



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

**Special Meeting of September 27, 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 meeting of August 16, 2016.

CORRESPONDENCE

ITEM #1 – Continued Sign Review	Project Location: 205 First Street West	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of a new monument sign for an office building (Marcy House).	General Plan Designation: Public Facility (PF)	CEQA Status: Categorically Exempt
Applicant: Sonoma Valley Historical Society	Zoning: Planning Area: Vallejo District	
Staff: Wendy Atkins	Base: Public Facility (P) Overlay: Historic (/H)	
ITEM #2 – Landscape Review	Project Location: 19366 and 19370 Sonoma Highway	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of a landscape plan for two commercial buildings.	General Plan Designation: Mixed Use (MU)	CEQA Status: Categorically Exempt
Applicant: Studio 101 Designs	Zoning: Planning Area: West Napa/Sonoma Corridor	
Staff: Wendy Atkins	Base: Mixed Use (MX) Overlay: None	

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 September 23, 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
August 16, 2016
Community Meeting Room, 177 First Street West, Sonoma, CA
Draft MINUTES**

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

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

Absent:

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: Patricia Cullinan, resident, questioned if the plan approved by the DRHPC is the same project under construction at 158-172 West Napa Street and whether a demolition permit was approved for the Hawker House. She distributed a letter to the commissioners.

Associate Planner Atkins will report back after review of the building permits.

Comm. Essert made a motion to approve the minutes of July 19, 2016, as submitted. Comm. Johnson seconded. The motion was unanimously approved 5-0.

Correspondence: Late mail was received on Item #1 from Stephen Moseley, Henry Fleishman, Alicia Razzari, and Item #4 from Willy North.

Item 1- Continued consideration of design and landscaping review for two commercial buildings at 19366 and 19370 Sonoma Highway.

Applicant: Studio 101 Designs

Associate Planner Atkins presented the staff report.

Steve Moseley, project manager/Studio 101 Designs, said the developer was not able to attend the meeting but two productive meetings with the neighbors resulted in project modifications consisting of a new stucco building design, a clay tile roof. Landscape plan revision include an increased landscape buffer on the east side of the property containing a vine trellis to mask the guard rail and wall, which will eventually provide a visual barrier. Mr. Moseley presented a proposed design which includes a series of cypress trees intermixed in the trellis in an attempt to mask some of the second story windows. The property owner is doing everything she can to see that the gate becomes automated.

Comm. Barnett confirmed with Mr. Moseley that the cypress trees were recommended by the landscape architect.

Chair Randolph opened the item to public comment.

Brian Rowlands, 880 Lyon Street, is concerned with parking, garbage service, and the broken gate. He discussed many non-compliance issues with the conditions of approval including landscaping, pavement markings, and park development. He would like to see detailed plans including landscaping, parking spaces, and building dimensions. In addition, he would like the gate to be automated and the trash enclosure fully enclosed.

Steve Jennings, 868 Palou Street, is not satisfied with the revised site plan. He concurred with his neighbors that the gate is a defective common feature and parking and trash enclosures must comply with City standards. He requested the developer provide for more plants in the townhome area to provide a privacy buffer and fix the gate. On a positive note Mr. Jennings stated that none of the residents of the Villas de Luna are opposed to the commercial building and were pleased with the revised design.

Jack Ding, 859 Palou Street, appreciated the commission's recommendation for more dialogue between the developer and residents that proved productive. He would like the developer to do more research on trees that use less water than redbuds. He is also concerned with Valley Oak residents parking in Villas de Luna resident parking areas.

Nick Dolata, 856 Palou Street and Villas de Luna/HOA board member, is pleased with the ongoing discussions between the developer and HOA members. He is concerned with the garage and would like to see an enclosed garbage area utilizing garbage cans rather than a dumpster. He wants to have a meeting with the City of Sonoma and the Valley Oaks manager to discuss issues such as widening Lyon Street. He would like to see flowering trees mixed in with the trellis on the east portion of the property.

Maria Pecavar, resident, (900 and 904 Lyon St.) is mainly concerned with parking.

Nick Dolata, neighbor, stressed the importance of a functional electric gate.

Chair Randolph closed the item to public comment.

Comm. Johnson inquired if the landscape plan described is the final rendering.

Chair Randolph reopened the item to public comment.

Comm. Essert confirmed details with Mr. Moseley of the buffer area and confirmed that the applicant would be open to considering adding shrubs to the area.

The developer met with Associate Planner Atkins and Planning Director Goodison to review the tree placement/landscape plan and parking plan.

Comm. Essert confirmed with staff that 21 parking spaces were proposed.

Steve Jennings, resident, disagreed with the applicant's statement that an agreement was made with the residents regarding the cypress trees.

Chair Randolph closed the item to public comment.

Comm. Johnson agreed with Comm. Barnett that an opaque wall is necessary and water usage is critical. He would like to see an enclosed trash area.

Comm. Tippell is satisfied with the architectural features, roof materials, and color scheme. She does not support the cypress trees and recommended a tree with a canopy for privacy screening. She recognized that parking and the gate are huge issues and should be addressed.

Comm. Barnett concurred with Comms. Tippell and Johnson's comments and said many concerns expressed are not under the DRHPC's purview. He liked the new design and that it was compatible with the surrounding area. He felt the landscape plan required more work. The gate and the parking issues are outside of the DRHPC's purview. He indicated that some speakers had eluded to an appeal and maybe these other issues can be addressed by the City Council. Work still needs to be done on the landscape plan. He wanted to be on the record of stating there is something wrong with the parking in this area.

Comm. Essert agreed with his fellow commissioner's comments and is impressed with the building details and trellis. He liked the details of the building design and the elegant roof. He thought the trellis element is a nice addition and would like to see the addition of trees.

Chair Randolph applauded the efforts made but was disappointed that neither the owner nor the landscape architect were present.

Associate Planner Atkins said the commission's discretion is limited to design review of the commercial buildings, trash enclosure, and the landscape plan.

Comm. Barnett confirmed that 2005 State water standards did not apply and a variance is not an option.

Chair Randolph reopened the item to public comment.

Brian Rowlands, resident, requested the developer install irrigation to the planter strips on the townhome properties and the gate be electrified.

Steve Moseley, project manager, confirmed that the DRHPC was in support of the design of the commercial buildings and the landscape plan in general with the exception of the landscape buffer area. He pointed out that the site plan approved by the Planning Commission did not include a buffer area. He felt that the developer was being penalized for working with the neighbors on a solution.

Nick Dolato, neighbor, requested more landscaping consideration for the residents to the south.

Chair Randolph closed the item to public comment.

Comm. Barnett is satisfied with additional trees.

Associate Planner Atkins offered the following options: 1) Approve the design review of the commercial buildings and continue the review of the landscape plan to a future meeting; 2) Deny the entire application; 3) Continue the entire application to a future meeting; or, 4) Approve the design review of the commercial buildings and the landscape plan (with or without modifications) with conditions of approval including fully enclosing the trash enclosure area.

Comm. Tippell asked if the design review could be approved and the landscape plan denied?

Comm. Barnett made a motion to approve the architectural renderings and design as submitted with a condition of approval that the trash enclosure area be fully enclosed and deny the landscape proposal as submitted. Comm. Johnson seconded. The motion carried unanimously (5-0).

Item 2- Consideration of site design and architectural review of an addition to a residence at 277 Fourth Street East.

Applicant: Sutton Suzuki Architects

Associate Planner Atkins presented the staff report.

Comm. Essert questioned the setback requirements

Associate Planner Atkins responded there is a minimum front and rear setback of 30 feet. The neighbor's property is a further distance away.

Peter Sealey, property owner/Sealey Mission Vineyard, proposed a 1,500 square foot addition.

Comm. Barnett reviewed the historic report and questioned the historic integrity of the building.

Mr. Sealey discussed the relevance of questioning the Historic report from 2010 and construction history for the site. He clarified the address of 249 Fourth Street East is on the frontage road and 247 Fourth Street East is setback.

Comm. Barnett explained his reasoning for asking the questions is that if the home was Historic in 2010, even though it was remodeled, then renovations made today must meet the standards.

Chair Randolph opened the item to public comment.

Shawn Beatty, property caretaker of reconverted main house is referred to as the main house.

Alice Duffee, ADP Preservation, discussed the merits of the historic report. She stated that exterior modifications of a historic structure come under the review of the DRHPC.

Chair Randolph closed the item to public comment.

Comm. Johnson recommended more clarification before making a decision.

Comm. Tippell did not want to penalize the applicant by delaying a decision but respected the consensus of her fellow commissioners.

Comm. Barnett is convinced there might have been some information in 2010 that would assist in his evaluation.

Comm. Essert sympathized with the project team's concern about postponing the item but in his opinion the role of the commission is to preserve the historic integrity of sites.

Comm. Barnett made a motion to continue the item to a future meeting after staff confirmed the background in 2010, and that addresses locations. Comm. Essert seconded. The motion was unanimously approved (5-0).

Item 3- Demolition Review of a single-family residence and detached garage at 630 Austin Avenue.

Applicant: Jeanne Montague and Chad Overway

Associate Planner Atkins presented the staff report.

Chad Overway, owner, hired Alice Duffee to prepare the Historic report. He will hand demolish the building and recycle the materials.

Chair Randolph opened the item to public comment.

Patricia Cullinan, resident, supported the demolition and applauded the applicant.

Joe Aaron, neighbor, said the new home will add value.

Fred Gilbert, neighbor, felt the demolition will upgrade the community.

Kathy Obert, neighbor, is pleased with the hand demolition process since there will be less disturbance for the neighbors.

Chair Randolph closed the item to public comment.

Comm. Barnett made a motion to approve the demolition of the single-family residence and detached garage with the following condition of approval: Photo-documentation of the buildings shall be submitted to the Sonoma League for Historic Preservation and to the City of Sonoma prior to demolition. Comm. Johnson seconded. The motion was unanimously approved (5-0).

Item 4- Design Review- Consideration of design review for a new single-family residence and detached garage and detached guesthouse at 630 Austin Avenue.

Applicant: Jeanne Montague and Chad Overway

Associate Planner Atkins presented the staff report.

Jeanne Montague, homeowner, received positive feedback from neighborhood outreach.

Comm. Essert questioned if the high reflectivity of the glass windows was discussed.

The applicant responded that with the existing westerly exposure the resulting reflectivity would be less than 20 percent. Landscape screening on the south and north property lines will be blocked by new and existing landscaping.

Chair Randolph opened the item to public comment.

Joe Aaron, neighbor, supported the plan and viewed it as an improvement.

Comm. Johnson appreciated the low profile of the modern structure.

Comm. Tippell appreciated the contemporary single story home and congratulated the homeowner for successfully working with the neighbors.

Comm. Barnett appreciated the complete package and enthusiastically supported the project.

Comm. Essert concurred with his fellow commissioner's comments.

Chair Randolph was satisfied with the site design.

Patricia Cullinan, resident, supported the demolition and applauded the applicant.

Joe Aaron, neighbor, is impressed with the quality craftsmanship of the homes built by Chad Overway AIA, RIBA.

Fred Gilberd, neighbor, supported the proposal.

Pam Gilberd, neighbor, is pleased with the creativity of the fence.

Jeanne Montague, homeowner, said the majority of the landscaping will remain.

Chair Randolph closed the item to public comment.

Comm. Essert supported the project.

Comm. Barnett appreciated the hand demolishing process for building green.

Comms. Tippell, Johnson and Chair Randolph concurred with their fellow commissioners. Comm. Essert made a motion to approve the project as submitted. Comm. Tippell seconded. The motion was unanimously approved (5-0).

Issues Update:

A Draft Water Efficiency Landscape Ordinance will be heard at the next meeting.

The City Council will hear an appeal of the DRHPC decision to approve the project at 314-324 Second Street East on August 15th.

The Planning Commission will continue the review of the Downtown Sonoma Preservation Design Guidelines on September 8th.

The City Council will review the Downtown Sonoma Preservation Design Guidelines in October.

Comments from the Commission:

Adjournment: Chair Randolph made a motion to adjourn at 9:30 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, September 20, 2016.

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 2016.

Approved:

Cristina Morris, Administrative Assistant



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

**DRHPC Agenda
Item: 1**

Meeting Date: 09/27/16

Applicant

Sonoma Valley Historical Society

Project Location

205 First Street West

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: Circa 1800, moved 1989
-

Request

Continued consideration of a new monument sign for an office building (Marcy House) located at 205 First Street West.

Summary

Background: On July 19, 2016, the DRHPC continued the review of a monument sign for an office building (Marcy House).

Monument Sign: A new, two-sided monument sign 10 square feet in area per side (2.5 feet tall by 3 feet 11 inches wide) is proposed in the front yard area of the property, north of the walkway, and perpendicular to the sidewalk. The sign is proposed to be constructed of a composite material. Copy on the sign would consist of red, white, and black lettering, on a beige background. The sign is proposed to be mounted on two 4 inch by 4 inch posts. Illumination is not proposed.

Monument Sign Regulations (18.20.120): Freestanding signs shall be limited to one per parcel or property. The top of a freestanding sign, including the sign structure, shall not exceed 12 feet. Every freestanding sign shall be wholly on the property occupied by the use or uses identified or advertised, not within six feet of the nearest roadway or public pedestrian sidewalk or walkway, whichever is closer. The proposal is consistent with this requirement in that the freestanding sign would be located six feet from the sidewalk and the maximum height of the sign would be 55 inches.

Aggregate Sign Area: Based on the property's frontage on First Street West (81 feet), the maximum aggregate sign area allowed for the parcel is 38.4 square feet. The total aggregate sign area for the property would be ±15 square feet, including the proposed monument sign (15 square feet). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021.G). The proposal is consistent with this requirement.

Size Limitations: No sign shall exceed 48 square feet in total area (§18.16.022). The proposal is consistent with this requirement in the freestanding sign would have an area of 10 square feet per side.

Number of Signs: Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal is consistent with these requirements in that there would be one sign for the business including the freestanding sign.

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.

