



**City of Sonoma
Design Review Commission
AGENDA**

**Regular Meeting of April 16, 2013 - 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 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 – Tom Anderson, Chair

Commissioners: Kelso Barnett
Robert McDonald
Micaelia Randolph
Leslie Tippell
Jeff Baptista (Alternate)

COMMENTS FROM THE PUBLIC

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

CORRESPONDENCE

ITEM #1 – Design Review

REQUEST:

Continued consideration of design review, a lighting plan, and a landscape plan for two commercial properties.

Applicant:

Three Sticks Wine

Staff: Wendy Atkins

Project Location:

143 West Spain Street/
138 Church Street

General Plan Designation:

Medium Density Residential (MR)

Zoning:

Planning Area:

Downtown District

Base:

Medium Density Residential (R-M)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #2 – Sign Review

REQUEST:

Consideration of a portable freestanding sign for an automotive repair service business (Sonoma Truck and Auto Service).

Applicant:

Sonoma Truck and Auto Service

Staff: Wendy Atkins

Project Location:

899 Broadway

General Plan Designation:

Commercial (C)

Zoning:

Planning Area:

Broadway Corridor

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #3 – Design Review

Project Location:

640 Broadway

RECOMMENDED ACTION:

Commission discretion.

REQUEST:

Consideration of design review for a hotel annex (Inn at Sonoma).

General Plan Designation:

Commercial (C)

Applicant:

Daniel Parks

Zoning:

Planning Area:

Broadway Corridor

Staff: Wendy Atkins

Base: Commercial (C)

Overlay: Historic (/H)

ITEM #4 – Discussion Item

RECOMMENDED ACTION:

ISSUE:

Review of the Architectural (Design)
Review Application Handout

Receive and provide feedback.

Staff: Wendy Atkins

ITEM #5 – Discussion Item

RECOMMENDED ACTION:

ISSUE:

Update on the Maysonnave Cottage.

Receive.

Staff: Wendy Atkins

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 April 12, 2013.

ROBIN EVANS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: Any decision of the Design Review 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 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 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 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 Commission
Agenda Item Summary

DRC Agenda Item: 1

Meeting Date: 04/16/13

Applicant

Prema Behan/Three Sticks Wines

Project Location

143 West Spain Street/138 Church Street

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
- Year Built: Circa 1842

Request

Continued consideration of elevation details for a new storage building, existing guest house, the Vallejo-Casteñada Adobe, a new wall, a lighting plan, and a bike rack for a commercial building.

Summary

Background: On November 5, 2012, the City Council upheld the decision of the Planning Commission; thereby, allowing the adaptive re-use and administrative offices and wine tasting by appointment within a historic residence. The approval included construction of a five foot tall adobe wall along the eastern portion of the property (setback three feet from the side property line), and a new storage building (setback three feet from the eastern property line). On March 19, 2013, the Design Review Commission (DRC) continued the architectural review of the project to a future meeting and required that a historic evaluation be prepared to address the following: 1) formally evaluate the properties at 143 West Spain Street and 138 Church Street to determine whether they meet the California Environmental Quality Act's (CEQA) definition of an historical resource as defined in section 15064.5; and, 2) determine if the proposed modifications to the adobe structure (new roof, kitchen siding, and new door), the garage modifications, new storage building, guest house, and new wall would significantly impact or affect the historical resource.

At this time the applicant is requesting DRC consideration of architectural review for a new storage building, existing guest house, the Vallejo-Casteñada Adobe, a new adobe wall, a parking area, a bike rack, a landscaping plan, and a lighting plan.

Exterior Materials & Details:

New wall: A 5-foot tall stucco faced wall was approved by the City Council with the Use Permit application. The wall is proposed to be located 3 feet from the east facing elevation (adjacent to Church Street) and would extend approximately 170 feet to the south (the height of the fence would be reduced to 2.5 feet near the intersection of Church Street and East Spain Street for vehicle sight-line issues). The wall would continue in a western direction and intersect with the existing wooden fence located on the property to west of the subject property. The purpose of the fence is to enclose the garden and parking areas of the properties and would feature two gates: a 16 foot sliding wood gate (driveway); and, a gate that would lead to the garden area (garden) (both gates would be stained a brown color). The wall would be painted Benjamin Moore (Mooreguard low lustre) China white in color (the same color as the existing wall).

New storage building: The existing garage is proposed to be demolished and a new storage building constructed. The exterior walls would consist of an adobe material and would be painted Benjamin Moore China white (Mooreguard low lustre) in color. The roof material is proposed in the form of a fire-retardant wooden shake (see attached Architectural Materials Map).

Existing guest house: The north gable roof overhang will be cut back to eliminate unnecessary supports and ease circulation between various parts of the gardens. Two new lathe turned posts, similar to those on the Vallejo-Castenada Adobe, will support the west roof overhang.

Parking area: A seven-stall parking lot was approved by the City Council with the Use Permit application, which would be developed on the vacant parcel adjoining the residence on the south, accessed from the Church Street alley. The parking area would include bicycle parking and an electric vehicle charging station. Landscape screening and a wall is proposed to surround the parking area.

Vallejo-Castenada Adobe: The existing door to the garden will be replaced to meet ADA requirements. The new door would be constructed of steel and glass (see attached Architectural Materials Map). New roof material is proposed in the form of a

fire-retardant wooden shake (see attached Architectural Materials Map). The existing kitchen exterior wood framed walls will be re-clad in vertical painted wood board and batten, painted Benjamin Moore (Mooreguard low lustre) China white in color.

Exterior Lighting: A lighting plan is proposed as follows (see attached specification sheets):

- Path lights: 13 each, 5 watt LED.
- Tree up light: 30 each, 5 watt LED.
- Tree up light (ground mount): 9 each, 5 LED.
- Step light: 3 each, 5 watt, LED.
- Dining downlights: 4 each, 5 watt, LED.
- Wall wash downlights, 6 each, LED
- Underwater lights: 8 each, 5 watt, LED

The landscape lighting will be located on both of the properties and shall be shielded to avoid light transmission beyond the property boundaries. The applicant has indicated that the winery will be open *by appointment only* within the business hours of 10 a.m. to 5 p.m. Any of the proposed lighting may potentially be on after dusk during this time period, though it is likely that it will not be a daily occurrence. In addition, all of the exterior lighting will be on a photosensitive timer. The adobe has a history of trespassers entering the garden at night. Since the adobe will not be occupied full-time (as it is now), and since the low wall required along the Spain Street frontage is easily scaled, the applicant would like to discourage trespassing with regular, subtle night lighting. The applicant is proposing that the interior garden's tree uplights operate from dusk until dawn for security measures on a daily basis to provide ambient light. In addition, the wall-wash sconces at the auto gate and the back garden gate will be on from dusk to dawn. Because most of the garden and auto court's night lighting is contained behind the perimeter walls of the garden and the autocourt (or blocked from the Spain Street neighbors by the adobe), it likely will not be seen by the neighbors. The only perimeter lighting would be on the auto court gate on the alley. Finally, the 5-watt LED luminaires that are proposed in all of our landscape fixtures are a very subtle light.

Bike Rack: A bike rack is proposed to be located in the parking area (see attached Architectural Materials Map).

Required Findings: For projects within the Historic Overlay zone, the Design Review Commission may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

Zoning Requirements: The existing structures, parking area, new adobe wall, and the new storage building are consistent with the approvals of the Planning Commission and City Council in 2012.

Site Design & Architectural Review: While the proposal complies with the zoning standards, the new storage structure, new adobe wall, new roofing material, and kitchen siding are subject to site plan and architectural review by the DRC because the original structure was constructed prior to 1945 and lies within the Historic Overlay Zone. Accordingly, the DRC is responsible for reviewing and acting upon the elevation details, and exterior materials. In review of the application the DRC must consider a number of factors and required findings (the applicable Code excerpts have been attached for reference).

Compliance with CEQA: The proposal is a discretionary project subject to the requirements of the California Environmental Quality Act (CEQA). Per the historic resource evaluation prepared by Baseline Consulting dated April 9, 2013, (attached) the adobe structure located at 143 West is a historical resource and, as such, the evaluation recommends that any modifications to the adobe, garage, or cottage structures, be undertaken in accordance with the Secretary of Interior's Standards for Historical Properties. The Detailed Project Analysis also prepared by Baseline Consulting dated April 9, 2013, (attached) analyzed the proposed project for conformance to the Secretary of Interior's Standards for Rehabilitation and determined that the modifications to the new roof, new door, and new wood siding on the adobe structure, and the brick hardscape, demolition of the garage, cottage remodel, and new storage building would fall below the threshold of "substantial adverse change" under CEQA. Therefore, the repairs and alterations proposed for the project will not constitute a "significant adverse effect" to historic qualities.

Signs: Any proposed signs shall be subject to DRC review of staff review, as applicable.

Landscaping Plan: At this time the applicant is requesting review of a landscape plan (attached) for the property. The applicant is proposing to plant eight olive trees, and six crepe myrtle trees, which would be supplemented with shrubs, hedges, and reused rose bushes.

Water Efficient Landscape Ordinance: Although not required (as the property is a historical site registered in the California Register or the National Register of Historic Places), but encouraged, the applicant has submitted WELO documentation. A legend listing proposed species and planting sizes is provided for reference. In addition, water budget calculations prepared by the landscape architect (attached) demonstrate compliance with Sonoma Municipal Code §14.32, Water Efficient Landscaping. The calculations indicate that the proposed landscaping would utilize 52,415 gallons or 70% of the associated annual water budget allotment of 74,780 gallons.

Other permits required: In addition to the requirements of this title, the proposal shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRC Conditions or Modifications

Attachments:

1. Code excerpt
2. Project Narrative
3. Historic Resource Evaluation prepared by Baseline Consulting dated April 9, 2013
4. Historic Resources Inventory
5. City of Sonoma Maximum Applied Water Allowance Form, Estimated Total Water Use Calculations, and Hydrozone Table Form
6. Color samples
7. Lighting specification sheets
8. Lighting Plan
9. Site Plan & Elevations

10. *Landscape Plan*
11. *Irrigation Plan*
12. *Materials Map*

cc: Three Sticks Wines
Attn: Prema Behan
P.O. Box 1869
Sonoma, CA 95476

Three Sticks Wines
Attn: Bill Price
143 West Spain Street
Sonoma, CA 95476

Magrane Associates
Attn: Desiree Garon
746 Broadway
Sonoma, CA 95476

Sidney Hoover Architects AIA
16900 Norrbom Road
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

19.54.080 Site design and architectural review.

F. Factors to Be Considered.

1. In the course of site design and architectural review, the consideration of the review authority shall include the following factors:

- a. The historical significance, if any, of the site or buildings or other features on the site;
- b. Environmental features on or adjacent to the site;
- c. The context of uses and architecture established by adjacent development;
- d. The location, design, site plan configuration, and effect of the proposed development.

These factors shall be considered in relation to the development standards and design guidelines of this development code, other applicable ordinances of the city, and applicable General Plan policies.

G. Findings, Decision. The review authority may approve, approve subject to conditions, or disapprove an application for site design and architectural review. The review authority may approve an application, with or without conditions, only if it first makes the findings set forth below.

1. Basic Findings. In order to approve any application for site design and architectural review, the review authority must make the following findings:

- a. The project complies with applicable policies and regulations, as set forth in this development code (except for approved variances and exceptions), other city ordinances, and the General Plan;
- b. On balance, the project is consistent with the intent of applicable design guidelines set forth in this development code; and
- c. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.

2. Projects within the Historic Overlay District. In addition to the basic findings set forth in subsection (G)(1) of this section, the review authority must make the following additional findings for any project located within the Historic Overlay district:

- a. The project will not impair the historic character of its surroundings;
- b. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site; and
- c. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC, Historic Preservation and Infill in the Historic Zone.

Three Sticks Wines/Price Family Vineyards

Proposed Design & Landscaping Plans

143 West Spain Street & 138 Church Street

Sonoma, California

Project Narrative:

Three Sticks Wines and Price Family Vineyards, based in Sonoma since 1997, purchased the historic Vallejo-Casteñada Adobe: a historical residence located at 143 West Spain Street, Sonoma along with the adjoining vacant lot at 138 Church Street, Sonoma on November 6, 2012. It is our pleasure to present to you plans for architectural, landscaping & lighting design changes as they impact these properties.

Our Proposal for the Property

While preserving and enhancing the historical integrity of the adobe, it is our intention to provide our clientele an opportunity to enjoy award-winning wines in this beautiful, intimate, history-steeped environment.

There are currently two plans in existence. The plan that was unanimously approved by the Planning Commission and the City Council is our preferred plan and is presented to you here. We await final review and sign off by the Sonoma League for Historic Preservation as holders of the Historic Easement on the property. Their interests apply to changes proposed on the adobe parcel (143 West Spain) including the garage structure, the east side wall and all changes proposed to the Vallejo-Casteñada Adobe itself. The auto court to the rear, all changes to the garden and the Vallejo-Casteñada Adobe structure are the same for both plans. We present to you the full plan including garage alteration and extended alley wall.

The plan includes the reconstruction of the existing garage (currently in need of repair) into an out-building made from modern adobe which seamlessly blends into the perimeter walls. The plan was initially designed to address what we thought was an encroachment of the existing garage onto the city-owned alleyway. Upon further research via a field survey the garage does not encroach onto the alleyway but does encroach completely onto the required set-back area, equaling zero set back. The proposed plan provides for an elegant wall along the alleyway, designed to be consistent with the existing structures and to tie in with the walled, private auto court on the rear lot (138 Church Street).

A new 5' high concrete-block, stucco faced and painted Church Street alley wall will be set back three feet from the property line. This wall will turn west and complete the enclosure of the auto court. A new curb and gutter will run the full length of the property line along the alley to protect the landscaping, enhance the alley and increase safety.

At the entrance to the parking area, there will be a **16' locally built sliding wood gate**, composed of recycled/weathered lumber, with numerous iron washers, bolts and nuts; and a channel rail on the inside face to guide the opening mechanism. The gate is similar in design to those found at missions and old buildings in California. The gate will be stained a similar color to the new trellis structures proposed for the gardens.

Inside the auto court, a **decorative wooden entrance gate** leads to the gardens and the ADA compliant pathway to the Vallejo-Casteñada Adobe. There will be a similar gate on West Spain Street for entrance to the garden. Both gates are locally made from recycled lumber with iron fasteners and studs. Each gate will have an intercom connection to the office.

A new **adobe storage building** is part of the proposed Church Street alley wall. It has a solid wooden entrance door from the alley and steel and glass French doors and windows opening towards the gardens. These architectural elements are similar to those in the Vallejo-Casteñada Adobe. The roof will be fire-resistant shake, similar to the new roof proposed for the Vallejo-Casteñada Adobe. The building will be built of adobe bricks, visible from inside the building to demonstrate the historic mission construction. A concrete bond beam will be hidden at the top of the adobe walls and steel post-tensioned rods will tie the walls to the foundation. The concrete slab foundation will be covered in tile, similar to that of the Vallejo-Casteñada Adobe. Exposed beams and a wood board ceiling will be similar to the Vallejo-Casteñada Adobe interior ceilings. The exterior will be painted stucco.

Part of the existing guest house will be remodeled to contain an **ADA-compliant toilet room**. This location for the ADA toilet was chosen in order to minimize construction impact on the Vallejo-Casteñada Adobe and to meet the ADA mandated requirements. The north **gable roof overhang** will be cut back to eliminate unnecessary supports and ease circulation between various parts of the gardens. **Two new lathe turned posts**, similar to those on the Vallejo-Casteñada Adobe, will support the west roof overhang.

The alternative to this plan excludes changes to the current out-building and structures on the property (garage and wall work) and reflects just the enhancements to the vacant lot (not subject to the Historic Easement), ADA changes to the garden and changes to the Vallejo-Casteñada Adobe.

We took very seriously our neighbors' concerns about a parking "lot" creating an eye-sore and potentially attracting late-night revelers from nearby bars. We have therefore designed an auto court that is aesthetically pleasing, enhances the existing vacant lot and would have plenty of security to deter vagrants (including a wall, a hedge, surrounding landscaping, a gate, and a security system). The area would be aesthetically appropriate, achieving consistency with the historic look and feel of the adobe and its existing walls and transform the alleyway into a safer and more beautiful byway. We will be adding curb and gutter along the alleyway to further increase safety and stability of the alleyway as well as increasing the width of the alley by three feet once we come into compliance with the 3' setback as the plan reflects.

