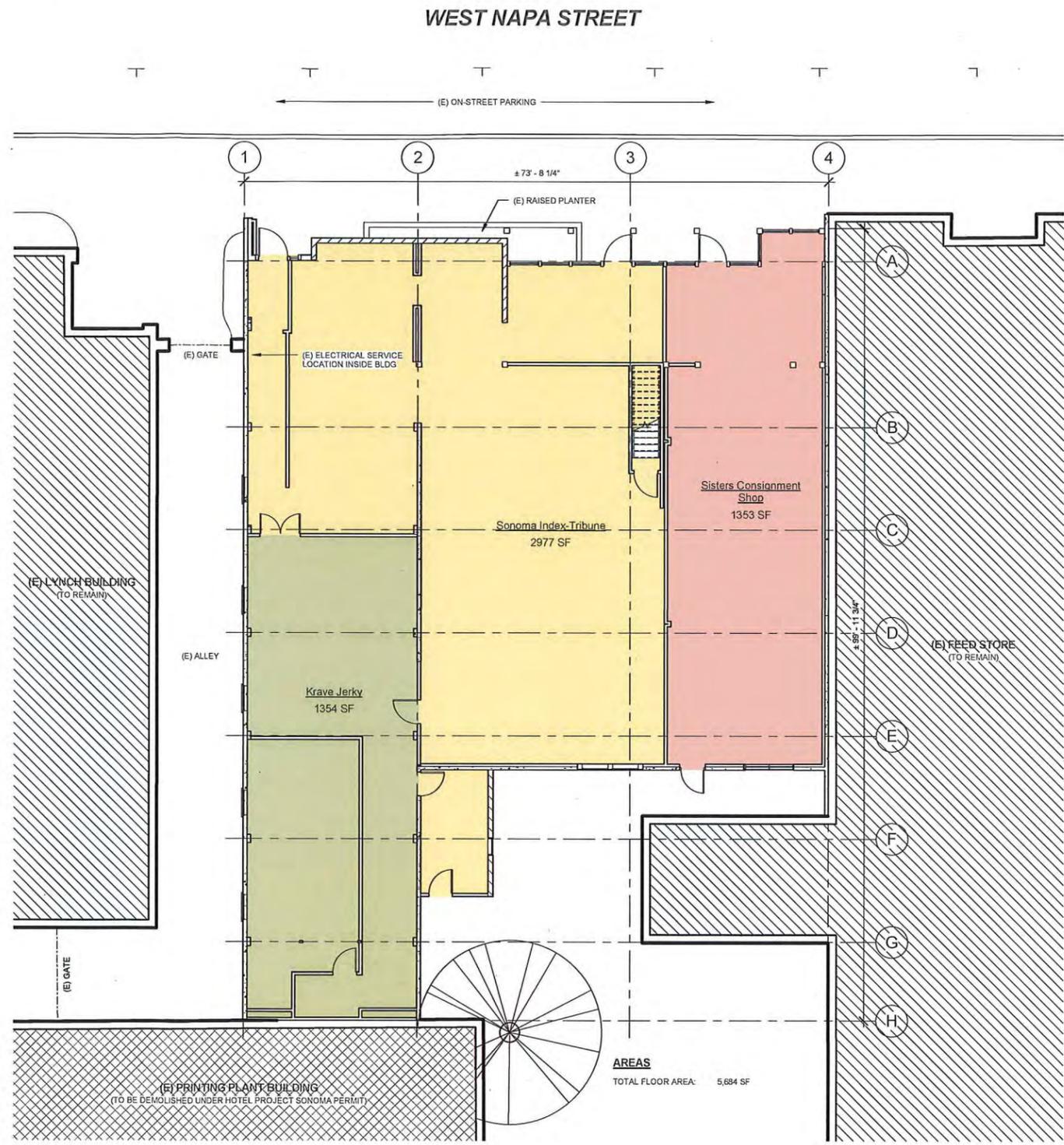
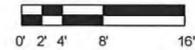
Existing On Site Parking - Current Condition		
Lynch Building	2,029 SF Retail 6,208 SF Office Seven Apartments	1/300 = 7 stalls 1/300 = 21 stalls 1.5 Apt. + Guest = 13 stalls
Sub Total Lynch		41 stalls
Sonoma Index Tribune Printing Plant Building	6,369 SF Office/Retail 7,372 SF Warehouse/Storage (w/ 20% allowable office space)	1/300 = 21 spaces 1/1000 = 7 spaces
Subtotal Sonoma IT		28 stalls
Total Required		69 spaces
Existing Lot Provided		75 spaces
Expanded IT Building On-Site Parking Requirements - This Use Permit Application		
Lynch Building	2,029 SF Retail 6,208 SF Office Seven Apartments	1/300 = 7 stalls 1/300 = 21 stalls 1.5/Apt. + Guest = 13 stalls
Sub Total Lynch		41 stalls
IT Expanded Building Retail	604 SF Retail	1/300 = 3 stalls
IT Expanded Building Offices	9,951 SF Office	1/300 = 33 stalls
Printing Plant Building (Assumes use unchanged)	7,372 SF Warehouse/Storage (w/ 20% allowable office space)	1/1000 = 7 spaces
Sub Total IT Expanded		43 stalls
Combined Required (Lynch + IT Expanded)		84 spaces
Existing Lot Provided		75 spaces
New Surface Parking Added	South side of Printing Plant	9 spaces
Parking Provided (if no hotel)		84 spaces

PROPOSED SITE PLAN

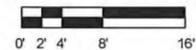
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② SECOND LEVEL FLOOR PLAN - EXISTING
 1/8" = 1'-0"



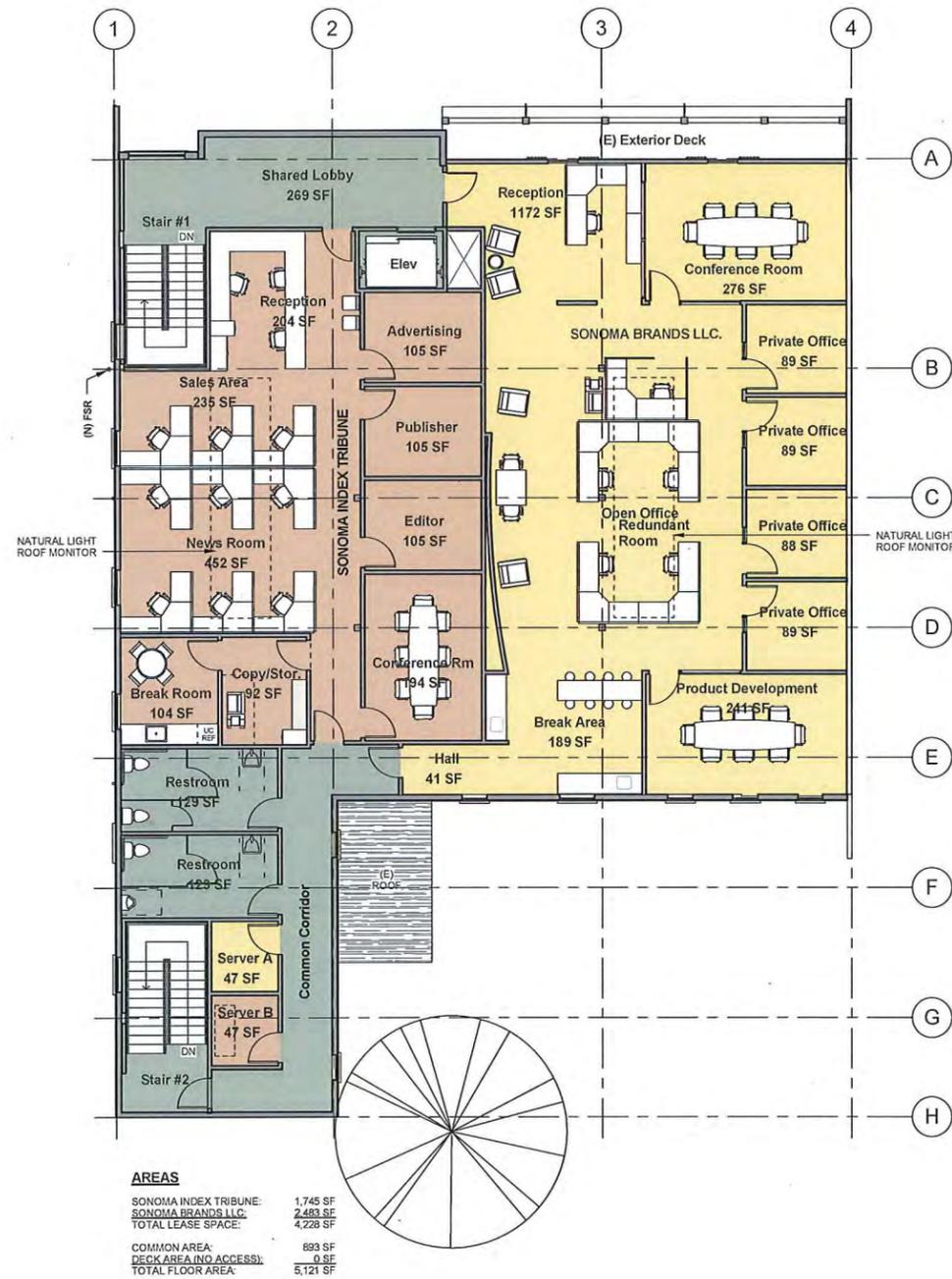
① FIRST LEVEL FLOOR PLAN - EXISTING
 1/8" = 1'-0"



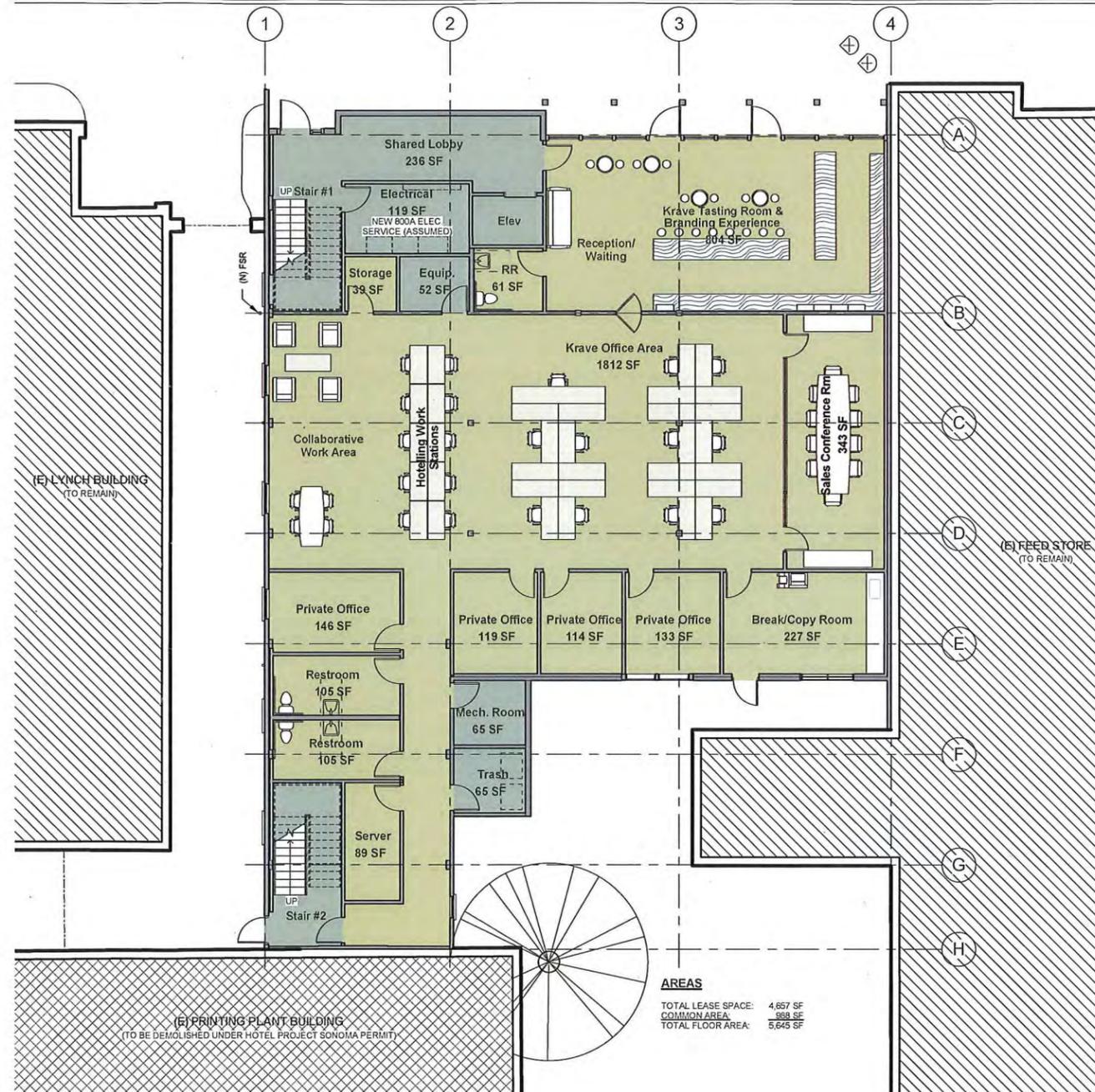
DESIGN REVIEW - EXISTING FLOOR PLANS

MAY 17 2016

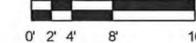
WEST NAPA STREET



② SECOND LEVEL FLOOR PLAN - NEW
1/8" = 1'-0"

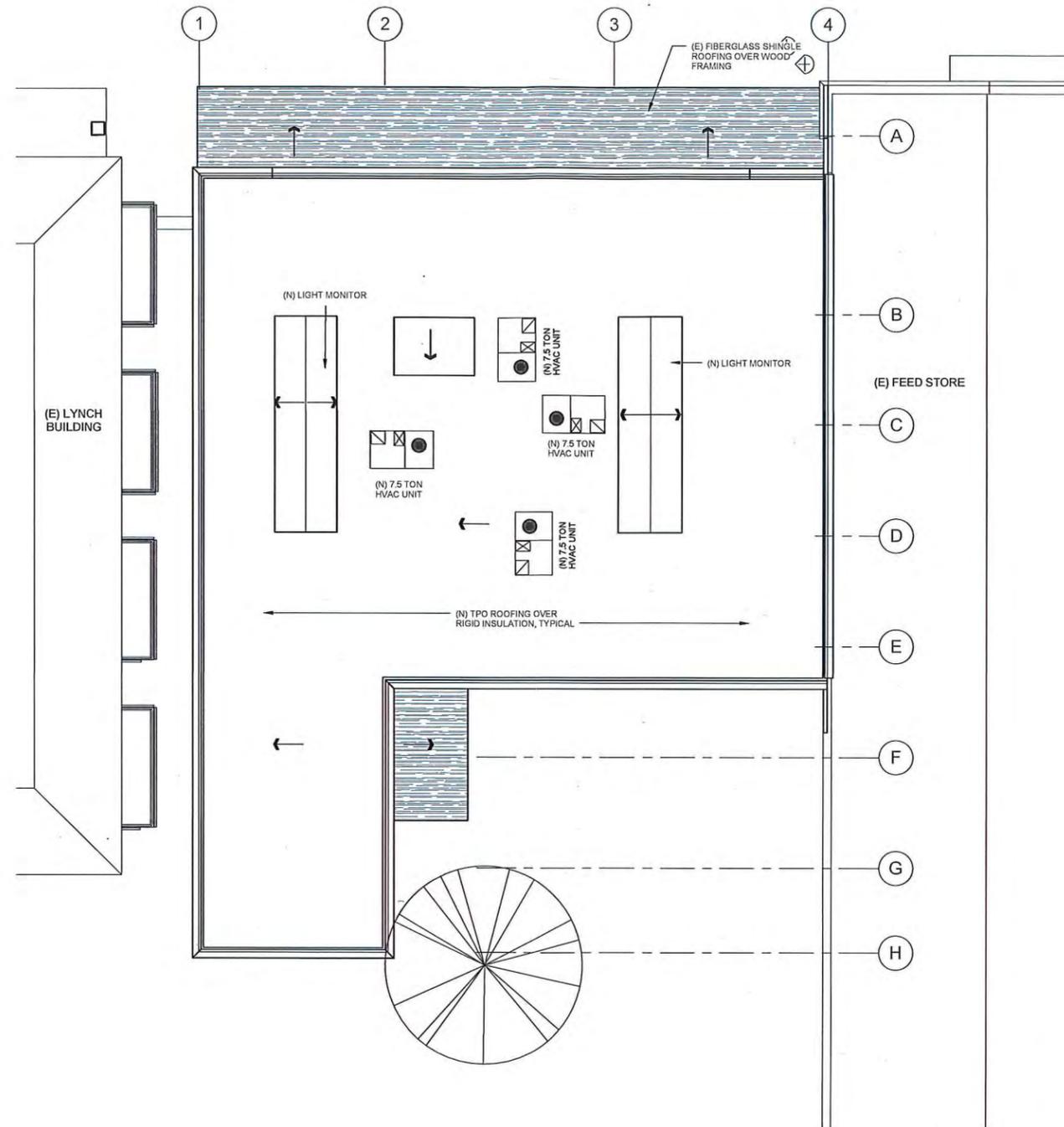


① FIRST LEVEL FLOOR PLAN - NEW
1/8" = 1'-0"



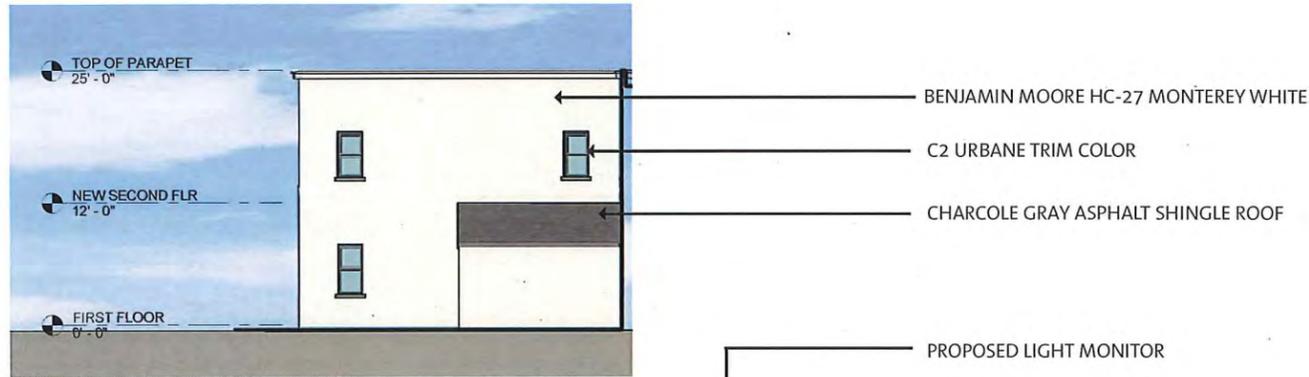
DESIGN REVIEW - PROPOSED FLOOR PLANS

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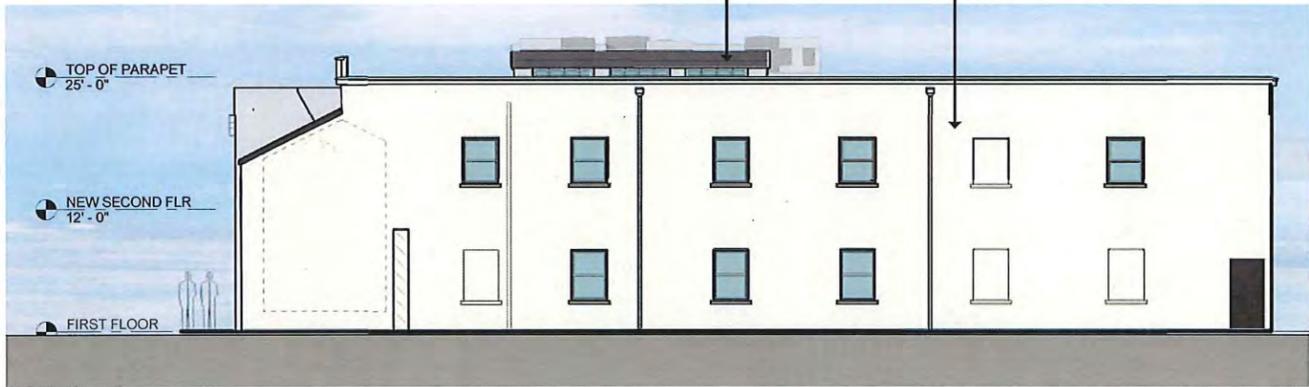