Other permits required: In addition to the requirements of this title, all signs and building improvements 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. *Picture of existing structure*
3. *Site plan*
4. *Sign drawings*

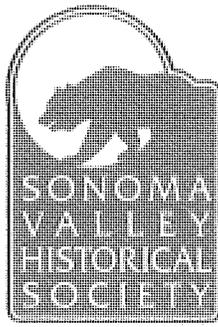
cc: Sonoma Valley Historical Society
P.O. Box 861
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall



PO Box 861, Sonoma, CA 95476 • 707 938 1762
email info@sonomavalleyhistoricalsociety.org • web www.depotparkmuseum.org

MARCY HOUSE SIGN APPLICATION NARRATIVE
DRHPC September 2016 meeting

The Sonoma Valley Historical Society is ready to use the Marcy House for the Sonoma Valley Archive and Research Center. We are proposing the signs illustrated in the application that the signs meet the findings required by city codes. We are not asking for a variance.

- A. 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.
- B. 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
- C. The proposed signage is harmonious and consistent overall with the location of the site, including adjacent and surrounding development and its environmental features.

The request for signs at the Marcy House by the Sonoma Valley Historical Society meets the number of allowable signs:

There are 2 sides proposed for the single sign at the Marcy House.

The signs proposed meet the allowable aggregate square foot threshold for the front of the property. The front is 50 linear feet. Primary Street Frontage: for the first thirty feet of primary street frontage, the allowable sign area is three square feet for every five lineal feet of frontage. For primary frontage in excess of thirty feet, and additional two square feet of sign area for every five feet of frontage may be permitted.

The existing sign will be removed to make way for the new sign(two sided)

Calculations: 30 linear feet divided by 5 = 6 times 3 = 18 allowable square feet, plus 20 divided by 5 feet times 2 square feet = 8 additional allowable square feet: 18 +8= total of 26 square feet allowable. The proposed signs are 9.5 square feet on each side for a total of 19 square feet total sign area. 7 square feet less than the allowable square feet for signs at the property.

AUG 31 2016

The sign is not illuminated.

The lettering is red and black and the trim color is grey. The logo of the Sonoma Valley Historical Society is orange. The material is a composite. The colors we are using are the colors the SV Historical Society has previously chosen for rebranding and are being used for various signs for the Historical Society.

As per the application to top of the sign is 55 inches and the bottom of the sign is 33 inches above grade.

Additional information requested at the DRHPC June meeting

Indicate the size of the different fonts on the sign.

- Attachment 1

Explain in the project narrative the reason the sign colors were chosen. Are the colors related to corporate branding?

- The colors we are using are the colors the SV Historical Society has previously chosen for rebranding and are being used for various signs for the Historical Society.

Explain how the design of the sign is compatible with the existing building on the property.

- The colors and size of the sign are harmonious with the character of the building with which it is associated in terms of form, design, scale, and proportion. Its simplicity and legibility is key to conveying the message of the use of the building and having the sign visible to pedestrians.

Indicate the exact year of construction of the Marcy House.

- The verbiage on the sign concerning the date of construction was chosen based on the information found in the Historic Resource Evaluation (commissioned by the City of Sonoma for the Marcy House and prepared by Historic Architectural Consultant Diana Painter). The evaluation commissioned did include the chain of title for the property or other element that would identify the exact date of construction, as it was an evaluation of the integrity of the house in its surroundings. As noted the style of the house is of an earlier period and brought into question the date of construction stated on the plaque. The Evaluation is attached.

The building was not named Marcy House when it was purchased and the paragraph should be revised to reflect that information.

- More information will be available to visitors that want to find out more about the history of the Marcy house. The sign verbiage was conceived to give some but not all the information about the building and as the building has been known for more than 25 years as the Marcy House it made sense to us to keep that name.

Put City Landmark No. 6 in quotation marks since it is not a current zoning designation.

- Done

Will the two flag poles be removed?

- The flag poles will remain. The flagpoles are further from the setback required as per code for the sign and will not be moved.



Sanoma
Sister Cities
Center

BRIDGES
207.996.4133

205

RECEIVED
SEP 02 2016
CITY OF SONOMA

"CITY LANDMARK NO. 6"

THE MARCY HOUSE

SONOMA VALLEY ARCHIVES AND RESEARCH CENTER

Built in approximately 1880 on a property near Clay Street and Broadway, the Marcy House was purchased by its namesake, French immigrant Jules Gustav Marcy, in 1891. A subsequent owner gifted the house to the City Of Sonoma, and in 1989 this vernacular farmhouse was picked up from 20245 Broadway and moved to its current location.



SONOMA VALLEY HISTORICAL SOCIETY

30" x 47"



Pantone DS 20-9C



PMS 483C



PMS 152 CV



Black 60%-90%

CITY LANDMARK NO. 6

AT Sackers Gothic 74pt

C

THE MARCY HOUSE

AT Sackers Gothic 178pt

T

SONOMA VALLEY ARCHIVES AND RESEARCH CENTER

Friz Quadrata 178pt

S

Built in approximately 1880 on a property near Clay Street and Broadway, the Marcy House was purchased by its namesake, French immigrant Jules Gustav Marcy, in 1891. A subsequent owner gifted the house to the City Of Sonoma, and in 1989 this vernacular farmhouse was picked up from 20245 Broadway and moved to its current location.

Myriad Pro Reg 50pt

Built

SONOMA VALLEY HISTORICAL SOCIETY

Friz Quadrata 98pt

S

NB If viewing in pdf. form, be sure to view at 100%, or the sizes will be incorrect

RECEIVED
SEP 02 2016
CITY OF SONOMA

NOTES

1. The colors and style of the sign derive from the design strategy for the SVHS image. It's not a rigid strategy, but the background color and relatively simple fonts help to set a tone.
2. The sign will be a digital print embedded in all weather High Pressure Laminate. Same material as used in the new signage around the state parks buildings on the plaza.





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

DRHPC Agenda Item: 2
Meeting Date: 09/27/16

Applicant Studio 101 Designs	Project Location 19366 and 19370 Sonoma Highway
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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)

Request

Consideration of a landscape plan for a commercial development located at 19366 and 19370 Sonoma Highway.

Summary

Background: On July 14, 2005, the Planning Commission approved a Use Permit and a Planned Development Permit for the properties located at 19366 and 19370 Sonoma Highway (see attached Final Conditions of Project Approval). On September 20, 2005, the Design Review Commission (DRC) approved building elevations and exterior materials for a mixed-use project on the properties. On March 21, 2006, the DRC approved a landscape plan and on April 18, 2006 approved a revised landscape plan. On September 13, 2007, the Planning Commission approved a revision to the Planned Unit Development. On September 18, 2007 the DRC approved modifications to the landscape plan. The approved landscaping associated with the two commercial buildings was not completely installed.

On May 31, 2016, the Design Review and Historic Preservation Commission (DRHPC) considered design review for two commercial buildings and continued the item to a future meeting. In addition, the DRHPC encouraged the developer to attend the next meeting, make a good faith effort to work with the neighborhood to come up with a revised development solution, return with a full landscape plan that addresses buffering with the existing development, highway frontage, and Lyon Street frontage, and strongly encourage repairs be made to the gate.

On August 16, 2016, the DRHPC considered and approved the design review for two commercial buildings and a trash enclosure and denied the proposed landscape plan. An appeal was subsequently filed for the design review approval. The City Council is scheduled to consider the appeal on October 3, 2016.

Landscape Plan: Landscape plans have been provided (Sheets L-1.0, L-1.1, L-2.0, and L-3.0) including a comprehensive plant list identifying trees, grasses, ferns, vines/groundcovers, and succulents.

Tree Plantings: The landscape plan indicates that nineteen trees would be planted on the site [eleven eastern redbud (24-inch box size) and eight Callery pear (15-gallon box size box size)] supplemented with grasses, ferns, vines/groundcover, and succulents.

The Planning Commission Condition of Approval #27 (see attached) states that the project shall be constructed in accordance with the following requirements related to tree preservation, mitigation and replacement:

- a. Trees removed from the project site shall be replaced on-site at a ratio of 2:1, with a minimum box size of 24 inches.
- b. The fruiting olive trees shall be relocated from the site and replaced in quantity on-site with non-fruiting olives.
- c. The developer shall adhere to the tree protection measures and pruning guidelines presented in the arborist report.
- d. Four street trees, with a minimum box size of 48 inches, shall be planted along the Sonoma Highway frontage.
- e. The 15-in DBH coast live oak located in the center of the site (identified as tree No. 36 in the arborist report) shall be preserved if feasible.

Street Trees: Three existing coast live oaks are located in the planter strip along Sonoma Highway. The Design Review Commission approved the reduction in number and the location of the street trees in March 2006 due to inadequate room in the planter area for the required number of trees and the necessary utilities.

Water Budget Calculations: In compliance with the Water Efficient Landscape Ordinance, Hydrozone and Maximum Applied Water Allowance (MAWA) forms have been provided. Calculations on the MAWA form indicate that the project would use 27,965 gallons or 79% of the annual water allowance of 35,515 gallons. *Note:* the applicant has provided a written statement which describes the irrigation methods and design action that will be employed to meet the irrigation

specifications in the State of California Model Water Efficient Landscape Ordinance (section 472.7) (see drawing L3-0).

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. *Conditions of Project Approval and Mitigation Monitoring Program for Sonoma Village West Mixed-Use project 19370 Sonoma Highway*
3. *Water Efficient Landscape Worksheet*
4. *Plant palette*
5. *Landscape Plan*
6. *Planting Plan*
7. *Hydrozone Layout*

cc: Studio 101 Designs
 101 H Street Ste., C
 Petaluma, CA 94952

Kirby Road LLC
541 Wes Main Street
Merced, CA 95340

Kirby Road LLC
2269 Chestnut Street # 242
San Francisco, CA 94123-2600

Joan Jennings, via email

Jack Ding, via email

Nick Dolata, via email

Maria Pecavar, via email

Brian Rowlands, via email

Steve Jennings, via email

RE: Neighbor Outreach Summary

Date: September 9, 2016
Project: Commercial Development
Project Address: 19366 & 19370 Sonoma Hwy.

RECEIVED
SEP 09 2016
CITY OF SONOMA

Dear Wendy and Members of the DRHPC,

Pursuant to the requests from the DRHPC that we make a good faith effort to work with the neighbors at Villa De Luna, the developer, Alicia Hansel, her Landscape Architect, Henry Fleischman, my colleague Scott Landry, and I, met on 2 separate occasions with the neighbors and provided multiple revisions via e-mail. At the initial meeting the Landscape Architect presented drawings including a buffer zone which the developer elected to provide. This was met with a positive response by the neighbors. The neighbors then requested that we add a trellis to the buffer zone. We did so and presented this in a second meeting. This was again met with a positive response by the neighbors. The neighbors then requested to see renderings of the trellis and parking as viewed from the parking lot. We produced and delivered the requested 3D renderings. As each positive response netted a new request, the developer elected and communicated such to the neighbors to submit plans to the City. The neighbors responded with a letter approving of the building but requesting trees within the trellis. In working with the city it was determined the trees would need to be of a column like shape to avoid covering and making the elevated walkway impassable. Again the developer honored the request. The neighbors objected to the proposed trees during the Design Review meeting. As is evident in the attached documented correspondence the developer engaged the help of Landscape Architect Henry Fleischman to work with the neighbors to select a tree. The neighbors responded with a tree selection and the developer has provided drawings to reflect the inclusion of the trees within the landscape barrier with the trellis.

Thank you,
Steven Moseley
Studio 101 Designs

Steven Moseley

From: henry@fdcdesignbuild.com
Sent: Wednesday, August 24, 2016 9:14 AM
To: Alicia Hansel; Joan Jennings; Nicholas Dolata
Cc: steven; Scott Landry
Subject: RE: Screening Trees for Sonoma Landscape Buffer
Attachments: HWY 12 Plant Palette - trees.pdf

Hello Joan and Nick,

Alicia and Steven filled me in on the concerns that the neighborhood association had about the screening between the parking lot and the town homes facing it. I came up with three tree options that I think would work for that area, that offer a little more foliage than the Italian Cypress and will still work with the conditions we have. To give you an idea of how we decided on these three tree varieties, we were looking for a tree that would provide screening, that could grow in the planting area we have available, are hardy enough to be surrounded by a parking lot and concrete wall, and are of the right shape and size. I included a very simple section with each tree variety to help illustrate the shape of the tree as it matures. I am still concerned about the canopy of the trees growing into the walkway, making it un-passable or causing a lot of maintenance that would deform and harm the growth of the tree. That is unfortunately why I don't think a smaller canopy tree like the Redbud would work well.

All that being said I do think we have three good options. I would strongly suggest using the Callery Pear. It is a deciduous ornamental pear that flowers in the spring and has a nice reddish autumn color (it does not fruit). The Shape works really well for our space, it is very upright in its early years, establishing a small canopy once it reaches its full height. It is a very hardy tree that is often used as a street tree. The birch trees also have the right shape (tall and upright) but are not known for being as hardy as the Callery Pear. Either of these options could be planted in small groupings in between the trellis areas to screen the residence windows.

The third option is the Honey Locust. This tree, like the Callery Pear, is often used as a street tree and would be great at handling the parking lot conditions. It is more of a canopy tree than the other two options and would need to be maintained as it grew to maturity in order to allow access along the path. The nice thing about the Honey Locust is that as it matures it develops a canopy high enough to walk under even at the level of the raised walkway.

Let me know what you think and if you have any questions.

Henry

--

Henry Fleischmann

Fleischmann Design Collaborative
fdcdesignbuild.com
415.871.6233

----- Original Message -----

Subject: Screening Trees for Sonoma Landscape Buffer
From: Alicia Hansel <alicia@kibbyroad.com>
Date: Wed, August 17, 2016 4:18 pm
To: "<henry@fdcdesignbuild.com>" <henry@fdcdesignbuild.com>, Joan Jennings <joanjennings99@gmail.com>, Nicholas Dolata <ndolata@hotmail.com>
Cc: steven <steven@studio101designs.com>, Scott Landry <scott@studio101designs.com>

Henry,

I know you are on vacation until the 22nd so we will wait to hear from you when you return.

I've copied Joan Jennings and Nick Dolata, home owners and neighbors of Sonoma Villas de Luna directly behind the Sonoma Hwy Commercial lots. You've met them both at the neighbor meetings.