The landscape design recommendations comply with applicable policies and regulations set forth in the Development Code, other City ordinances, and the General Plan. The design retains the Vallejo-

Casteñada Adobe's existing character while making the scale and style consistent with the surrounding neighborhood. Proposed landscape materials replace the existing modern wire-cut brick with natural stone, gravel and locally-sourced reclaimed timber. These are materials that were in general use at the time of the adobe's construction, but are to be presented in a complimentary manner, preserving the distinctive appearance of the Vallejo-Casteñada Adobe while providing a garden aesthetic that is appealing to visitors.

The landscape is consistent with the intent of applicable design guidelines set forth in the Development Code including height of perimeter fences and walls consistent with the Code, with walls at 5' in rear and side setbacks, 3.5' in the front setback and 30" at the intersection of the street and alley. Standard and Accessible parking and loading spaces are provided in the rear auto court consistent with section 19.48 of the Development Code. Plant material proposed is all "low water use" and will be irrigated by a fully-automated drip irrigation system. Once established, many of the plant species may be removed from the irrigation system entirely. A stone accessible ramp is an attractive garden element, providing ADA-compliant universal access from the upper to the lower terraces. Drainage will be addressed during the garden renovation to protect the Adobe from floods, through surface flow away from the adobe and permeable sand-set stone paving. Auto court paving will be permeable to allow stormwater to percolate back into the soil.

The project responds appropriately to the context of the adjacent development, as well as existing site conditions. The rear auto court will be buffered from the surrounding residential neighborhood by an approximately 2,000 square foot xeriscape garden. This space features low-water use perennial shrubs. Combined with native ornamental bunch grasses and gravel surfacing, the plantings will provide a small pocket oasis for the Church St. neighborhood and screen their views of the auto court. Changes visible from the right of way will be minimal as much of the front of the Adobe along Spain Street will remain essentially as-is.

The garden substantially preserves and enhances the qualities of the historic features on the site. The proposed plan re-uses all of the mature, antique roses found on the adobe site, as well as existing Crape Myrtles, Italian Cypress, mature Boxwood, and Pineapple Guava. The existing ivy-covered trellis posts (originally from the 1948 garden) will be prominently displayed and protected in the upper terrace seating area. Existing water features from the Demler's garden have been incorporated into the new design. Large, mature Olives will be brought in to give the garden a sense of permanence, seamlessly tying the garden and Adobe together. Overhead shade ramadas made of Corten steel, timber and grapestake replace the existing white-latticed structures in place.

The submitted conceptual landscape plan features a preliminary landscape lighting diagram. A fully-automated, low-voltage LED lighting system consisting of wall-wash downlights/sconces, specimen tree uplights, directional pathlights, underwater upspots in water features, and minimal downlighting is proposed.

We have a firm commitment to sustainability. We will have one electric car charging station in the auto court to encourage low impact commuting and a permeable paving material to enhance drainage and

prevent runoff. Sufficient bicycle parking, as required by the city, is included to encourage local members and employees to visit or commute without using their vehicles. We look forward to any further enhancements in the way of energy and resource efficiency that we can bring to the property.

Preserving the Vallejo-Casteñada Adobe

Our respect and reverence for this property extend well beyond our business interests. We are deeply committed to preserving the legacy that is Vallejo-Casteñada Adobe. We have worked with Sid Hoover and Penney Magrane to determine materials to be used throughout the project. With regard to the Vallejo-Casteñada Adobe building we propose to make the following changes:

- We must alter one doorway on the Vallejo-Casteñada Adobe in order to meet the ADA required measurements, thus triggering the need to replace the existing doors to match and suit the structure. The existing wood and glass doors leading from the Adobe to the gardens will thus be replaced with **new steel and glass doors**, similar in manufacturer to the classic steel windows found in the Adobe. It is anticipated that these doors will open the full width of the dining room.
- We will re-roof the adobe to protect it from water damage as demanded by the Caravaglia adobe home inspection. We will match the roofing material on the new adobe out-building and the small cottage. We propose a fire-retardant wooden shake, which echoes the material that would have been used on the home originally.
- The Vallejo-Casteñada Adobe's existing **kitchen exterior wood framed walls** will be re-clad in vertical painted wood board and battens similar to other exterior parts of the building. All the exposed plumbing will be contained inside the re-clad walls. The interior of the kitchen will remain as is.
- Where the current brick hardscape needs to be removed for ADA pathways and enhanced drainage we will replace with a natural stone paver that echoes the style of adobe architecture.

Mr. Robert Demler, the home's previous owner, serves as Advisory Chairman for the home. In addition to his role on the Sonoma League for Historic Preservation, he has a very personal investment in the home where he and his family resided for nearly 20 years. Recognizing our passion for the home and genuine commitment to its preservation, he accepted our company's proposal for purchasing the property and supports the plans that we have described above.

Mr. Demler knows that we will take great pains to ensure all work preserves the home's historical integrity. Such integrity is part and parcel to our company's culture.

The Home's Historical Significance

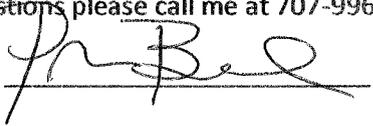
We know that, at its heart, this home belongs to Sonoma. Its breathtaking beauty and historical relevance belong to the people of this county. In addition to our wine interests, we will take special care to preserve the home. The spaces that we have redesigned bare this in mind and have minimal impact on the adobe itself. The process of completing this work will be done gently and with care. We have discussed with George McKale, Sonoma's Official City Historian and an Archeologist by trade, that he will

personally monitor the movement of earth from the property should there be any important archeological discoveries in the process. Additionally, we are committed to hosting a rotating display of historic artifacts for the public to view and that the home is available for public visits by school children, the League for Historic Preservation and any parties interested in the property's rich history.

Thank you in advance for your consideration of our plans. We welcome discussion of the project and look forward to hearing your feedback. We share your passion for the city of Sonoma and interest in protecting its legacy and diverse aesthetic. In partnership to preserve the Vallejo-Casteñada Adobe, we respectfully request your approval.

For questions please call me at 707-996-3328 ext. 101.

Signed: _____



Prema Behan

COO/Three Sticks Wines

Date: _____

3/8/13

BASELINE ♦ CONSULTING

13750 Arnold Drive, Suite 3
P.O. Box 206
Glen Ellen, CA 95442

April 9, 2013

Prema Behan & Hayden Schmidter
Three Sticks Wines
P.O. Box 1869
Sonoma, CA 95476

Re: RE: Historic Resource Survey and Evaluation for 143 W. Spain & 138 Church Street
(APN 018-202-025 & 018-202-24)

Dear Prema and Hayden,

This letter and the attached update of Department of Parks and Recreation (DPR) 523 forms comprise the survey and evaluation of the structures at 143 West Spain and the adjoining undeveloped lot at 138 Spain Street, which was required by the City of Sonoma in order to proceed with planned construction on the property. The DPR 523 forms contain an evaluation or Determination of Historic Significance for the garage and cottage; previous surveys have already determined that the adobe residence is historically significant.

Previous Surveys

Several historical resource surveys and inventories have been recorded for the property, the first when the Sonoma Plaza was successfully nominated for National Historic Landmark status in 1975; in a Historical Resources Inventory collected in 1978; and in 1992 when the boundaries of the Sonoma Plaza Historic District were expanded. The residence, which was referred to in previous surveys as the "Jones Adobe," the "Castanada Adobe," and the "Castanada-Jones Adobe" has been given a California Historical Resource Status Code of 1D: "Contributor to a district or multiple resource property listed in National Register by the Keeper. Listed in the California Register."

This most recent inventory (1992) states that:

The district has undergone minor change but still retains a great deal of integrity from the period of significance (1835 – 1944). The district contains buildings from the 1830s to the 1930s. The district in its past had the look of a small country town center. It essentially still retains that character.

*Castanada has been spelled Castaneda and Castañeda. The most common form found during this research was 'Castanada.' The tilde (ñ) appears to be a recent change. For consistency, this evaluation will use "Castanada-Jones Adobe" or the street address.

This inventory includes the Castanada-Jones Adobe as one of nine buildings which are “National Historic Landmark Contributing” and states that:

Buildings determined to contribute to the district retain architectural integrity to their construction date, have integrity of location, and have the ability to convey a sense of history of the change and development of the district during the period of significance.

The 1975 Inventory recorded the Castanada-Jones Adobe as follows:

The building is a small one-story adobe house of the Monterey Colonial Style which is little altered on the exterior and is in use as a residence. The building has been restored and is in outstanding condition.

The 1992 Inventory adds some detail to the architectural description of the adobe, which is the main building on the site:

It is a one-story adobe residence covered with smooth stucco and an asphalt-shingled gable roof which overhangs the north elevation to form a covered porch. There is a large stuccoed chimney asymmetrically placed near the west elevation. The windows and doors on the north elevation are asymmetrically placed with exposed wood lintels. There is a non-contributing one-story board and batten garage at the rear of the lot.

This inventory also highlights the potential archaeological value of sites connected with Mariano Vallejo and his family:

“Vallejo related sites . . . have the potential for yielding important historic archaeological information . . . structures built by the Vallejo family . . . have the potential for yielding additional information which will help understand the early history of Indian, Mexican, and American land use and foreign contacts in the District.”

Neither the cottage nor the garden have been documented in any previous historical resource surveys or inventories, nor specifically mentioned as contributing or non-contributing features to the Sonoma Plaza National Historic Landmark District.

Research and Field Methods

Research for this survey and evaluation was primarily focused on the garage, cottage, and garden at 143 W. Spain. It was conducted at the Depot Museum in Sonoma; the Sonoma League for Historic Preservation; the U.S. Geological Survey website; the Bob Curtis aerial photograph collection housed at DraftTech in Santa Rosa; the Sonoma County Assessor and Recorder’s Office in Santa Rosa; the City of Sonoma; the Bancroft Library in Berkeley; the Northwest Information Center in Rohnert Park; and online.

Arthur Dawson conducted a short interview with former owner Robert Demler. Both Kara Brunzell and Arthur Dawson spoke at length with City Historian and archaeologist George McKale, who has substantial knowledge of the property. Sources of information include: 19th and early 20th-century maps; U.S. Census records; Voter Registers; early aerial photos; legal descriptions and deeds, and several books on local history. Arthur Dawson and Kara Brunzell recorded, photographed and investigated the site in March 2013.

Historical Setting

The historical significance of the adobe residence, the main building on the property, has been well established in previous surveys (Patri 1978; U.S. Department of Interior 1975 & 1992). Estimates for its construction range from 1836 to 1850. According to the earliest documents located during the research for this evaluation, Sonoma Town Lot No. 34 was granted to Salvador Vallejo, General Mariano Vallejo's brother, in 1842 (City of Sonoma 1842). Some secondary sources place its construction as early as 1836, however no records were found to support this. The earliest document which mentions the adobe is a deed from Salvador Vallejo to Don Juan Castanada in 1850 for a portion of Town Lot 34 which included "a small adobe house" (Sonoma County Recorder 1850).

Castanada came to California from Texas and served as General Vallejo's secretary beginning in about 1839. Vallejo sent him to Mexico to collect funds needed to support the Sonoma Garrison, but Castanada was unsuccessful. Castanada owned several properties in Sonoma and in 1844 received *Rancho Cotate* under a land grant (Alexander 1986; McKale 2013)

Castanada owned the property for less than two years. In 1851 he deeded it back to Salvador Vallejo, who then deeded it on the same day to Maria Antonia Garcia. Garcia also owned it for less than two years. In 1853 the property passed to Harold Kamp, who held onto it for six years. Kamp was a member of Sonoma's first grand jury after statehood in 1852. It is unknown if Garcia or Kamp lived in the house or rented it out (McKale 2013; Munro-Fraser 1880; Sonoma County Recorder 1851; 1853; 1859).

In 1859, Thomas Morris purchased the house. Thomas' father, John, was a teacher at the Cumberland College housed in the large adobe built by Salvador Vallejo on Lot 34 (now the El Dorado Hotel). The family owned it until 1867 when title passed to Henry Weyl, who at various times worked as a cooper and a butcher. Weyl and his wife Mary were German immigrants. Seven years later, Weyl sold the property to Adolph Goethe and moved into a house across the street with his family (Sonoma County Recorder 1859; 1867; 1874; Demler 2012; McKale 2013b; State of California 1868 – 1898; U.S. Bureau of Census 1880.)

Adolph and Maria Goethe were the longest residents of the adobe, owning it for many decades beginning in 1874. The Goethes were immigrants from Germany. Adolph served as a private in the Union Army from 1863 to 1865. His recorded profession was 'Cooper.' Their son, Edward, was born in New York in 1871. Adolph transferred the property to Maria in 1886 and died the following year. She owned and lived in the house until at least the 1930s, receiving a military pension as the widow of a Union soldier. At that time, because of her long residence, it was known as the 'Maria Goethe Adobe.' (Alexander 1986; New York State 1865; Sonoma County Recorder 1874; 1886; 1947; U.S. Bureau of Census 1880; U.S. National Archive 1887).

The earliest Sanborn map, from 1888, identifies the house as a dwelling with the notation 'Old adobe building covered with boards.' With the exception of a small extension towards

the street on the north side of the house, the footprint appears to be identical to its current one. This extension may have merely been an outside storage area walled off from the rest of the front porch (Sanborn Map Company 1888-1941).

In 1947 the property was transferred from Maria Goethe (or her estate) to Emile and Gladys Valente, who sold it to Gregory and Harriet Jones soon after. The Joneses undertook a major remodel and restoration of the adobe, taking great care to preserve its historical integrity. This included removing the clapboard siding to reveal the original adobe, installing metal casement windows, and increasing the size of the master bedroom (apparently without changing the size of the footprint). They also built the garage and cottage to the rear of the house. Helen Van Pelt designed the garden which was planted at the rear of the house (Demler 2013; McKale 2013).

Helen Dupuy Van Pelt was one of the first female landscape architects in the United States and gained national acclaim for her work. She designed the gardens at Frank Lloyd Wright's Millard House in Pasadena, in addition to numerous other commissions throughout California. Van Pelt lived in San Anselmo for two decades and was a founding member of the Marin Art and Garden Center. She designed the garden at the Castanada-Jones Adobe in 1947 after Gregory and Harriet Jones purchased the property and embarked on their restoration project (Anonymous 1951; 1972; Bates 2006; Walker 2009).

Gregory Jones was the grandson of Senator John P. Jones, one of the Nevada 'silver barons' who made his fortune from the Comstock Lode in the 1870s. Senator Jones developed the city of Santa Monica and, with the use of a mechanical dredger, diked and reclaimed thousands of acres of tidal marshland at the south end of Sonoma Valley. This became known as the 'Jones Ranch' and was primarily involved in growing huge quantities of hay for shipment to San Francisco to fuel the horse drawn transportation of the day. At the time the Joneses bought the adobe in 1947, Gregory was managing the Jones Ranch (McKale 2013; U.S. Bureau of Census 1900; 1910; 1920).

The adobe's historical significance was first recognized in 1975 when the Sonoma Plaza was granted National Historic Landmark Status. After Gregory Jones passed away in 1978, Harriet continued to reside in the adobe until January 1996, when she died at ninety-eight years of age. In 1997, the Jones' late son, Gregory Jones, Jr., sold the property (at the previously expressed wish of his mother) to Harriet's longtime friends, Leslie and Robert C. Demler, Jr. The Demlers also purchased an undeveloped adjacent property (138 Church Street) from the Jones estate (Demler 2012).

Robert and Leslie Demler upgraded the property's basic amenities, paying particular attention to preserving both the character of the original adobe as well as the changes made in 1948 by Gregory and Harriet Jones. At the time the Demlers sold the property to Three Sticks Winery in 2012, the adobe had served as a residence for over 160 years (Demler 2012).