DESIGN REVIEW - PROPOSED ROOF PLAN

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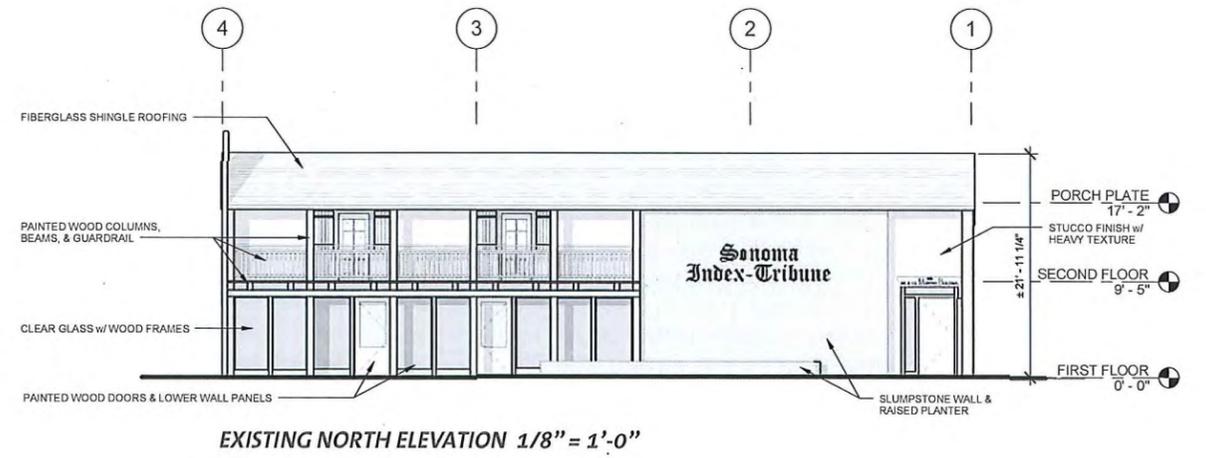
EAST ELEVATION
1/8" = 1'-0"



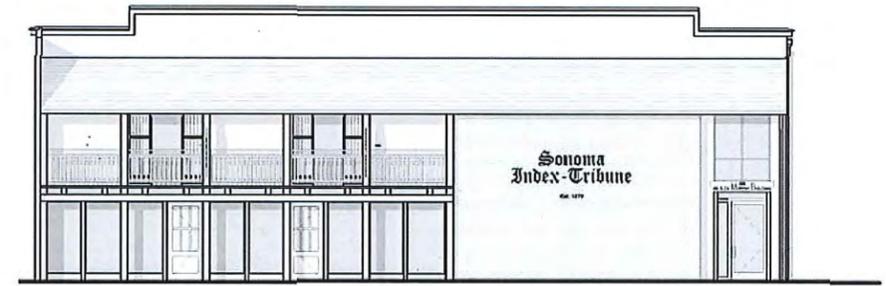
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EXISTING NORTH ELEVATION 1/8" = 1'-0"



PROPOSED NORTH ELEVATION 1/8" = 1'-0"



PROPOSED SIGNAGE AT WEST NAPA

DESIGN REVIEW - EXTERIOR MATERIAL AND COLOR PALETTE

EXTERIOR ELEVATION

MAY 17 2016

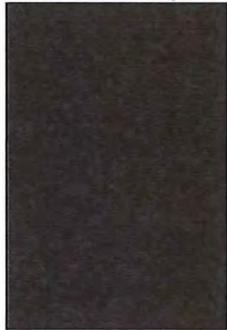


WEST NAPA STREET ELEVATION
1/8" = 1'-0"

BENJAMIN MOORE
HC-27 MONTEREY WHITE



C2
FRENCH ROAST C2-837



C2
URBANE C2-808



EXISTING BALCONY DOORS REPLACED
WITH SINGLE HUNG WINDOW

WALL MOUNTED REPLICA OF THE
ORIGINAL SIGN, 20% SMALLER

NEW ELEVATOR LOBBY ENTRY
DOOR

NEW WINDOW AT SECOND FLOOR
ELEVATOR LOBBY

NEW STUCCO PARAPET WITH CORNICE
FINISH PAINTED MONTEREY WHITE

NEW CHARCOAL GRAY ASPHALT
SHINGLE ROOF

WOOD DETAILING PAINTED C2-
URBANE

ORIGINAL WOOD FRAMED STORE-
FRONT AND DOORS

DOORS PAINTED C2-FRENCH ROAST



NORTH ELEVATION - SONOMA INDEX TRIBUNE BUILDING
1/4" = 1'-0"



EXISTING STREET VIEW

EXTERIOR ELEVATION

DESIGN REVIEW - EXTERIOR MATERIAL AND COLOR PALETTE

MAY 17 2016



City of Sonoma
***Design Review and Historic
Preservation Commission***
Agenda Item Summary

DRHPC Agenda Item: 3

Meeting Date: 05/17/16

Applicant

Sutton Suzuki Architects

Project Location

277 Fourth Street East

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
Year Built: 1951
-

Request

Consideration of site design and architectural review of a new accessory structure (barn) located at 277 Fourth Street East.

Summary

Site Characteristics: The project site is located on the west side of Fourth Street East directly across from the intersection of Fourth Street East and Lovall Valley Road. The parcel has an area of ±216,346.26 square feet and consists of two residences (main residence and caretaker house), a shed, and a barn/garage. Numerous trees are located on the site, including several olive trees, large oaks trees, and a tall palm tree.

At this time, the applicant is proposing to construct a 1,521 square foot barn to accommodate work vehicles, general storage, and a workshop.

Building Elevations & Exterior Materials:

Proposed exterior materials consist of a stained board and batten siding, exposed concrete, and a corrugated A606 "corten" steel metal roof on the barn and over the carport (a sample of the roof material will be brought to the DRHPC meeting). The applicant is proposing custom made doors and windows constructed of stained wood with clear glass.

Required Findings: As set forth in §19.54.080.G of the Development Code, in order to approve an application for site design and architectural review in the Historic Overlay Zone, the Design Review and Historic Preservation Commission must make the following findings:

1. *The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan.*
The project complies with the applicable policies and regulations set forth in the Development Code. It meets all relevant requirements associated with residential development in the Agriculture zone, including limits on height, setbacks, Floor Area Ratio, and lot coverage.
2. *On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.*
By placing the barn so that the most narrow dimension of the structure is parallel to the most narrow dimension of the parcel, it is consistent with the intent of design guidelines for the northeast planning area.
3. *The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.*
The project proposes an accessory structure, which is compatible with adjacent development and consistent with height and setback requirements.
4. *The project will not impair the historic character of its surroundings.*
The applicant has prepared an Historic Evaluation (see attached Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California, prepared by Brunzell Historical) that recommends that there are no historic resources located on the property.

5. *The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.*
Staff is not aware of any significant historic features on the site.

6. *The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone).*
In staff's view, the project complies with SMC 19.42 in that the project is consistent with the Guidelines for infill development in that the project meets the setback requirements and architectural considerations.

7. *The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through SMC 19.42.020.*
The project is not located within a local historic district.

8. *The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.*
The project is not subject to the Secretary of Interior Standards or Guidelines.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments:

1. Project Narrative
2. Historical Evaluation of the buildings at 249-277 Fourth Street east in Sonoma, Sonoma County, California.
3. Site Plan
4. Existing Site Survey
5. Building Elevations and Floor Plan

cc: Sutton Suzuki Architects
39 Forrest Street, Suite 101
Mill Valley, CA 94941

Sealey Mission Vineyard
135 San Carlos Avenue
Sausalito, CA 94965-2038

Patricia Cullinan, via email

Alice Duffee, via email

SLPH Historic Survey, via email

Mary Martinez, via will call at City Hall

SEALEY MISSION VINEYARD

277 Fourth Street East

Project Narrative

The subject property is a 216,353.26 sq/ft (4.97 acre) parcel located on the west side of Fourth Street East (near the intersection of Lovall Valley Road and Fourth Street East). The property is currently developed with two single family homes, a small shed, and a detached garage, with a large portion of the property is an historical vineyard.

Although located in the Historical Overlay zone, per the attached Historical Evaluation and DPR, the buildings on this property are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period residences. (The attached report includes photos of the existing structures.) However, the approach on this project has been to be quietly respectful of the historical nature of the area.

New Construction: A new barn is proposed for work vehicles and general storage, plus a workshop. This structure slightly exceeds the floor area for Detached Garages, but the size is mitigated by the openness of the structure: Most of the sidewalls are sliding barn doors with glazed openings so that the spaces can benefit from natural light. The barn is just that: a quiet wood building set at the far end of the property, opposite the entry and residential structures.

The structures are connected by gravel paths and driveways, and patios. Although the vineyard takes up a good portion of the property, there are numerous trees: about 2 dozen or more live oaks are primarily on the north edge and western end of the property. There are also assorted other trees and numerous olive trees that all serve to screen the structures and provide privacy for the residents.

The total project will remain well below both the allowable Site Coverage and Floor Area Ratio per the attached Zoning Chart.

MAY 06 2016

Sealey Mission Vineyard
 277 Fourth Street East

ZONING: A-H					
DESCRIPTION	CODE	EXISTING	PROPOSED		
LOT AREA		216,353.26 SF			
FLOOR AREA	10,634 sf	3,647 sf	4,768		
FAR	0.05	0.02	0.02		
SITE COVERAGE	21,267 sf	3,128 sf		5,049	
SITE COVERAGE RATIO	10%	1.44%		2.33%	
Floor Area and Site Coverage Breakdown			FLOOR AREA	SITE COVERAGE	
Existing 2nd Residence	850/1,105 sf	902 sf	902 sf	902 sf	
Existing Shed		126 sf	126 sf	126 sf	
Existing Main Residence					
· Main Floor Living Area	850/1,105 sf	1,018 sf	1,018 sf	1,018 sf	
· Covered Veranda and porch		588 sf	588 sf	588 sf	
Existing Detached Garage and Studio					
· Garage	1000/1,300sf	852 sf	852 sf	852 sf	
· Studio Above		561 sf	561 sf		
· Balcony				42 sf	
New Detached Barn					
· Garage, Storage, Workspace	1000/1,300sf		1,121 sf	1,121 sf	
· Equipment Carport				400 sf	
Deduct first 400 sf of detached garage		-400	-400		
HEIGHT					
		15'		15'	
SETBACKS		FRONT	NORTH	SOUTH	REAR
	CODE	30'	30'	30'	30'
	PROPOSED	446'	60'	248'	76'

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CITY OF SONOMA



BRUNZELL
HISTORICAL

September 22, 2015

Elizabeth Suzuki
Sutton Suzuki Architects
39 Forrest Street, Suite 101
Mill Valley, California 94941

Subject: Historical Evaluation of the buildings at 249 – 277 Fourth Street East in Sonoma, Sonoma County, California.

Dear Elizabeth,

The letter report that follows, along with the DPR 523 form included with it, comprise the evaluation of the property at 249 – 277 Fourth Street East in Sonoma, as required by the City of Sonoma Planning Department.

Methodology

Kara Brunzell conducted a site visit on September 2, 2015. The site visit included collecting photographs of all elevations of the two houses, the parcel, and the neighborhood setting. Kara Brunzell conducted a record search of the subject property at the Northwest Information Center (NWIC), located at California State University, Sonoma, deed research at the Sonoma County Recorder's office, and online research at ancestry.com and other websites. In addition, she conducted research through the Sonoma League of Historic Preservation and the Depot Museum of Sonoma.

Summary of Findings

The record search at the NWIC did not reveal any previous surveys of the parcel, nor were previous studies found in the archives of the local historical organizations. Although it does not appear to have been previously evaluated, the property is located in the City of Sonoma's Historic Zone, where potential projects trigger a requirement for historical evaluation.

Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). Since the property is located within the City of Sonoma, CRHR eligibility evaluation will be completed per Sonoma Municipal Code Chapter 19.42. The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;

(d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation

Criterion A/1: 249 – 277 Fourth Street East is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although the parcel was part of Sonoma's first vineyard, which was established by the Sonoma Mission priests in 1825, none of the extant buildings on the property date from its period of use as a vineyard by the Mission. If the vineyard had been in continuous use as such since the Mission era it may have been significant as a historic landscape, however, there is no evidence of grape-growing on the parcel between 1900 and 1980. Therefore, the property is not significantly associated with this important local context and the buildings and vineyards are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A.

Criterion B/2: 249 – 277 Fourth Street East is not associated with the lives of persons important to local, state, or national history. The Brown family, who appear to have built both houses, were not significant enough to Sonoma history to rise to the level required for historic eligibility. Samuele and August Sebastiani were both important to Sonoma history, but are not significantly associated with either house on the property despite their ownership of the parcel. Therefore the house is not eligible to the NRHP, CRHR, or City of Sonoma Register under Criterion B/2.

Criterion C/3: 249 – 277 Fourth Street East is not significant under Criterion 3 for its architecture. The two historic-period houses appear to have originally been common examples of late nineteenth- and early twentieth-century Folk Houses. However, both have been so heavily altered over the years that the details of their original construction have been obscured. Therefore the houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Sonoma historic register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 249 – 277 Fourth Street East does not appear to be a principal source of important information in this regard.

The property is not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings on it do not qualify as historic resources.

Recommendations

Although the property itself has a connection to Sonoma's history as a winegrowing area, there is no significant association between the vineyard or buildings on the parcel and this period in Sonoma history. In addition, the buildings lack integrity, so would not qualify as historic resources even if further research uncovered new associations to the Mission era. The property owners may want to document that history for their own interest, but no preservation of buildings or vineyards for their historic associations is required.

Preparer's Qualifications

Kara Brunzell holds a Master's degree in Public History and has worked multiple facets of historic preservation and cultural resource evaluation since 2007. She is listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,



Kara Brunzell, M.A.
Architectural Historian

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CITY OF SONOMA

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 13

*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East, Sonoma

mP1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sonoma Date T; R ; ¼ of Sec ; B.M.

c. Address 249 – 277 Fourth Street East City Sonoma Zip 94576

d. UTM: (give more than one for large and/or linear resources) Zone 10S; 562471.78 mE/ 4238814.39 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 018-181-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The nearly five-acre agricultural property is located across the street from Sebastiani Winery roughly two blocks east of the Sonoma Plaza. It is west of Fourth Street East and north of the Sonoma Bike Path. There are three buildings on the parcel: two residences and a barn/garage. The main house is set well back from the road along a gravel drive that divides the southern two-thirds of the parcel from the northern third. The garage/barn is northwest of the house, and the caretaker house is located at the northeast corner of the parcel adjacent to the street. The southern part of the property is mostly planted to grapevines, while its northern edge has gardens connected by curving gravel paths. The property slopes upward at its northern edge, which becomes rocky near the parcel line. Mature trees are planted along the driveway and property lines and clustered around the buildings. There are several olive trees and large shade trees, as well as a large oak and a tall palm near the main house. The main house has an L-shaped plan and moderately-pitched cross-gabled roof. Its open eaves feature a moderate overhang. The front- and rear-facing gables on the main volume of the house feature louvered vents. The side-gabled section to the west has a lower roof ridge. Fenestration consists of vinyl replacement windows in a variety of sizes with decorative interior muntins. Cladding is wood "drop" siding, and the building rests on a concrete foundation. The entrance on the main (north) elevation of the house and is sheltered by a projecting, flat-roofed entry porch supported by square posts. It is fitted with a partially glazed wood paneled door which is flanked by sidelights and is accessed via a low set of concrete steps (continued p. 3).

*P3b. Resource Attributes: (List attributes and codes) HP2: single-family property

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



P5b. Description of Photo: (View, date, accession #)
Photograph 1: North and east elevations of building, camera facing east, photograph taken September 2, 2015.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1951, City of Sonoma Building Permits

*P7. Owner and Address:

Peter and Elizabeth Sealey

135 San Carlos

Sausalito CA 94965

*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell, Brunzell Historical

1613 B Street

Napa, California 94559

*P9. Date Recorded: September 2, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch 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) _____

DPR 523A (1/95)

*Required Information

*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East, Sonoma

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Dwelling B4. Present Use: Dwelling

*B5. Architectural Style: Folk House, National Era, (gable-front-and-wing and hall-and-parlor types)

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, main house, c1895;

Original construction, caretaker house, c1900

Addition of decorative trim, stucco cladding, carport, and vinyl replacement windows to caretaker house, after 1990

Renovation of main house, window replacement, addition of rear porch, 2010

Construction of garage/barn, 2010

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area City of Sonoma

Period of Significance n/a Property Type Dwelling Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property with its two dwellings and garage/carport, which is located within the City of Sonoma's historic overlay zone, does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a City of Sonoma historic resource. The buildings are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period buildings (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

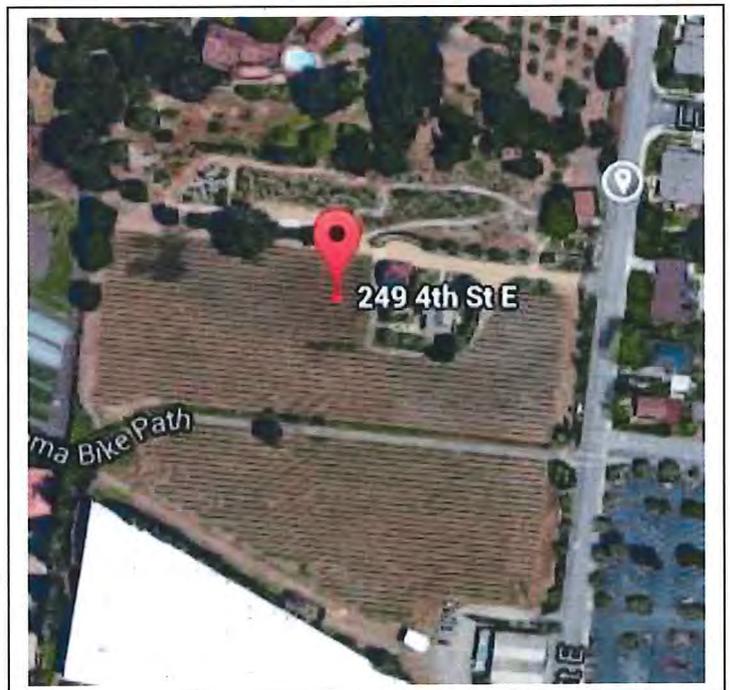
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: September 2, 2015

(This space reserved for official comments.)