We are making progress on the design but do need to put our heads together on trees to provide additional screening along with the trellis which is proposed to line the area between the townhouses and the parking lot.

Per our conversations I have shared our concern about the canopy of the trees making the townhouse walkway impassable. As we've discussed there's additional concern in terms of the maintenance and hazard of trees with the debris trees drop. The City proposed clustering Italian Cypress in groupings of 3 or 4. The idea would have been to break up the trellis in order to insert the clustering of cypress trees. This is not a favorable plan for the neighbors as they would like to consider other tree options. Given the need to provide screening but also being mindful of maintenance, safety and size restrictions preserving the walkable use of the sidewalk, we are looking to you for some recommendations.

Ideally we put our heads together and come up with a few options to consider. As the landscape architect we ask your leadership in proposing what will possibly work within the planting space. As there are four townhouses the ideal scenario would be four trees resulting in four breaks in the trellis to allow for the trees, one set in front of each townhouse front window. All other landscaping would remain as proposed, we all very much like the remainder of the landscaping plan.

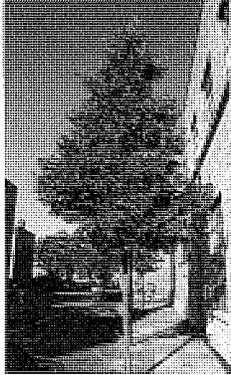
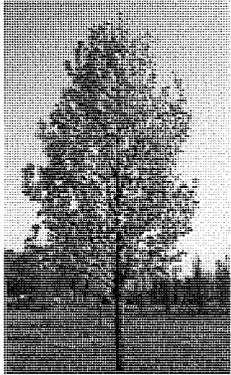
Thank you in advance for your expertise. I am looking forward to a collaboration of us all to find a solution that works today and will maintain its beauty and function as a screen into the future.

Alicia

alicia@kibbyroad.com

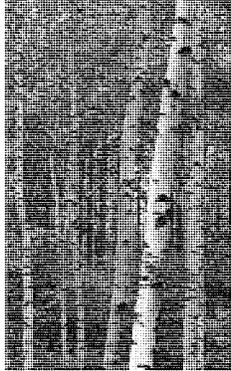
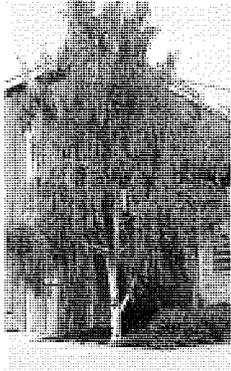
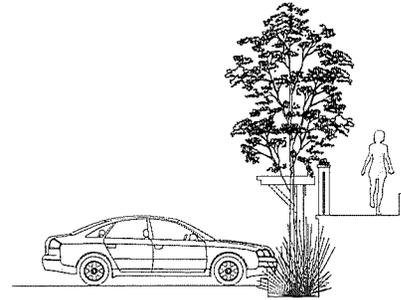
(p) 415-215-8356

(f) 415-813-1208



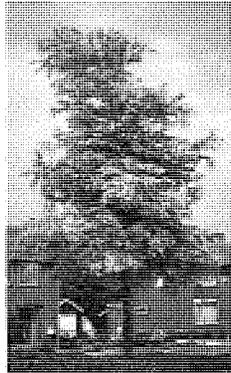
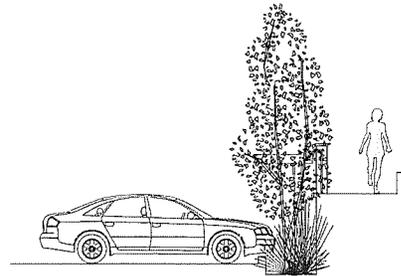
Pyrus calleryana 'chanticleer'
Callery Pear

- An ornamental pear, deciduous
- White flowers in spring, red leaf color in autumn
- Very narrow and upright growth habit
- Develops small canopy with age
- Can grow 35-40' tall, 15-20' wide (probably smaller where we are planting it)



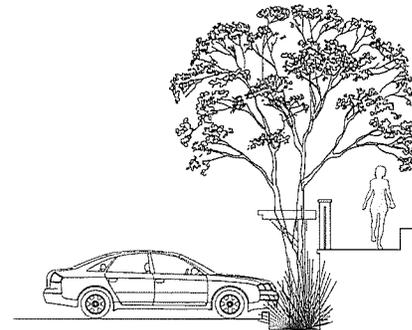
Betula pendula
European White Birch

- Upright narrow tree with weeping branches and beautiful white bark
- Needs supplemental water
- Will grow 20-25' tall, 8-12' wide
- Will provide an attractive transparent screen
- Individuals can be planted close together



Gleditsia triacanthos var. inermis
Honey Locust

- Fast growing deciduous tree with arching branch habit
- Will grow 30-60' tall, 30-35' wide
- Thornless variety
- Can be pruned and maintained to grow canopy above walkway (This will require continued maintenance)



Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner: _____

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△	_____
Revisions	Date

Landscape

Job #: _____ SON101
Issue Date: 06.09.2016
Drawn By: hf

Plant Palette

Scale: nts
Sheet: _____

Steven Moseley

From: Alicia Razzari <alicia@kibbyroad.com>
Sent: Sunday, August 28, 2016 9:07 PM
To: Joan Jennings
Cc: Henry Fleischmann; David Goodison; Wendy Atkins; Scott Landry; Steven Moseley
Subject: Re: **callery pear

Thank you Joan. We will include the Callery Pear in the plans per your email.

Alicia

> On Aug 27, 2016, at 6:29 PM, Joan Jennings <joanjennings99@gmail.com> wrote:
>
> I think we all agree with Henry that this would be the best choice.: Callery Pear
>



City of Sonoma
 No. 1 The Plaza, Sonoma, CA
 95476

WATER EFFICIENT LANDSCAPE WORKSHEET

Prepared 12/1/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 46.1

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
1 - Very Low Water	.1	Drip	.81	.12	220 sf	26.4	755
2 - Low Water (Drip)	.2	Drip	.81	.24 .25	1,060 sf	254.265	7,271.7574
3 - Low Water (Spray)	.3	Spray	.75	.225 .4	430 sf	96.75 172	2,765.4916
4 - Medium Water	.4	Drip	.81	.49	1,050 sf	515	14,705.14720
				Totals	2,760 sf	892.9784	25,496.27,965
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	
						Maximum Allowed Water Allowance (MAWA)^e	29,435 35,514.57

^aHydrozone #/Planting Description

- E.g
 1.) front lawn
 2.) low water use plantings
 3.) medium water use planting

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required) =

$Eto \times 0.62 \times ETAF \times Area$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = $(Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Plant Factor (PF)

- 0 to 0.1 Very Low Water Use Plants
- 0.1 to 0.3 Low Water Use Plants
- 0.4 to 0.6 Moderate Water Use Plants
- 0.7 to 1.0 High Water Use Plants

Plant factors cited are derived from the publication "Water Use classification of Landscape Species".

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	892
Total Area	2,760
Average ETAF	.32

All Landscape Areas

Total ETAF x Area	892
Total Area	2,760
Sitewide ETAF	.32

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

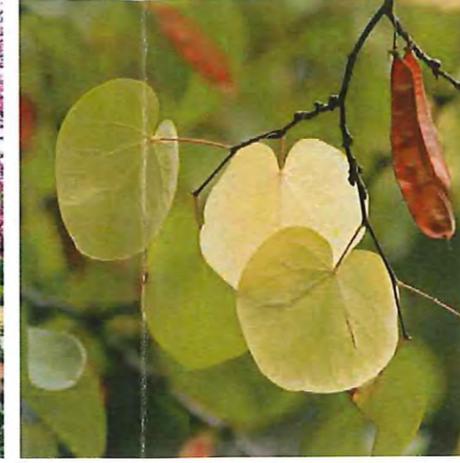
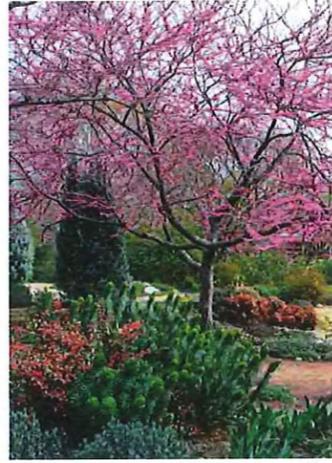
MAWA
 $(46.1)(0.62)[(0.45 \times 2760) + (1 - 0.45)]$
 $= 35,514.57$



Clematis armandii "Evergreen Clematis"

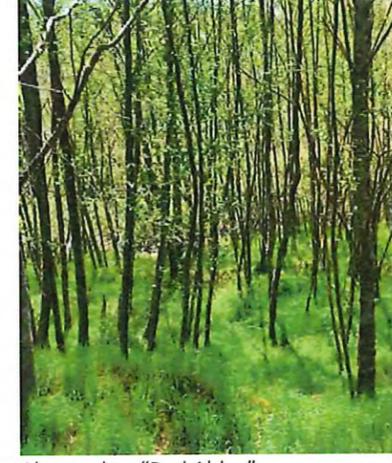
Trachelospermum jasminoides "Star Jasmine"

Vines for Trellis



Cercis canadensis "Eastern Redbud"

Small Ornamental Trees



Alnus rubra "Red Alder"



Delta Blue Grass Bioswale Mix



Muhlenbergia rigins "Deer Grass"



Festuca rubra "Red Fescue"



Carex divulsa "Berkeley Sedge"



Polystichum minutem "Western Sword Fern"

Bioswale Grasses

Shade Plants



Aloe stricta



Agave attenuata



Yucca "Bright Star"



Aloe "Blue Glow"



Bulbine frutescens



Echeveria imbricata



Echeveria "Afterglow"

Succulents

Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner:

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape
Job #: _____ SON101
Issue Date: _____ 06.09.2016
Drawn By: _____ hf

Plant Palette
Scale: _____ nts
Sheet: _____

Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner:

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Revisions	Date

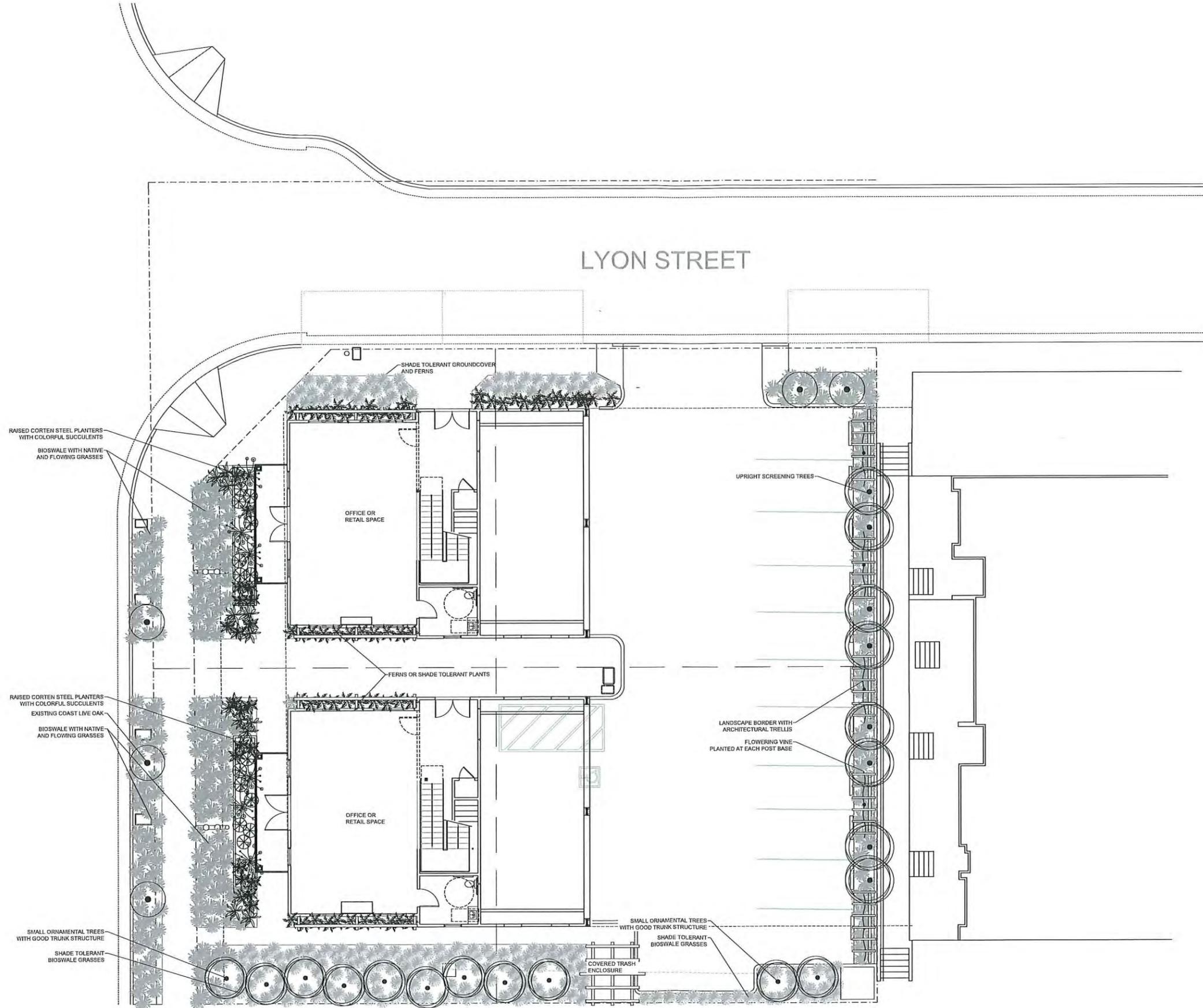
Landscape
Job #: SON101
Issue Date: 09.02.2016
Drawn By: hf

Landscape Plan

Scale: 1/8"=1'-0"
Sheet :