Evaluation

There are four 'tests' for the historic significance of a property or site in the State of California. These Criteria for Evaluation are modeled after the National Criteria for Evaluation. They are used by the State of California and many local agencies to determine whether, under the California Environmental Quality Act (CEQA), impacts to a historic site as a result of a project proposal have the potential to create substantial adverse change to the resource. They are also used by many local agencies to determine the historic significance of a property.

In order to be determined significant, a historical resource must meet one or more of the following four criteria. As the adobe residence at 143 West Spain has already been determined to be historically significant, the following is an only evaluation of garage, cottage and garden with respect to these criteria:

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

Extensive research did not reveal any connection between the garage, cottage and garden, all built or developed in the late 1940s, and any significant historical events or broad patterns of local or regional history, or the cultural heritage of California or the United States. Thus none of these features is eligible for listing in the CRHR under Criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history; or*

Only two couples have owned the property since the time the garage and cottage were constructed. While Gregory Jones was the grandson of Senator John P. Jones, a significant historical figure at the local, regional and national levels, this distant association does not meet the bar for this criterion. The garden was designed by well-known landscape architect Helen Van Pelt. Although Van Pelt was prominent in her day, research has not revealed any indication that she broke new ground in twentieth-century landscape architecture design. Van Pelt is most often remembered for designing the landscape at Frank Lloyd Wright's Millard House in Pasadena, her social activism in Marin, and her association with landscape architect Gladys Knight Scott, who was a partner in her firm. The design of the garden at the Castanada-Jones adobe does not appear to have been one of her most important commissions. Therefore, the garage, cottage, and garden are not eligible for listing in the CRHR under Criterion 2.

3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or*

The garage and cottage do not embody distinctive characteristics of type, period, or method of construction, are not the work of a master architect, nor do they possess

high artistic values. Therefore these features are not eligible for listing in the CRHR under Criterion 3.

In 1978, the property was evaluated for historical significance as part of an effort by the Sonoma League for Historic Preservation to create a Historic Resource Inventory. The form created at that time listed the "informal garden" as a related feature on the property, and mentioned its design by Helen Van Pelt. Potentially, the garden is a historically significant feature due to its original Helen Van Pelt design. Eligibility for listing on the CRHR, however rests on integrity as well as significance. A resource must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible. Integrity is defined as a function of a property's location, design, setting, materials, workmanship, feeling and association. According to these criteria, a historic landscape must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance. Despite the garden's original significance as a Helen Van Pelt design, it has suffered a loss of integrity due to repeated alterations over the years. Of the seven types of integrity only its location and setting have remained unchanged over the years. Alterations have compromised integrity of design, materials, workmanship, feeling, and association. Changes include gravel paths being paved with brick, alterations to outdoor furniture, addition of a new pergola, and alterations to the plantings. Therefore, the garden is not eligible for listing in the CRHR under Criterion 3.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

The project area, which includes both the developed lot at 143 W. Spain and the undeveloped lot at 138 Church Street, was included in the 1992 National Register of Historic Places inventory for the Sonoma Plaza Historic District boundary increase. Parcels within the Sonoma Plaza Historic District were described as having the "potential for yielding important historic archaeological information."

In 1984 "potentially significant archaeological features" were identified on the El Dorado Hotel parcel, which adjoins the lot at 143 W. Spain immediately to the east. One of these features is a refuse pit dating to the 1850s or '60s which "may contain very important data." This refuse pit is about 60 meters from the project site. In addition, it was observed that "most of the visible portion of the [El Dorado Hotel] parcel is strewn with historical artifacts" (Praetzellis 1984).

An archaeological investigation of the undeveloped lot at 138 Church Street was carried out in the summer of 2010 by City Historian George McKale. While an archaeological site was identified during this investigation, the boundary of the deposit was not determined. Artifacts dating to the 19th and early 20th were found

during this excavation, but the long period over which the deposit was created and the mixing of layers over time has compromised the integrity of the site. Thus it was concluded that the small area investigated had little potential to yield important information (McKale 2013).

It is very likely that additional deposits may be identified throughout the project area, which includes the adobe, garage, cottage, garden and the undeveloped lot at 138 Church Street. It is quite possible that these additional deposits will prove to be significant, having the potential to yield important information regarding the early settlement of Sonoma, contact period relationships between Native peoples and the development of Sonoma's mission, presidio and pueblo

Because it is unknown whether archaeological sites will be identified within the project area, it is not possible at this time to make a determination as to whether the property would qualify under this Criterion. Further archaeological monitoring and evaluation of the site will need to be done before such a determination can be made.

The garage, cottage, and garden do not qualify as historical resources under any evaluation criterion.

Summary and Recommendations

As established under previous surveys and evaluations, the adobe house at 143 West Spain is a historical resource and a contributing structure to the Sonoma Plaza National Historic Landmark district. A detailed evaluation of the current project's proposed changes to the adobe is included in the attached 'Detailed Project Analysis.'

Neither the garage, the cottage nor the garden qualify for listing as historical resources under Criteria 1, 2 or 3. The garage was specifically cited as a 'non-contributing structure' to the Historic District in the 1992 Inventory (U.S. Department of Interior). All three features were built in the late 1940s, after the Plaza's period of significance (1835 – 1944). While the garden was designed by a prominent landscape architect, no evidence was found to indicate that her work was particularly groundbreaking, or that the garden at the Castanada-Jones Adobe was a particularly important commission. In addition, extensive alterations over the years have caused the garden to suffer a substantial loss of integrity.

Because of the historical significance of the adobe home at the front of the property, it is recommended that any remodeling or rebuilding of the garage or cottage be undertaken in accordance with the Secretary of Interior's Standards for Historical Properties. Please refer to the attached 'Detailed Project Analysis.'

While an excavation and study of one archaeological deposit in the project area in 2010 concluded that it was not a significant site, there is a high likelihood that additional sites will be discovered during the project. Given the significance of known archaeological sites in the vicinity, it is highly probable that a significant site(s) will be discovered during the course of this project. Therefore it is recommended that an archaeological monitoring plan be developed before construction begins. This plan should include: an educational

component to instruct the construction crew on what to look for during ground disturbance; and a schedule for periodic monitoring by a qualified archaeologist.

If archaeological deposits are identified, excavation should cease and sites avoided by any project activities. If avoidance is not feasible, additional studies should be conducted to evaluate the archaeological deposit in accordance with the California Environmental Quality Act and the California Register of Historical Resources. If significant, a data recovery program should be implemented to mitigate potentially significant impacts.

Archaeological sites should be recorded on DPR523 forms.

Evaluators' Qualifications

I have 15 years professional experience as a historian based in Sonoma County, have a degree in Natural Resources with an emphasis in history and am listed as a qualified historical consultant on the roster on file with the State of California Office of Historic Preservation's Eastern Information Center at the University of California at Riverside. Kara Brunzell holds a Masters degree in Public History and has worked multiple facets of historic preservation and cultural resource evaluation. She is listed as an architectural historian on the California Office of Historic Preservation's roster of qualified consultants.

Sincerely,

Arthur Dawson
Historical Consultant

Encl: References
Detailed Project Analysis

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Detailed Project Analysis
for 143 W. Spain & 138 Church Street
(APN 018-202-025 & 018-202-24)
Kara Brunzell, Architectural Historian

Introduction

The adobe house at 143 West Spain is a historical resource and a contributing structure to the Sonoma Plaza National Historic Landmark district. The garage, cottage, and the garden do not meet the standards of significance required to qualify as historical resources.

The California Environmental Quality Act (CEQA) equates a "substantial adverse change" in the significance of a historic resource with a significant effect on the environment, as cultural resources are elements of the environment. Alteration activities can impair the significance of a historic resource. The Secretary of Interior's Standards for Rehabilitation of Historic Buildings provide a standard guide to recommended rehabilitation practices. Alterations that are undertaken using these guidelines are accepted as protecting the architectural character of historic resources, and rehabilitation projects that conform to the Secretary of Interior's Standards fall below the threshold of "substantial adverse change" under CEQA. This report, therefore, will analyze the proposed project for conformance to the Secretary of Interior's Standards for Rehabilitation. In addition, this report will reference, where applicable, the City of Sonoma's Municipal Code Section 19.42.030, Guidelines for preservation and adaptive reuse.

Review of Proposed Repairs and Alterations

1. Re-roof the adobe.

The adobe will be re-roofed with fire retardant redwood shake shingles. These wood shingles will replace the current asphalt composition shingles, and will more closely mimic the original roofing material of the adobe as documented by historic photographs.

The Secretary of Interior's Guidelines for Roof Repair mandate that, "*Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.*" In addition, the City of Sonoma's Municipal Code Section 19.42.030 stipulates that, "*roofs are important both functionally and aesthetically. Great care should be taken to ensure that roofs are water-tight and that roofing materials are compatible with the original style of the structure.*" (C6a)

Finding: No adverse effect.

2. Widen the doorway leading from the adobe to the garden.

The adobe's rear doorway must be widened in order to accommodate Americans with Disabilities Act (ADA) requirements. Widening of the doorway will in turn necessitate replacement of the existing wood and glass doors leading from the adobe to the garden. The doors will be replaced with steel and glass doors compatible with the steel casement windows found throughout the house. The existing doors are not original to the house or the 1948 renovation, and therefore do not constitute historic fabric that requires preservation.

Finding: No effect.

3. Exposed plumbing moved inside the wall.

When plumbing was installed in the kitchen it was placed on the exterior of the outside kitchen wall. The wood siding on this part of the house will be removed, the plumbing placed inside the wall, and the siding will be replaced. Research indicates that the clapboard and "drop" siding found on this part of the house date from circa the 1880s. Therefore, although they are not original or consistent with the board and batten found on other portions of the adobe, they are part of the historic fabric of the building and enhance its ability to convey its history.

The Secretary of Interior's Standards indicate that, *"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."*

Finding: No Effect

4. Replacement of brick hardscape with natural stone.

Where required for ADA accessibility and drainage the brick paths of the current landscaping scheme will be replaced with stone pavers. The brick paths in the garden are not original to the house or the 1948 renovation, and therefore do not constitute historic fabric that requires preservation.

Finding: No Effect

5. Demolition of existing garage.

The current garage does not qualify as a historic resource, therefore its demolition does not affect the historic integrity of the property.

Finding: No Effect

6. Remodel of existing cottage to meet ADA restroom requirements.

The cottage does not qualify as a historic resource, therefore its remodel does not affect the historic integrity of the property. Its use for ADA restrooms obviates the need for altering the original adobe to meet ADA restroom requirements.

Finding: No Effect

7. Construction of a new adobe storage building.

A new building will be constructed in the location of the current garage. The Secretary Interior's Standards stipulate regarding new construction related to a historic building that, *"The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."* With adobe brick construction and fire retardant shake roof, its architectural elements, massing, size, and scale will be compatible with the original adobe. The new structure has several design features that will differentiate it from the original adobe, including:

- Upper gable ends clad in vertical board and batten
- Two wooden doors with metal hardware that is not found on the original adobe doors
- Solid eaves, in contrast to the exposed rafter tails of the original adobe
- A small, fixed, metal clad window facing the parking area

Finding: No Adverse Effect

Conclusion

The project as discussed above conforms to the Secretary of Interior's Standards for the Rehabilitation of Historic Buildings and City of Sonoma's Municipal Code Section 19.42.030, Guidelines for preservation and adaptive reuse. As such, although the adobe at 143 W. Spain Street is a documented historic resource, the repairs and alterations proposed will not constitute a "significant adverse effect" to its historic qualities. This rehabilitation project will preserve a valuable element of historic Downtown Sonoma by enhancing its economic use while maintaining its architectural character and ability to convey its history.

CONTINUATION SHEET

Trinomial

Page 1 of 9

*Recorded by: Arthur Dawson

*Resource Name or # Castanada-Jones Adobe

*Date: April, 2013 Continuation Update

Description

The Castanada-Jones Adobe is a one story adobe dwelling with a modified rectangular plan. Topped with a side gabled, composition shingle roof, the building is clad in smooth stucco (Photograph 1). The east gable and rear portions of the house are covered with various types of wood siding including vertical board and batten, clapboard, and horizontal "drop" siding. Primary fenestration consists of multiple-light metal framed casement windows (Photograph 2). The main entrance to the house is a carved wooden door that is centered in a full-width integral porch on the street-facing (north) elevation (Photograph 3).

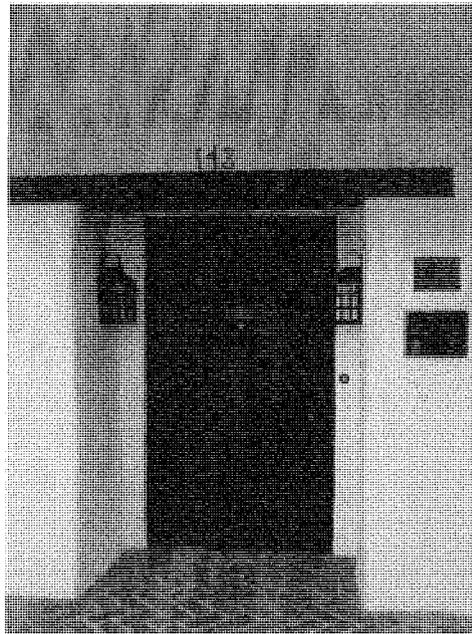
A cottage and garage, both rectangular in plan, are situated behind the main house to the southeast. The cottage is side gabled and the garage flat roofed, and they are connected by a covered breezeway. Both structures are clad in vertical board and batten (Photographs 4 and 5). The house and cottage open onto a garden in the southern portion of the lot which features mature shrubs, brick paths, water features, and pergolas (Photograph 6). The garden and cottage are surrounded by a stuccoed wall topped with brick (Photograph 7).



Photograph 1: Adobe, north and west façades



Photograph 2: Adobe, window detail



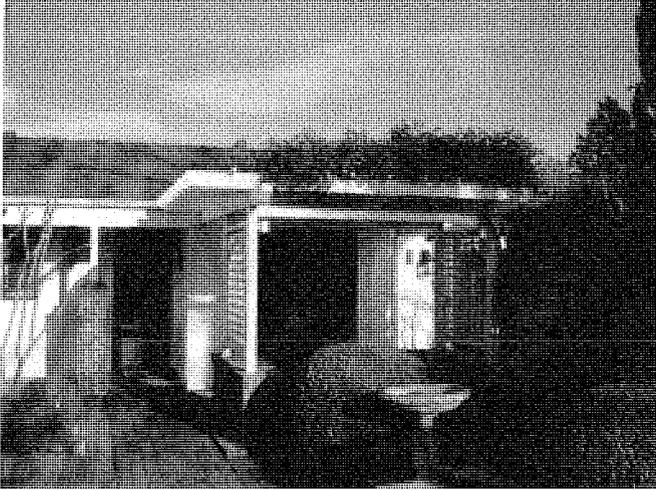
Photograph 3: Adobe, main entrance

CONTINUATION SHEET

Trinomial

Page 2 of 9
*Recorded by: Arthur Dawson

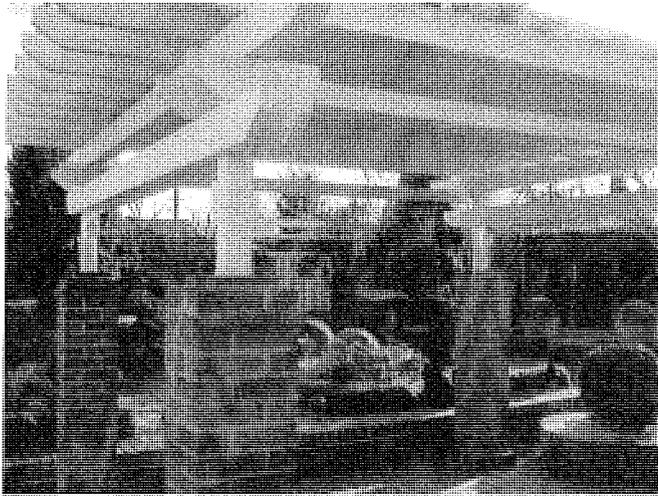
*Resource Name or # Castanada-Jones Adobe
*Date: April, 2013 Continuation Update



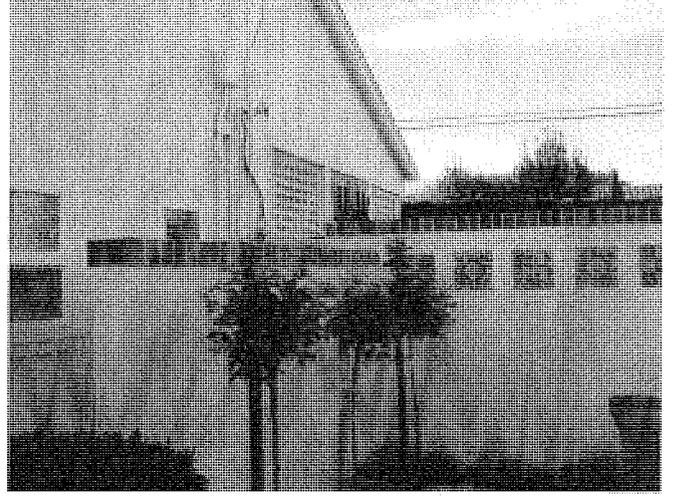
Photograph 4: Cottage, west façade



Photograph 5: Garage, north façade



Photograph 6: Garden, camera facing south



Photograph 7: Garden wall, camera facing north

CONTINUATION SHEET

Trinomial

Page 3 of 9

*Recorded by: Arthur Dawson

*Resource Name or # Castanada-Jones Adobe

*Date: April, 2013 Continuation Update

History & Significance

The historical significance of the adobe residence, the main building on the property, has been well established in previous surveys (Patri 1978; U.S. Department of Interior 1975 & 1992). Estimates for its construction range from 1836 to 1850. According to the earliest documents located during the research for this evaluation, Sonoma Town Lot No. 34 was granted to Salvador Vallejo, General Mariano Vallejo's brother, in 1842 (City of Sonoma 1842). Some secondary sources place its construction as early as 1836, however no records were found to support this. The earliest document which mentions the adobe is a deed from Salvador Vallejo to Don Juan Castanada in 1850 for a portion of Town Lot 34 which included "a small adobe house" (Sonoma County Recorder 1850).