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Page 3 of 13 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East

*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

***P3a. Description (continued):**

There is a small projecting volume adjacent to the entry porch under its own shed roof. There is a brick chimney on the east elevation which pierces the eastern slope of the roof. A small projecting volume toward the rear of the elevation houses a water heater.

The south and west elevations have a porch that wraps around the rear of the house. Like the small front porch, it has a flat roof supported by square posts. It has entrances facing both south and west which are fitted with double doors glazed with large single panes. There is a set of wooden steps at the south end of the main volume of the house, and a second wide L-shaped set of wooden steps that wraps around the west and south. The west gable end has a small projecting volume with a flat roof.

The nearby garage/barn is rectangular in plan and has a gabled main roof with a hipped vented monitor at its center and a large shed dormer on its north elevation. Clad in board-and-batten, it has vinyl windows with applied exterior muntins. Constructed c2010, it is a contemporary building designed to fit in with its historic rural environment.

The caretaker house has a rectangular plan and asymmetrical side-gabled roof with louvered vents at the gable ends. Narrowly overhanging eaves are unboxed with decorative scalloped bargeboards. Fenestration is a combination of vinyl replacement and wood sash windows. The building is clad in stucco and rests on a concrete foundation. The main entrance on the north elevation is sheltered by a shed-roofed entry porch supported by simple square posts and is at grade. The door is surrounded by decorative scalloped trim similar to the bargeboards. The elevation lacks windows. The east elevation, which faces the street, has a shed roof projecting from the wall beneath the main roof. A picture window near the north end of the elevation is grouped between two narrower single-hung windows. A wide window at the south corner is fitted with a vinyl sash with interior muntins. A similar window abuts it around the corner on the south elevation. A shed-roofed carport projects from the south elevation, and shelters a secondary entrance. There is a small enclosed volume at the rear of the carport. The west elevation has several fixed wood sash, double-hung wood sash, and fixed vinyl windows. Much of the west elevation is not visible due to a five-foot privacy fence as well as stored equipment and other fencing.

B10. Significance (continued):

Historic Context

In 1823, Father Jose Altimira led a Mexican expedition into Sonoma County in search of a mission site. After examining several areas, Altimira chose the present-day City of Sonoma as the site for the mission, based on climate and abundant natural resources. The Mexican government, in addition to converting Indians to Catholicism, needed an outpost in Sonoma County to deter Russian expansion in the area. By the end of 1824, the San Francisco Solano de Sonoma mission had baptized 693 neophytes. The Sonoma mission was the last to be founded in California, and the only mission established after Mexico's independence from Spain.¹

In 1834, the Mexican government secularized the entire mission system. The government orders stated that the Missions themselves should become regular parish churches, while the Ranchos surrounding them were to be split up into subsistence plots for the Indian neophytes. In 1835, General Mariano Guadalupe Vallejo was sent to the area to protect the mission and carry out the secularization orders. Vallejo personally laid out the town of Sonoma the same year. He arranged the village according to the classic Mexican town plan, with streets leading to the central plaza that is still at the heart of Downtown Sonoma. The new town became the Mexican government's military headquarters for the region. The Mexican government distributed lots in the new town and granted large chunks of land adjoining the town, mostly to Vallejo's supporters and relatives. Vallejo himself received a vast land grant, Rancho Petaluma, which consisted of 75,000 acres that stretched from Sonoma Creek to Petaluma Creek.²

After a transitional period of military rule, the Gold Rush in 1849 brought tens of thousands of American citizens to California, expediting California statehood. Sonoma was incorporated as a city and as the county seat in 1850, shortly after California achieved statehood. The town's regional political importance was already on the wane, however, and in 1854 the rival town of Santa Rosa usurped the county seat from Sonoma.³

¹ Robert M. Lynch, *The Sonoma Valley Story: Pages Through the Ages*, The Sonoma Index-Tribune, Sonoma, California: 1997, p. 7; Lewis Publishing Company, *An Illustrated History of Sonoma County*. The Lewis Publishing Company: 1889, p. 23 & 27; J.P. Munro-Fraser, *History of Sonoma County, California*. Allen, Bowen & Company Publishers, San Francisco: 1880, p. 42 – 43.

² Lynch, p. 10 & 64; Celeste G. Murphy, *The Story of Sonoma*. W.L. & C.G. Murphy, Sonoma, California: 1937, p. 26 & 30; Munro-Fraser, p. 46.

³ Munro-Fraser, p. 448; Lynch, p. 52 & 72.

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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

Sonoma remained a small village that served the surrounding agricultural area, (which was devoted to wine grapes, fruit trees, stock ranches and various other crops,) for nearly a century after Vallejo laid out its large street grid. By the first decades of the twentieth century, Sonoma had also become a tourist destination, spurred by nationwide promotional campaigns mounted by railroads and California boosters. Local resorts, many of them hot springs in the European mode, thrived until World War I disrupted their trade.⁴

In 1919, Prohibition brought an era of hard times to wine country, when federal agents shuttered most wineries. Despite the difficulties prohibition created for agriculture, however, Sonoma constructed a new high school on Broadway in 1923. The Depression brought new economic privation less than a decade later. The sale of wine was once again legal, but the Depression made it difficult to develop new markets for the product. The California wine business did not truly recover from its prohibition setbacks until well after World War II.⁵

Sonomans participated in World War II by serving in the armed forces as well as through typical support activities like blood drives, "home guard" patrols, and scrap metal collection. However, as a rural town the area did not experience the rapid population growth and other changes experienced by locales which absorbed an influx of defense workers. After the war ended, however, Sonoma was poised for change as the California wine business consolidated its markets. Prosperity and improved transportation infrastructure brought Sonoma much closer to the Bay Area, and encouraged both more visitors and transplants to the area. By 1960, Sonoma's days as a sleepy backwater were coming to an end. The 1960s and 1970s were an era of explosive growth in Sonoma's built environment, and by 1978, Sonoma had annexed 44 additions. The population had grown from 3,023 residents in 1960 to over 40,000 in 1980. As neighborhoods that had been partially rural were built out, wineries and other agriculture moved out into the nearby Valley of the Moon. Increased population allowed for business growth during this era, especially the wine business, which doubled in size.⁶

Property History

The roughly five-acre parcel that would eventually become the Sealey Vineyards (as well as portions of the Sebastiani vineyards to the east) were part of the first vineyard established in Sonoma. The Franciscan priests that founded the mission planted a vineyard north of Spain Street and east of the Sonoma Plaza in 1825. After the missions were secularized, Mariano Vallejo took over a portion of the vineyards. In the 1880s, the Catholic Church still owned a large portion of the vineyards, which were the last remnant of the once-expansive mission holdings. In 1890, Patrick William Riordan, the Archbishop of San Francisco, deeded a right of way to the San Francisco and North Pacific Railway Company for a railway line. Four years later, Riordan sold a portion of the mission vineyards to Thomas Brown.⁷

⁴ Lynch, p. 136, 132 – 133.

⁵ Lynch, p. 173, 186; Valerie Sherer Mathes and Diane Moll Smith, *Images of America: Sonoma Valley*. Arcadia Publishing, San Francisco.

⁶ Lynch, p. 225, 228, & 233.

⁷ Robert S. Smile, *The Sonoma Mission, San Francisco Solano de Sonoma: The Founding, Ruin and Restoration of California's 21st Mission*, Valley Publishers, Fresno, California: 1975, p.119; Deeds on file at Sonoma County Recorder's Office.

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*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update

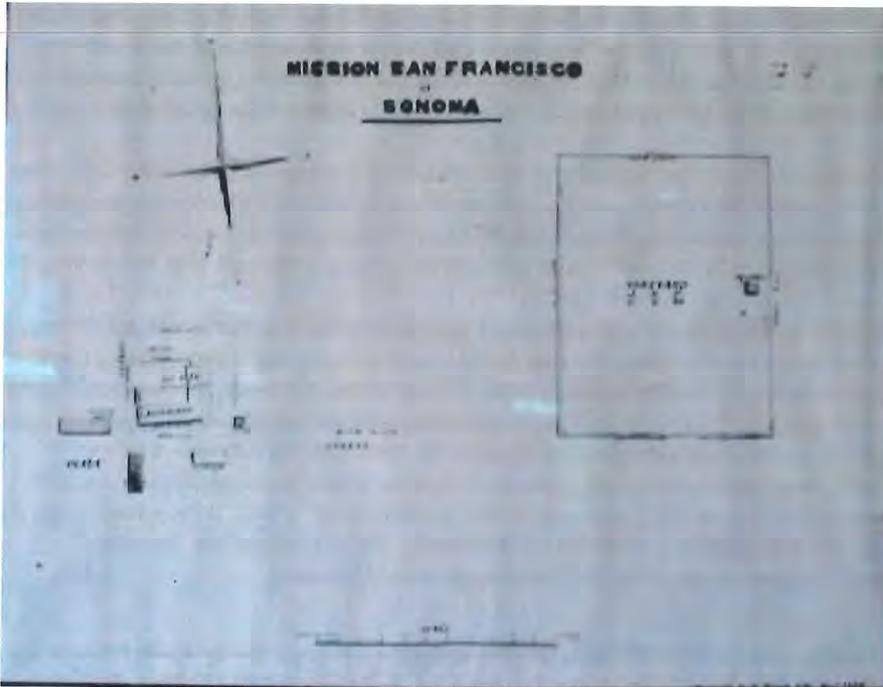


Figure 2: Map of Mission San Francisco at Sonoma showing Mission vineyard, 1854.

Thomas Brown purchased part of the mission vineyards from Riordan in 1894. Brown was born in Scotland about 1846 and immigrated to the United States about 1875. He married a French-speaking Swiss woman named Valentine about 1892, and the couple had a son named Louis about 1902. The parcel was on the west side of Fourth Street East, which was then called Huichica Street after the nearby Rancho. It included acreage both north and south of the railroad tracks, and encompassed lots 249, 250, 251, 252, 257, and 258 as well as land set aside for Cooper and Turkey Streets, which were never developed. Brown was a poultry farmer and later also raised dairy cattle on the property. There is no evidence that Brown grew grapes on the property or made wine. The family lived on the property from at least 1900 – 1930, although they may have moved in as soon as they acquired the parcel. The farm house near the center of the property appears to have originally been a gable-front-and-wing type Folk House, and is likely to have been constructed by the Browns circa 1895. In 1922, the Browns sold the southern portion of the property to Samuele Sebastiani, who constructed a storage building adjacent to the railroad tracks. Brown retained Lots 249 and 250, which correspond to the five acres that are currently the Sealey Mission Vineyards.⁸

The current caretaker house (249 Fourth Street East) may have been constructed about the same time, although research has revealed few definitive facts about the building and multiple alterations have obscured its original design. County Assessor's records give an estimated build date of 1949 for the dwelling. Aerial photographs, however, demonstrate that it was constructed prior to 1948. The building has been altered over the decades with the installation of "storybook" style decorative trim, stucco cladding, and vinyl windows, however the presence of wood-frame windows at the rear are consistent with pre-1948 construction. Careful inspection of its plan also reveals that its basic form is that of a hall-and-parlor type Folk House, a dwelling that was constructed in rural areas until about 1930. The small rectangular floor plan, shed roof projecting from the building's east elevation, and "saltbox" roof created by a side gable with shed roof rear addition are all consistent with this type of vernacular house. Therefore, it was probably constructed between 1900 and 1930 when the Browns owned the parcel.

In 1935, Samuele and Elvira Sebastiani purchased the property from Thomas Brown. Valentine Brown died between 1930 and 1935, so Thomas was a widower, and nearly 90 years old. Samuele Sebastiani was born in Farnetta Italy about 1876, and immigrated to the United States at the age of twenty-one. He worked at a Sonoma winery and then as a teamster in 1902 – 1903, purchasing his own winery on Fourth Street East in 1904. Sebastiani bought the Milani winery on a handshake agreement, paying for the property after he began selling

⁸ U.S. Census Records, Sonoma California, 1910, 1920, 1930.

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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

wine. By 1909, he owned the winery outright. He bought a second winery in Lodi, and branched out into real estate development after his success in the wine business. During Prohibition, he managed to stay afloat by making sacramental wine. He built the Sebastiani Theatre on the Sonoma square as well as an apartment building and a number of houses near his winery. He also began canning fruit during Prohibition. Many of these pursuits were designed to employ people during the difficult economic times caused by Prohibition and the Great Depression that followed it.⁹

Sebastiani married Elvira Eraldi in 1904, the year he started his winery. Elvira's parents Enrico and Mary were Italian-American, and she was born in Connecticut in 1888. The family came to Sonoma soon thereafter, where Elvira's three younger siblings were born. Her father was the proprietor of the local Lone Star Saloon, a popular gathering spot for local Italian immigrants, and Samuele met Elvira there. She would have been only sixteen when they married. Children Sabrina, Lawrence, and August were born between 1906 and 1914. The Sebastiani family lived on their winery property on the east side of First Street East by 1920. When they purchased the Brown Ranch across the street, they do not appear to have moved. Samuele Sebastiani died in 1944, and Elvira ten years later.

After Samuele Sebastiani's death, eldest son August Sebastiani (who was at that time in his early 30s) took over winery operations. August and his wife Sylvia purchased the winery from the estate, and August began making wine under the Sebastiani name. Gifted in marketing as well as an expert winemaker, the younger Sebastiani presided over a vast expansion of the winery before his death in 1980. Sebastiani descendants continued to operate Sebastiani Winery through 2007.¹⁰

About 1947, August and Sylvia Sebastiani constructed Casa Sebastiani, a large stone house on a knoll just north of the western portion of the former Brown Ranch property. The Brown Ranch had been used for pasture before the Sebastiani purchase, and it does not appear to have been immediately incorporated into the Sebastiani vineyards. By the late 1960s, there were still no grapevines on the property. Its twentieth-century use as a vineyard appears to date from the 1980s.¹¹

In 2009, Sebastiani Vineyards sold the five-acre current parcel to Terry Noyer, Stephen M. Shaw, and Jodi Wong Shaw. At the end of that same year, Noyer and the Shaws sold the property to Mark and Marylinda Eichstaedt of Tiburon. Mark Eichstaedt graduated from Ohio State University in 1971, and then earned an MBA from Northwestern. He became a CPA in 1975 and started his own San Francisco accounting firm in 1981. Marylinda is also a CPA. The couple applied for permits to replace the existing garage with a garage/barn and to use 249 First Street East as caretaker housing. The Planning Commission approved the request. The Eichstaedts appear to have remodeled the main house near the center of the parcel at that time, adding a wrap-around porch to the rear, replacing windows, and making many other alterations. The barn/garage building northwest of the main house was constructed at the same time, and replaced an existing somewhat smaller barn just to the south. Current owners Peter and Elizabeth Sealey of Sausalito purchased the property from the Eichstaedts in 2013.¹²

Evaluation:

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. Local historic register requirements are based on the state and national standards.

Criterion A/1: 249 – 277 Fourth Street East is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although the parcel was part of Sonoma's first vineyard, which was established by the Sonoma Mission priests in 1825, none of the extant buildings on the property date from its period of use as a vineyard by the Mission. If the vineyard had been in continuous use as such since the Mission era it may have been significant as a historic landscape, however, there is no evidence of grape-growing on the parcel between 1900 and 1980. Therefore, the property is not significantly associated with this important local context and the buildings and vineyards are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A.

Criterion B/2: 249 – 277 Fourth Street East is not associated with the lives of persons important to local, state, or national history. The Brown family, who appear to have built both houses, were not significant enough to Sonoma history to rise to the level required for

⁹ Gaye Lebaron, "Chapter 1: Sebastiani Tale Begins with Samuele," Santa Rosa Press Democrat, May 4, 1986; U.S. Census Records, Sonoma California, 1920.

¹⁰ New York Times, "August Sebastiani is Dead at 66," February 19, 1980, p. B4, col. 4-5;

¹¹ Historic Aerials, Nationwide Environmental Title Research, <http://www.historicaerials.com/>, accessed September 21, 2015.

¹² Realize CPA, LLC, 2015, <http://realizecpa.com/team/>, accessed September 4, 2015; Minutes, City of Sonoma, Planning Commission, January 14, 2010.

Page 7 of 13 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East

*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

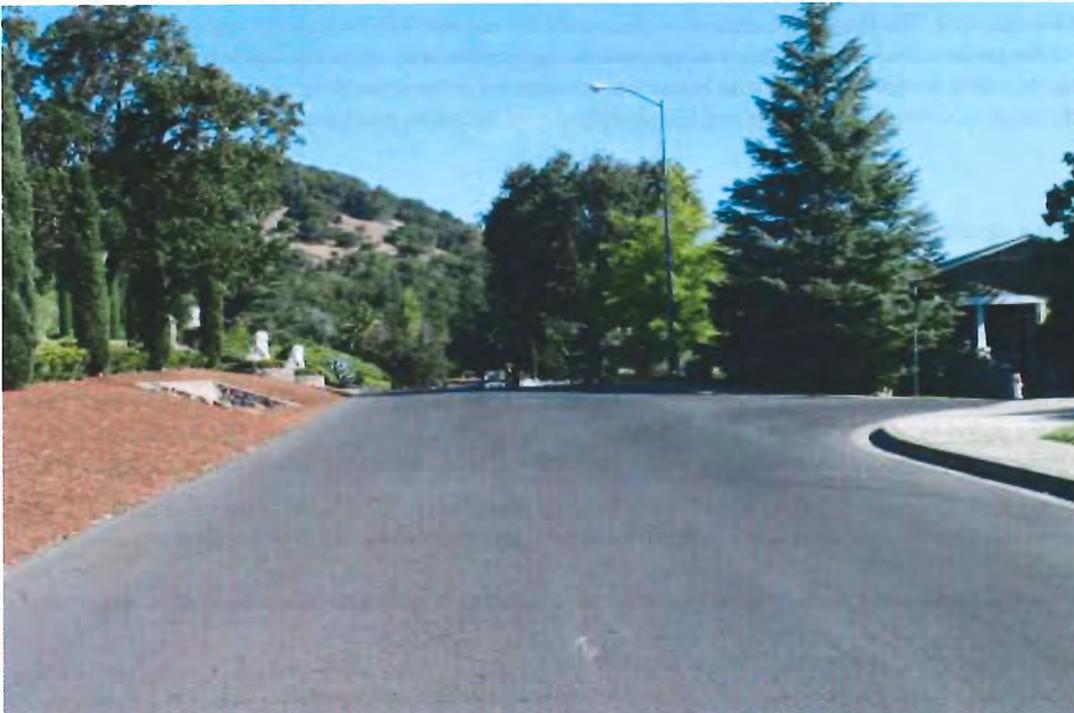
historic eligibility. Samuele and August Sebastiani were both important to Sonoma history, but are not significantly associated with either house on the property despite their ownership of the parcel. Therefore the house is not eligible to the NRHP, CRHR, or City of Sonoma Register under Criterion B/2.