SONOMA HIGHWAY 12

LYON STREET



1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

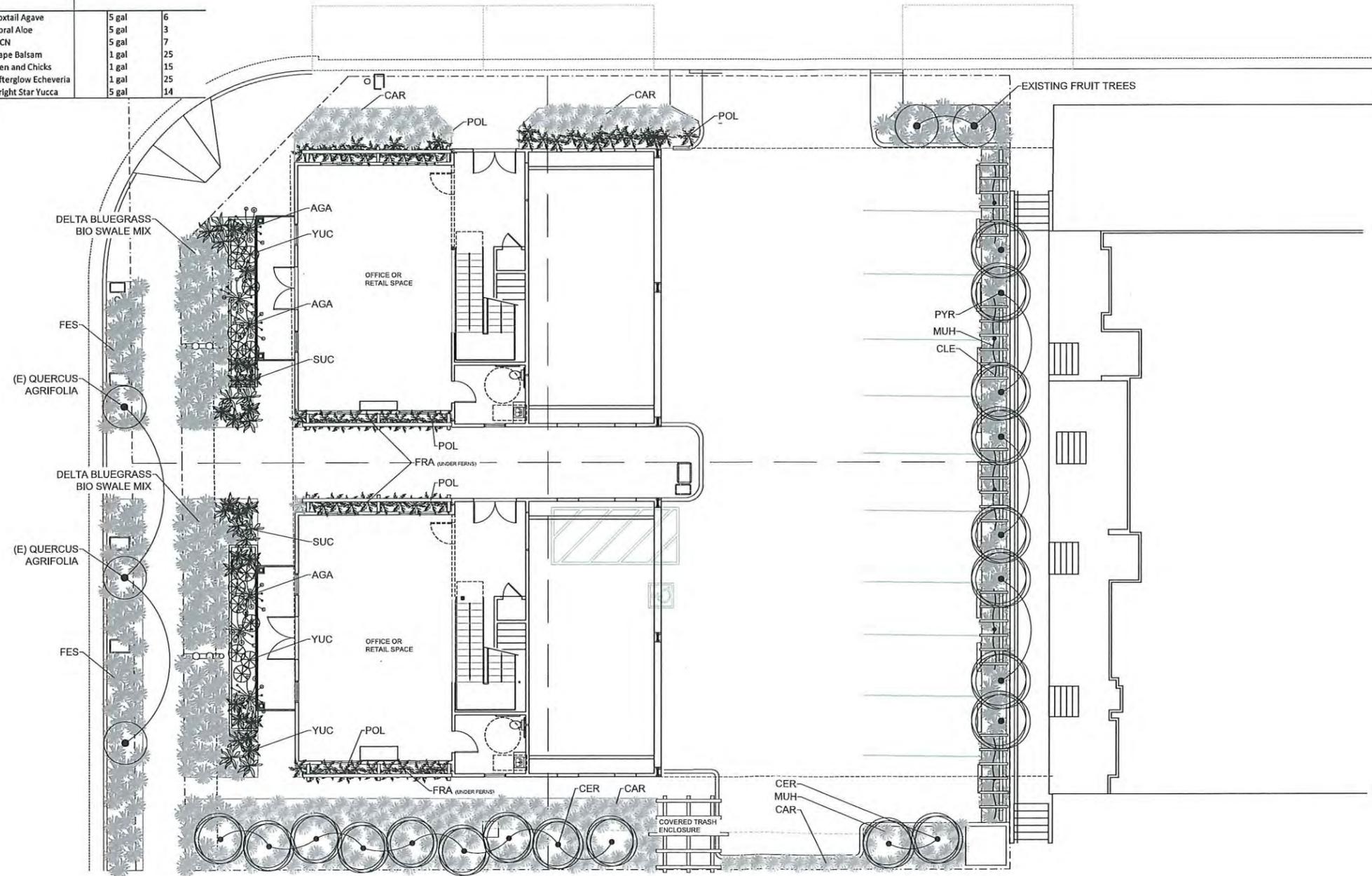
PLAN



Plant Legend				
Symbol	Latin Name	Common Name	Size	Quantity
Planting Zone 14				
Trees				
ALN	<i>Alnus rubra</i>	Red Alder	24" box	0
CER	<i>Cercis canadensis</i>	Eastern Redbud	24" box	11
PYR	<i>Pyrus calleryana "chance"</i>	Callery Pear	15 gal	8
Grasses				
CAR	<i>Carex divulsa</i>	Berkeley Sedge	1 gal	185
FES	<i>Festuca rubra</i>	Red Fescue	1 gal	63
MUH	<i>Muhlenbergia rigens</i>	Deer Grass	1 gal	70
DELTA	Delta Blue Grass Bioswale Mix		sod	430 sf
Ferns				
POL	<i>Polystichum munitum</i>	Western Sword Fern	1 gal	62
Vines/Groundcover				
CLE	<i>Clematis armandii</i>	Evergreen Clematis	5 gal	5
FRA	<i>Fragaria chiloensis</i>	Beach Strawberry	flats	7
TRA	<i>Trachelospermum jasminoides</i>	Star Jasmine	5 gal	0
Succulents				
AGA	<i>Agave attenuata</i>	Foxtail Agave	5 gal	6
ALE	<i>Aloe striata</i>	Coral Aloe	5 gal	3
SUC	<i>Aloe "Blue Glow"</i>	NCN	5 gal	7
SUC	<i>Bulbine frutescens</i>	Cape Balsam	1 gal	25
SUC	<i>Echeveria "Imbricata"</i>	Hen and Chicks	1 gal	15
SUC	<i>Echeveria "Afterglow"</i>	Afterglow Echeveria	1 gal	25
YUC	<i>Yucca "bright star"</i>	Bright Star Yucca	5 gal	14

LYON STREET

SONOMA HIGHWAY 12



Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner: _____

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△	_____
Revisions	Date

Landscape
Job #: SON101
Issue Date: 09.02.2016
Drawn By: hf

Planting Plan

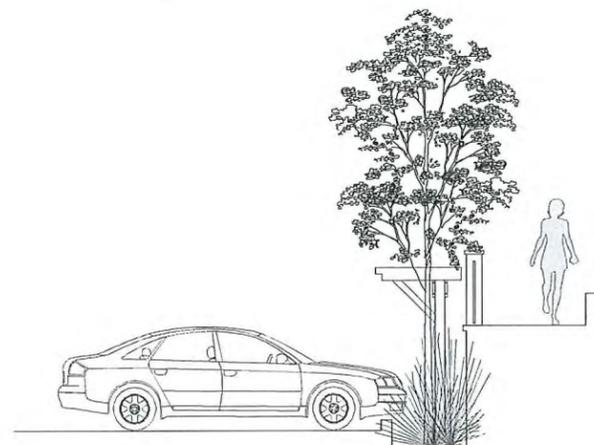
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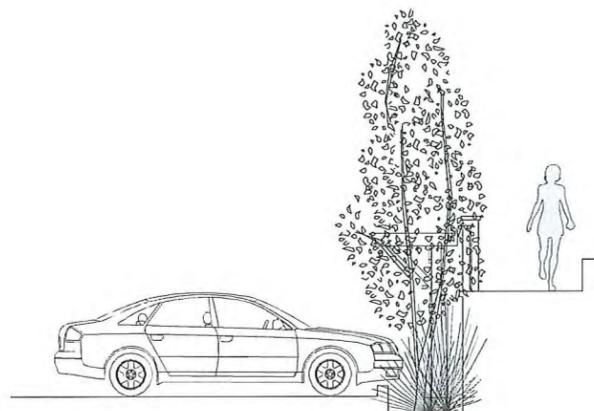
Pyrus calleryana 'chanticleer'
Callery Pear

- An ornamental pear, deciduous
- White flowers in spring, red leaf color in autumn
- Very narrow and upright growth habit
- Develops small canopy with age
- Can grow 35-40' tall, 15-20' wide (probably smaller where we are planting it)



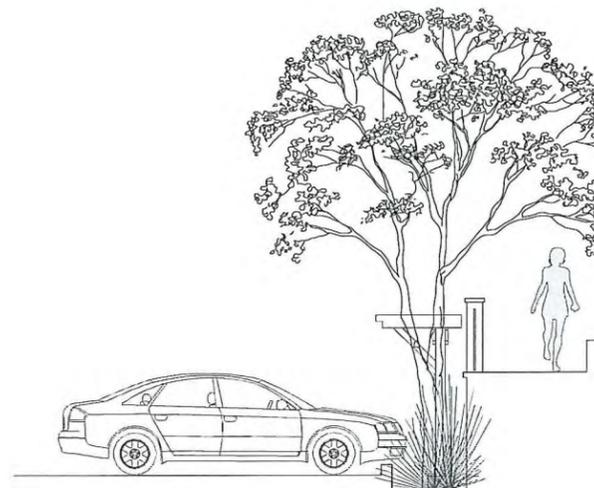
Betula pendula
European White Birch

- Upright narrow tree with weeping branches and beautiful white bark
- Needs supplemental water
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- Will provide an attractive transparent screen
- Individuals can be planted close together



Gleditsia triacanthos var. inermis
Honey Locust

- Fast growing deciduous tree with arching branch habit
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- Thornless variety
- Can be pruned and maintained to grow canopy above walkway (This will require continued maintenance)



Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner:

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△	_____
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△	_____
Revisions	Date

Landscape

Job #: _____ SON101
Issue Date: _____ 06.09.2016
Drawn By: _____ hf

Plant Palette

Scale: _____ nts

Sheet: _____

Late Mail
Item #1

PATRICIA CULLINAN
425 DENMARK ST
SONOMA CALIFORNIA 95476
707-938-5721

RECEIVED

SEP 19 2016

CITY OF SONOMA

Sonoma Design Review and Historic Preservation Commission
#1 The Plaza
Sonoma, CA 95476

September 16, 2016

RE: Maysonnave Cottage and Sonoma Historic Train District

Dear Design Review and Historic Preservation Commissioners,

As you are aware, I have had a long time interest in the preservation of the Maysonnave Cottage. This has been documented in my letters to the City, my comments at previous Commission Meetings and the work parties organized to clean up the property.

Following a City Council meeting, where the status of the Maysonnave Cottage was agenzized, the city of Sonoma hired Jerri Holan and Associates, an Architect and Historic Resource Evaluator, to prepare an evaluation for the Maysonnave Cottage.

The Sonoma Valley Historical Society assisted Ms. Holan by providing historic maps of the trains in Sonoma Valley, historic fire insurance maps of the city of Sonoma and previous evaluations of the Depot Park area. This information helped Ms. Holan in understanding the significance of the cottage as it relates to the surrounding historical landscape.

David Goodison has provided the completed Maysonnave Cottage Historic Resource Evaluation that confirms the historic significance of the Maysonnave Cottage and illustrates the status of the Cottage in the context of a very extant Sonoma Historic Train District. (attached)

To say the least, it was exciting to read the acknowledgement of the evaluator. Ms. Holan's conclusion was 'After surveying the neighborhood around the Sonoma Train Depot, it is apparent that the district that developed around the Depot at the turn of the Century is intact, has a high degree of integrity and has made an important contribution to the character and early American history of the City of Sonoma. The Victorian pattern of small dwellings and commercial buildings surrounding the public Depot continues today. Consequently, the area around the Depot has the potential to become a historic district and, as such, is eligible for the California and National Register of Historic Places.'

I am writing this letter in two separate capacities;

First, as the president of the Sonoma Valley Historical Society, I want to stress the service we can provide to the city of Sonoma through the extensive records held by the Historical Society. Researchers as well as community members use our archives to enhance their knowledge of our community's roots and its pioneer families as it relates to historic significance. The Maysonnave Cottage evaluation distills information into a report that clearly illustrates the value of the historic character of the Depot Park area of Sonoma by identifying it as a valuable district worthy of preserving.

Secondly, as a local preservation advocate it is exciting to have a document that formally identifies Depot Park and the surrounding area as a potential California and National Registered District. As the DRHP Commission is the body with the mandate to pursue the registration of historic districts within the city of Sonoma the report provides an opportunity to fulfill that responsibility.

I request that you consider moving to nominate the Depot Park and area identified you Ms Holan as the Sonoma Historic Train District.

Thank you,

Patricia Cullinan



Maysonave Cottage, 2016

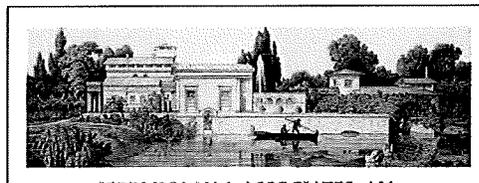
HISTORIC RESOURCE EVALUATION
of
The Maysonave Cottage
289 First Street East
Sonoma, California

June 15, 2016

Prepared for:

City of Sonoma
Planning Department
No. 1 The Plaza
Sonoma, CA

Prepared by:



JERRI HOLAN & ASSOCIATES, AIA
Architects + Engineers + Planners

Jerri Holan, FAIA
1393 Solano Avenue, Suite B
Albany, CA 94706

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

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HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

INTRODUCTION

In May, 2016, the City of Sonoma retained Jerri Holan & Associates to prepare an Historic Evaluation for the Maysonnave Cottage located at 289 First Street, behind the Maysonnave House located at 291 East First Street in Sonoma, California. Built ca. 1900-1910, the entire estate consists of the Maysonnave House, the Maysonnave Cottage, and a Carriage House (garage) located at 291b First Street East. The property is named after its second owners, the Maysonnave Family who purchased it from the original owners, the Aguillon Family, in 1952. The Aguillon Family purchased forty-five acres from General M.G. Vallejo in 1878 and built the residential structures here sometime around the turn of the 19th Century. The Maysonnave Family deeded the property to the City of Sonoma.

Pursuant to the California Environmental Quality Act, this report was initiated to re-evaluate the property's eligibility for inclusion on the California Register of Historical Resources in light of information submitted by local residents. An evaluation of the Maysonnave Cottage in 2008 by Tom Origer & Associates determined the Cottage was not eligible for the Register. That report evaluated the Cottage using the context of the *Evolution of Residential Architecture, 1835 to 1950*.