Castanada came to California from Texas and served as General Vallejo's secretary beginning in about 1839. Vallejo sent him to Mexico to collect funds needed to support the Sonoma Garrison, but Castanada was unsuccessful. Castanada owned several properties in Sonoma and in 1844 received *Rancho Cotate* under a land grant (Alexander 1986; McKale 2013)

Castanada owned the property for less than two years. In 1851 he deeded it back to Salvador Vallejo, who then deeded it on the same day to Maria Antonia Garcia. Garcia also owned it for less than two years. In 1853 the property passed to Harold Kamp, who held onto it for six years. Kamp was a member of Sonoma's first grand jury after statehood in 1852. It is unknown if Garcia or Kamp lived in the house or rented it out. (McKale 2013; Munro-Fraser 1880. Sonoma County Recorder 1851; 1853; 1859)

In 1859, Thomas Morris purchased the house. Morris's father, John, was a teacher at the Cumberland College housed in the large adobe built by Salvador Vallejo on Lot 34 (now the El Dorado Hotel). The family owned it until 1867 when title passed to Henry Weyl, who at various times worked as a cooper and a butcher. Weyl and his wife Mary were German immigrants. Seven years later, Weyl sold the property to Adolph Goethe and moved into a house across the street with his family (Sonoma County Recorder 1859; 1867; 1874; Demler 2012; McKale 2013b; State of California 1868 – 1898; U.S. Bureau of Census 1880.)

Adolph and Maria Goethe were the longest residents of the adobe, owning it for many decades beginning in 1874. The Goethes were immigrants from Germany. Adolph served as a private in the Union Army from 1863 to 1865. His recorded profession was 'Cooper.' Their son, Edward, was born in New York in 1871. Adolph transferred the property to Maria in 1886 and died the following year. She owned and lived in the house until at least the 1930s, and received a military pension as the widow of a Union soldier. At that time, because of her long residence, it was known as the 'Maria Goethe Adobe.' (Alexander 1986; New York State 1865; Sonoma County Recorder 1874; 1886; 1947; U.S. Bureau of Census 1880; U.S. National Archive 1887).

The earliest Sanborn map, from 1888, identifies the house as a dwelling with the notation 'Old adobe building covered with boards.' With the exception of a small extension towards the street on the north side of the house, the footprint appears to be identical to its current one. This extension may have merely been an outside storage area walled off from the rest of the front porch (Sanborn Map Company 1888-1941).

In 1947 the property was transferred from Maria Goethe (or her estate) to Emile and Gladys Valente, who sold it to Gregory and Harriet Jones soon after. The Joneses undertook a major remodel and restoration of the adobe, taking great care to preserve its historical integrity. This included removing the clapboard siding to reveal the original adobe, installing metal casement windows, and increasing the size of the master bedroom (apparently without changing the size of the footprint). They also built the garage and cottage to the rear of the house. Helen Van Pelt designed the garden which was planted at the rear of the house (Demler 2013; McKale 2013).

Helen Dupuy Van Pelt was one of the first female landscape architects in the United States and gained national acclaim for her work. She designed the gardens at Frank Lloyd Wright's Millard House in Pasadena, in addition to numerous other commissions throughout California. Van Pelt lived in San Anselmo for two decades and was a founding member of the Marin Art and Garden Center. She designed the garden at the Castanada-Jones Adobe in 1947 after Gregory and Harriet Jones purchased the property and embarked on their restoration project (Anonymous 1951; 1972; Bates 2006; Walker 2009).

Gregory Jones was the grandson of Senator John P. Jones, one of the Nevada 'silver barons' who made his fortune from the Comstock Lode in the 1870s. Senator Jones developed the city of Santa Monica and, with the use of a mechanical dredger, diked and reclaimed thousands of acres of tidal marshland at the south end of Sonoma Valley. This became known as the 'Jones Ranch' and was primarily involved in growing huge quantities of hay for shipment to San Francisco to fuel the horse drawn transportation of the day. At the time the Joneses bought the adobe in 1947, Gregory was managing the Jones Ranch (U.S. Bureau of Census 1900; 1910; 1920; McKale 2013).

The adobe's historical significance was first recognized in 1975 when the Sonoma Plaza was granted National Historic Landmark Status. After Gregory Jones passed away in 1978, Harriet continued to reside in the adobe until January 1996, when she died at

continued on sheet 4 of 9

CONTINUATION SHEET

Trinomial

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*Recorded by: Arthur Dawson

*Resource Name or # Castanada-Jones Adobe

*Date: April, 2013 Continuation Update

ninety-eight years of age. In 1997, the Jones' late son, Gregory Jones, Jr., sold the property (at the previously expressed wish of his mother), to Harriet's longtime friends, Leslie and Robert C. Demler, Jr. The Demlers also purchased an undeveloped adjacent property (138 Church Street) from the Jones estate (Demler 2012).

Robert and Leslie Demler upgraded the property's basic amenities, paying particular attention to preserving both the character of the original adobe as well as the changes made in 1948 by Gregory and Harriet Jones. At the time the Demlers sold the property to Three Sticks Winery in 2012, the adobe had served as a residence for over 160 years (Demler 2012).

Evaluation

In order to be determined significant, a historical resource must meet one or more of the following four criteria. As the adobe residence at 143 West Spain has already been determined to be historically significant, the following is an only evaluation of garage, cottage and garden with respect to these criteria:

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

Extensive research did not reveal any connection between the garage, cottage and garden, all built or developed in the late 1940s, and any significant historical events or broad patterns of local or regional history, or the cultural heritage of California or the United States. Thus none of these features is eligible for listing in the CRHR under Criterion 1.

2. It is associated with the lives of persons important to local, California, or national history

Only two couples have owned the property since the time the garage and cottage were constructed. While Gregory Jones was the grandson of Senator John P. Jones, a significant historical figure at the local, regional and national levels, this distant association does not meet the bar for this criterion. The garden was designed by well-known landscape architect Helen Van Pelt. Although Van Pelt was prominent in her day, research has not revealed any indication that she broke new ground in twentieth-century landscape architecture design. Van Pelt is most often remembered for designing the landscape at Frank Lloyd Wright's Millard House in Pasadena, her social activism in Marin, and her association with landscape architect Gladys Knight Scott, who was a partner in her firm. The design of the garden at the Castanada-Jones adobe does not appear to have been one of her most important commissions. Therefore, the garage, cottage, and garden are not eligible for listing in the CRHR under Criterion 2.

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values

The garage and cottage do not embody distinctive characteristics of type, period, or method of construction, are not the work of a master architect, nor do they possess high artistic values. Therefore these features are not eligible for listing in the CRHR under Criterion 3.

In 1978, the property was evaluated for historical significance as part of an effort by the Sonoma League for Historic Preservation to create a Historic Resource Inventory. The form created at that time listed the "informal garden" as a related feature on the property, and mentioned its design by Helen Van Pelt. Therefore, the garden is eligible for listing in the CRHR under Criterion 3.

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

The project area, which includes both the developed lot at 143 W. Spain and the undeveloped lot at 138 Church Street, was included in the 1992 National Register of Historic Places inventory for the Sonoma Plaza Historic District boundary increase. Parcels within the Sonoma Plaza Historic District were described as having the "potential for yielding important historic archaeological information."

In 1984 "potentially significant archaeological features" were identified on the El Dorado Hotel parcel, which adjoins the lot at 143 W. Spain immediately to the east. One of these features is a refuse pit dating to the 1850s or '60s which "may contain very important data." This refuse pit is about 60 meters from the project site. In addition, it was observed that "most of the visible portion of the [El Dorado Hotel] parcel is strewn with historical artifacts" (Praetzellis 1984).

An archaeological investigation of the undeveloped lot at 138 Church Street was carried out in the summer of 2010 by City Historian George McKale. While an archaeological site was identified during this investigation, the boundary of the

continued on sheet 5 of 9

CONTINUATION SHEET

Trinomial

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*Recorded by: Arthur Dawson

*Resource Name or # Castanada-Jones Adobe

*Date: April, 2013 Continuation Update

deposit was not determined. Artifacts dating to the 19th and early 20th were found during the 2010 excavation, but the long period over which the deposit was created and the mixing of layers over time has compromised the integrity of the site. Thus it was concluded that the small area investigated had little potential to yield important information (McKale 2013).

It is very likely that additional deposits may be identified throughout the project area, which includes the adobe, garage, cottage, garden and the undeveloped lot at 138 Church Street. It is quite possible that these additional deposits will prove to be significant, having the potential to yield important information regarding the early settlement of Sonoma, contact period relationships between Native peoples and the development of Sonoma's mission, presidio and pueblo

Because it is unknown whether archaeological sites will be identified within the project area, it is not possible at this time to make a determination as to whether the property would qualify under this Criterion. Further archaeological monitoring and evaluation of the site will need to be done before such a determination can be made.

Neither the garage nor the cottage qualify as historical resources under any evaluation criterion. Potentially, the garden is a historically significant feature due to its original Helen Van Pelt design. Eligibility for listing on the CRHR, however rests on integrity as well as significance. A resource must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible. Integrity is defined as a function of a property's location, design, setting, materials, workmanship, feeling and association. According to these criteria, a historic landscape must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance. Despite the garden's original significance as a Helen Van Pelt design, it has suffered a loss of integrity due to repeated alterations over the years. Of the seven types of integrity only its location and setting have remained unchanged over the years. Integrity of design, materials, workmanship, feeling, and association have been compromised by alterations. Changes include gravel paths being paved with brick, alterations to outdoor furniture, addition of a new pergola, and alterations to the plantings. Therefore the garden is not eligible for the CRHR.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI# 5476-0048-0009
Trinomial

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*Resource Name or # Castanada-Jones Adobe

*Date: April, 2013 Continuation Update

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI# 5476-0048-0009
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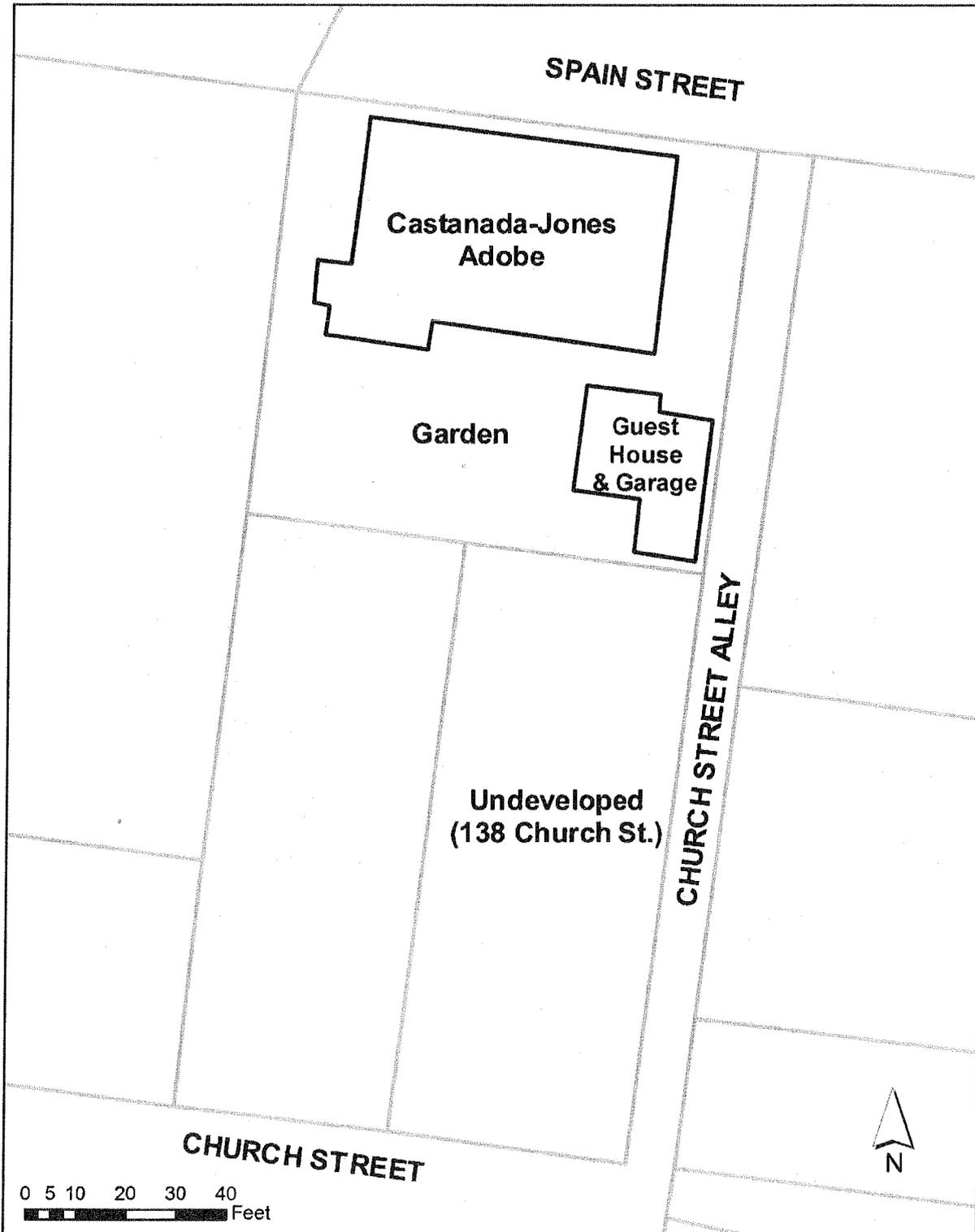
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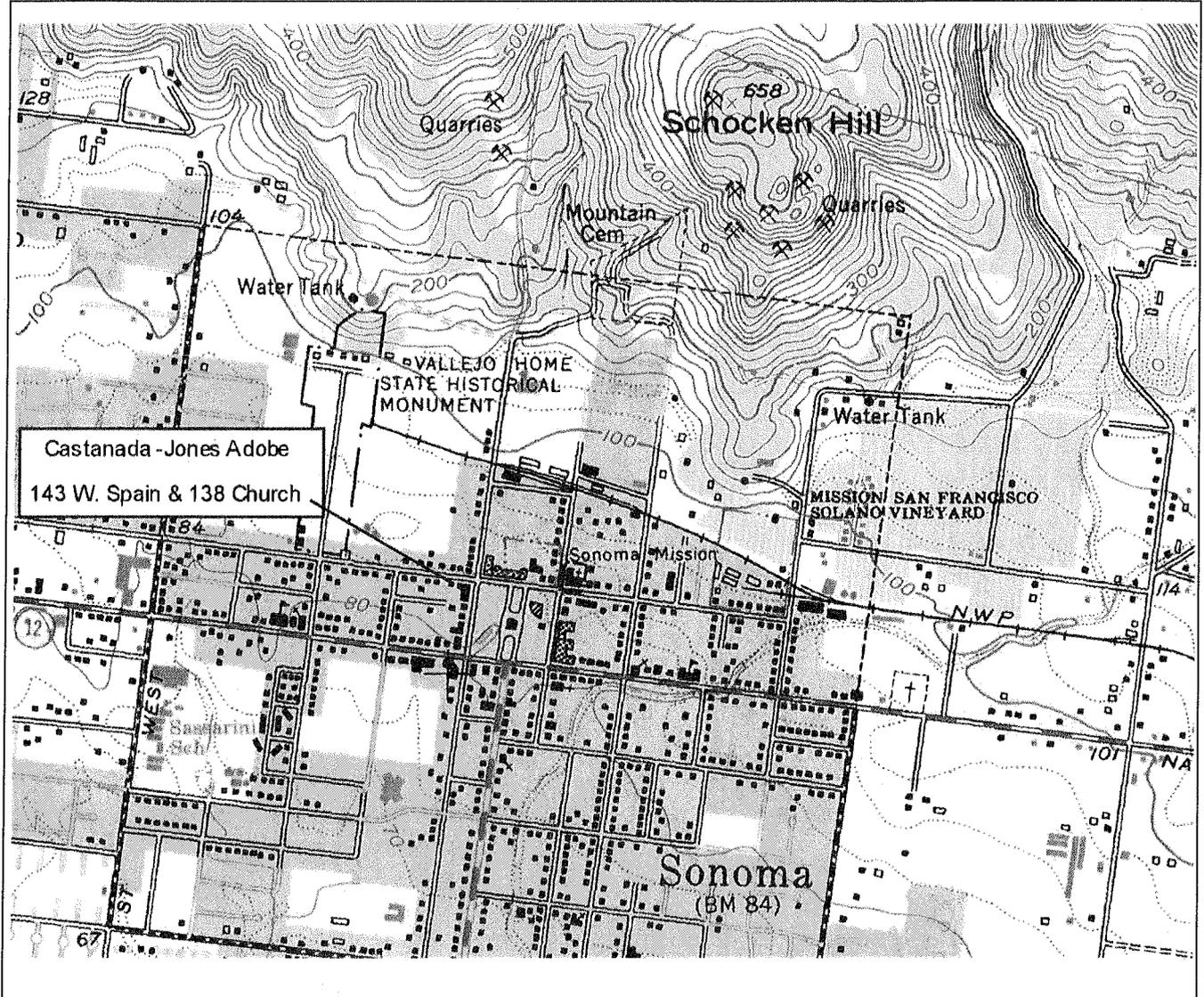
*Resource Name or # Castanada-Jones Adobe