Criterion C/3: 249 – 277 Fourth Street East is not significant under Criterion 3 for its architecture. The two historic-period houses appear to have originally been common examples of late nineteenth- and early twentieth-century Folk Houses. However, both have been so heavily altered over the years that the details of their original construction have been obscured. Therefore the houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Sonoma historic register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 249 – 277 Fourth Street East does not appear to be a principal source of important information in this regard.

The property is not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings on it do not qualify as historic resources.

Photographs:



Photograph 1: Neighborhood setting looking north on Fourth Street East, subject property left of frame, September 2, 2015.

Page 8 of 13 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East
*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update



Photograph 2: Neighborhood setting looking south on Fourth Street East, subject property right of frame, September 2, 2015.



Photograph 3: North and east elevations of caretaker house, camera facing south, September 2, 2015.

Page 9 of 13 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East
*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update



Photograph 4: South and east elevations of caretaker house and covered patio, camera facing north, September 2, 2015.



Photograph 5: Property gardens, camera facing west, September 2, 2015.

Page 10 of 13 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East
*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update



Photograph 6: North elevation of main house showing main entrance, camera facing south, September 2, 2015.



Photograph 7: Back porch on south and west elevations of main house, camera facing east, September 2, 2015.

Page 11 of 13 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East
*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update



Photograph 8: North and west elevations of main house, camera facing south, September 2, 2015.



Photograph 9: Detail, open eaves on north elevation of main house, camera facing south, September 2, 2015.

Page 12 of 13 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East

*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update



Photograph 10: Property vineyards, camera facing east, September 2, 2015.



Photograph 11: South and west elevations of garage/barn, camera facing north, September 2, 2015.

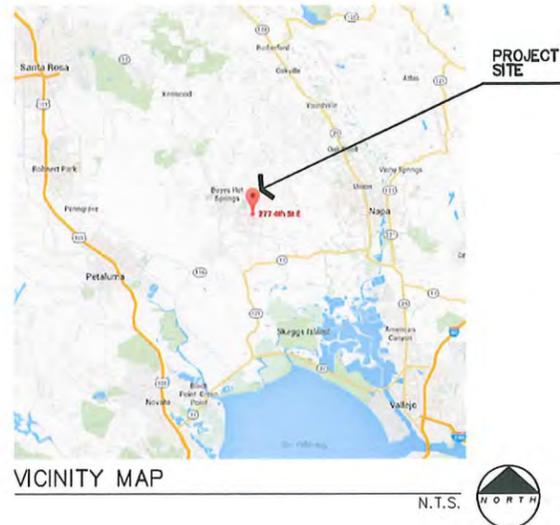
DPR 523B (1/95)

*Required Information

Page 13 of 13 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East
*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update



Photograph 12: Property gardens and sculpture, camera facing northwest, September 2, 2015.



DRAWING INDEX

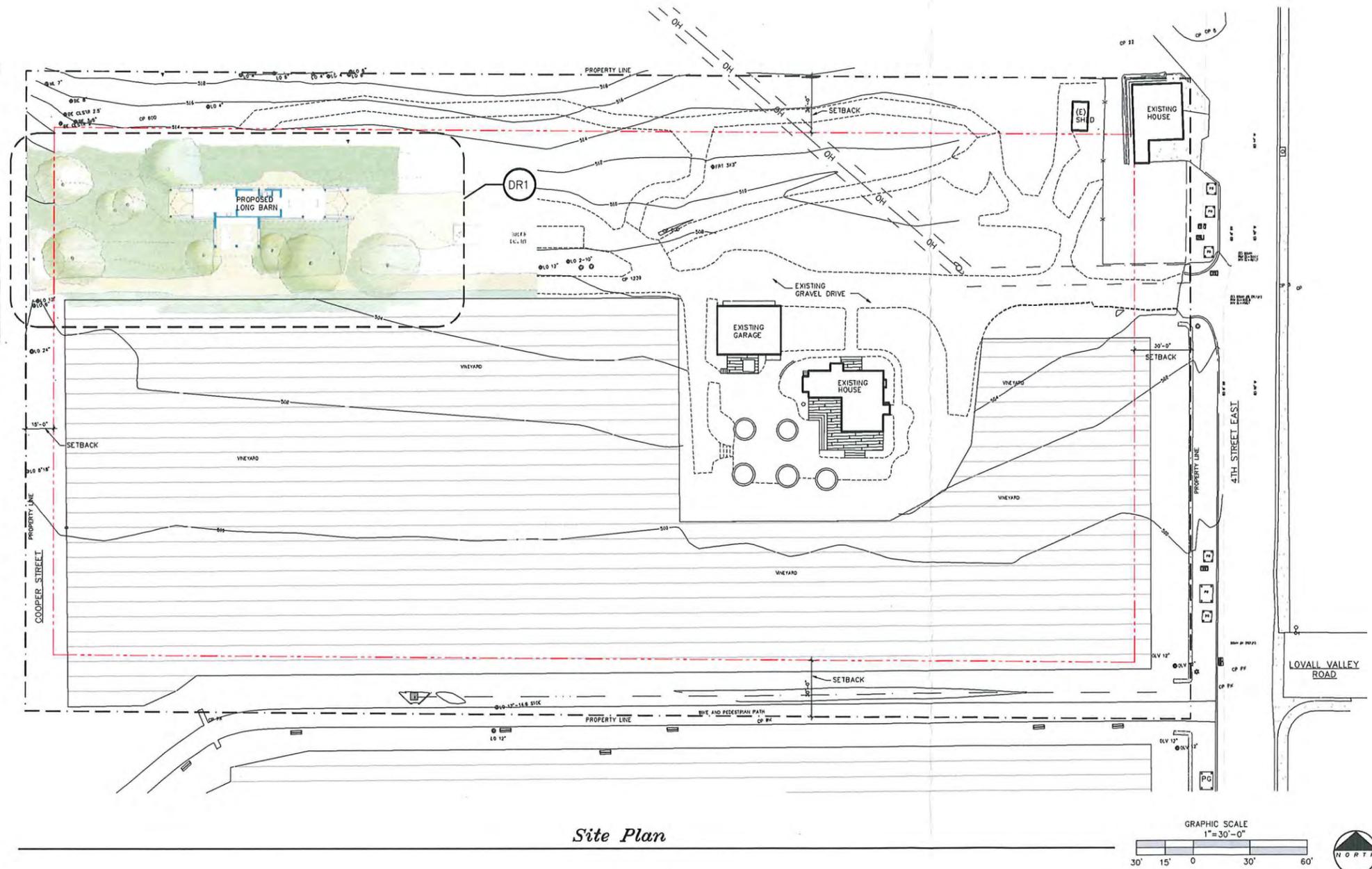
DRAWING NO.	DESCRIPTION
DR0	COVER SHEET, DRAWING INDEX, PLANNING INFORMATION, VICINITY MAP, PROJECT MAP, SITE PLAN
DR01	EXISTING SITE SURVEY
DR1	PROPOSED LONG BARN FLOOR PLAN / EXTERIOR ELEVATIONS & BUILDING SECTION

PLANNING INFORMATION

A.P.N.: 018-141-004

ZONING: A-H DESCRIPTION	CODE	EXISTING		PROPOSED	
		FLOOR AREA	SITE COVERAGE	FLOOR AREA	SITE COVERAGE
LOT AREA		216,353.26 SF			
FLOOR AREA		10,634 sf	3,647 sf	4,768 sf	
FAR		0.05	0.02	0.02	
SITE COVERAGE		21,267 sf	3,128 sf		5,049 sf
SITE COVERAGE RATIO		10%	1.44%		2.33%
Floor Area and Site Coverage Breakdown					
Existing 2nd Residence	850/1,105 sf	902 sf	902 sf	902 sf	902 sf
Existing Shed		126 sf	126 sf	126 sf	126 sf
Existing Main Residence					
- Main Floor Living Area	850/1,105 sf	1,018 sf	1,018 sf	1,018 sf	1,018 sf
- Covered Veranda and porch		588 sf	588 sf	588 sf	588 sf
Existing Detached Garage and Studio					
- Garage	1000/1,300sf	852 sf	852 sf	852 sf	852 sf
- Studio Above		561 sf	561 sf	561 sf	561 sf
- Balcony					42 sf
New Detached Barn					
- Garage, Storage, Workspace	1000/1,300sf	1,121 sf	1,121 sf	1,121 sf	1,121 sf
- Equipment Carport					400 sf
Deduct first 400 sf of detached garage		-400	-400		
HEIGHT		15'			
SETBACKS		FRONT	NORTH	SOUTH	REAR
	CODE	30'	30'	30'	30'
	PROPOSED	446'	60'	248'	76'

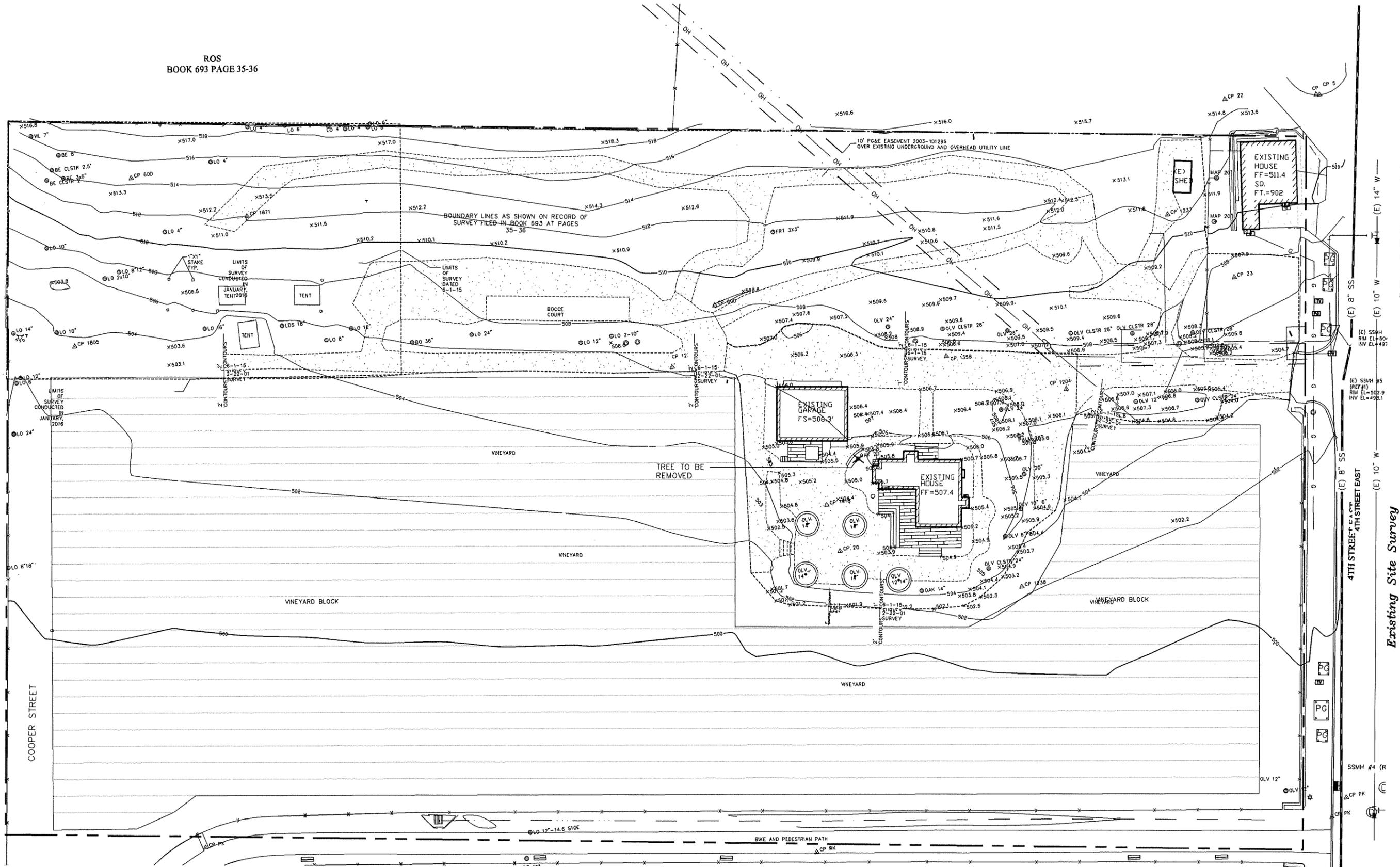
SEALEY MISSION VINEYARD
 Elizabeth and Peter Sealey
 277 4th Street East, Sonoma, Ca.
 A.P.N.: 018.141.004



RECEIVED
 MAY 10 2016
 CITY OF SONOMA

DR0
 New Barn
 06 May 2016
 SUTTON
 SUZUKI
 239 Farm
 Hill Valley
 Sonoma, CA
 94965
 Tel: 415 882 2720
 Fax: 415 882 2720
 Job No. 1512

Cover Sheet



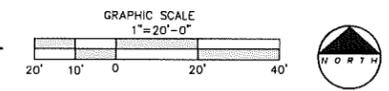
SEALEY MISSION VINEYARD
 Elizabeth and Peter Sealey
 277 4th Street East, Sonoma, Ca.
 A.P.N: 018.141.004

Existing Site Survey
 Scale 1"=20'-0"

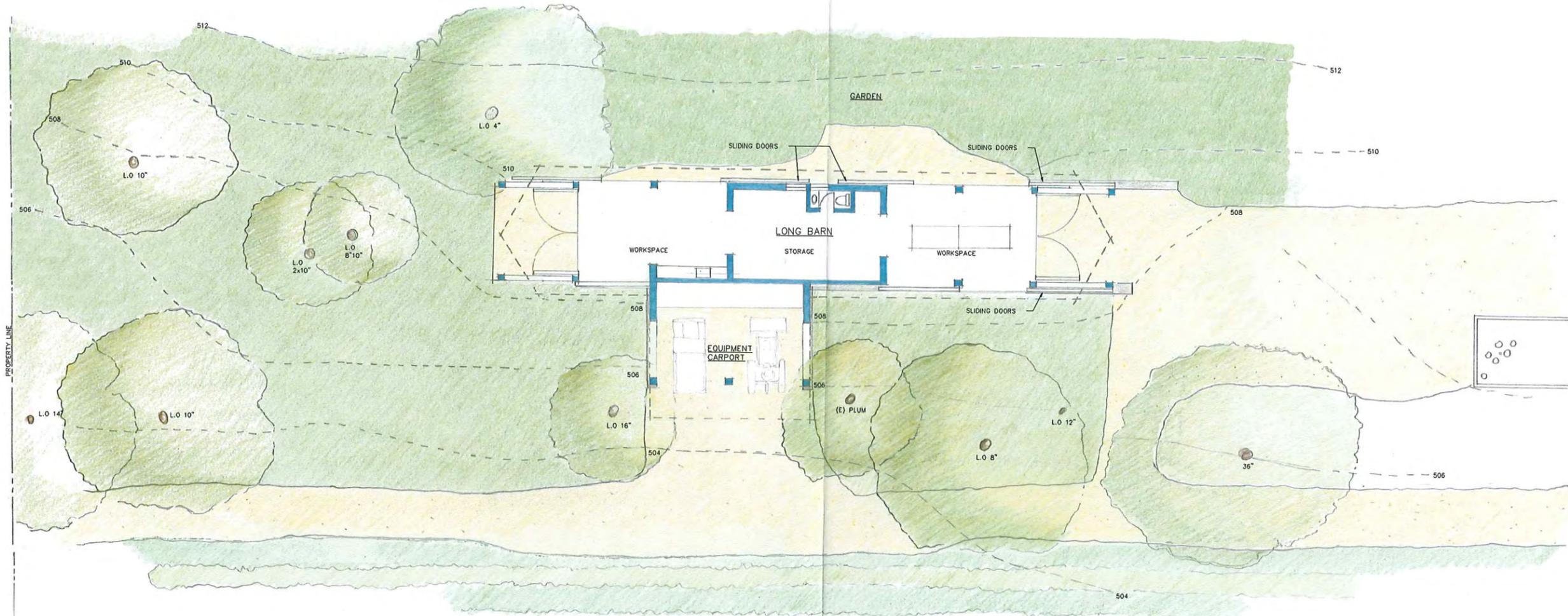
RECEIVED

MAY 10 2016

CITY OF SONOMA

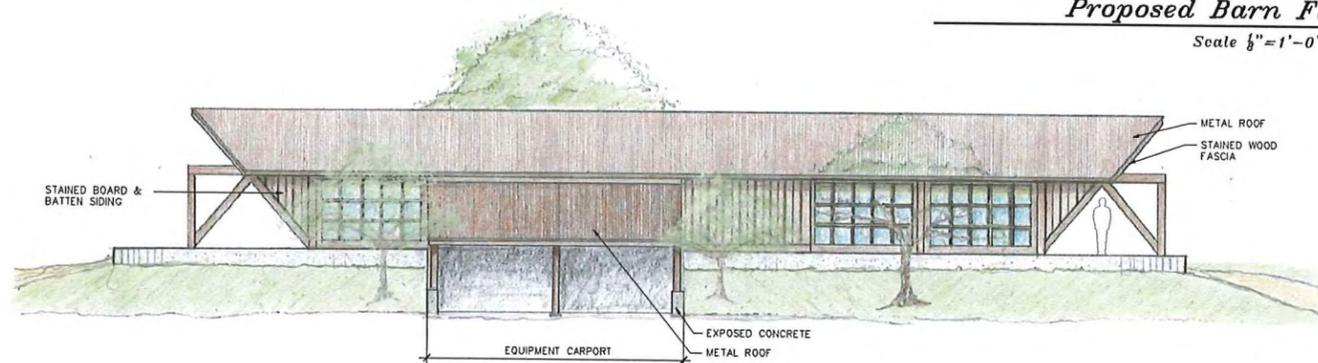


DR01
 New Barr
 06 May 2016
 SUTTON
 SUZUKI
 23 Forest Street
 4th Floor
 Sonoma, CA 94965
 Tel: 707.338.3338
 Fax: 707.338.3339