METHODOLOGY

This report was prepared by Jerri Holan, FAIA, a preservation architect and architectural historian who meets the qualifications of the State Office of Historic Preservation. Jerri Holan has an advanced degree from the University of California, Berkeley, and is a Fulbright research scholar and a Fellow of the American Institute of Architects. Holan conducted a field survey of the property and documented existing conditions and environs with photographs. During the evaluation, buildings were examined and primary research was conducted in published histories, professional reports, and comparable properties. The following repositories and resources were consulted as part of the research process:

- a) Sonoma Planning Department (David Goodison and Wendy Atkins)
- b) California Office of Historic Preservation (Jay Carreira, State Historian III)
- c) Sonoma Valley Historical Society (Patricia Cullinan, President)
- d) Depot Park Museum
- e) Sonoma League for Historic Preservation
- f) Archives at Heritage Center at Maysonnave House
- g) Friends of Maysonnave (Ethal Daly, League Board Liaison)

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

SONOMA HISTORICAL SETTING

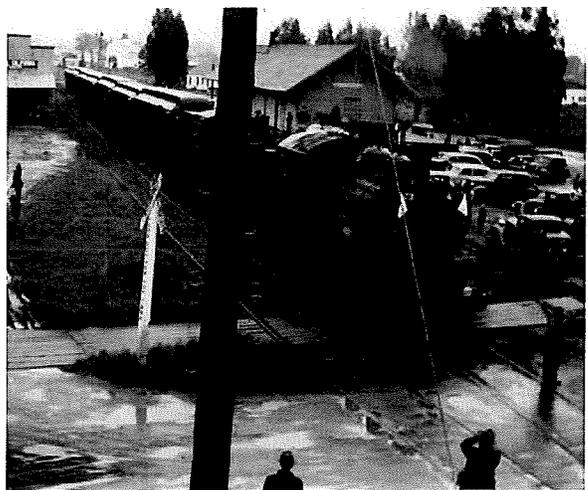
THEMES: SONOMA VALLEY REGION - COMMERCE & RESIDENTIAL
RAILROADS 1879 - 1942
LATE 19TH CENTURY AND EARLY 20TH CENTURY VICTORIAN
ARCHITECTURE

At the end of the nineteenth century, Sonoma was a valley hamlet with a significant place in California's political history. The Plaza area was well-known and wine, agriculture, and basalt quarries were major industries. A transformative year for Sonoma was 1879 when the Sonoma Valley Railroad began daily service to San Francisco, greatly expanding farming and trading throughout the region. Prior to that year, transportation had been limited to steamboat and stagecoach which were slow and impractical for heavy loads. In 1880, a train depot building was built directly on Sonoma Plaza and by 1882, the train service had extended to Glen Ellen.

A lengthy lawsuit that ended in 1890 finally forced the railroad off the Plaza citing inappropriate private use of public land and the negative impacts of dirt and noise in proximity to the Mission Church. Competition from Southern Pacific Railroad – which provided service to Santa Rosa -- also almost forced the Sonoma railway out of business, but the narrow valley region needed more rail service, not less.

In 1889, General Vallejo sold a portion of his land north of the Plaza to the North Pacific Railway Company and the Sonoma Train Depot was built at 270 First Street West sometime around 1890. Eventually, Sonoma Valley merged with Northern Pacific Railroad and improved their rail system (see Appendix A). Thirty years of competition between Northern and Southern Pacific railroads followed, working to Sonoma's advantage in both price and convenience. Eventually, they too merged into one line, the Southern Pacific. As train service increased, the Sonoma Valley region benefitted tremendously: populations increased, industry expanded, and the Valley became a vacation destination. The railways continued to be important well into the Twentieth Century until the automobile and Greyhound bus took their place (pp. 116-117, Lynch). The Sonoma Depot closed in 1942.

SONOMA TRAIN DEPOT, CA. 1941
(Postcard from Sonoma Depot Museum)



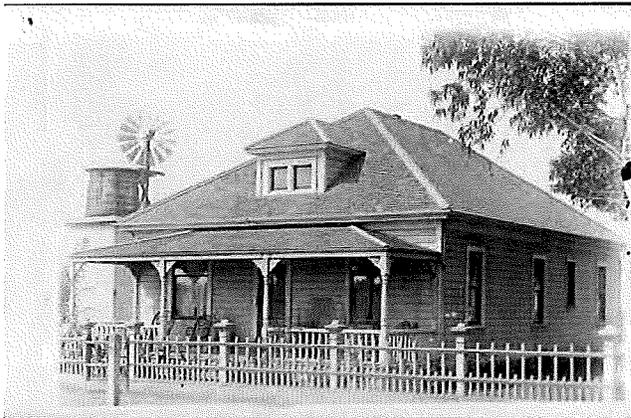
HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

The Depot District

At the turn of the century, the Plaza was becoming the center of civic life in Sonoma. It was the site of hotels, a bank, a post office, and many commercial establishments. Public use of the Plaza was also expanding -- City Hall was built in 1906 and the Carnegie library was built in 1910 to the south of the Plaza. This area and its surroundings are characterized by Spanish and Mission influences in its stone and adobe architectural styles.

At the same time, a couple blocks north of the Plaza, the new Sonoma Train Depot area was emerging. The Train Depot was constructed in a late Victorian style, reflecting a more typical American wood building than those found on the Plaza. The Mazza house, ca. 1870, was converted to a hotel to serve train passengers and other commercial structures such as the Cooperage, ca. 1911, feed stores and hay grain warehouses were built to accommodate thriving farming and agricultural businesses. It wasn't long before wooden dwellings also began to populate the Depot district.

The railroad property was adjacent to forty-five acres of land owned by Camille Aguillon. During the last decades of the Nineteenth Century, Aguillon, one of region's largest winemakers, grew fruit on this property. The Depot district was a natural location for the prominent winemaker's family estate. With access to train service, the locale was in close proximity to Aguillon's winery on the Plaza and it would also benefit his fruit and agricultural production north of the Plaza. Soon after the Sonoma Train Depot was constructed, sometime around 1900, Aguillon built his home at 291 First Street East and the cottage behind it at 289 First Street East. Both buildings are within a few hundred feet of the Depot itself.



MAYSONNAVE HOUSE, CA. 1906
291 First Street East



MAYSONNAVE COTTAGE, 2016
289 First Street East

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

While Historic Inventory Lists provide 1910 and 1901 dates for the Aguillon dwellings, local repositories have photos with earlier dates. Camille Aguillon passed away in 1906 (his wife passed in 1901) so it is likely both buildings were constructed sometime before 1906.

Aguillon's homes were built in what is known as the 'Folk Victorian' style, a typically simple wood-frame building with a wide front veranda. While the main House was a larger, formal version of the Style, the Cottage was smaller with less elaborate woodworking. Because of its simplicity, the style was affordable and is found throughout the United States. Not surprisingly, affordable vernacular buildings such as the Aguillon/Maysonnave Cottage were commonplace in the Valley's rural communities and the style was quite popular in Sonoma. As the wine and basalt industries grew, the need for modest homes for local laborers also grew.

The Sanborn Maps

The 1911 Sanborn Map is the first to show the Train Depot area in Sonoma and the Depot is the only structure depicted (see Appendix B). The 1923 Sanborn Map shows the Depot neighborhood in more detail with sixteen extant structures (see Appendix C). Some are commercial, but most of the structures are small dwellings similar in scale to the Aguillon House and Cottage. Aguillon's large agricultural parcel is shown between his home and the train depot. Given their orientation toward the Depot rather than East or West Street frontages, it is likely that two of the small dwellings were related specifically to the train depot, possibly guest homes serving train passengers. This is certainly the case for 298 First West Street which the Map shows having a saloon, bowling alley, and dwelling facing the Depot. The Aguillon/Maysonnave Cottage, also oriented toward the train depot, might have been a guest house.

The Sonoma Sanborn Maps show that, by 1941, the district had not changed much - it was still largely a rural Victorian neighborhood with the same small single-story Victorian dwellings surrounding the Depot (see Appendix D). The biggest changes were the addition of a feed store and the relocation of 298 West Street to West Street. By this time, the saloon and bowling alley were gone.

These simple frame homes and structures are excellent examples of Sonoma's rural domestic architecture at the turn of the Century. They are also more typical of American settlements elsewhere in California at this time. In contrast to the Spanish influence in the Plaza area, they show the continued settlement of Sonoma into the early decades of the Twentieth Century. The homes illustrate Sonoma's early residential land use related to

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

railroad development and similar patterns are found around train depots throughout America.

In contrast to the Plaza's adobe buildings, the Depot's wood buildings were also more typical of California's early twentieth-century construction methods. Balloon framing was introduced to the West sometime in the mid-Nineteenth Century. The technique used nails and light 2 x 4 studs instead of the heavy timber, mortise and tenon framing used in the East. The light 2 x 4 framing was covered with wood siding or clapboards and was widely accepted in western frontier towns by the turn of the Century, where a shortage of skilled labor with heavy timber existed.

Depot District Survey

A reconnaissance survey of the Depot district today found twelve of the sixteen (75%) buildings shown on the 1923 Sanborn Map still in place, most intact. In general, the residential structures are the same vintage and Folk Victorian style as the Aguillon/Maysonnave House and Cottage, ca. 1900s. In addition, six Victorian homes of similar style and age are extant on blocks directly adjacent to the blocks depicted on the 1923 Map. In summary, eighteen Victorian buildings from the turn of the Century are still in place – many with original integrity – in this Depot neighborhood. Of these, three are designated Sonoma landmark buildings and four are potential landmarks (see Appendices E and F).

MAYSONNAVE COTTAGE HISTORICAL CONTEXT

The 2008 Historic Report for the Maysonnave Cottage evaluated the structure in the context of *Residential Architecture, 1835 to 1950*. If this was the correct context, then the Report's conclusion that the structure did not meet the eligibility criteria for inclusion on the California Register of Historic Places would be correct. However, after reviewing the Report, it appears to be lacking in its approach to Sonoma's historical context and in its conclusions regarding the Cottage.

First and foremost, Residential Architecture is too broad of a context for this particular group of buildings and ignores the neighborhood's transportation and commercial character. Further, the 1835-1950 Period of Significance is not the most relevant to the residential buildings on the Maysonnave parcels nor to the other early buildings in the vicinity. Given the similarities of existing Victorians, these early residential buildings were probably all constructed within a couple of decades of the Train Depot's construction. Finally, the very significant relationship of the local Victorian dwellings to the regional Victorian train depot

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

building was overlooked. Consequently, the Report's conclusion of the Cottage's ineligibility was inaccurate.

A more appropriate context within which to evaluate the Maysonnave buildings would be the pattern of *Rural Victorian Railroad and Residential Development, 1879-1942*. The neighborhood originated as a result of the Depot being relocated from the Plaza and the buildings' Victorian origins reflect frontier influences and the development of wooden architecture in America. This influence is very significant for the development of Sonoma at the turn of the Century because prior to 1879, the City's Spanish origins were dominant in the neighboring Plaza district and the railroad was not significant in the Valley.

In addition to containing many existing early buildings, the contemporary Depot neighborhood has been highly influenced by its early Victorian residential and commercial context. The historic Train Depot has been rehabilitated into a museum with a surrounding park. Many recreational uses occur here and the Depot is still the communal heart of the district. The Train Depot Hotel has been converted into a public restaurant and the Cooperage is a Bed & Breakfast Inn. The rehabilitation of the Maysonnave House into a museum also augments the historic public and residential character of this neighborhood. Later buildings in this neighborhood, constructed after 1941, are mostly single-story wood homes with significant front porches continuing the residential character established at the turn of the Twentieth Century in the Folk Victorians. Small-scale commercial and residential uses still successfully complement each other, resulting in a compact and cohesive contemporary neighborhood.

The pattern of small dwellings and commercial buildings surrounding the public Depot that originated in Sonoma's late Nineteenth Century township is mostly intact and continues today.

PROPERTY DESCRIPTION AND HISTORY OF 289 FIRST STREET EAST

The 2008 Resource Evaluation provides a thorough documentation of the property and the backgrounds of the two families associated with 289 First Street East. The agricultural parcels were farmed by the prominent winemaker Camille Aguillon and his wife, Camille. The family constructed the Main House, Cottage and Garage on the property around the same time the Train Depot was relocated to this area of Sonoma. The family continued to use and inhabit the property until 1952 when the parcels were purchased by Fabian Maysonnave. His son Henri deeded the property to the City of Sonoma upon his death.

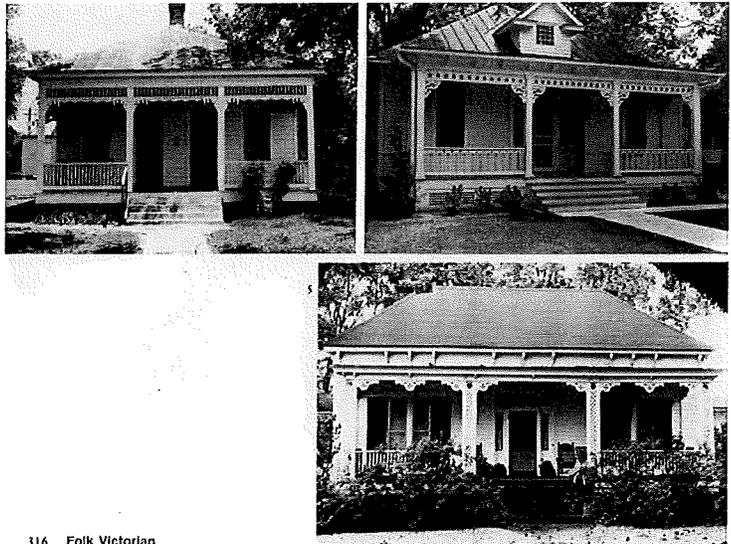
HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

The Report also correctly describes the Cottage as a wood-frame structure with wood siding, a full-width porch supported by spindles and decorative brackets which has a symmetrical facade and one-over-one double-hung windows.

However, the Report does not mention the Cottage's orientation to the landmark train depot, approximately three hundred feet from its doorstep. It fails to accurately identify the architectural style of the Cottage and does not mention that the Cottage's style is the same as that of the Main House which is oriented to the street. It also does not mention the simple square geometry of the dwelling nor its pyramidal hip roof which are typical features of 'Folk Victorian' structures.

This style was common between 1870 and 1910 and is defined by Victorian decorative detailing on simple folk house forms and is much less elaborate than other Victorian styles. The primary areas for decoration are the porch and cornice line. The style has Italianate origins, with carved posts and a strong cornice line. Unlike Queen Annes, Folk Victorians have symmetrical facades and modest, homogenous wall finishes. The structures are also sometimes referred to as Symmetrical Victorians.