*Date: April, 2013 Continuation Update

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HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Mo. _____ Yr. _____
UTM _____ Q _____ NR 3 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm T2 T3 Cat HABS HAER Fed _____

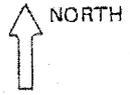
IDENTIFICATION

1. Common name: Castanada Adobe - Jones Adobe
2. Historic name, if known: La Casa
3. Street or rural address: 143 W. Spain St.
City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Mrs. Gregory Jones Address: Same
City: Same ZIP: _____ Ownership is: Public Private
5. Present Use: Private Residence Original Use: Same
Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
This single story Monterey style adobe which has been carefully restored, is situated just West of the Plaza. Originally, there were many small rooms. Upon removing partitions and rubble, the Joneses found beams tied with leather thongs. There were no inside bathrooms, fireplaces or closets. The windows across the front have been changed with existing windows characteristic of the Monterey Adobe. The beams under the windows were added when the changes were made.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See City Map - Area 10

UTM (SONOMA QUAD)
10/549,300/4,238,740
10/548,280/4,238,400
10/548,210/4,238,070
10/547,230/4,238,180

8. Approximate property size:
Lot size (in feet) Frontage 89
Depth 89
or approx. acreage _____
9. Condition: (check one)
a. Excellent b. Good c. Fair
d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?
11. Surroundings: (Check more than one if necessary)
a. Open land b. Scattered buildings
c. Densely built-up d. Residential
e. Commercial f. Industrial
g. Other
12. Threats to site:
a. None known b. Private development
c. Zoning d. Public Works project
e. Vandalism f. Other
13. Date(s) of enclosed photograph(s): Oct. 1978

: The following (Items 14-19) are for structures only.

- Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
- 15. Is the structure: a. On its original site? b. Moved? c. Unknown?
- 16. Year of initial construction 1836 This date is: a. Factual b. Estimated
- 17. Architect (if known): _____
- 18. Builder (if known): Don Salvador Vallejo
- 19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other informal gardens i. None

SIGNIFICANCE

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

The deed to the property from M.G. Vallejo to Salvador Vallejo is dated June 11, 1836. One of the terms was that "within one year he will build and inhabit the house upon fencing the ground". Many subsequent deeds mention "Don Salvador's large dwelling on the square (El Dorado Hotel) and the little house at the rear." The first resident of "La Casa" was Don Juan Castanada, a Mexican Captain and Commander of the lower California frontier. He was commissioned by Vallejo to carry out important messages to Mexico. Mrs. Goete lived here prior to the Jones. Helen Van Pelt originally designed the gardens. It is a fine example of a restored adobe adapted for modern residential use. *The building is being encroached upon by commercial development zoning.*

- 21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Mrs. Gregory Jones - June, 1975

23. Date form prepared: 11/28/78 By (name): Johanna M. Patri
Address: 621 Napa Rd. City Sonoma ZIP: 95476
Phone: 996-6412 Organization: Sonoma League for Hist. Pres.

(State Use Only)



CITY OF SONOMA
MAXIMUM APPLIED WATER ALLOWANCE FORM

Revised: 12/15/10

This documentation form shall be used in compliance with the City's Water Efficiency Landscape Ordinance as codified in Chapter 14.32 of the Sonoma Municipal Code. This Form is a simple form version of what is provided by the State of California. The Applicant may choose to use the more complex State form as codified in Chapter 2.7, *Model Water Efficient Landscape Ordinance*, California Code of Regulations, Title 23.

Maximum Applied Water Allowance (MAWA) Calculations

The project's MAWA is calculated as follows:

$$\text{MAWA} = (\text{ET}_o)(0.62) \times [(\text{ETAF} \times \text{LA}) + (0.3 \times \text{SLA})]$$

where:

- MAWA = Maximum Applied Water Allowance, or Water Budget (gallons/year)
- ET_o = Reference Evapotranspiration for Sonoma, or 46.1 (inches/year)
- 0.62 = Conversion Factor (to gallons per square foot)
- ETAF = ET adjustment factor for Sonoma, or 0.60
- LA = Landscaped Area, including SLA (square feet)
- SLA = Portion of the LA identified as Special Landscape Area (square feet)

Show calculations:

$$\text{MAWA} = 28.58 \times \left[(0.60 \times \frac{4,360}{\text{LA}}) + (0.3 \times \frac{52}{\text{SLA}}) \right] = 74,780 \text{ gallons/year}$$

Estimated Total Water Use Calculations

The project's Estimated Total Water Use is calculated as follows:

$$ETWU = (ET_o)(0.62)[(PF \times HA)/IE] + SLA$$

where:

- ETWU = Estimated total water use per year (gallons/year)
- ET_o = Reference Evapotranspiration for Sonoma, or 46.1 (inches/year)
- 0.62 = Conversion Factor (to gallons per square foot)
- PF = Plant Factor from WUCOLS as follows: 0.30 for Low water-use plantings; 0.6 for Medium; 1.0 for High
- HA = Hydrozone Area [high, medium, and low water use areas] (square feet) – see Hydrozone Table Form
- SLA = Special Landscape Area (square feet)
- IE

Irrigation Efficiency (IE) Table	
Percent of total landscape irrigated with Drip	
0 – 25%	0.71
26 – 50%	0.75
51 – 75%	0.80
76 – 100%	0.85
Manual watering	1.00

ETWU Calculations (show calculations)

PF	HA Sq. Ft.	IE (See IE Table)	PF x HA IE (a)	SLA Sq. Ft. (b)	ETWU = 28.58 x $\frac{PF \times HA}{IE}$ + 28.58 x SLA
(M) 0.60	690	0.85	487		(28.58 x $\frac{487}{0.85}$) + (28.58 x $\frac{0}{0.85}$) = 13,918 gallons/year
(L) 0.30	3,670	0.85	1,295		(28.58 x $\frac{1,295}{0.85}$) + (28.58 x $\frac{0}{0.85}$) = 37,011 gallons/year
				52*	(28.58 x $\frac{0}{0.85}$) + (28.58 x $\frac{52}{0.85}$) = 1,486 gallons/year
					(28.58 x $\frac{0}{0.85}$) + (28.58 x $\frac{0}{0.85}$) = _____ gallons/year
ETWU 52,415					Sum of above = 52,415 gallons/year

* Water features (recirculating)

Statement of Compliance:

This MAWA Form has been prepared by me or under my general direction. As required under the City's Water Efficient Landscape Ordinance, the landscaping and irrigation system has been designed such that the Estimated Total Water Use for the landscaped area is less than the Maximum Applied Water Allowance (i.e., "water budget").

Destree Garzon, _____ (Print)
 RLA #5214 exp 11/13

 _____ (Signature)

2-19-13 _____ (Date)

**CITY OF SONOMA
HYDROZONE TABLE FORM**

Revised: 11/11/10

This documentation form shall be used in compliance with the City's Water Efficiency Landscape Ordinance as codified in Chapter 14.32 of the Sonoma Municipal Code. This Form is a simple form version of what is provided by the State of California. The Applicant may choose to use the more complex State form as codified in Chapter 2.7, *Model Water Efficient Landscape Ordinance*, California Code of Regulations, Title 23.

Hydrozone*	Zone or Valve	Irrigation Method	Area	% of Landscape Area
High water use	/	Refer to Conceptual Irrigation Diagram Sheet CL-2 for individual valve hydrozone information		
High water use				
Medium water use				
Medium water use				
Low water use				
Low water use				
		Total		100%

Summary Hydrozone Table		
Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use	Ø	0%
High water use		
Medium water use	690	16%
Medium water use		
Low water use	3,670*	84%
Low water use		
Total	4,360	100%

(*includes 1,570sf of very low water use plant material)

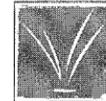
Submitted by: Desiree Garon (Print)

RLA # 5216

exp. 11/13

Dawn Gion (Signature)

2-19-13 (Date)



MAGRANE
ASSOCIATES
LANDSCAPE
DESIGN

SAN FRANCISCO
225 HOFFMAN AVE
SAN FRANCISCO,
CALIFORNIA 94114
TEL. 415.821.0233
FAX. 415.821.7438

SONOMA
746 BROADWAY
SONOMA,
CALIFORNIA 95476
TEL. 707.935.7309
FAX. 707.935.6380

WWW.MAGRANE.COM
LIC. #437488

**THREE STICKS
WINERY**

143 WEST SPAIN STREET
SONOMA, CA 95476



REVISIONS

DATE: April 3, 2013

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

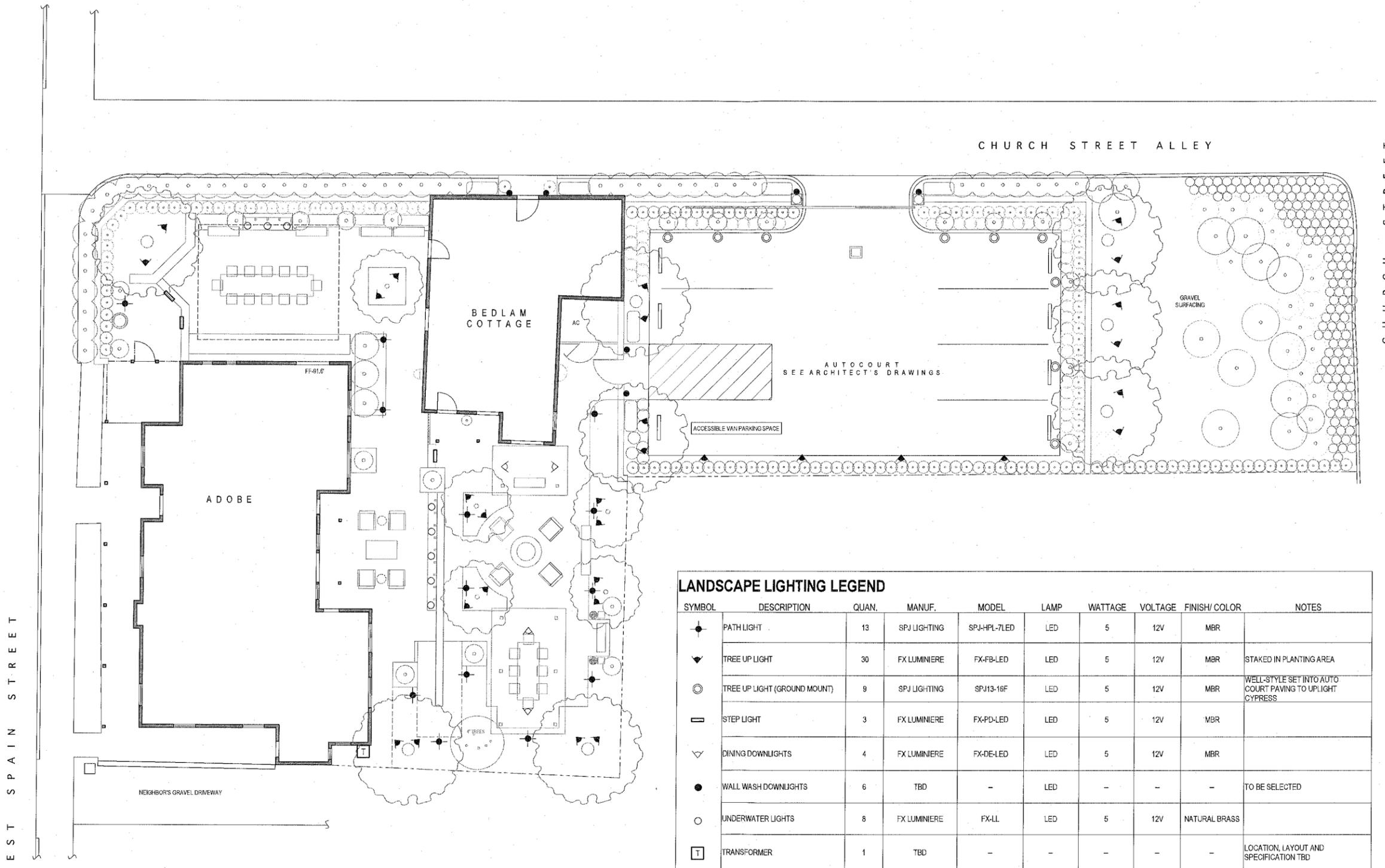
DRAWN:

**CONCEPTUAL
LANDSCAPE
LIGHTING
PLAN**

CL-3

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APR 03 2013



LANDSCAPE LIGHTING LEGEND									
SYMBOL	DESCRIPTION	QUAN.	MANUF.	MODEL	LAMP	WATTAGE	VOLTAGE	FINISH/ COLOR	NOTES
◆	PATH LIGHT	13	SPJ LIGHTING	SPJ-HPL-7LED	LED	5	12V	MBR	
▼	TREE UP LIGHT	30	FX LUMINIERE	FX-FB-LED	LED	5	12V	MBR	STAKED IN PLANTING AREA
⊙	TREE UP LIGHT (GROUND MOUNT)	9	SPJ LIGHTING	SPJ13-18F	LED	5	12V	MBR	WELL-STYLE SET INTO AUTO COURT PAVING TO UPLIGHT CYPRESS
▭	STEP LIGHT	3	FX LUMINIERE	FX-PD-LED	LED	5	12V	MBR	
▽	DINING DOWNLIGHTS	4	FX LUMINIERE	FX-DE-LED	LED	5	12V	MBR	
●	WALL WASH DOWNLIGHTS	6	TBD	-	LED	-	-	-	TO BE SELECTED
○	UNDERWATER LIGHTS	8	FX LUMINIERE	FX-LL	LED	5	12V	NATURAL BRASS	
⊠	TRANSFORMER	1	TBD	-	-	-	-	-	LOCATION, LAYOUT AND SPECIFICATION TBD

LIGHTING NOTES

- LANDSCAPE LIGHTING TO BE ON A FULLY-AUTOMATED TIMER.
- FOR SAFETY AND SECURITY, KEY FIXTURES IDENTIFIED TO PROVIDE DETERRENT TO TRESPASSERS WILL BE OPERATED FROM DUSK TO DAWN ON AN ON-GOING BASIS.
- ALL OTHER FIXTURES WILL BE OPERATED DURING BUSINESS HOURS ONLY WHILE GARDEN IS IN USE.