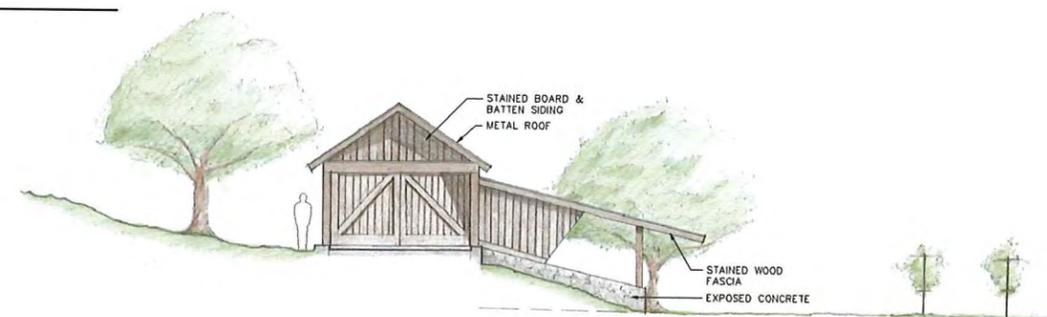
Proposed Barn Floor Plan

Scale 1/8" = 1'-0"



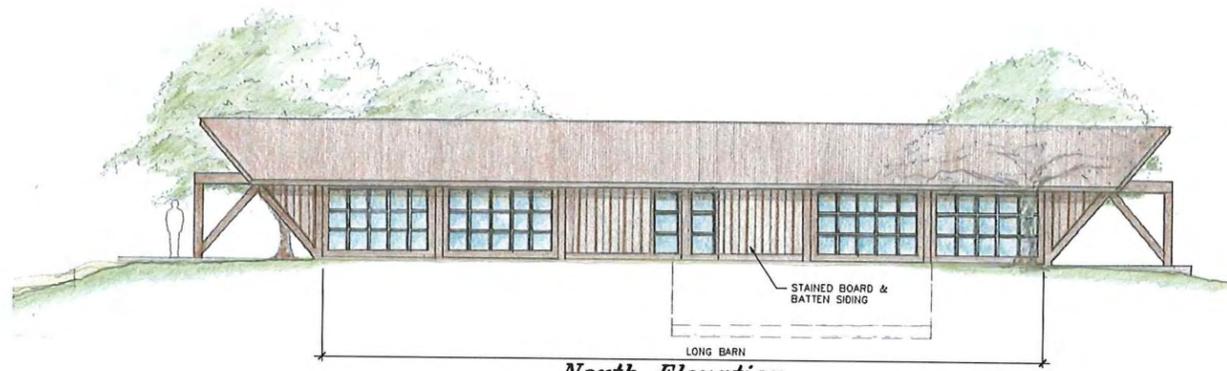
South Elevation

Scale 1/8" = 1'-0"



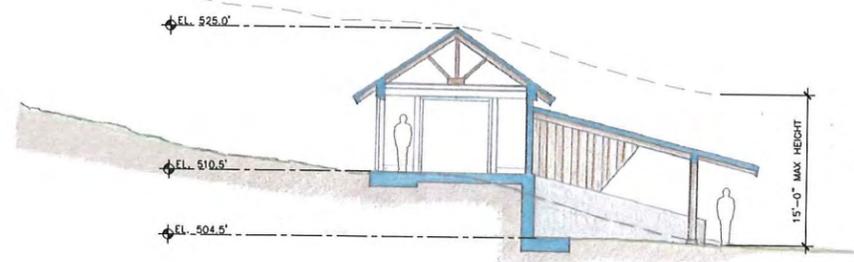
West Elevation (East Similar)

Scale 1/8" = 1'-0"



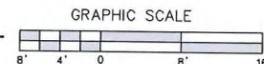
North Elevation

Scale 1/8" = 1'-0"



Building Section

Scale 1/8" = 1'-0"



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MAY 10 2016
CITY OF SONOMA

SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004

Proposed Barn Floor Plan / Exterior Elevations / Building Section

DR1
New Barn
06 May 2016

SUTTON
SUZUKI
Architects
19 Forest Hill Valley
CA 94927
Tel: 415.388.3128
Fax: 415.388.3128
JOB NO. 1512





City of Sonoma
***Design Review and Historic
Preservation Commission***
Agenda Item Summary

DRHPC Agenda Item: 4

Meeting Date: 05/17/16

Applicant

Michael Marino

Project Location

166 and 168 West Napa Street

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
Year Built: 1950
-

Request

Demolition of a duplex on the property at 166 and 168 West Napa Street.

Summary

The property is a ±20,100 square foot parcel located on the north side of West Napa Street midblock between First Street West and Second Street West. The parcel is developed with two vacation rentals and a duplex.

The property is located within the City's Historic Overlay Zone; however, it is not listed on the local Historic Resources Survey, the State Register, or the National Register. However, under the Development Code, demolition of any structure over 50 years old is subject to review and approval by the DRHPC. A copy of the existing site plan (Site Plan) is attached.

Historical Significance: According to the State Office of Historic Preservation, structures over 50 years old *may* be historically significant, even if not listed on a local or State/National register. Pursuant to §15064.5 of the California Environmental Quality Act (CEQA), a resource is considered "historically significant" if the resource meets any one of the following criteria for listing on the California Register of Historical Resources (as set forth under Public Resource Code §5024.1):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the buildings, in August 2002, a previous applicant commissioned Diana Painter to prepare a historical evaluation of the property to determine if the structures were historically significant. The historic resource evaluation found that the property and structures do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Research and Evaluation for the Historic Significance of the Properties at 164-172 West Napa Street, dated August 2002). Because the structure is not an historical resource, demolishing it would not have a significant effect on the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

City Regulations for Demolition Permits: The City's regulations for demolition permits rely heavily on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. If the DRHPC determines that the residence does not qualify as a historic resource

under CEQA and can make the findings listed below, then the demolition may be approved. If the DRHPC chooses to approve the demolition of the residence, the DRHPC may require that the duplex not be demolished until building permits for the replacement structure have been issued and that the inside and outside of the duplex be photo documented and submitted to the Sonoma League for Historic Preservation and City of Sonoma.

Required Findings: As set forth in §19.54.090 of the Development Code, the DRHPC must make the following findings to approve a Demolition Permit:

1. The structure is not historically significant, based upon the criteria established by the State Office of Historic Preservation (listed above); or
2. The structure does not represent a unique and irreplaceable historic or architectural resource;
3. The community benefit of preserving the structure is outweighed by the cost of preservation and rehabilitation;
4. The adaptive re-use of the structure is infeasible or inappropriate, due to economic considerations, structural conditions or land use incompatibility; and
5. The relocation of the structure is infeasible due to cost, structural conditions or lack of an interested taker.

All demolition projects require a demolition permit from the City of Sonoma Building Department prior to performing any demolition work. Additional clearances from the Bay Area Air Quality Management District (hazardous materials 'J' number), Sonoma County PRMD (sewer disconnect permit), Sonoma County Health Department (well abandonment permit), Sonoma Planning Department (tree protection and storm water management best practices), and other agencies or departments may be required prior to issuance of a demolition permit. For further information, please contact the Building Department at (707) 938-3681.

If commissioners wish to arrange a site visit to inspect the home independently, please contact the applicant, Michael Marino at (707) 732-8188.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments:

1. Project narrative.
2. Pictures of existing residence.
3. Site plan.
4. Research and Evaluation of the Historic Significance of the Properties at 164-172 West Napa Street Sonoma, Sonoma County, California August 2002.

cc: Michael Marino
500 Michael Drive
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLPH Historic Survey, via email

Mary Martinez, via will call at City Hall

Project Description
158-166-168 West Napa Street

This particular request is to demo the existing duplex know as 166 and 168 West Napa as well as the existing shed/garage located at 158 West Napa. The duplex although its actual date of construction is unknown appears to have been built in the early to mid-70s. After a historical review was conducted several years ago a demo permit was approved from Design Review however never acted upon.

I am currently working with the city for the overall plan which will be to merge the 2 parcels leaving the existing 3 houses up front and building a new 6 plex with reception building in the rear. The completed project would be owner operated and run as a small boutique hotel or vacation rental.

The new construction will be designed to complement Sonoma's style in the early 1900's and presented to this commission at a future meeting.

I am currently on the job site daily and encourage you to give me a call so we can meet onsite for any further explanation or to answer any questions.

I can be reached at 707 732-8188

Michael Marino
500 Michael Drive
Sonoma, Ca 95476

APR 18 2016

DIANA J. PAINTER
*Architectural Research, Preservation Planning,
Urban Design*

**Research and Evaluation
of the Historic Significance
of the Properties at 164-172 West Napa Street
Sonoma, Sonoma County, California
August 2002**

Prepared for:
Ms. Claire Stevens, Executor
Estate of Irma Voss
1340 Vermont Avenue
Concord, California 94521

Prepared by

Diana J. Painter, PhD

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- Evaluation

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- Figure 7 170-172 West Napa Street, front facade

SUMMARY

This evaluation of the three structures at 164 -- 172 West Napa Street has been undertaken to determine the historical and architectural significance of the structures and their ownership/tenancy within the setting of the City of Sonoma. The structures were evaluated against the eligibility criteria established by the State of California, which are consistent with the eligibility criteria for the National Register of Historic Places. The property was evaluated against Eligibility Criteria 2, which requires significance with respect to a direct association with a person significant to local (or state or national) history, and Eligibility Criteria 3, which requires significance with respect to architectural design.

With respect to Eligibility Criteria 2 it was found that, although the site has been associated with local community leaders and professional people who have made contributions to the community, the property did not meet the test of these criteria, which is quite stringent in its requirement that the property have a direct relationship with local leaders. All of the individuals associated with this property lived and/or worked there for a portion of their careers. The structures were not necessarily associated with those individuals during the most significant periods in their careers, however, nor could a direct relationship be established between the individuals, their contributions, and the structures.

The era in which the structures at 164 and 170-172 West Napa were developed and remodeled, respectively, was one in which a variety of architectural styles were being expressed in the design of modest cottages and bungalows. With respect to Eligibility Criteria 3 it was found that, although the older structures on the property displayed characteristics of this era, they were not particularly good examples in terms of their representation of a style or genre. In addition, the property at 170-172 West Napa has been heavily modified over time, so it is difficult to make a correlation between the design of the structure and the activities that took place during what would have been its period of significance. So while both of these structures contribute to the small scale, architectural variety, and mix of commercial/residential structures along this street, they are not necessarily architecturally significant in themselves.

INTRODUCTION

Purpose of Report

Pacific Union has been retained by the estate of Irma Voss to undertake preliminary permitting for the property at 164-172 West Napa Street, prior to selling the property. In the course of responding to initial inquiries about permitting, the City of Sonoma requested that an evaluation of the potential historic significance of the property be undertaken. This evaluation is being prepared prior to permit review by the Architectural Review Commission.

The estate of Irma Voss retained Diana J. Painter to undertake this evaluation. I am a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. I am also on the list of approved architectural historians with the State Office of Historic Preservation's Northwest Information Center in Rohnert Park, California.

Project Approach

There are four 'tests' for the historic significance of a property or site in the State of California. These criteria are modeled after the national criteria. Many local municipalities adopt the state or national criteria by reference and use them to determine whether sites and buildings are eligible for local, State or National Register listing. But even if the local agency does not specifically adopt the criteria, the criteria still apply if the proposal is subject to the California Environmental Policy Act.

... a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to the proposed project's impacts to historical resources (PRC 21084.1; 14 CCR 15064.5(3)).

The State Eligibility Criteria were used to structure the research conducted for this report. In order to be determined significant, an historical resource must meet one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (*California Environmental Quality Act (CEQA) and Historic Resources, p. 31*).

In addition to meeting one or more of the above criteria, a property must retain enough of its *integrity* to convey the reasons for its significance. For example, if the property is determined to be significant for its architectural design (Criteria 3), it must retain enough of its appearance and historic character to be recognizable as an historic resource and representative of its *period of significance* (*California Environmental Quality Act (CEQA) and Historic Resources, p. 31*).

If a property is determined to be significant for its association with the lives of persons important to local, state or national history (Criteria 2), the property must also meet additional tests. First, the contributions of the person or persons must be determined to be significant. One of the tests of significance in this area involves comparing the contributions of the individual or individuals with others active or influential in the same arena.

The second test involves determining whether the person's *association* with the subject property is significant. Guidelines established by the National Park Service for this test state that:

- the person must be directly associated with the property;
- the property must be associated with the person during the time of their contribution to the community or to their field;
- the property must represent the individual's significant contribution;
- it should compare favorably with other properties that also represent the person's historic contributions; and
- the property must retain *integrity* from the period of its significant historic associations; again, its *period of significance* (*Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*).

The property at 164-172 West Napa Street was evaluated against Criteria 2 and Criteria 3, as it was determined that these criteria had the most potential relevance to the subject property.

Research Methodology

Preparation of this report involved consultation with staff and members of the following agencies and organizations: The State Historic Preservation Office's Northwest Information Center; the City of Sonoma Planning and Building Divisions; the Central-Santa Rosa Library Local History Collection; Sonoma Valley Regional Library; Sonoma

County Assessor's Office; Sonoma County Recorder's Office; Sonoma League for Historic Preservation; and the Sonoma Valley Historical Society.

Architectural resources that were consulted include: The Guide to Architecture in San Francisco and Northern California by David Gebhard, et. al.; American Architecture by Cyril M. Harris; Classic Houses of the Twenties by J. D. Loizeaux; A Field Guide to American Houses by Virginia & Less McAlester; and House Styles in America by James C. Massey and Shirley Maxwell.

Local history sources include Robert M. Lynch's The Sonoma Valley Story; Saga of Sonoma published by the Sonoma Valley Historical Society; and articles from the Sonoma Index-Tribune.

Two site visits in August 2002 allowed for documentation of the site as it exists today. Sanborn Maps dating from 1888, 1891, 1897, 1905, 1906, 1923 and 1934 were consulted to document the site as it existed in the past. Assessor records supplied information on building dates and configurations. And finally, city directories from 1905 to 2002 and the property's chain of title were consulted to corroborate other research. No historic photographs were available from the above sources for the project site, with the exception of photos of the front facades from the 1950s from the Sonoma County Assessor records.

PROPERTY DESCRIPTION

The site (APN 018-202-009) is addressed as 164 – 172 West Napa Street. It is located near the northeast corner of West Napa Street and 2nd Street West, in downtown Sonoma, one block from the Plaza (see Figure 1).¹

Three structures occupy the rectangular site. A duplex, addressed as 170 – 172 West Napa, is located on the western portion of the site (on the left, as viewed from the street); another duplex, addressed as 166 – 168 West Napa, is located along the back of the lot; and a commercial office, addressed as 164 West Napa, is located on the east side of the site (on the right, as viewed from the street). The office is called the Moon Valley Professional Building. There is an open carport attached to 170-172 West Napa, and a surface parking lot exists in back of the commercial office, along the east boundary of the site. The front yard of the property is formally landscaped, as are some of the side yards.

Assessor records indicated the following dates for the respective structures:

- 164 West Napa – 1925
- 166 – 168 West Napa – 1950
- 170 – 172 West Napa – 1913, remodeled in 1925.

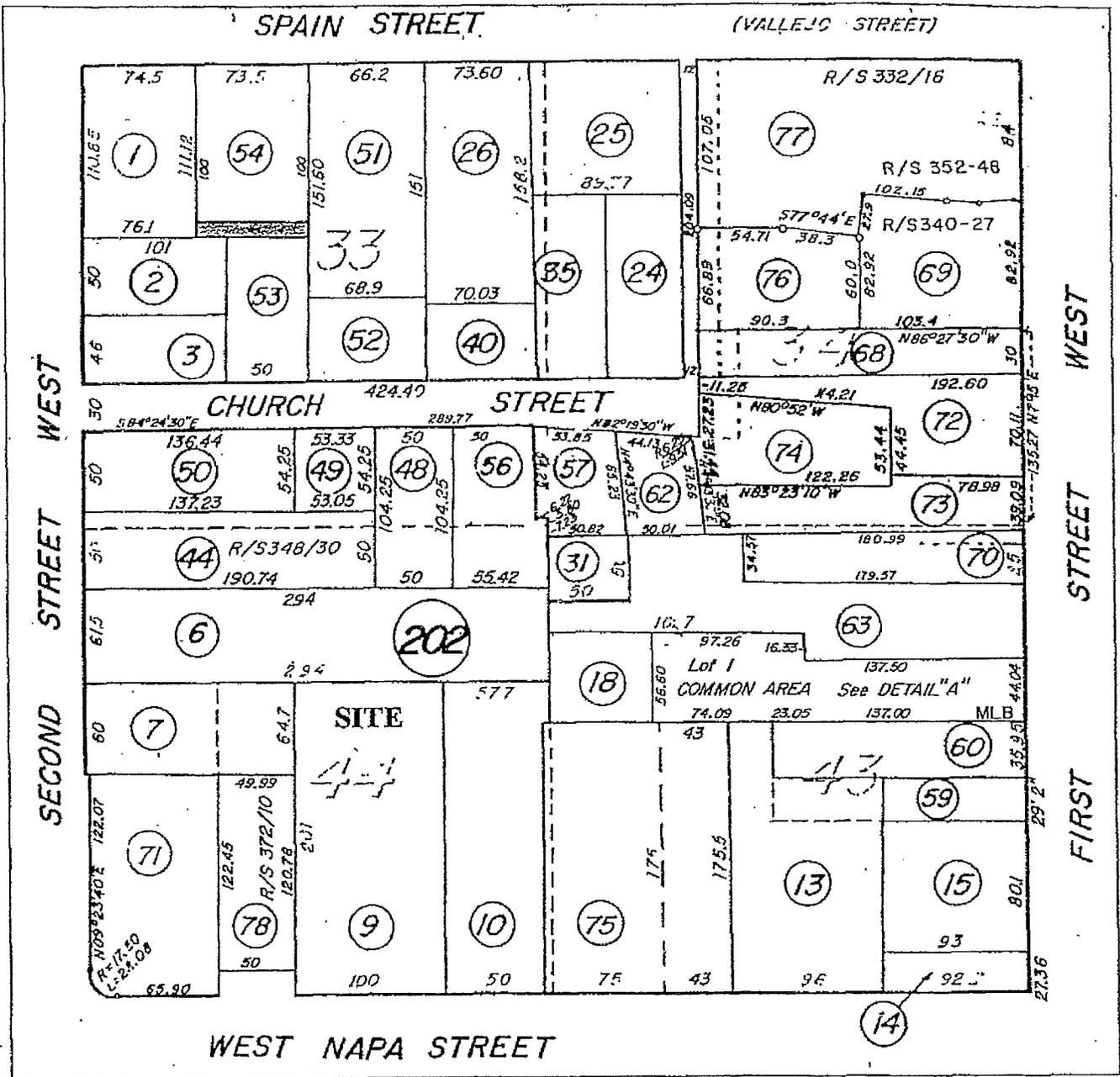


Figure 1 Parcel Map

PROPERTY CONTEXT

Physical Context

Historical Development: The subject property is within the original town site laid out by General Vallejo on behalf of the Mexican government. Sanborn maps for West Napa Street between First and Second Streets from late 19th century, however, indicate that very little development took place in this area prior to the turn of the century. Most of the commercial development was on First Street West, fronting on the Plaza, which was the center of town.