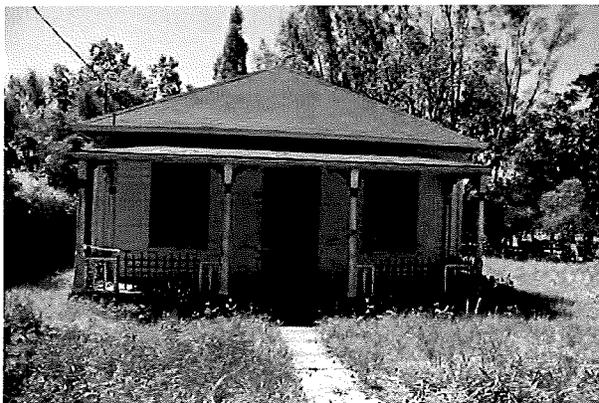
FOLK VICTORIAN EXAMPLES
(From McAlester, p. 316)

The style was common throughout America and the spread of Folk Victorians was made possible by the railroads: heavy woodworking equipment could be shipped to remote areas and local lumber yards could easily obtain stock from distant mills that produced inexpensive Victorian detailing. The style had five subtypes which were used on most post-railroad houses at the turn of the Century. In addition, older folk homes were also easily updated with new Victorian porches and the style became quite popular in the rural western United States. After 1910, homes were built in Craftsman, Colonial Revival or other styles of the day (pp. 308-316, McAlester).

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

Folk Victorians are found throughout the Sonoma Valley region. In Sonoma, they were especially popular in the the district directly adjacent to the Train Depot. Of the Victorian homes that remain in the Depot neighborhood, twelve are Folk Victorians.



MAYSONNAVE COTTAGE VERANDA & ROOF



TURNED POSTS & BRACKETS

Both the Maysonnave House and Cottage are excellent examples of the Folk Victorian style. Significant features of the Maysonnave Cottage are its raised front porch with turned columns and shaped brackets; its original front door and symmetrical double-hung wood windows and trim; its pyramidal (hip) roof and original wood siding. The iron porch railing is probably not original. Today, the Cottage is in poor condition while the Main House has been restored.

CRITERIA FOR HISTORIC EVALUATION

The definition of a historic resource is contained in Section 21084.1 of the California Environmental Quality Act (CEQA) Statute as amended in January, 2005. For purposes of this Evaluation, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR). To be eligible for listing on the CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The CRHR evaluates the significance of a resource on the following four criteria:

Criterion 1 - 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;

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

Criterion 2 - Associated with the lives of persons important to local, California or national history;

Criterion 3 - 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;

Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

CRITERION 1 - Events

Under CRHR Criterion 1, research yielded information indicating that the Maysonnave Cottage at 289 First Street East was related to the development of the Sonoma Train Depot. The Train Depot, and buildings related to it, were an important part of Sonoma's early land use patterns and economy. The Train Depot was also a significant part of the region's development. Finally, residential development around rural train stations is a broad pattern of American history that contributed to the character of many small towns.

Consequently, the property is eligible for listing on the CRHR under Criterion 1.

CRITERION 2 - Persons

Under CRHR Criterion 2, research conducted for the Maysonnave Cottage yielded information that it was directly associated with an important regional winemaker who had a lasting and significant effect on local, regional and California history. Camille Aguillon was one of the Valley's largest winemakers who contributed greatly to the development of Sonoma and its surrounding valleys as a wine producing region.

Consequently, the property is eligible for listing on the CRHR under Criterion 2.

CRITERION 3 - Design/Construction

Under Criterion 3, the Maysonnave Cottage embodies the distinct characteristic of a Folk Victorian cottage from the turn of the Century and is an early example of balloon frame construction in Sonoma. The Cottage retains a good degree of integrity and its relation to the Main House on the adjacent property, as well as to the Garage of the Main House, elevates it to a level of significance. Together, the three intact buildings form a very complete complex of early Victorian buildings, especially in relation to the train depot, with a very high degree of integrity

Consequently, the property is eligible for listing on the CRHR under Criterion 3.

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

CRITERION 4 - Information

Under CRHR Criterion 4, a property might be significant if it has potential to yield information about the state or nation's prehistory or history. Archival research conducted within the scope of this Historical Evaluation provided no specific indication that the subject property has the potential to yield important information related to history or prehistory. Therefore, the property does not appear to be eligible for the CRHR under Criterion 4. Further investigation may be necessary to determine significance beyond the scope of this Evaluation.

EVALUATION OF HISTORIC SIGNIFICANCE

The Maysonnave Cottage is not listed as a historic resource on the National or California Registers and it is not a City of Sonoma landmark.

However, research on the subject property indicates that the Cottage was an important contributor to Sonoma's early Victorian railroad neighborhood. Events related to the Cottage, its owners, and its architecture are all significant at local and regional levels. The relationship of the Cottage to the Train Depot, the Aguilon family, to the Maysonnave House, and to rural Victorian architecture all contribute to the structure's importance.

In conclusion, it is Jerri Holan & Associate's professional opinion that the Maysonnave Cottage does possess a level of historic significance that would make it eligible for listing on the CRHR. Therefore, the building does qualify as a historic resource for the purposes of CEQA.

Historic significance under the CRHR is a two-tiered process. If a property is deemed to be historically significant, then a determination of its historical integrity is conducted; that is, how authentic are the remaining physical characteristics of the property. Since the Cottage does possess historic significance, it is necessary to evaluate its physical integrity.

EVALUATION OF PHYSICAL INTEGRITY

The US Department of Interior, National Park Service, recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling,

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

and association. In evaluating the Maysonnave Cottage under these aspects, the following findings were made:

LOCATION - The Cottage is in its original location where it was originally constructed as shown in the 1923 and 1941 Sanborn Maps and therefore has much integrity.

DESIGN - The Cottage retains the integrity of its early Folk Victorian origins. With the exception of its roofing materials, all of its original components appear intact: the pyramid roof, the colonnaded porch and brackets, symmetrical front door and windows, and original wood siding.

SETTING - The current setting of the Cottage is very much the same as it was in 1900 when it was constructed as shown by the 1923 Sanborn Map. Its relation to the Maysonnave House and to the Railroad Depot are completely intact and has all of its original integrity.

MATERIALS - The Cottage retains all its original materials and components with the exception of its roofing material.

WORKMANSHIP - The Cottage regains all the physical evidence of its Victorian architecture including its turned porch columns and brackets, front door and windows, and wood siding. Its balloon frame construction is also intact and of the period. The porch railings have been lost.

FEELING - The feeling of this neighborhood's early Victorian origins are completely intact in the Maysonnave Cottage. The original Train Depot still resides less than three hundred feet from its front door and the Main House and garage of the Maysonnave complex are also in their original locations in relation to the Cottage. Over 75% of the original Victorian neighborhood is still in existence and retains much integrity. The infill and subsequent contemporary developments that have taken place in the neighborhood have not overwhelmed, obscured or destroyed the neighborhood's and the Cottage's small-scale, western frontier character. Open space, modest homes, and small commercial uses still define an intact district.

ASSOCIATION - The Cottage still has a direct link with the event that made it significant, the construction of the Sonoma Train Depot in this neighborhood. Both the Cottage and the Depot are still in their original settings, with intact materials and workmanship. Their association has much integrity and the setting clearly conveys their original Victorian character.

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

It is Jerri Holan & Associate's professional opinion that the Maysonnave Cottage possesses a high degree of physical integrity and that it would be eligible for listing on the California Register of Historic Resources. In addition to the California Register, the Maysonnave Estate, including the House, the Cottage, and Carriage House, would be eligible for the National Register of Historic Places.

CONCLUSION

After surveying the neighborhood around the Sonoma Train Depot, it is apparent that the district that developed around the Depot at the turn of the Century is intact, has a high degree of integrity and has made an important contribution to the character and early American history of the City of Sonoma. The Victorian pattern of small dwellings and commercial buildings surrounding the public Depot continues today. Consequently, the area around the Depot has the potential to become a historic district and, as such, is eligible for the California and National Register of Historic Places

* * * * *

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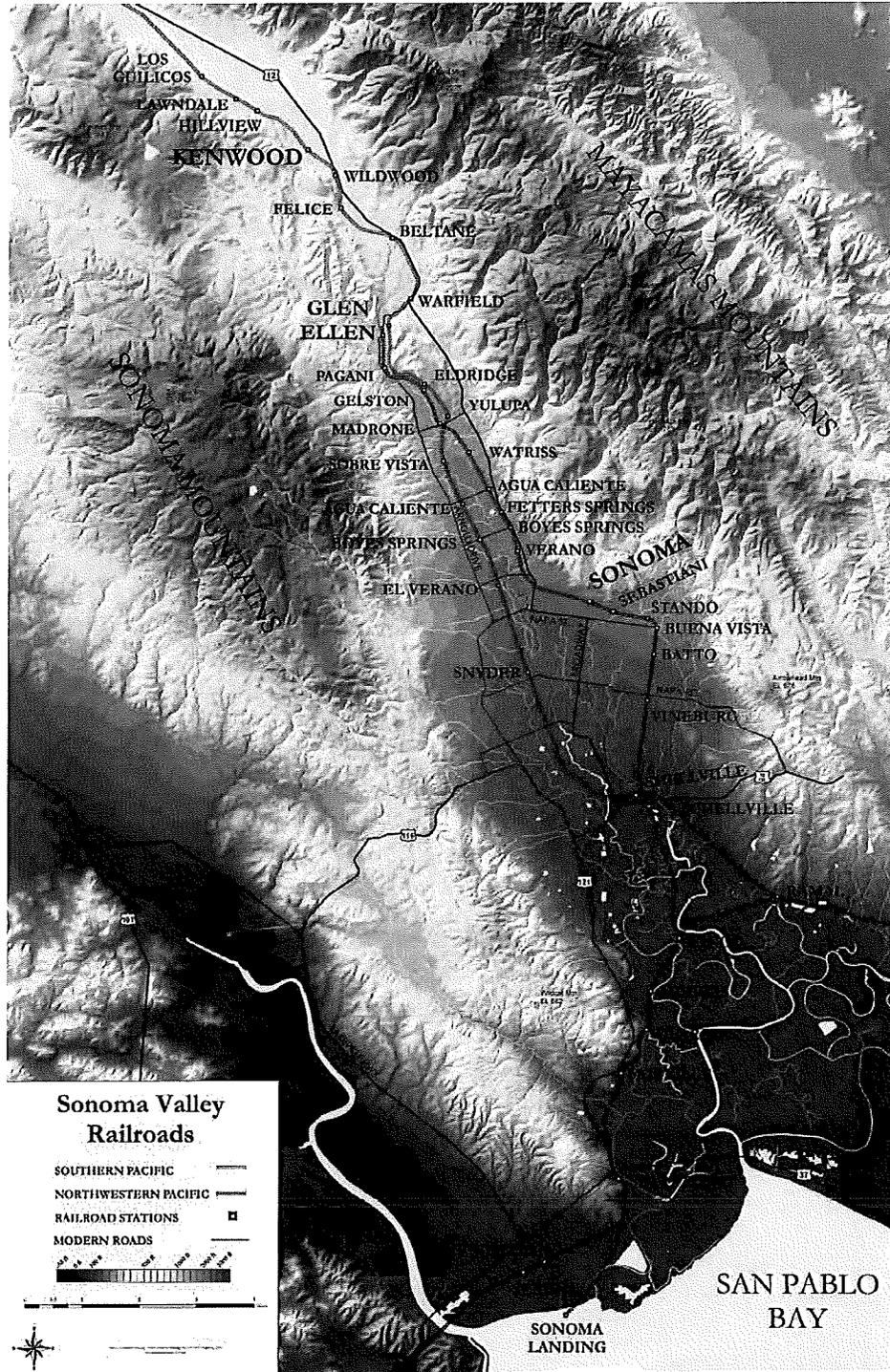
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HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

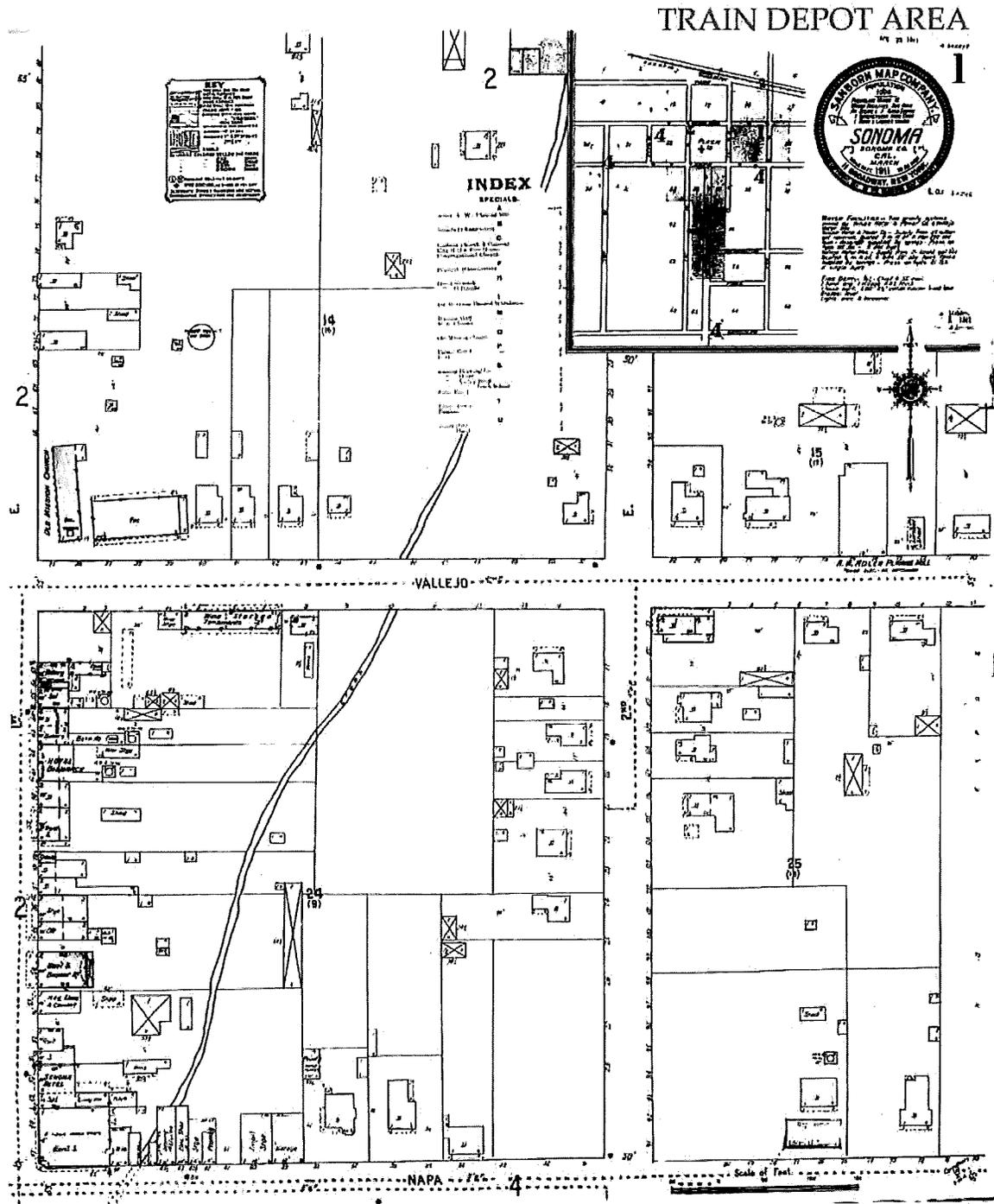
APPENDIX A

(from Sonoma Historical Ecology, GIS/GPS Program, 2006)