WEST SPAIN STREET

CHURCH STREET ALLEY

CHURCH STREET

BEDLAM COTTAGE

ADOBE

AUTOCOURT
SEE ARCHITECT'S DRAWINGS

ACCESSIBLE VAN PARKING SPACE

GRAVEL SURFACING

NEIGHBOR'S GRAVEL DRIVEWAY



TUDOR BROWN

MAR 19 2013

CHINA WHITE



Model: **SPJ-HPL-7**

Forever Bright

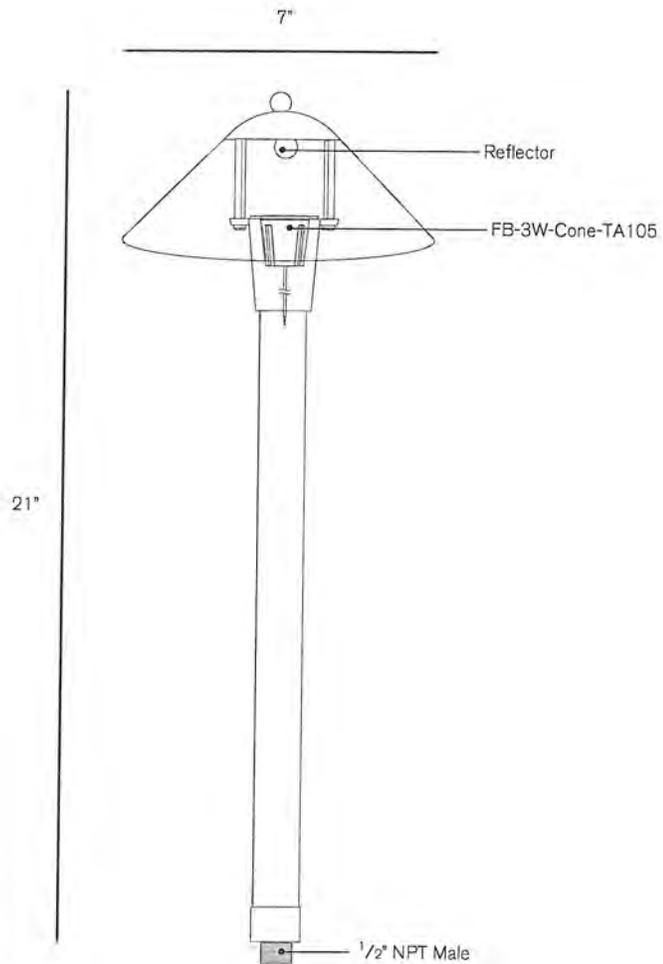
SPECIFICATION FEATURES

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 8-24v
- Labels:** ETL Standard Wet Label
C-ETL

Area / Path Light

DESCRIPTION

- Model#:** SPJ-HPL-7
- Material:** Solid Brass or Copper
- Finish:** Specify
- Electrical:** 8-24V
- Lamp:** FB-3W-Cone-TA105
- Color Temp:** 2700 k
- Mounting:** 1/2" NPT.



ORDERING INFORMATION

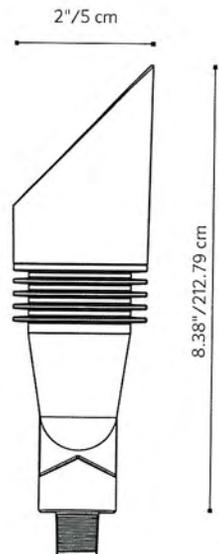
Model#	Finishes	Color Temp.	Electrical
SPJ-HPL-7	R	2700K	8-24V
SPJ-HPL-7	V = Verde M = Moss AG = Aged Brass MBR = Matte Bronze SB = Satin Brass GM = Gun Metal B = Black R = Rusty PVDP = PVD Polished PVDS = PVD Satin NC = Natural Copper RC = Raw Copper	2700K 4000K 6500K	8-24V



Similar in style to its bigger brother the NP, the FB fits nicely into smaller landscapes and tight spaces. Accommodating up to a 3 LED Board, the FB offers all the same up light benefits of the NP in a more compact package.

FB: Up Light

NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	31.1	40.2
MAX LUMENS:	60	155
CCT (Ra)	78.6	78.4





FB: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 FB	2 1LED (50,000 avg. life hours) 3 LED (50,000 avg. life hours)	3 XX (see options to right)

The FB includes your choice of 1LED or 3LED board, choice of finish, 5 ft. lead wire and a Super Slot Spike.

FIELD INSTALLED OPTIONS: Order Individually

MOUNTING OPTIONS

Super Slot Spike (753900) 2" x 10" Included ▶

Long Slot Spike (250015840000) 2.5" x 10"

SuperJ-Box (SJ-XX) 2.5" x 12"**

Post Mount (PM-XX) 2.5" x 13"**



EXAMPLE: FB-3LED-SB = FB - 3 LEDs - Sedona Brown Finish (with Super Slot Spike)
250015840000 = Long Slot Spike

POWDERCOAT

-  **WG** = White Gloss
-  **FW** = Flat White
-  **AL** = Almond
-  **BZ** = Bronze Metallic
-  **DG** = Desert Granite
-  **WI** = Weathered Iron
-  **VF** = Verde Speckle
-  **SB** = Sedona Brown
-  **FB** = Flat Black

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires: "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum".

For information on ZD technology please refer to the Luxor page in the Lighting Control section.



** Denotes powdercoat finish



Forever Bright

SPECIFICATION FEATURES



Model: **SPJ13-16-F**

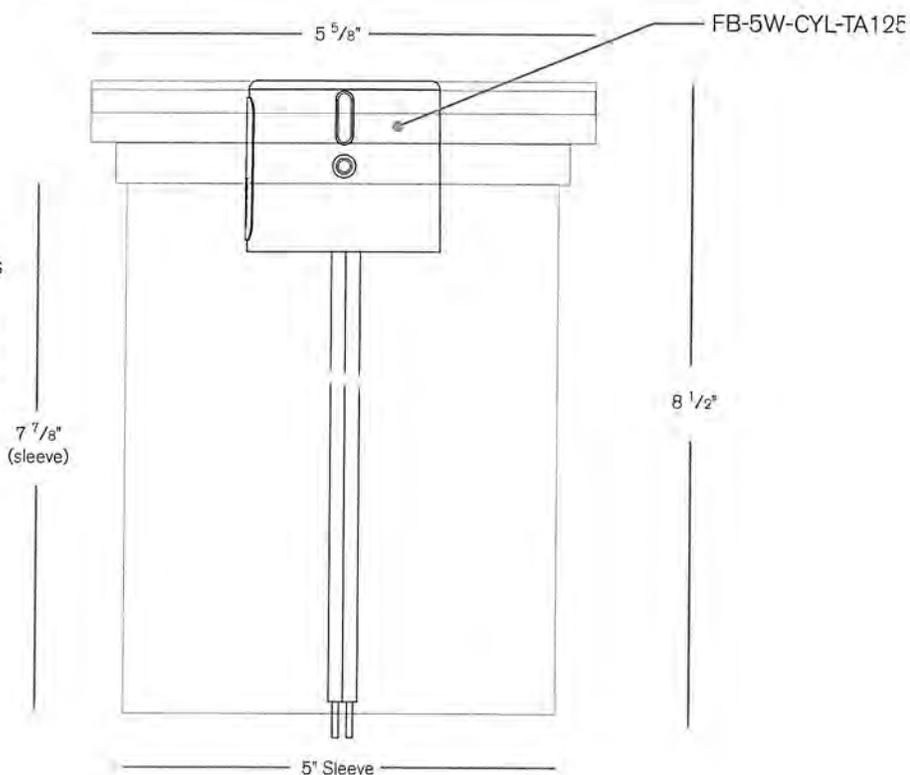
LED Well Light Drive Over

Finish:	Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Lens:	Clear Tempered Glass (Convex)
Housing:	Solid brass
Concrete Pour:	ABS
Trim:	Solid brass
Electrical:	8-24v, 120v
Labels:	ETL Standard Wet Label C-ETL
	Exterior / Interior

DESCRIPTION

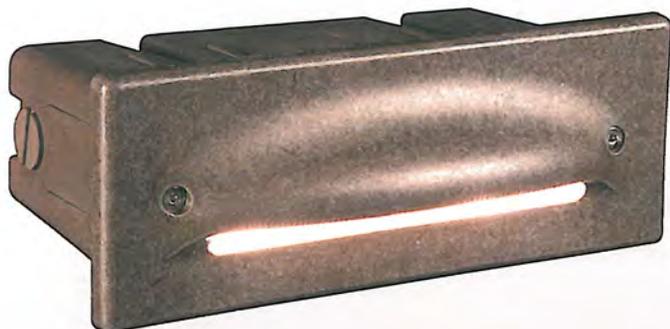
Model#:	SPJ13-16-F
Lamp:	FB-5W-CYL-TA125
Optic:	45°
Color Temp:	2700 k
Electrical:	8-24V, 120V

Options:	Lamp	Electrical	Lumens
	FB-3W-CYL-TA102	8-24v	105
	FB-5W-CYL-TA125	8-24v	125
	FB-7W-CYL-TA210	10-18v, 120v	210
	LB-14W-TA420	10-18v, 120v	420
	BB-21W-TA630	10-18v, 120v	630



ORDERING INFORMATION

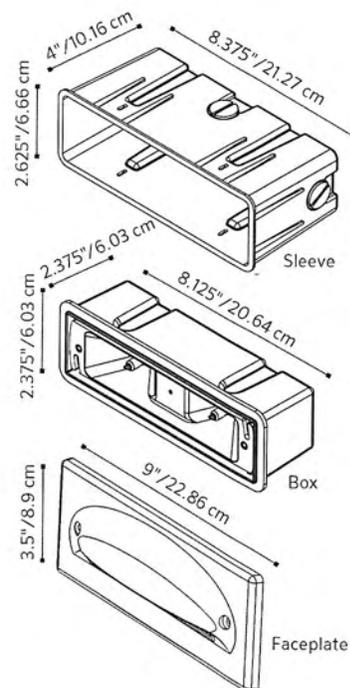
Model#	Finishes	Optic	Color Temp.	Electrical	
SPJ13-16-F	PVDS	TBD	2750K	8-24V	
SRJ13-16-F	V = Verde M = Moss AG = Aged Brass MBR = Matte Bronze SB = Satin Brass	GM = Gun Metal B = Black R = Rusty PVDP = PVD Polished PVDS = PVD Satin	Spot Flood Wide Flood Wide Angle Flood	2750K 4000K 6500K	8-24v 120v



The PD was designed for areas where 1 LED isn't quite enough. The precision of the design assures that the faceplates of these permanently mounted fixtures will remain perfectly level upon completion of any installation.

PD: Wall Light

NUMBER OF LEDS:	2
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	4.8
WATTS USED:	4.0
LUMENS PER WATT (EFFICACY)	6.9
MAX LUMENS:	26
CCT (Ra)	80.1





PD: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

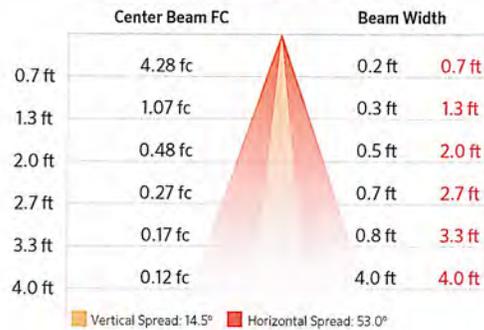
FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 PD	2 2 LED (50,000 avg. life hours)	3 XX (see options to right)

The PD includes two 1LED boards, your choice of faceplate finish, 10 ft. lead wire and mounting sleeve.

EXAMPLE: PD-2LED-CB = PD - 2 LEDs - Camo Bronze Finish

PHOTOMETRICS:

PD 2LED ILLUMINANCE AT A DISTANCE



Beam angle is calculated using LM-79 method for SSL Luminaires. *Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.

For information on ZD technology please refer to the Luxor page in the Lighting Control section.

METALS

-  **AB** = Antique Bronze* (On Brass)
-  **AT** = Antique Tumbled* (On Brass)
-  **NP** = Nickel Plate
-  **BS** = Natural Brass

POWDERCOAT

-  **WG** = White Gloss
-  **FW** = Flat White
-  **AL** = Almond
-  **BZ** = Bronze Metallic
-  **DG** = Desert Granite
-  **WI** = Weathered Iron
-  **VF** = Verde Speckle
-  **SB** = Sedona Brown
-  **FB** = Flat Black

COMPOSITE

-  **DT** = Desert Tan
-  **CB** = Camo Bronze

* May require longer lead time

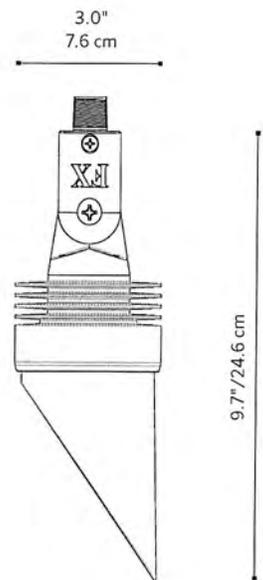
 All PD wall lights come standard with amber and frosted filters



The DE down light was built to help designers create appearance of natural light in complicated areas. It has an array of water protection features to ensure long life. It can handle up to a 9LED and is available in all powder coat colors as well as a wall mount option. It is also available with ZD technology to be compatible with the Luxor ZD Zoning and Dimming Controller.