The 1888 Sanborn shows a general store and drug store on the corner of West Napa and First Street West, with a buggy house and wine cellar farther down the block. The latter were converted to dwellings by 1897. By 1905 there was a house on the corner of West Napa and 2nd Street West, but otherwise this side of the block contained only the buildings mentioned earlier.

Newspaper articles indicate that much of residential development in Sonoma was taking place east of the Plaza in the early 20th century ("*The City of Sonoma Experiencing Home-Building Boom*," *The Sonoma Index-Tribune*, June 5, 1915). Commercial and civic improvements were also underway in anticipation of visitors to the town in conjunction with the 1915 Pan-Pacific International Exposition in San Francisco.

By 1923, the next available Sanborn map indicates that there were numerous commercial structures on the east half of the block, and three residences on the west half of the block (on the north side of West Napa Street). Additional commercial buildings and renovations of commercial buildings on the street were noted in the newspapers. The house at 170-172 is in its current location, although there are no other structures on the site.

By 1934, the last available Sanborn map for the area, there is one additional commercial structure on the block, one additional residence, and the doctor's office at 164 West Napa has been added. In conclusion, it appears that most of the block developed between about 1913 and 1925.

West Napa Street Today: Today both the north and south sides of West Napa Street between First and 2nd Streets display a mix of building types with varying architectural styles. Building ages span over 100 years, from the commercial structures built before the turn of the 20th century, to contemporary structures. Most of the structures are used for commercial purposes. The two duplexes on this site are an exception, in that they are still in residential use. Two commercial properties have a residential appearance -- the Moon Valley Professional Building on this site, and the building directly east, which is an historic residence that has been rehabilitated and converted to commercial use.

Building styles and materials range from a false front structure with corrugated metal siding to a contemporary office building with some historic references and a stucco

finish. Most buildings front on the front property line, in back of the sidewalk, with the exception of the 7-11 at 2nd Street and West Napa. Parking occurs in side lots between buildings or on the street. Buildings are one or two stories in height, and of relatively small scale. Most businesses display retail storefronts. Office uses are an exception.

Regulatory Context

Historic Resources: Although the site is just a block off the Plaza, which was declared a National Historic Landmark in 1961, it is not within the Sonoma Plaza National Historic District, which was adopted in 1974 (see Figure 2). This District is comprised primarily of properties fronting on the Plaza, with the exception of areas extending down East Spain Street and East Napa Street.

Any redevelopment that might occur on this site, however, could trigger a review for historic resources under the auspices of the California Environmental Quality Act, as discussed above. A threshold that is often used by public agencies to prompt an evaluation for historic resources is if a property is 50 years old or older. The DEIR for the Sonoma Redevelopment Plan Project Area Amendment utilizes 45 years as a threshold.

The Historic Resource Survey that was conducted in Sonoma in 1979 did not include the subject property. The closest property that was evaluated for this survey is 158 West Napa, just east of the subject property (see above). State records indicate that the 158 West Napa property "Appears Eligible for the National Register." A number of properties within the block are noted in the 1983 Redevelopment Plan as "Eligible for the National Register" (see Figure 3).

Redevelopment Project Area: The property is within the City of Sonoma's 1983 Redevelopment Project Area, which takes in the downtown and the area west of downtown all the way to Sonoma Creek. It also encompasses neighborhoods to the south and southwest of downtown. The impetus for the Redevelopment District, as described in the Plan, was the need for attention to inadequate infrastructure, the maintenance needs of older structures, inadequate spatial conditions in older commercial and residential structures, and inadequate parking in many commercial areas.

The DEIR for the Sonoma Redevelopment Plan Project Area Amendment notes that redevelopment may impact historic structures, and appropriate mitigation would be to 'determine whether sites containing structures that are or may be of historic value meet the state's criteria for designation as a historic resource' (p. 167).

Policies and Regulations: General Plan goals that apply to this area call for 'defining and reinforcing the historic, small-town characteristics of Sonoma' (Goal CDE-5). Policies are oriented toward ensuring compatibility with neighborhood scale, consistency with historic building patterns, and reusing historic buildings to the greatest extent feasible (p. 24). The DEIR for the General Plan Update notes that "displacement or detracting from the surrounding character of historic sites could still occur under the proposed General

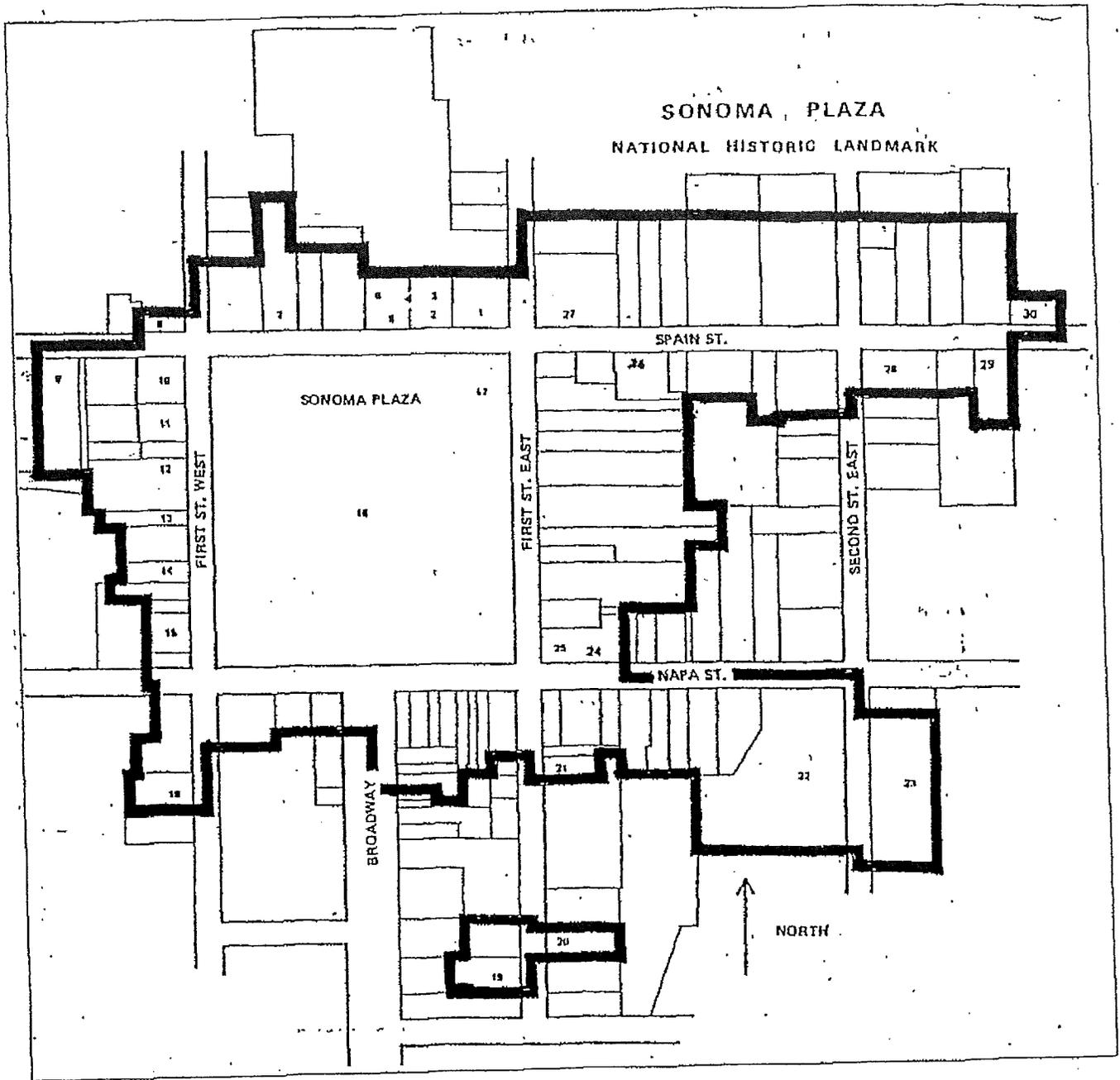


Figure 2 Sonoma Plaza National Historic District

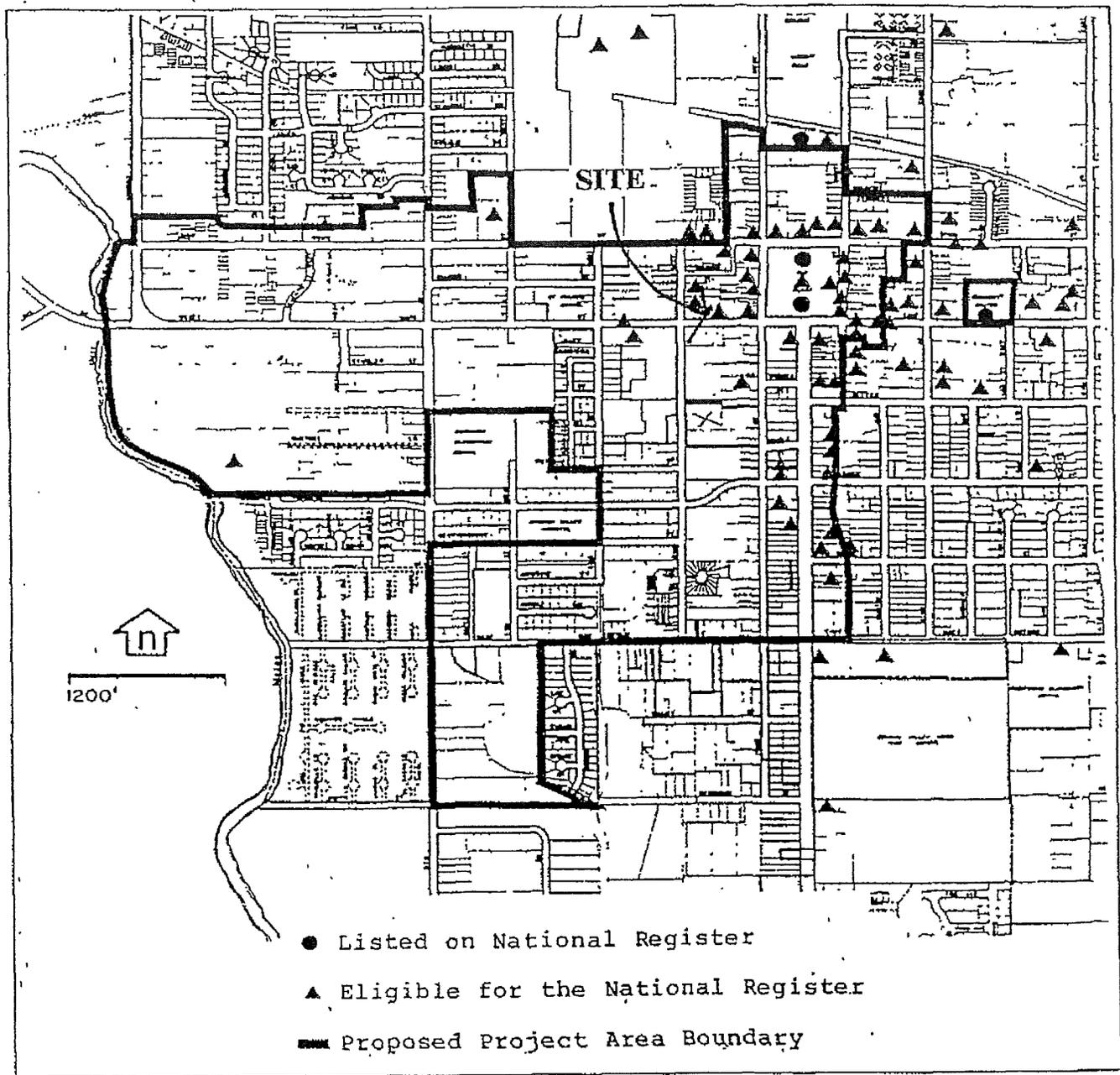


Figure 3

Locations of Historic Structures from 1983 Redevelopment Plan

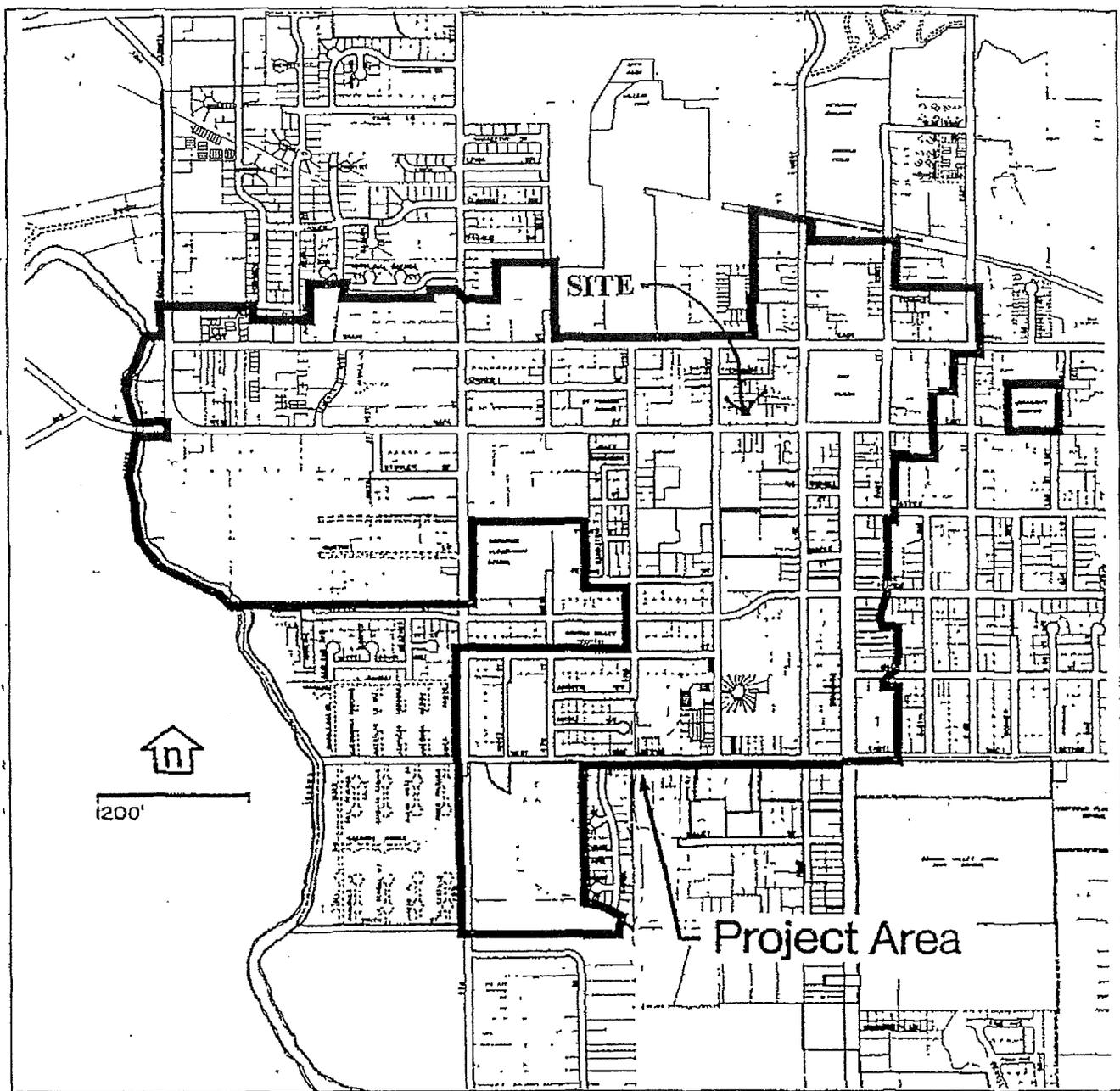


Figure 4

Sonoma Redevelopment Project Area

Plan Update (p. 189). Implementation strategies include developing and adopting town design guidelines. Zoning for this area is CO – Commercial.

APPLICATION OF ELIGIBILITY CRITERIA 2:

Association with persons important to local, California or national history

The following is a brief discussion of persons who have been associated with this site over time. Ownership or tenant information is taken from the preliminary title report, newspaper accounts, newspaper advertisements, and historical directories. A difficulty with using this information is that in the historical references, addresses were seldom used. It was apparently assumed that the reader knew the location of the business by local landmarks. Therefore, tenants are listed only where a street number or building name was given. Information about the persons discussed is from local histories and newspaper stories.

Property Ownerships/Tenancy

According to the preliminary title report, the first owner of this property was Arvilla McHarvey. She is listed in the 1913 Directory as a housekeeper. The 1906 Sanborn Map indicates that the property had not yet been subdivided into the parcel that is reflected by current property boundaries. The first property transfer was recorded in 1903, and the second property transfer was recorded in 1907. Both transactions were between Mrs. Harvey and Dr. Allen M. Thomson.

Dr. Thomson: Dr. Thomson owned this property from 1903/07 until 1927. He could have lived at 170/172 West Napa from 1913 on, which is when the house (now duplex) was built. A newspaper article notes that Drs. Thompson and Hayes were to move their offices into the upper floor of the Bulotti Building, above Sonoma Valley Furniture Company, in 1915.

Dr. Thomson returned from service in World War I in 1919. An ad from that year places Dr. Thomson's office and residence on Napa Street, "across from Mission Garage." An article notes that the Bulotti Building, the location of his previous office, is to be remodeled for a bank in 1923. The offices at 164 West Napa were constructed in 1925. In conclusion, it is possible that Dr. Thomson occupied the West Napa site in various capacities in the 1910s/20s.

Dr. Thomson was a prominent member of the community, as well as one of the few doctors in Sonoma for much of his career. He came to Sonoma in 1901, and married Anita Empanan, a grand-daughter of General Mariano Vallejo, in 1902. In addition to his service as a physician, he was also involved in other business enterprises, including owning a gold mine in Nevada in partnership with other local doctors and the Index-Tribune owner, and a fig ranch in Shasta.

Dr. Thomson was probably best known for his involvement in the forerunners of the Sonoma Hospital, according to accounts in Robert M. Lynch's book, The Sonoma Valley Story. There was no hospital in Sonoma in the early twentieth century. The Crane

Sanitarium in Boyes Springs was the closest facility. After this facility burned down in 1923, the head nurse retired to a ranch on Burndale Road. Dr. Thomson and three other doctors in town - Drs. Wilford B. Hayes, Sophus Boolson and A. K. McGrath - persuaded her to open what became known as the Burndale Sanitarium in 1924. Dr. Edward J. Finnerty joined the group in 1927.

Dr. Thomson was also involved in the development of a modern clinic in Santa Rosa, along with four Santa Rosa doctors, in 1925. It was to be located at 5th and Washington, on the second floor of the Elks Building, and organized along the same lines as the Mayo Clinic. One account has him spending the remainder of his career in Santa Rosa.