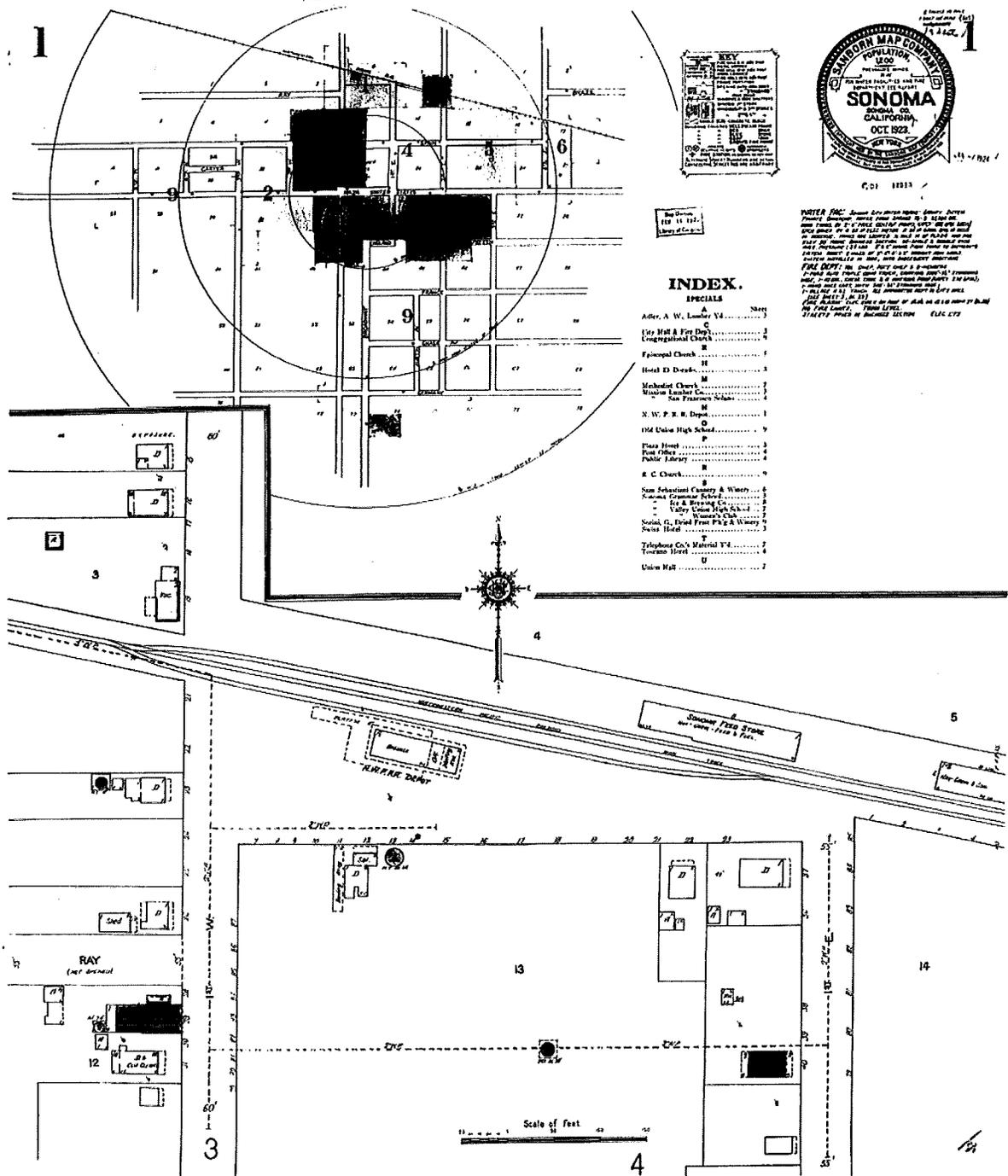
HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

APPENDIX B
1911 Sanborn Map



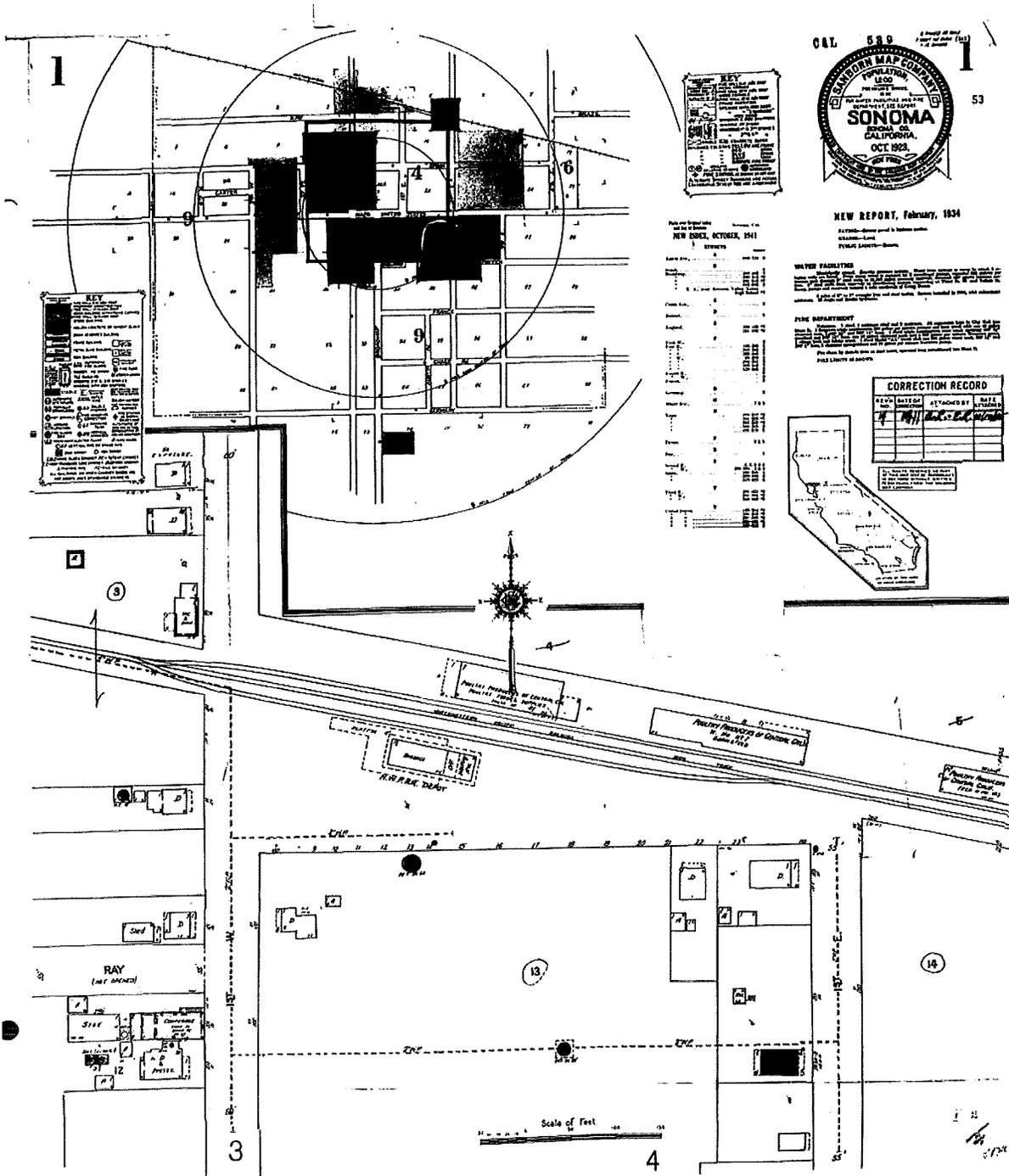
HISTORIC RESOURCE EVALUATION
 The Maysonnave Cottage, 289 First Street East, Sonoma CA

APPENDIX C
 1923 Sanborn Map



HISTORIC RESOURCE EVALUATION
 The Maysonnave Cottage, 289 First Street East, Sonoma CA

APPENDIX D
 1941 Sanborn Map

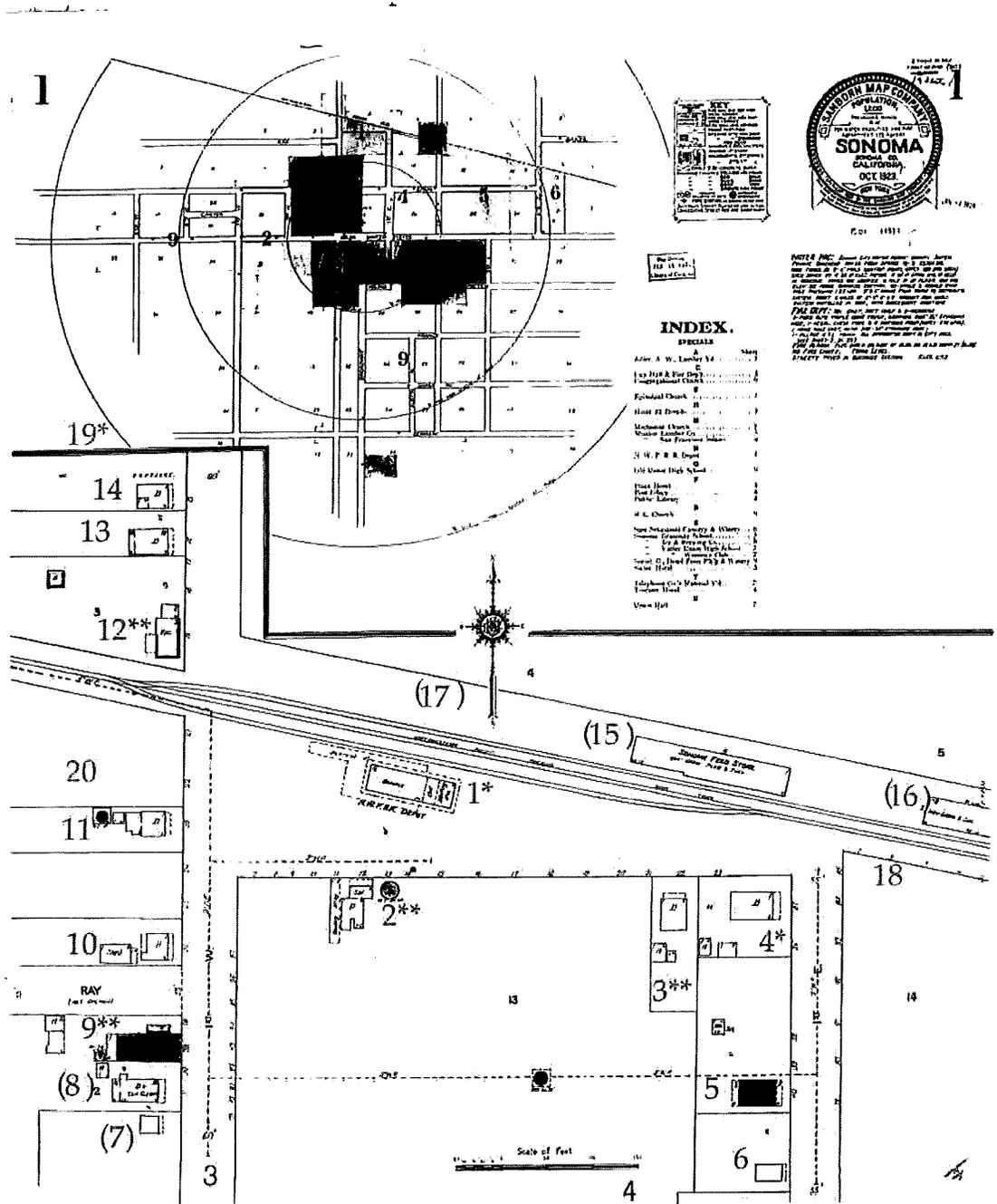


HISTORIC RESOURCE EVALUATION
 The Maysonnave Cottage, 289 First Street East, Sonoma CA

APPENDIX E
 KEY TO SURVEY FROM 1923 SANBORN MAP

LEGEND:

- X = EXISTING ORIGINAL 1923 STRUCTURE (X) = LOST 1923 STRUCTURE
 X* = DESIGNATED HISTORICAL 1923 STRUCTURE
 X** = SHOULD BE DESIGNATED HISTORICAL 1923 STRUCTURE
 X = EXISTING VICTORIAN HOME NOT SHOWN ON 1923 MAP



HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

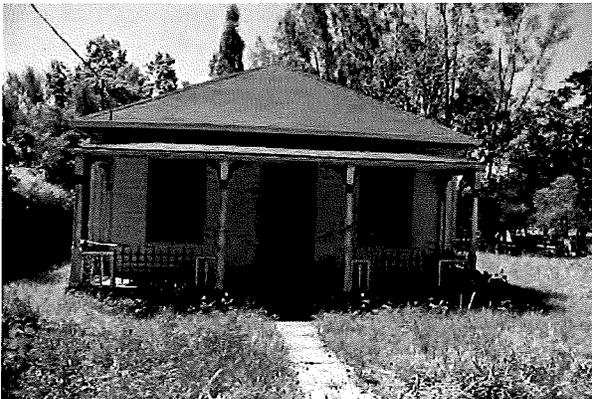
APPENDIX F
SURVEY PHOTOGRAPHS



1. SONOMA TRAIN DEPOT
270 FIRST STREET WEST



2. 289 FIRST STREET WEST



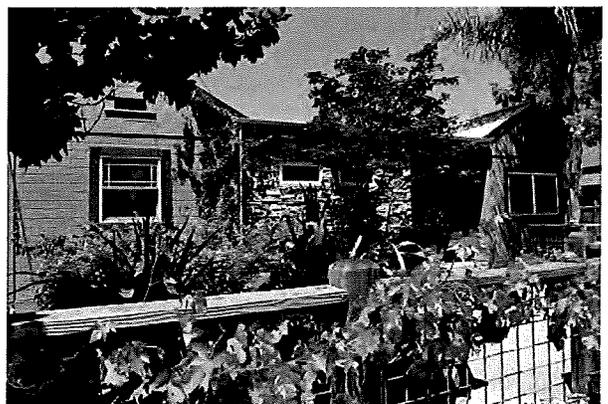
3. 289 FIRST STREET EAST



4. 291 FIRST STREET EAST



5. 327 FIRST STREET EAST



6. 335 FIRST STREET EAST

HISTORIC RESOURCE EVALUATION
The Maysonave Cottage, 289 First Street East, Sonoma CA

APPENDIX F
SURVEY PHOTOGRAPHS



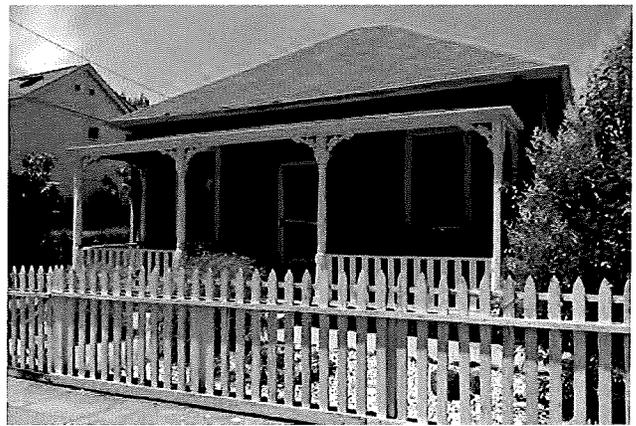
9. THE COOPERAGE
301 FIRST STREET WEST



10. 299 FIRST STREET WEST



11. 287 FIRST STREET WEST



20. 277 FIRST STREET WEST

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

APPENDIX F
SURVEY PHOTOGRAPHS



12. DEPOT HOTEL
241 FIRST STREET WEST



13. 225 FIRST STREET WEST



14. 217 FIRST STREET WEST



19. 205 FIRST STREET WEST



18. 270 FIRST STREET EAST
(4 Buildings)

RECEIVED

SEP 20 2016

Sonoma's Cultural Corridor NOTES

LATE MAIL

~~CITY OF SONOMA~~ Sonoma received the designation 'Preserve America Communities' (from whom?) This designation sets a framework for establishing a Sonoma Cultural Corridor.

Sonoma has a rich cultural heritage comprised of several elements that are often poorly defined and evaluated individually rather than as a combined Cultural Corridor. A Cultural Corridor encompasses historic, cultural and natural resources from throughout Sonoma's history.

The Sonoma Valley Historical Society is respectfully requesting that the Sonoma City Council consider creating a Sonoma Cultural Corridor. We believe that such a designation would clarify the important cultural heritage areas of Sonoma and facilitate effective planning and development for the City.

We are proposing that the Sonoma Cultural Corridor include historic sites, museums, natural areas and cemeteries all of which reflect Sonoma's heritage.

We are suggesting the following areas, some of which are comprised of historic sites that are designated on the National Register, Historic Places, National Landmark or locally important for their history. These areas currently are not comprised in a cohesive manner. Establishing a Sonoma Cultural Corridor could provide that cohesive definition.

Some of the designations that currently exist:

- Broadway Street (Hwy 12) is a California State Registered District created by the State of California in recognition of its significance as the entrance to the Sonoma Plaza Landmark.
- The area around the Sonoma Plaza Landmark (created in the 1960's) was considered so important that in 1991 the National Register District was expanded by the National Park Service.
- The area to the north and east of the Sonoma Plaza encompasses the Sonoma State Historic Park, which includes the Mission San Francisco Solano, the Sonoma Barracks, and General Vallejo's Home (Lachryma Montis). Other historically significant sites include the Blue Wing Inn, Toscano Hotel, "Casa Grande" Servants Quarters, Carnegie Library and City Hall.
- North of the Sonoma Barracks and the Plaza Landmark is an area that stretches to the Sonoma Mountain Cemetery and includes the Depot Park Museum, the Depot Hotel, Veteran's Memorial Building and the Veteran's Cemetery, the corridor of which includes other historically designated properties.

- The entire area surrounding the Historic Sonoma Plaza, First Street East, East Spain, First Street West and West Napa include multiple buildings that contribute to the Sonoma Plaza and its designation as a National Register District.
- The Sonoma Overlook Trail and the Montini Preserve, both protected natural resources, provide a rural backdrop for Sonoma that reflects its character.
- The Sonoma Historic Overlay Zone is Sonoma's acknowledgement of and commitment to protect Sonoma's historic properties.
- Included in the Sonoma Historic Overlay Zone are the National Registered Sonoma Community Center and the Sonoma Valley Woman's Club. On Broadway the corporation that owns the Williams/Sonoma rebuilt store has applied for National Register Status for the site.

The above areas have layers of culture that is not fully represented in their individual designations, for example:

- The Broadway District contains multiple buildings that represent the cultural character of Sonoma as well as the Sonoma Valley Art Museum a modern representation of Sonoma's cultural life.
- The Sonoma Valley Art Museum, the LeHaye Center, the Arts Guild and the Community Center provide the artistic fabric of the Community in addition to the private art galleries around and near the Plaza. There is a current movement to have local art in wine tasting venues.
- Music and theatre venues are part of a defined Cultural Corridor. The Sebastiani Theatre and the Community Center have live, theatrical performances and provide educational opportunities for those interested in the performing arts. There are also several music venues around the Plaza.
- The Tuesday evening and Friday Farmers Markets also contribute to Sonoma's cultural character.
- Sonoma's natural history can be experienced at the Montini Preserve and the Overlook Trail
- The Sonoma Veteran's Memorial Building and Cemetery reflect the community's military history.
- Sonoma Historic Train District

One of the goals of the Sonoma Valley Historical Society is to enrich and expand the understanding Sonoma Valley's history by defining the Sonoma Cultural Corridor. In support of this goal, the Society is currently working on a program to define access points north of the Plaza to make it easier for the public to find and navigate to some these natural and cultural areas.

"Wayfinding" signage is being installed to aid residents and visitors in finding those areas north of the Sonoma Plaza that represent Sonoma's historic resources; i.e. the Depot Park Museum, General Vallejo's home, the Sonoma Mountain Cemetery, the Sonoma Veteran's Cemetery, and the Veteran's Memorial Building. The Bike Path along the historic train right-of-way is the primary pedestrian path to General Vallejo's Home and provides access to and views of other historic properties, i.e. Vella Cheese Company, the Patch, and Sebastiani Winery.

The Depot Park Museum, operated by the Sonoma Valley Historical Society, is a destination for people researching information regarding the history of Sonoma Valley. Permanent and periodic exhibits provide an opportunity to see and experience Sonoma's history and culture. The Society has extensive archives that include art, 70,000+ photos, artifacts and documents all related to the evolution of Sonoma and Sonoma Valley.

The Sonoma Valley Historical Society board has committed funds to create an archival facility north of the Sonoma Plaza that will expand access to significant and important historical information.

Designation of a Sonoma Cultural Corridor by the City would demonstrate their commitment to promoting the diverse economic vitality of the city of Sonoma. And also their commitment to Certified Local Government and would support the protection of our historic resources.

Sonoma is also the end of the El Camino Real (the King's Highway) that began in California Sur (Baja) and continued to Sonoma. The Chain of Missions 'that began with presidios, pueblos, ranchos, and missions, a new civilization was born harnessing the energies of many peoples and cultures and laying the foundations for the Californias we all live in today.' There is a Bi-National effort that has kicked off to receive UNESCO World Heritage Statue for the El Camino Real de Las Californias. In Sonoma we are fortunate to have areas that still reflect that character. Those areas are important to maintaining the rural agrarian character of our town and provide the platform for civic pride and the economy of the city. If Approved California will add its first cultural World Heritage Site to our two natural sites, Yosemite and the Redwoods. This bi-national project is supported by the California Mission Foundation, California Mission Studies group and CAREMA the Mexican Mission group.

An update on the effort to nominate the El Camino Real as an UNESCO World Heritage site is the proposal by the Sonoma Valley Historical Society to host the California Mission Foundation's conference of the California Mission Studies group in 2018.

- 2018 will be a watershed year for the CMF as it is leading a multi-national group seeking UNESCO World Heritage Nomination¹ for *El Camino Real de las Californias* which includes the entire El Camino Real and the mission system. The nations supporting the nomination are California (USA), Mexico, Spain and Russia. All nations that were involved in the establishment of the Baja and California mission chain.” A multi-national UNESCO application is unique in itself.

The Cultural Corridor would provide the Sonoma Community with a vision that when viewed, as a whole would support economic vitality in diversified areas.

This paper begins a dialog of a concept the Sonoma Valley Historical Society is committed to pursue. The Historical Society as the steward of Sonoma’s historic information and has a mission to tell Sonoma’s story.

Sonoma is not alone in looking at promoting its culture in an organized manner. On October 1, 2015 Governor Brown signed AB 189 that established a system for state designated cultural districts.

In a survey taken by the Sonoma Visitor’s Bureau History, Outdoor activities and Art are the number’s 3, 4, and 5 reasons people come to Sonoma. Another example of the need to support creating the Sonoma Cultural Corridor.

The Sonoma Valley Historical Society is working with the Sonoma Chamber's new "Creative Alliance" brings together businesses and nonprofits in Sonoma Valley's creative sector. With the goal ‘to collectively work to support and grow this important part of our economy, so that local businesses, organizations, and venues continue to thrive’

We respectfully request that the Sonoma City Council establish a Cultural Corridor encompassing the above named areas to strength the cultural awareness of the diverse cultural resources of our city.

Late Mail

RECEIVED

2018 California Mission Studies Conference

SEP 19 2016

President's Day Weekend 2018

CITY OF SONOMA

The Sonoma Valley Historical Society in conjunction with other local heritage groups is proposing to host the 2018 California Mission Studies Conference in Sonoma. Sonoma's position as the last of the California mission in the chain that begins in Baja California retains much of the character of early California and it is important in its connection with the early settlers in northern California: Russia, Spain and Mexico.

The California Mission Studies Group is a committee of the California Mission Foundation.ⁱ

Founded in 1998, the California Missions Foundation was established with the objective of preserving and protecting the missions. The Foundation is the only organization dedicated to the long-term preservation and restoration needs of all California missions and their associated historic and cultural resources for public benefit. Along with funds raised from the generous contributions from corporate, foundation and individual supporters, CMF actively works to raise money to fund mission projects from stabilization of structures to conservation of paintings and artifacts and conducting archaeological research. The CMF has distributed more than \$10,000,000 to California missions since it was established in 1998.ⁱⁱ

2018 will be a watershed year for the CMF as it is leading a multi-national group seeking UNESCO World Heritage Nominationⁱⁱⁱ for *El Camino Real de las Californias* which includes the entire El Camino Real and the mission system. The nations supporting the nomination are California (USA), Mexico, Spain and Russia. All nations that were involved in the establishment of the Baja and California mission chain." A multi-national UNESCO application is unique in itself.^{iv}

Sonoma was not only the last mission of the California mission but was the only mission founded under Mexican rule.^v

The conference and the World Heritage nomination is an opportunity for Sonoma to be at the forefront of acknowledging the important history of Sonoma Valley and the community's commitment to our heritage. The participating countries will be invited to the conference.

The Sonoma Valley Historical Society will provide the leadership to have the conference in Sonoma.

ⁱ The Chairman of the CMF board is Milford Wayne Donaldson, FAIA. **Milford Wayne Donaldson**, is a well-regarded preservation architect. He presently serves as the Chairman of the Advisory Council on Historic Preservation. Originally appointed to the position in 2010, President Barack Obama reappointed him in August 2013 for another four-year term.

ⁱⁱ Corporate partners include: The Ahmanson Foundation, S.D. Bechtel, Jr. Foundation, Brewster West Foundation, Nancy Buck Ransom Foundation, Linden Root Dickinson Foundation, Frances and Charles D. Field Foundation, The Charles D. and Frances K. Field Fund, William H. Hannon Foundation, The Hearst Foundations, Kelly Charitable Remainder Annuity Trust, Monterey Peninsula Foundation Youth Fund, Dan Murphy Foundation, National Park Service, Pebble Beach Company Foundation, John & Beverly Stauffer Foundation, The Upjohn California Fund, Wheeler Foundation

ⁱⁱⁱ The nomination of the mission chain is unique in that it would be the only Cultural Heritage Site so designated in the California. The 2 other sites: Yosemite (<http://whc.unesco.org/en/list/308>) and Redwood National and State Parks(<http://whc.unesco.org/en/list/134> are natural areas.

^{iv} The countries supporting the nomination have the following numbers of listed UNESCO World Heritage sites: Mexico has 33 sites, Russia 23, USA 23 and Spain-lots

^v In addition to the more well-known Spanish and Mexican missions the Russians at Fort Ross provided support to the Mission in Sonoma in the form of religious articles necessary for the mission church. The UNESCO nomination will include the farms and support institutions of the mission chain.