DE: Down Light

NUMBER OF LEDs:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	40 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	29.3	41.1	31.2	27.9
MAX LUMENS:	59	162	328	334
CRI (Ra)	81.2	79.2	79.4	80.2





DE: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3 (optional) + 4

FIXTURE CODE	LAMP CODE	MOUNTING CODE	FINISH OPTIONS
1 DE	2 1 LED (50,000 avg. life hours) 3 LED (50,000 avg. life hours) 6 LED (50,000 avg. life hours) 9 LED (50,000 avg. life hours)	3 WM (Wall mount)	4 XX <i>(see options to right)</i>

The DE includes your choice of LED board, choice of finish, 26 ft. cable

FIELD INSTALLED OPTIONS: Order Individually

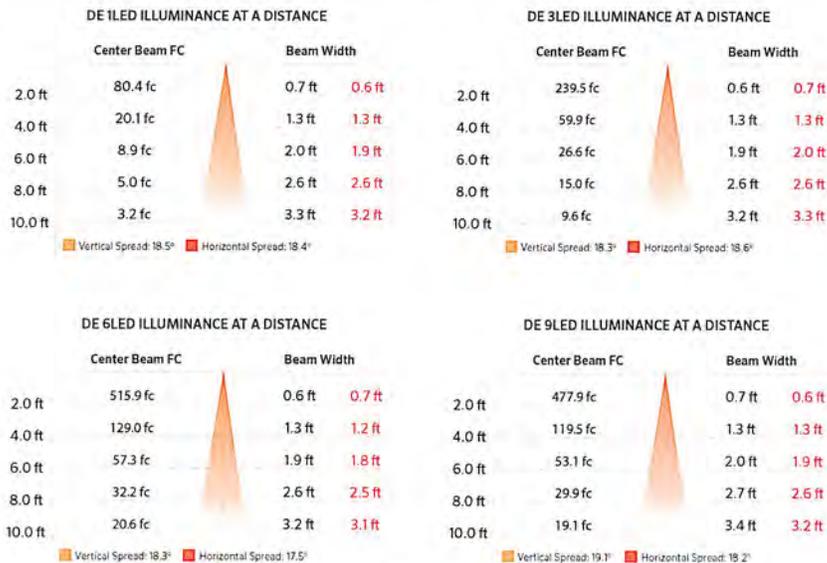
MOUNTING OPTIONS

- A** TB (Tree Box, 5.4" x 2.35" x 2.1")
- VB-050 (VersaBox, 2.5" x 2")
- MJ-050 (Mini J-Box, 3.5" x 2.125" x 1.32")



EXAMPLE: DE-3LED-DG = DE - 3 LEDs - Desert Granite Finish
TB = Tree Box

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires: "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

POWDERCOAT

- WG = White Gloss
- FW = Flat White
- AL = Almond
- BZ = Bronze Metallic
- DG = Desert Granite
- WI = Weathered Iron
- VF = Verde Speckle
- SB = Sedona Brown
- FB = Flat Black

All DE down lights come standard with amber, green, blue and frosted filters

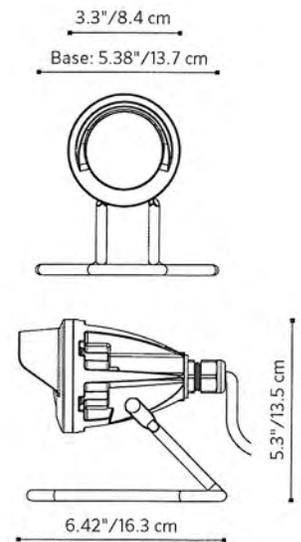
For information on ZD technology please refer to the Luxor page in the Lighting Control section.



The soothing ambiance created by a landscape water feature can be beautifully enhanced with well designed lighting. The LL produces a powerful light source that can be used to illuminate plants, rocks, fish or a cascading waterfall. Filter options allow you to control shape, color and strength of light output.

LL: Underwater Light

NUMBER OF LEDs:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	25.4	31	31.8	31.1
MAX LUMENS:	-	133	282	378
CCT (Ra)	68.5	67.9	80.2	67.5





LL: Underwater Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 LL	2 1 LED (50,000 avg. life hours) 3 LED (50,000 avg. life hours) 6 LED (50,000 avg. life hours) 9 LED (50,000 avg. life hours)	3 BS

METALS



BS = Natural Brass



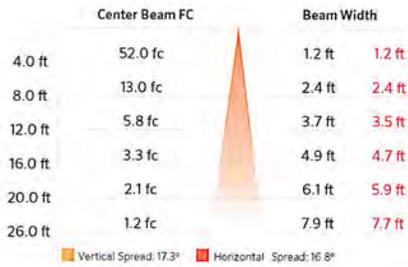
All LL underwater lights come standard with amber, green, blue and frosted filters

The LL includes your choice of LED board, 30' cable, and Natural Brass finish.

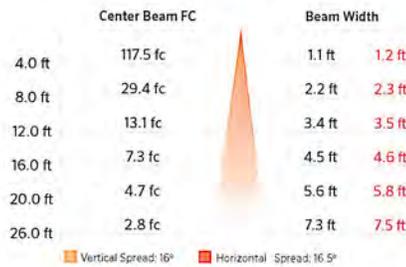
EXAMPLE: LL-3LED-BS = LL - 3 LEDs - Natural Brass Finish

PHOTOMETRICS:

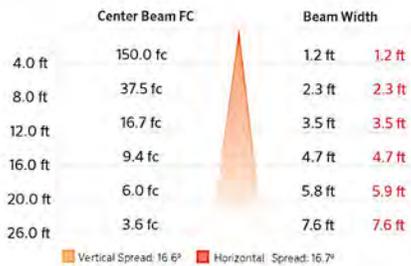
LL 3LED ILLUMINANCE AT A DISTANCE



LL 6LED ILLUMINANCE AT A DISTANCE



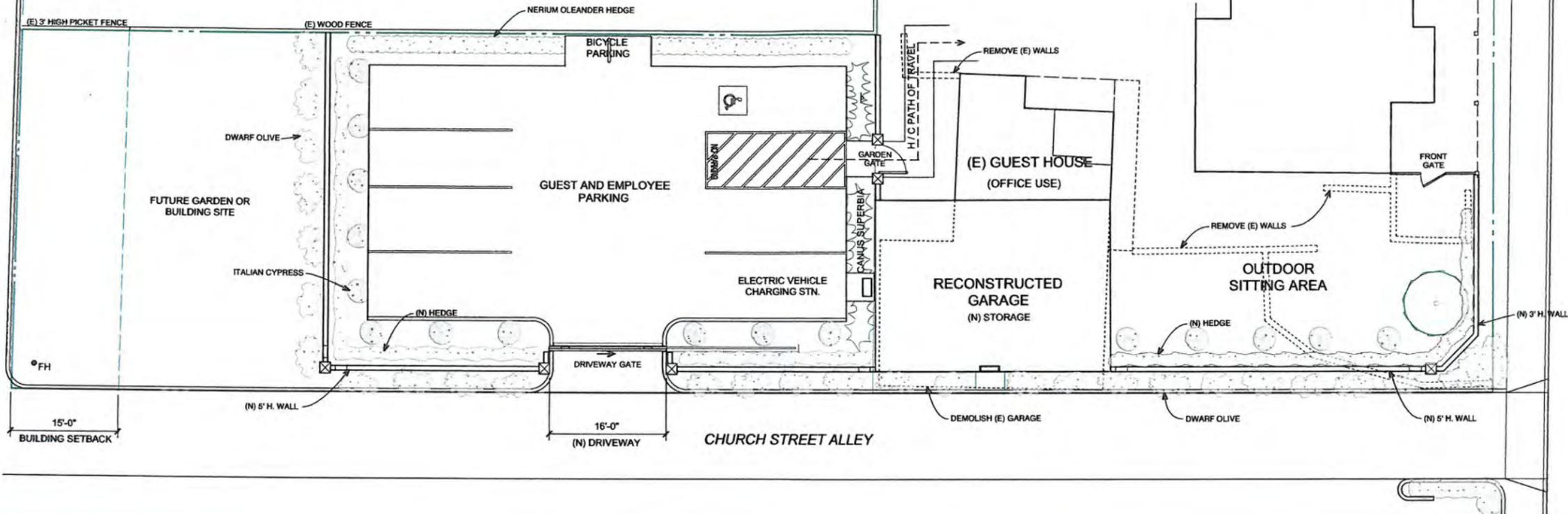
LL 9LED ILLUMINANCE AT A DISTANCE



Beam angle is calculated using LM-79 method for SSL Luminaires: "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

For information on ZD technology please refer to the Luxor page in the Lighting Control section.

CHURCH STREET



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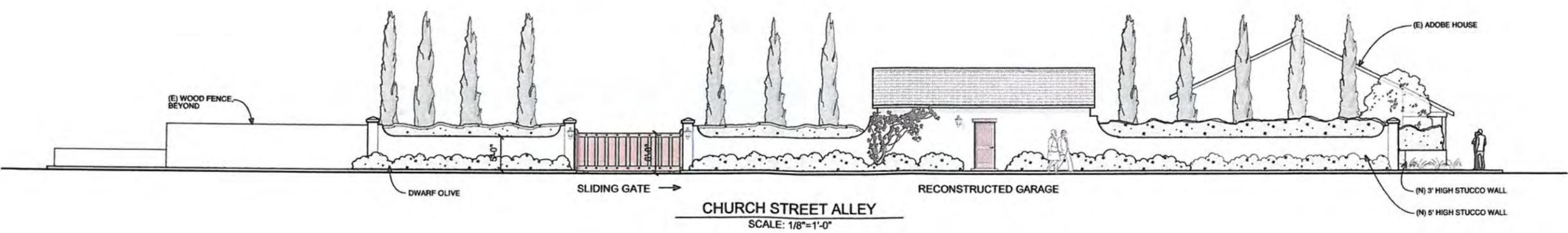
SIDNEY HOOVER ARCHITECTS AIA
 ARCHITECTURAL DESIGN STUDIO
 16900 Norrborn Road
 Sonoma CA 95476
 Tel 707-939-9955 Fax 707-933-0991



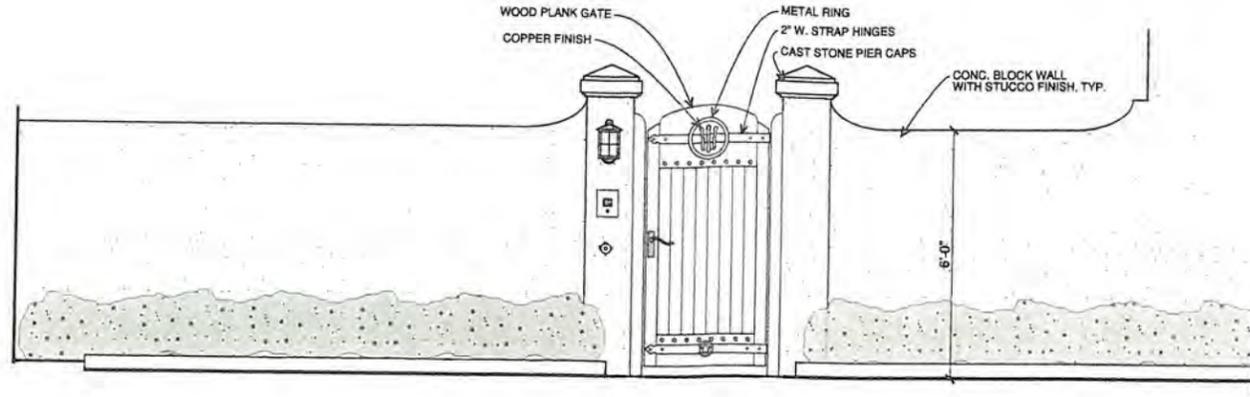
PRELIMINARY SITE PLAN AND STREET ELEVATION

THREE STICKS WINERY
 Proposed Street and Vacant Lot Design
 143 West Spain Street
 138 Church Street
 Sonoma, California

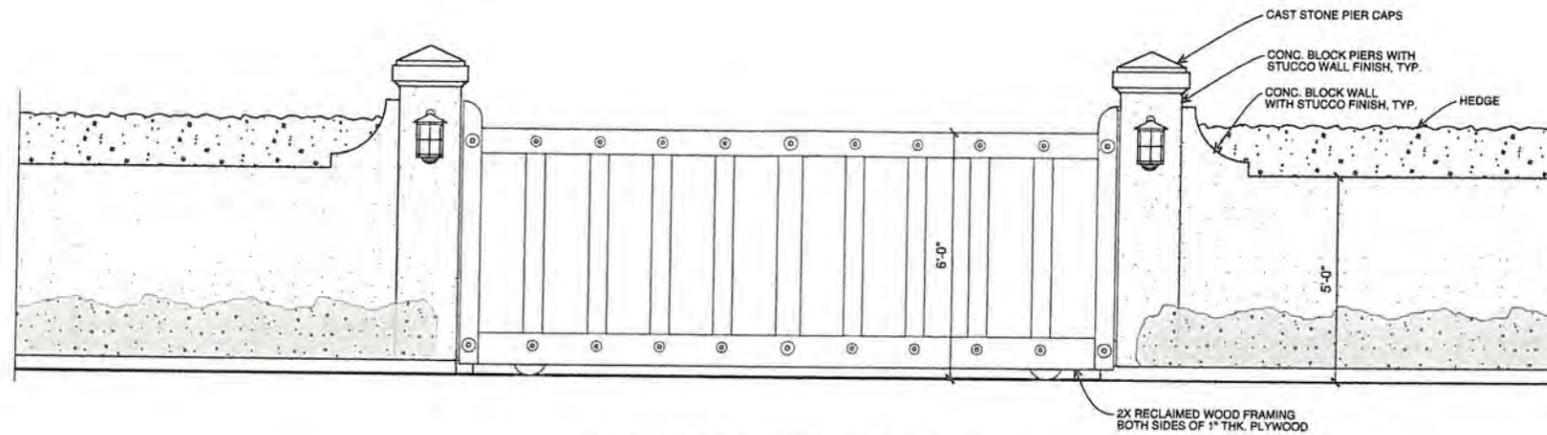
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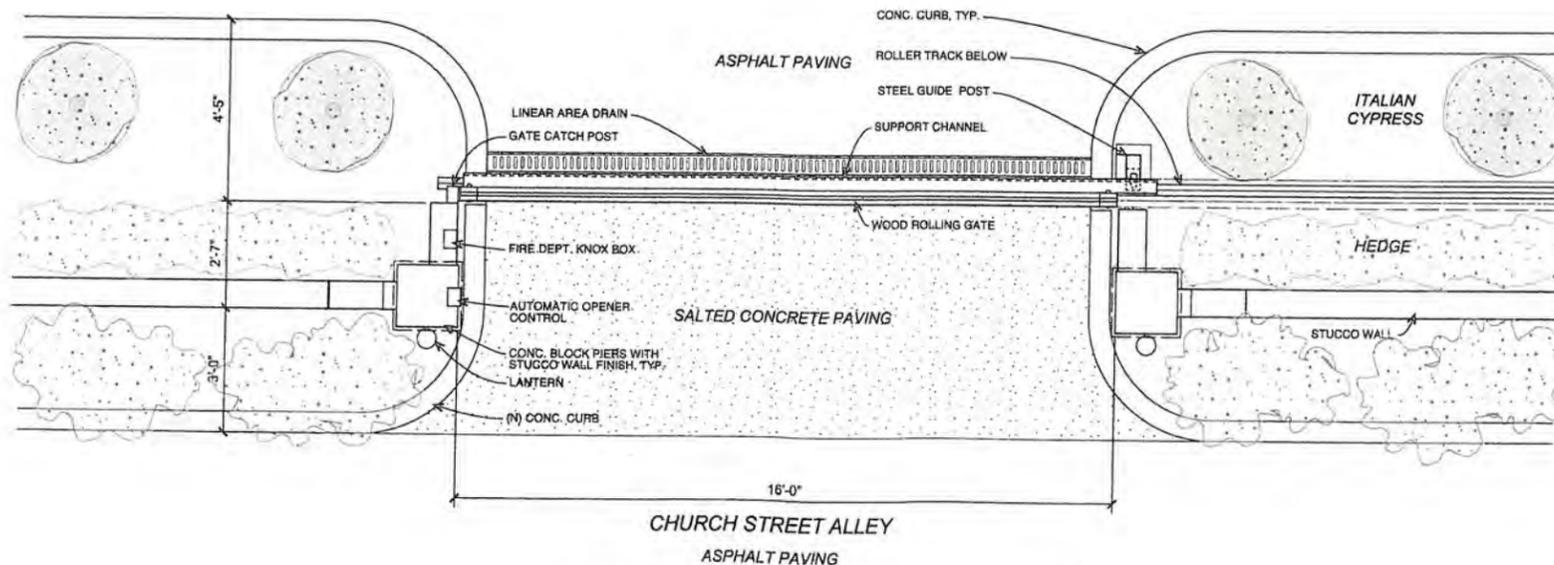
CHURCH STREET ALLEY
 SCALE: 1/8"=1'-0"



GARDEN GATE ELEVATION
SCALE: 1/2" = 1'-0"



DRIVEWAY GATE ELEVATION
SCALE: 1/2" = 1'-0"



DRIVEWAY GATE PLAN
SCALE: 1/2" = 1'-0"