Dr. Finnerty: Dr. Finnerty purchased the property in December 1927, and it was in his family until March 1943. It was sold to Althea Edwards in March 1943, who sold it to Pasquale Ventimiglia in January 1944. Dr. Finnerty, as noted above, was part of the Burndale Sanitarium.

Dr. Newman: An article in the January 22, 1943 issue of the Index-Tribune notes that Dr. Newman, who had formerly practiced with Dr. Carroll ~~Edwards~~ ^{Andrews}, would be taking over the offices of Dr. Finnerty, who had accepted a position on the staff of the Sonoma State Home. The property on West Napa would be sold to Mr. and Mrs. Floyd Edwards, who would remodel the house for apartments and occupy one unit themselves. Dr. Newman's offices were advertised at 164 West Napa through the mid-1950s.

About 1944 the Burndale Road facility was taken over by Dr. McGrath, joined by Drs. Carroll B. Andrews and William J. Newman. At that time, however, a new facility was sought. The group leased a two-story building in Buena Vista in 1945. Among the first directors was Dr. Andrews. This facility was used for twenty years, although the need for a new, modern hospital was regularly expressed.

Dr. Andrews: Another physician listed at West Napa in 1941 was Carroll B. Andrews. Dr. Andrews had come to Sonoma in 1933. As noted above, he was also associated with the Burndale Sanitarium in 1944 and Buena Vista in 1945. By 1949 Andrews and others were listed at the American Trust Building on West Napa. Dr. Andrews retired in 1973 after 40 years of service.

In 1952 a committee was formed, including Dr. Newman, to seek a new hospital site and funding. A bond election for this new hospital was defeated in 1953. This was attributed to the work of a committee headed by Dr. Andrews, according to Robert Lynch. Eventually a bond election passed, and the new hospital opened in 1957.

Mr. Newton Dal Poggetto: A local prominent attorney, former judge, and community leader, Newton Dal Poggetto, had his offices at the 164 West Napa building in the late 1960s and early 1970s. He was a founding member of the Sonoma Valley Chamber of Commerce, which started in March 1930.

In 1944 the property was sold to Edward Voss, and it has remained in his family to the present. The Vosses have used the property for a rental throughout their ownership.

Evaluation

The offices at 164 West Napa Street have been associated with a number of important and prominent local citizens. Most of the individuals discussed here lived in Sonoma for much of their career and put in many years of service to the community. However, they are among many others who have played an important role in the formation of the institutions of Sonoma. Further, it appears that most professionals in the town had a number of different offices over the course of their careers, some which may be more directly associated with the periods in which their main contributions were made. In conclusion, it appears that the structures at 164-172 West Napa do not meet the criteria for association with persons important to local history.

APPLICATION OF ELIGIBILITY CRITERIA 3:

Embodies distinctive architectural characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values

164 West Napa Street

Architectural description: This is a one-story, wood-frame structure with a concrete foundation and composite roof. It has a rectangular floor plan, which runs north/south along the east side of the lot. The exterior finish is heavily textured stucco, with brick detailing, primarily at the window sills. A gable roof faces the street, and a cross gable faces the entry drive to the west. The rear addition also has a gable facing the parking area. The structure has a corner entry on the front façade, facing the entry drive, a side entry off the driveway, and an entry to the back addition near the parking area. It is 1,471 square feet in size.

The front façade features a three-part window, with a double-hung window in the center (originally six panes over one pane), and eight fixed panes in the sidelights. The sill is brick. A wood vent set in an arched opening with quoin details and a brick sill is centered under the gable. Single, double-hung windows with six panes over one are typical throughout the structure. Most frames are wood, and sills are brick. The vent detail is also repeated throughout the structure. The back addition has a simpler, contemporary window and entry, and a plain, rectangular rather than decorative vent.

The front corner entry features an arched opening that is also round in plan; that is, projecting from the doorway. This projecting shape is echoed in the stoop and stairs. The arch features brick detailing in the surround. A stepped parapet wall, topped with brick, helps define the entry and small planting areas. A stepped wall of similar design also defines the patio that leads to the stairs, which is stamped, colored concrete. These are the main character-defining features of the building.

Background: This structure has, by all appearances, always been used for offices, despite its residential character. According to assessor records, it was constructed in 1925. It is noted on the 1934 Sanborn map as a doctor's office with x-ray. At that time, there was no rear addition. The first assessment on the property was done in 1949, and the records show the structure as it currently exists. In other words, the addition was probably built between 1934 and 1949. Records also indicate that there are two offices and three exam rooms.

The photograph in the assessor's records, which appears to be from the 1950s, shows the front façade substantially as it exists today with the exception of the middle panel of the front window, which has been changed from a wood-frame double-hung window with six lights over a single pane, to a double-hung, aluminum frame window.

Evaluation: With the exceptions noted, this structure appears to have been unmodified since it was built, and is well-maintained. The landscaping is essentially as designed, including the front entry patio and hardscape details matching the house. Although the structure has apparently always been used for commercial purposes, it was obviously built to convey a residential appearance, and an appearance compatible with the residential structure across the driveway. As a result of the similar scale of the two structures, and similar roof lines and front set-backs, the residence and office present a coherent and complimentary appearance as viewed from the street, despite architectural differences.

166 – 168 West Napa Street

Architectural description: This one-story, wood-frame structure has a concrete foundation and flat roof. It is a rectangular building, running east to west at the rear of the lot. The siding has a stucco finish. The two units are essentially divided by a double garage with contemporary, roll-up door. There is a pair of double-hung, aluminum frame windows between the front door and garage for each unit, and a single, double-hung aluminum frame window on the far side of each front façade. The units are set back from the side and rear fence lines with a six-to-ten foot yard. The easterly unit has a bamboo and wood fence separating a yard area from the parking lot. The units are 672 square feet each, excluding the garage.

Background: This duplex was built in 1950, according to assessor records. No exterior modifications are known to have occurred over time.

Evaluation: This is a straight-forward, utilitarian structure. Landscaping and detailing is minimal. The location of the structure on the lot and its relationship to the other buildings and parking areas result in the building fronting on public parking areas, with minimal private outdoor space.

170 – 172 West Napa Street

Architectural description: This is a one-story, wood-frame structure with a partial stone foundation and composite roof. It has a largely rectangular floor plan, running north/south on the west side of the lot. The front unit has a stucco finish, and the rear unit has a stucco finish on a portion of it, with shingle siding on the majority of the unit. There is an attached three-car carport with an enclosed storage area in the back. Records indicate that the carport was rebuilt in 1991. There is a total of 2,344 square feet of living area, including both units.

This structure displays an enclosed front entry with asymmetrical gable roof projecting from the front façade, which also has a gable roof with a similar pitch. Ashlar concrete steps lead to the front door. There is a tall, narrow side light with three fixed panes to the left of the front door. This detail is repeated on the side walls enclosing the porch.

The façade of the front porch is visually extended with a narrow buttress on the right hand side, and the façade of the main structure is extended on the left with an arched wing wall leading to a side yard off the patio. The patio is again stamped, colored concrete, with a wood fence and formal landscaping.

Double-hung windows flank the front porch, with aluminum awnings and decorative metal grills. Originally, these were eight-paned casement windows, but they have been replaced. A wood, horizontally-oriented vent is located under the gable. A dramatic chimney on the right hand side of the structure is also apparent from the front.

On the east façade, large double-hung windows flank the chimney on the façade nearest the street. Next a screened entry porch leads to doors to both the front and rear unit. Finally, a bank of four, double-hung windows in a wide wood frame is featured on the northern-most section of the stucco unit. This area is actually within the rear unit, although it is within the gable-on-hip roof of the front unit.

The next section of the east façade appears almost as a free-standing room which projects slightly from the main façade of the building. This 'room' has shingle siding, and features two asymmetrically placed windows and a door. It has a shallow roof pitch with a east facing gable-end. The slope of its roof abuts the sloping roofs to the north and south. A large chimney, brick rather than the stucco finish of the front chimney, is visible to the far right, on the northern-most section of the building.

The remainder of the structure to the north, including another room, two covered passageways, a covered storage area, and the carport, feature a variety of windows and doors, with a variety of finishes. This is an older portion of the building which has obviously been heavily modified over time. It is all finished in dark shingles, with curved rafter details, painted white.

Background: This duplex was originally constructed in 1913, according to assessor records, and remodeled in 1925 (although records show the effective date of the remodel to be 1919). The structure was first appraised in 1949. The assessor's sketch shows the structure as currently configured. The accompanying photograph of the front facade, which appears to be from the 1950s, also shows the current appearance of the structure, with the exception of the windows on the front façade. These appear to have been double casement windows with eight lights on each panel. Today the windows appear to be double hung, aluminum-frame windows set in a wood frame, with vinyl partitions on the upper pane.

The 1923 Sanborn map shows the front unit with essentially the same 'footprint' and location as today. It has a different front entry and front porch however, indicating that the façade was heavily modified, if the whole unit was not rebuilt.

The footprint of the second or rear unit appears essentially as it is today, with the exception of an additional room with an exterior entry located at about the mid-point of the east façade. This room was added later, some time between 1923 and 1934. The

carport, as noted, was rebuilt in 1919. In its place was a smaller accessory structure in 1923.

The 1934 Sanborn map shows the structure as currently configured. Note, however, that these records only show exterior walls, and not interior or other modifications.

Evaluation: There are a number of roof forms on this structure that abut one another, with different rafter and soffit details. On the interior, the number of interior finishes, from wood lath and plaster to gypsum board to board and batten to knotty pine paneling indicates many modifications over time, as well as varying attention to finishes. The large number of exterior entrances and unconventional room relationships are another indication that the structure has been modified over time to accommodate different living/rental arrangements. This is corroborated by the fact that most windows have different design details, as do doors and entries.

Architectural Context

The two older structures on this site, the office and the west duplex, were built and remodeled at a time when period revivals were popular for adaptation to small residences. The economic prosperity of the 1920s and availability of inexpensive labor and materials are reasons given for the boom in home-building. Pattern books with plans and tempting illustrations were readily available to builders and property owners. Even prefabricated homes were available in 'New England Colonial, Dutch Colonial, Gothic or half-timber, Modern English, Italian, or Spanish Mission' styles.

The Mission Revival style was particularly popular, especially in California. It evolved from a heightened awareness of this earlier heritage, as the missions were being rehabilitated. It was introduced in expositions around the country from the 1880s to 1915, and became particularly popular in California, where architects and builders were seeking an architectural vocabulary that distinguished local architecture from the revival styles popular on the east coast. The rebuilding of the mission in Sonoma, of course, could have provided a direct inspiration here for adaptation of stylistic elements from the Mexican era.

The overall appearance of the 'cottages,' that is, the front unit of the duplex and the office, appear to be consistent with home-building trends of the time. The front duplex was remodeled (or perhaps rebuilt) in an English Cottage style, judging by the narrow projecting front entry with its asymmetrical gable. The slight buttress on the right side of the entry, as well as the arched opening to the side yard on the left, reinforces this impression. Tall narrow windows with multiple lights on the entry, as well as the eight-paned casement windows on the original structure, also support this interpretation.

The pitch of the roof on the entry porch is not typical of the English Cottage or Tudor-inspired style, however. The narrow chimney is also atypical of this style. It is possible that the pitch of the entry porch was designed to match the pitch of the roof of the main house, which may have been preserved when the front façade was remodeled. And it is

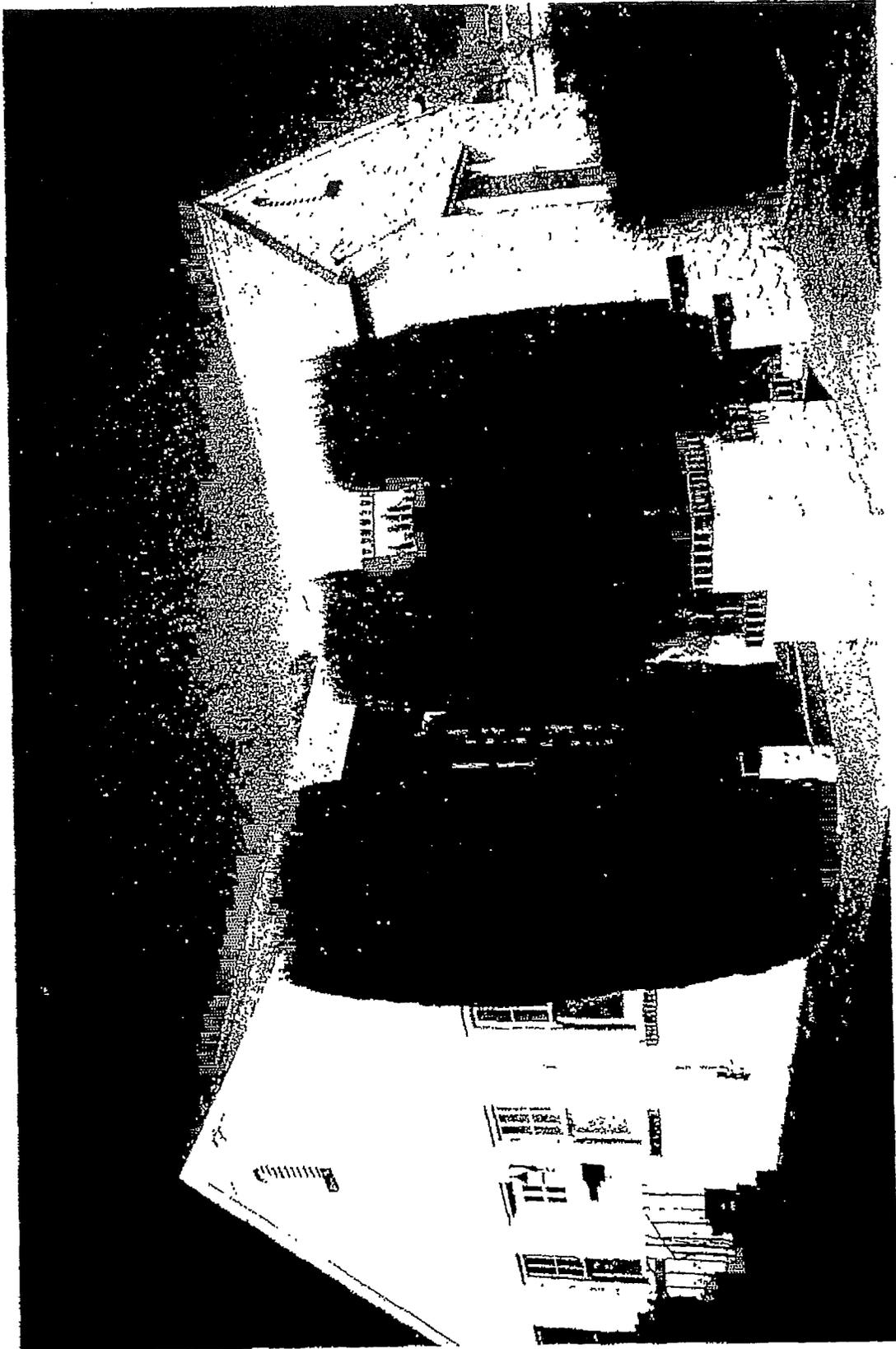


Figure 5

164 West Napa Street



Figure 6

166-168 West Napa Street

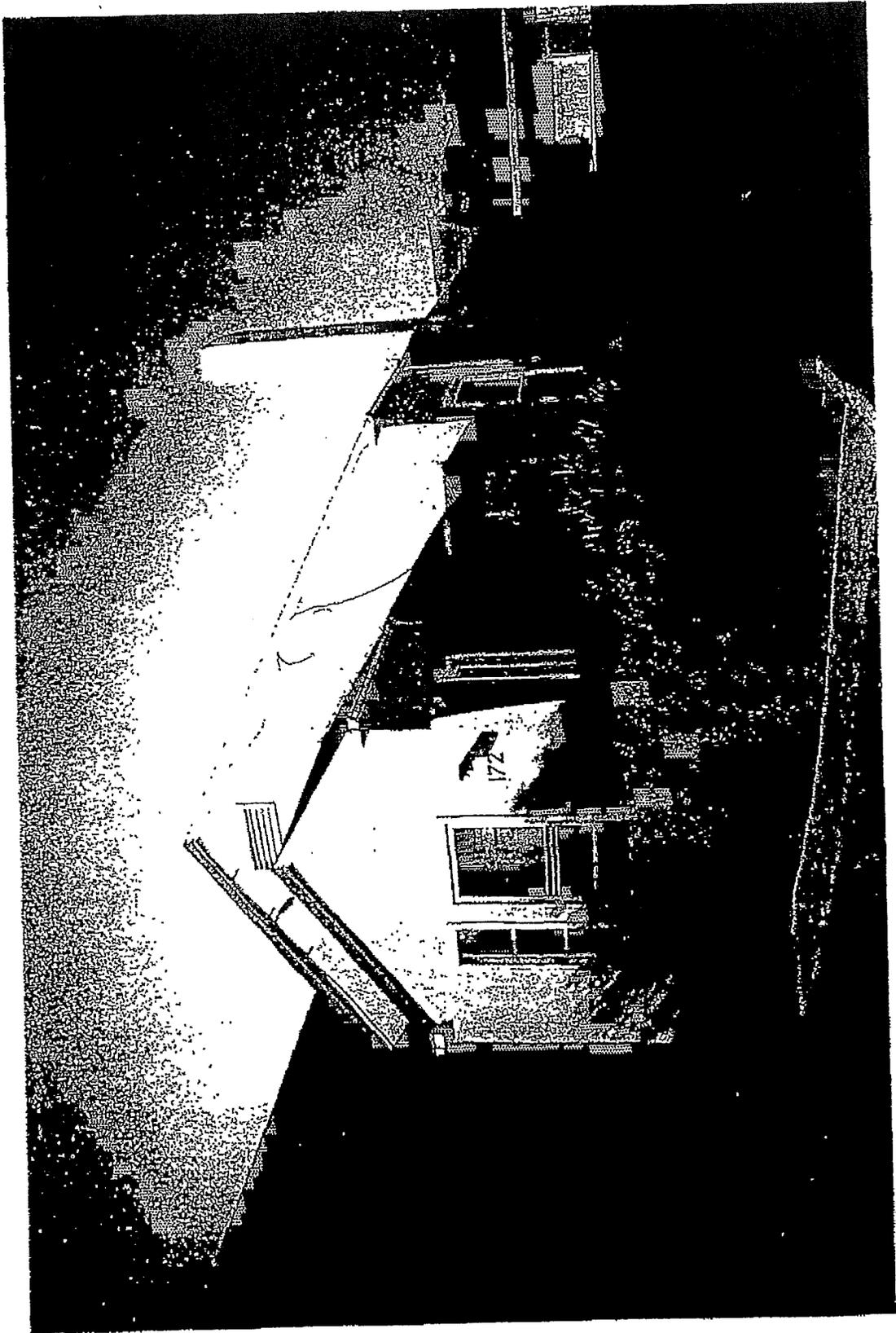


Figure 7

170-172 West Napa Street

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

AREA _____

HISTORIC RESOURCES INVENTORY

Ser _____	Site _____	Mo. _____	Yr. _____
UTM _____	Q _____	NR _____	SHL _____
Lat _____	Lon _____	Era _____	Sig. _____
Adm. T2 _____	T3 _____	Cat _____	HABS _____ HAER _____ Fed _____

State use only

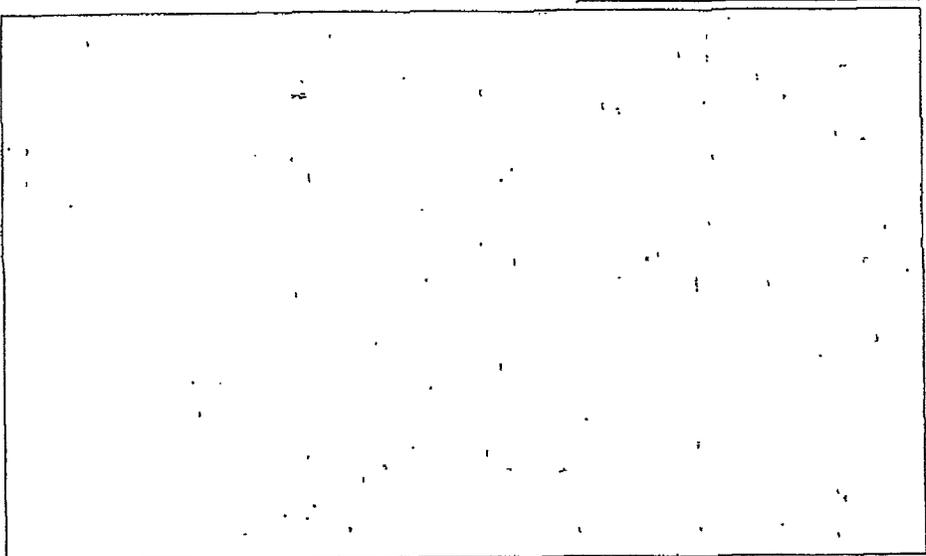
IDENTIFICATION

- Common name: 164 NAPA ST.
- Historic name, if known: _____
- Street or rural address: 164 NAPA ST. WEST
 City: SONOMA County: _____ State: _____ ZIP _____
 Category: MEDICAL BLDG. - OFFICES
- Present owner, if known: IRMA VOSS (DECEASED) - DAUGHTER OWNS.
 Street address: 164 NAPA ST 1340 VERMONT City: CONCORD
 County: _____ State: CA ZIP 94521-4145 008
 Telephone: _____ Fax number: _____ Ownership is: _____
- Present Use: MEDICAL OFFICES Original Use: RESIDENCE
 Other Past Uses: RESIDENCE

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
Stucco building - 1 story - 7 rooms - 4 bedrooms
2 baths - fireplace - used now as office building
for medical group. Several small cottages on
lot # 166-168-170-172 - all rentals - owned by owner,
at back of lot another residence.

- Approximate property size:
 Frontage _____
 Depth _____
 on approx acreage 0.46
- Condition: (check one)
 a. Excellent
 b. Good
 c. Fair
 d. Deteriorated
 e. No longer in existence
- Is the structure altered?
 a. Yes
 b. No
- Photo (black and white)
- Date of photo: _____



12. Surroundings (check all that apply)
- a. Open land
 - b. Scattered buildings
 - c. Densely built-up
 - d. Residential
 - e. Commercial
 - f. Industrial
13. If officially landmarked, landmark type
- a. National Register
 - b. State
 - c. County
 - d. City
14. Primary exterior building material
- a. Stone
 - b. Brick
 - c. Stucco
 - d. Adobe
 - e. Wood
 - f. Other

15. Is the structure on its ... a. original site? b. moved? c. or unknown?

16. Year of construction 1913

This date is ... a. Factual b. Estimated

17. Architectural style or element Spanish (?)

18. Architect (if known) _____

19. Builder (if known) _____

20. Related features
- a. Barn
 - b. Carriage house
 - c. Outhouse
 - d. Shed(s)
 - e. Formal gardens
 - f. Windmill
 - g. Watertower
 - h. Tankhouse
 - i. None
 - j. Other cottages

SIGNIFICANCE

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

An viewing cottages on property - there are four plus residence in back. There was nothing restore about these cottages that I could determine. The main building is typical of residences built during this time. It has been a facility for medical offices for many years! Well kept and interior has been modified many times. While the cottages are not architecturally historic design, they are over 50 years old and therefore historic by the City of Honolulu's recent Council decision.

22. UTM (Sonoma Quad)

23. Sources of information

Date form prepared: _____

Organization: Sonoma League for Historic Preservation, P.O. BOX 766, Sonoma, CA 95476

SCALE 1/160 OF AN INCH

1-800-345-7334

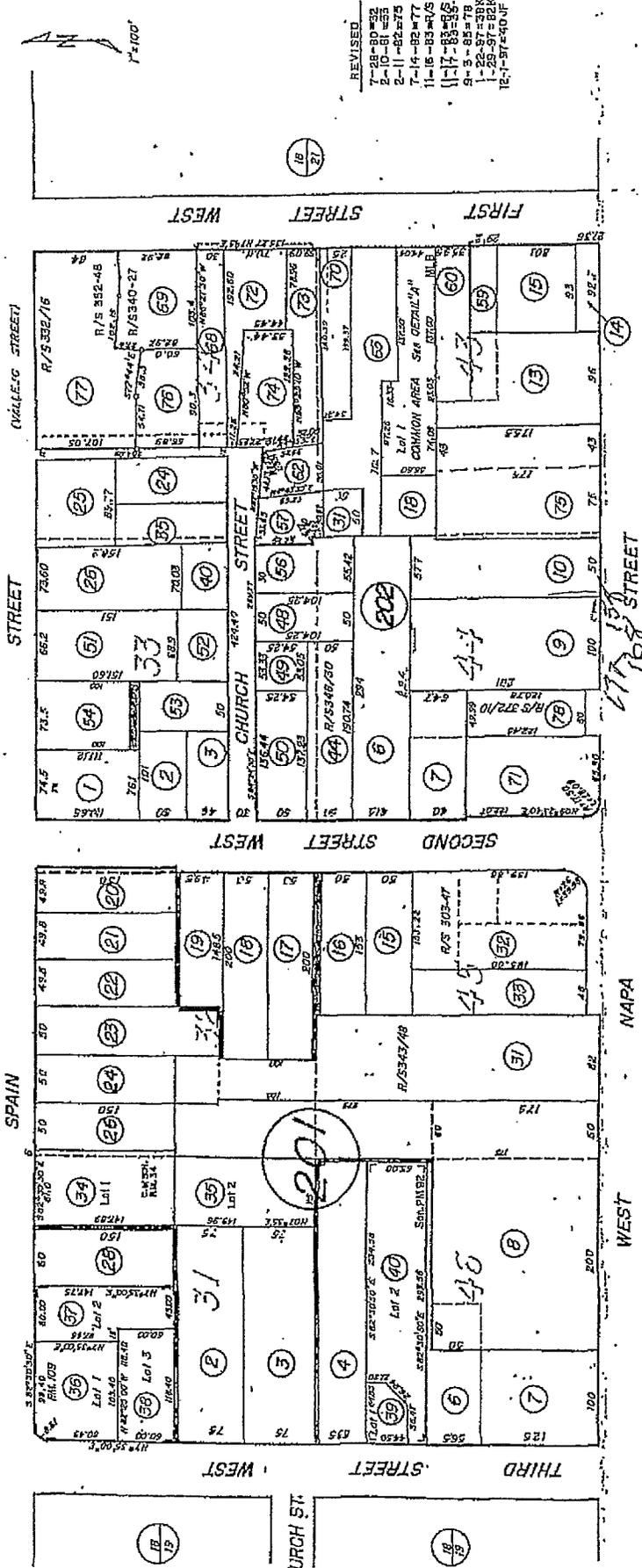
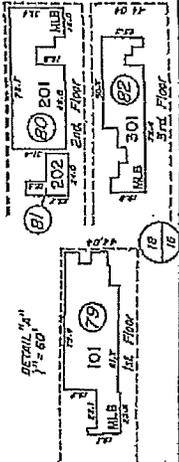
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 6-012 18-20

Sonoma Parcel Map No. 109
Bl. 360 Pgs. 12-15, Rec. 12-37-96
Sonoma Parcel Map No. 92
Bl. 364 Pgs. 14-15, Rec. 5-6-97

City of Sonoma
Parcel Map No. 24
Bl. 364 Pgs. 14-15, Rec. 5-6-97

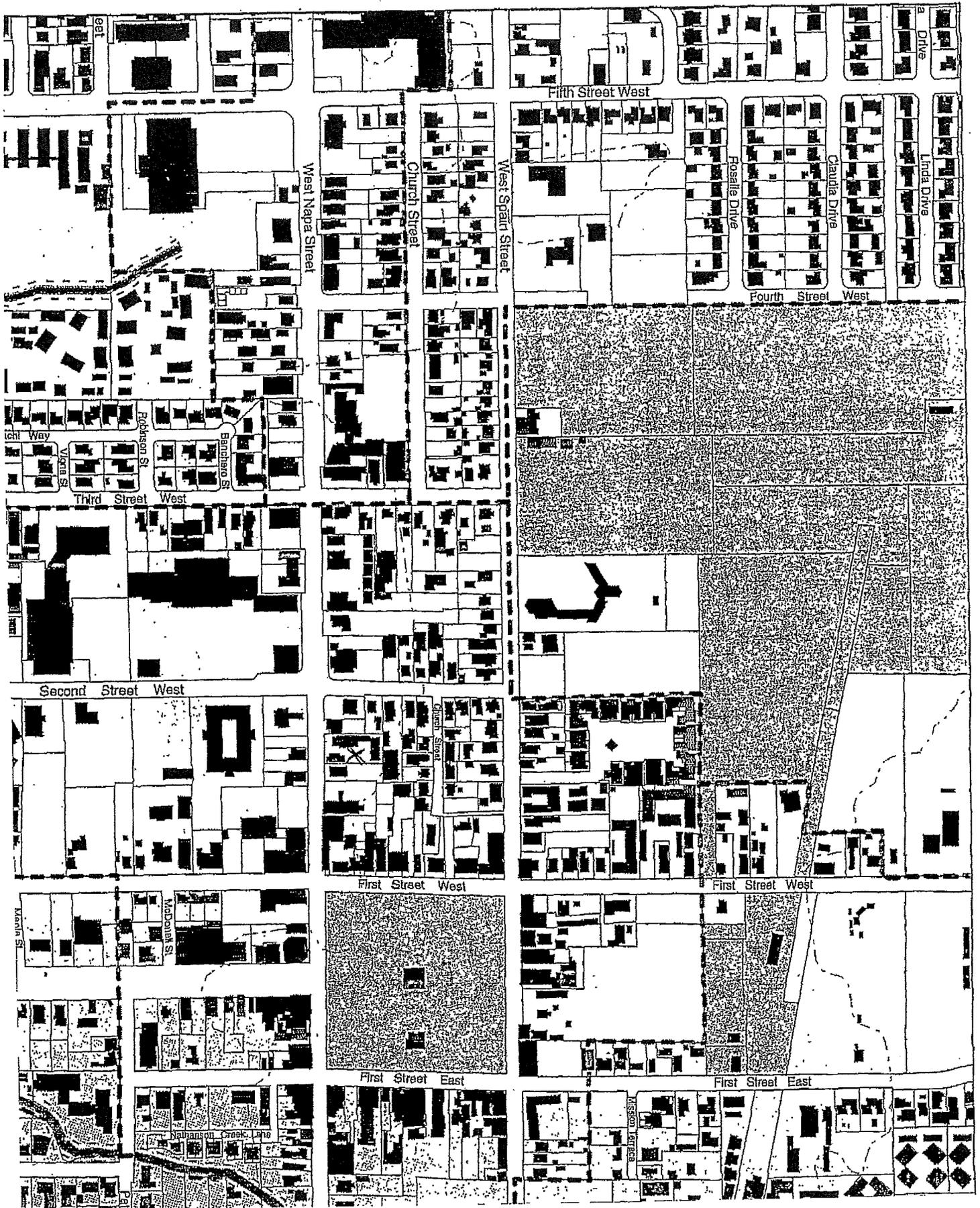
MASONIC LODGE BUILDING
A Commercial Condominium
Rec. 12-31-96 IN BL. 368 Pgs. 16-18, Rec. 12-3-96
Bl. 366-107632, Rec. 12-3-96



- REVISED
- 7-28-80-P-32
 - 2-10-81-53
 - 2-11-82-575
 - 7-14-82-77
 - 11-15-83-745
 - 11-17-83-585
 - 9-3-85-78
 - 1-22-87-58KT
 - 1-29-87-58KT
 - 12-7-87-40 OF

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED THEREON.

Assessor's Map Bl. 18 Pg. 20
Sonoma County, Calif.



182

Fifth Street West

West Napa Street

Church Street

West Spain Street

Fossile Drive

Claudia Drive

Linda Drive

Fourth Street West

Victoria St

Johnson St

Barclay St

Third Street West

Second Street West

First Street West

First Street West

Madison St

Madison St

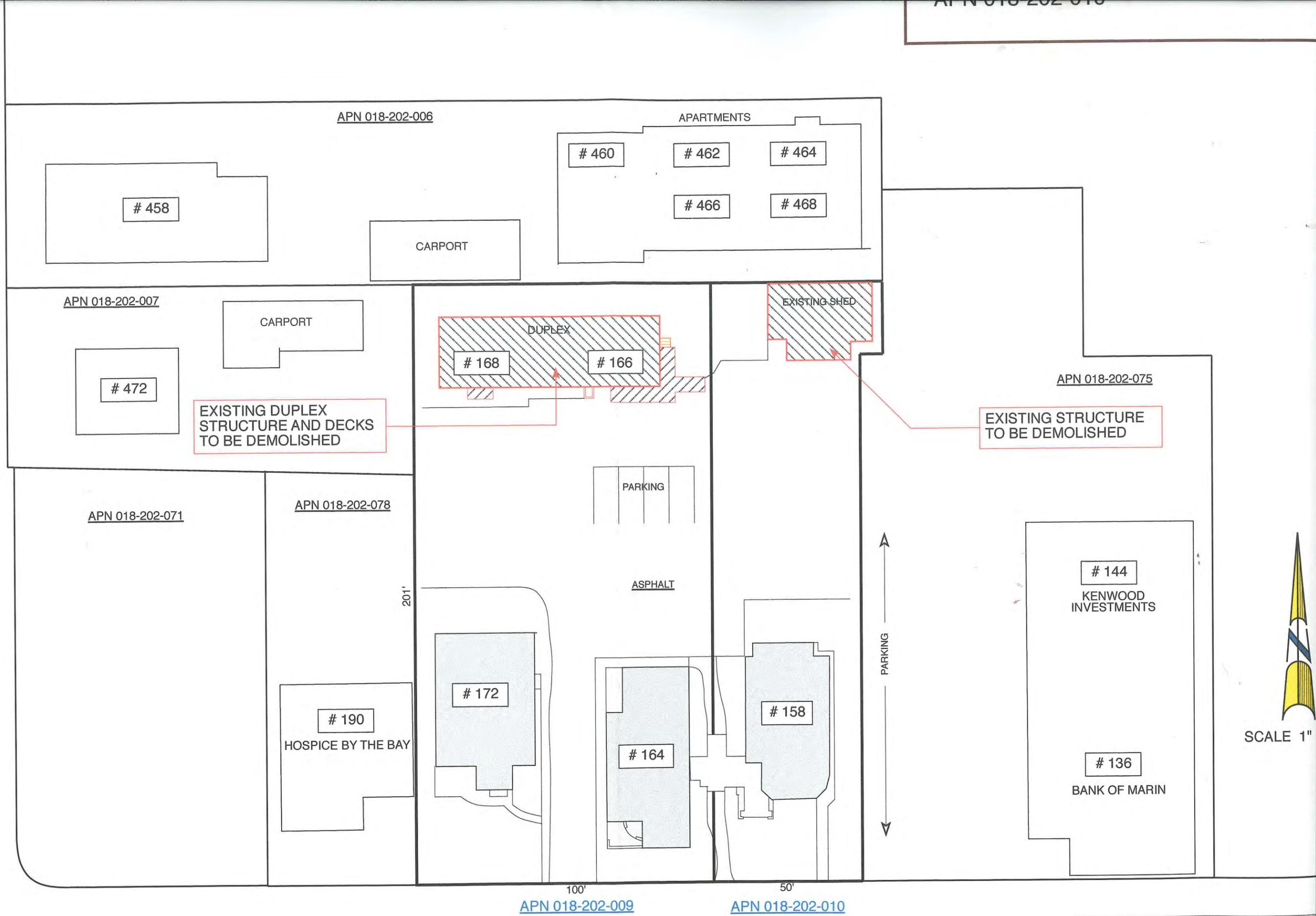
First Street East

First Street East

Madison St

Madison St

SECOND STREET WEST



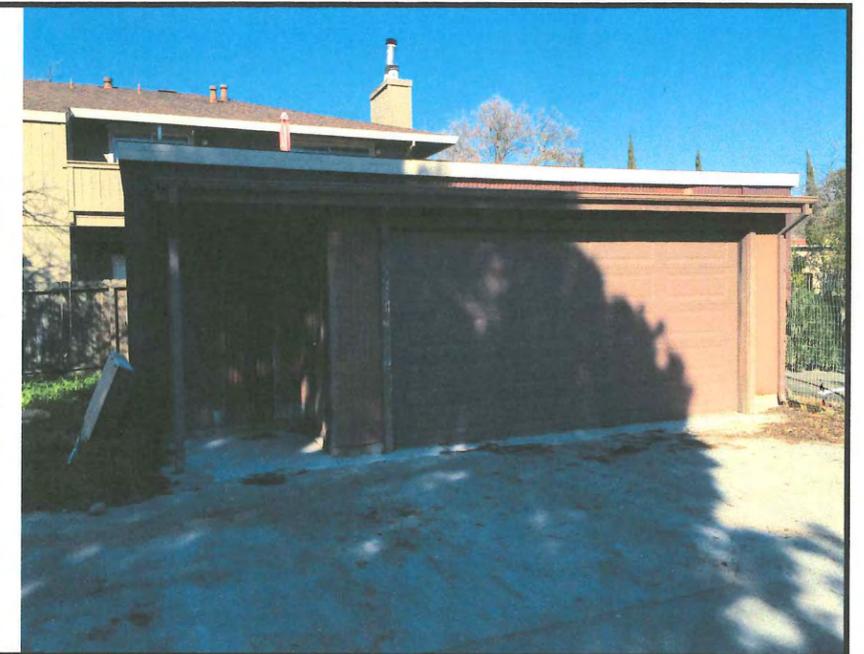
WEST NAPA STREET

APR

ELEVATIONS



DUPLEX #168 AND #166 @ APN 018-202-009



SHED @ APN 018-202-010