REVISIONS	BY

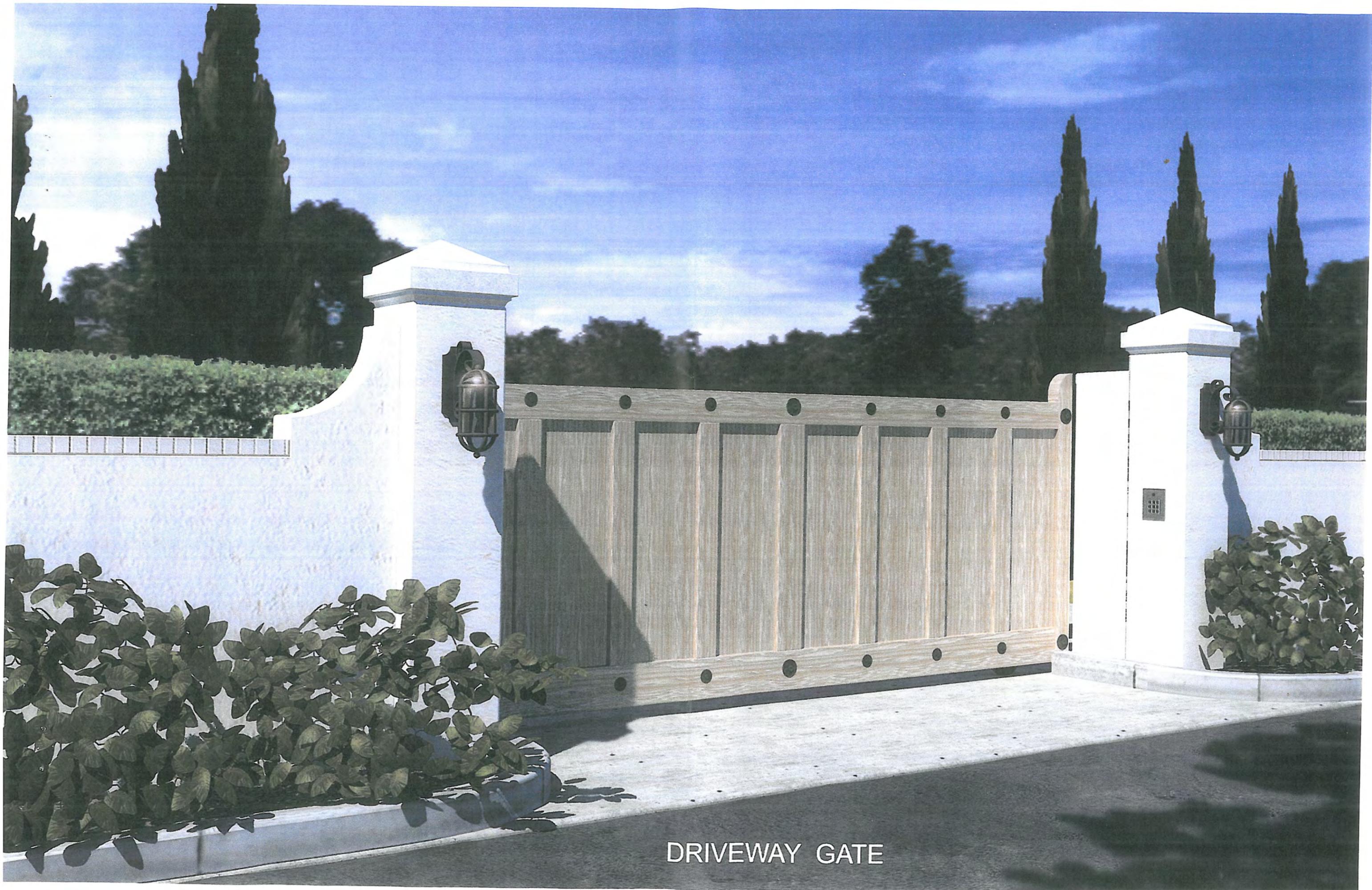
SIDNEY HOOVER ARCHITECTS AIA
ARCHITECTURAL DESIGN STUDIO
46900 Narrhorm Road
Sonoma CA 95476
Tel: 707-938-9995 Fax: 707-933-0991



SITE IMPROVEMENTS DETAILS

THREE STICKS WINERY
Proposed Street and Vacant Lot Design
143 West Spain Street
138 Church Street
Sonoma, California

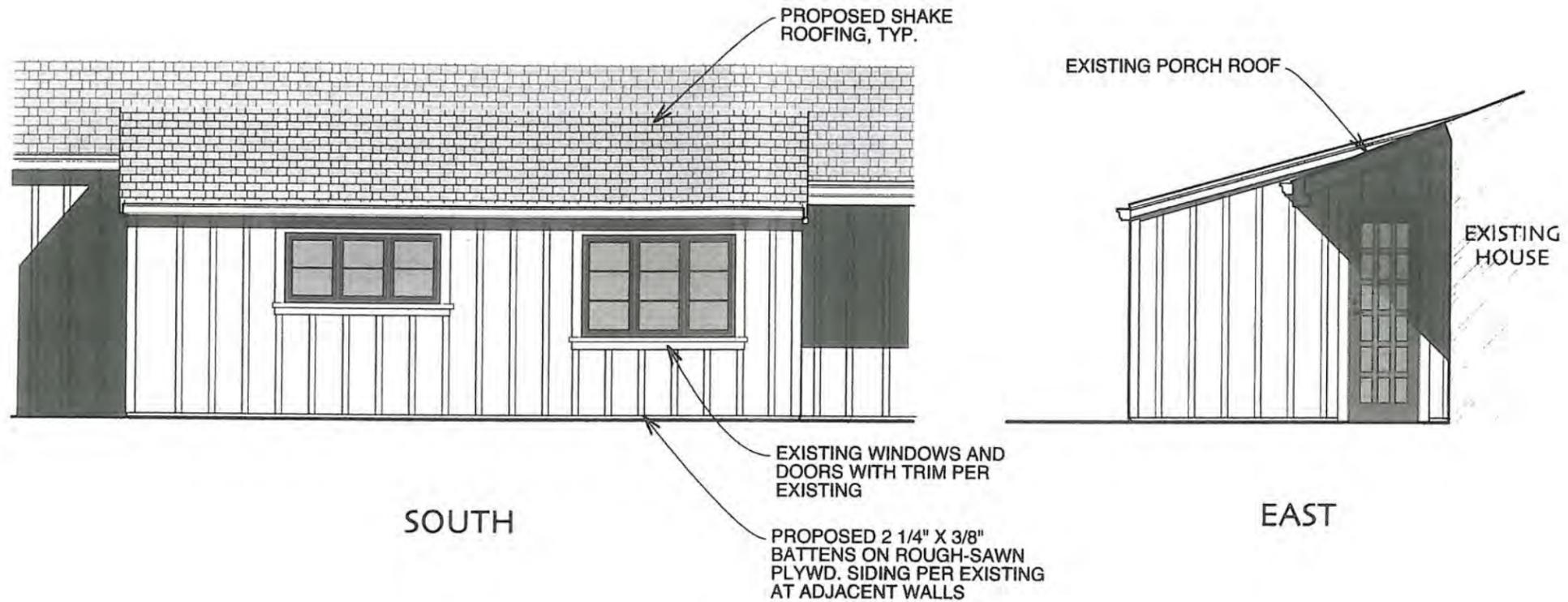
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Drawn	
Job	
Sheet	A1.2
Of	Sheets



DRIVEWAY GATE







NEW SIDING AT EXISTING KITCHEN WALLS

1/4"=1'-0"

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 ARCHITECTURAL DESIGN STUDIO
 16900 Northorn Road
 Sonoma, CA 95067
 Tel 707-938-9995 Fax 707-933-0991

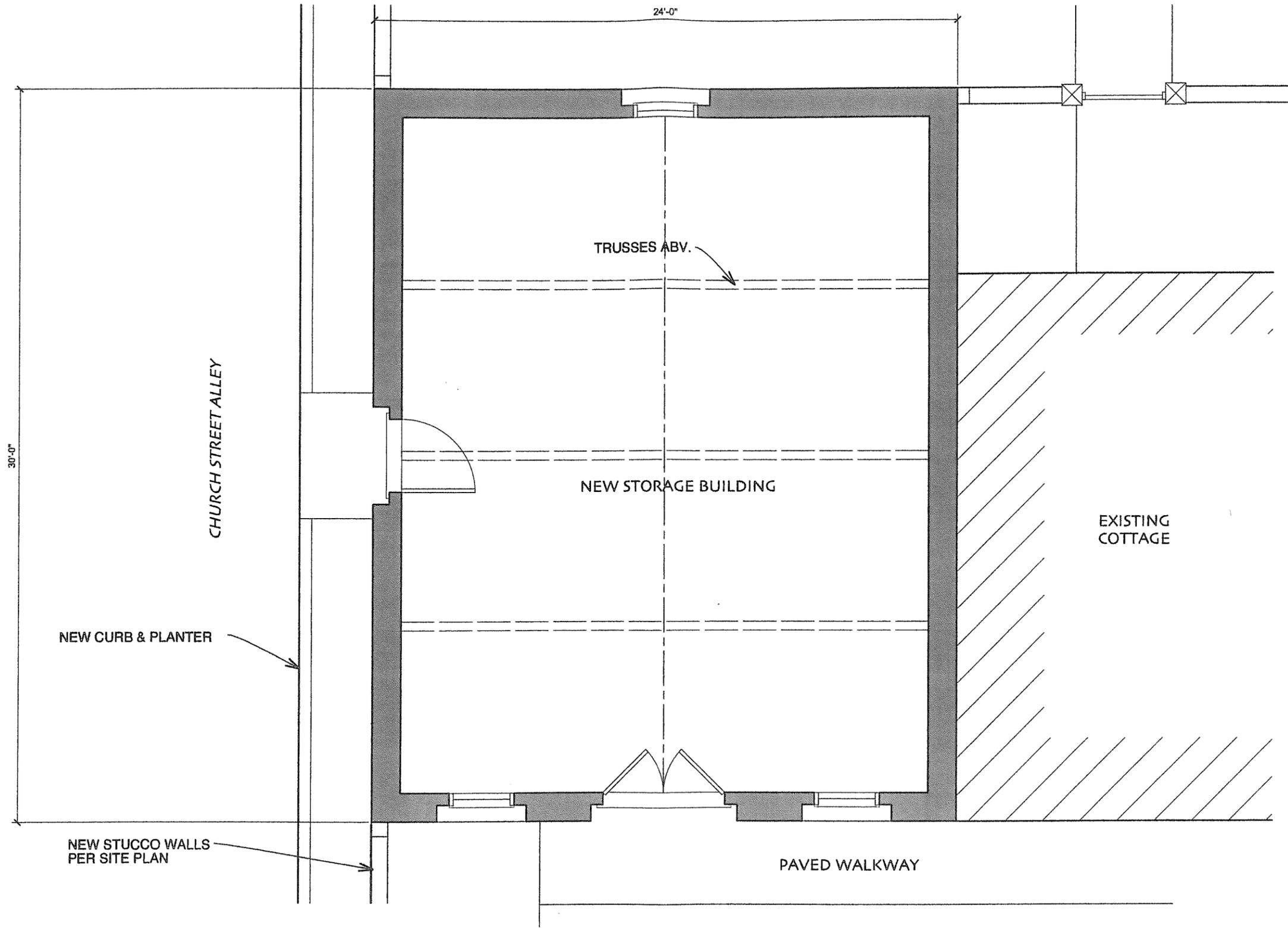


KITCHEN WING
 EXTERIOR ELEVATIONS

THREE STICKS WINERY
 Proposed Street and Vacant Lot Design
 143 West Spain Street
 138 Church Street
 Sonoma, California

Date	2/19/13
Scale	AS NOTED
Drawn	
Job	
Sheet	A1.3
Of	





STORAGE BUILDING PLAN

SCALE: 1/4" = 1'-0"



REVISIONS	BY

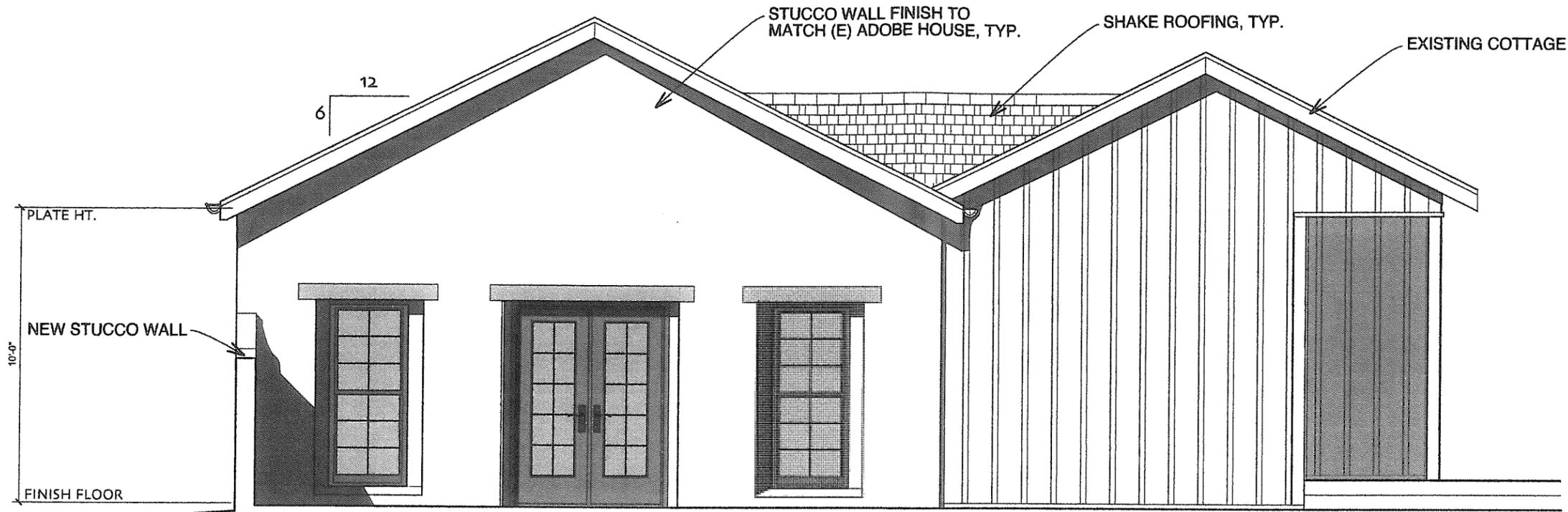
SIDNEY HOOVER ARCHITECTS AIA
 ARCHITECTURAL DESIGN STUDIO
 16900 Northam Road
 Sonoma CA 95976
 Tel: 707-938-9995 Fax: 707-938-0991



NEW STORAGE BUILDING
 FLOOR PLAN

THREE STICKS WINERY
 Proposed Street and Vacant Lot Design
 143 West Spain Street
 138 Church Street
 Sonoma, California

Date	2/19/13
Scale	AS NOTED
Drawn	
Job	
Sheet	A1.4
Of	
Sheets	



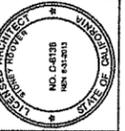
NORTH ELEVATION

NEW ADOBE STORAGE BUILDING

1/4"=1'-0"

REVISIONS	BY

SIDNEY HOOVER ARCHITECTS AIA
 ARCHITECTURAL DESIGN STUDIO
 16000 Northshore Road
 San Jose, CA 95131
 Tel: 707-939-9995 Fax: 707-933-0991



NEW STORAGE BUILDING
 EXTERIOR ELEVATION

THREE STICKS WINERY
 Proposed Street and Vacant Lot Design
 143 West Spain Street
 138 Church Street
 Sonoma, California

Date	2/19/13
Scale	AS NOTED
Drawn	
Job	
Sheet	
Of	

A1.5
 Sheets



MAGRANE
ASSOCIATES
LANDSCAPE
DESIGN

SAN FRANCISCO
225 HOFFMAN AVE
SAN FRANCISCO, CALIFORNIA 94114
TEL. 415.821.0233
FAX. 415.821.7438

SONOMA
746 BROADWAY
SONOMA, CALIFORNIA 95476
TEL. 707.935.7309
FAX. 707.935.6380

WWW.MAGRANE.COM
LIC. #437488

**THREE STICKS
WINERY**

143 WEST SPAIN STREET
SONOMA, CA 95476



REVISIONS

DATE: Feb. 19, 2013

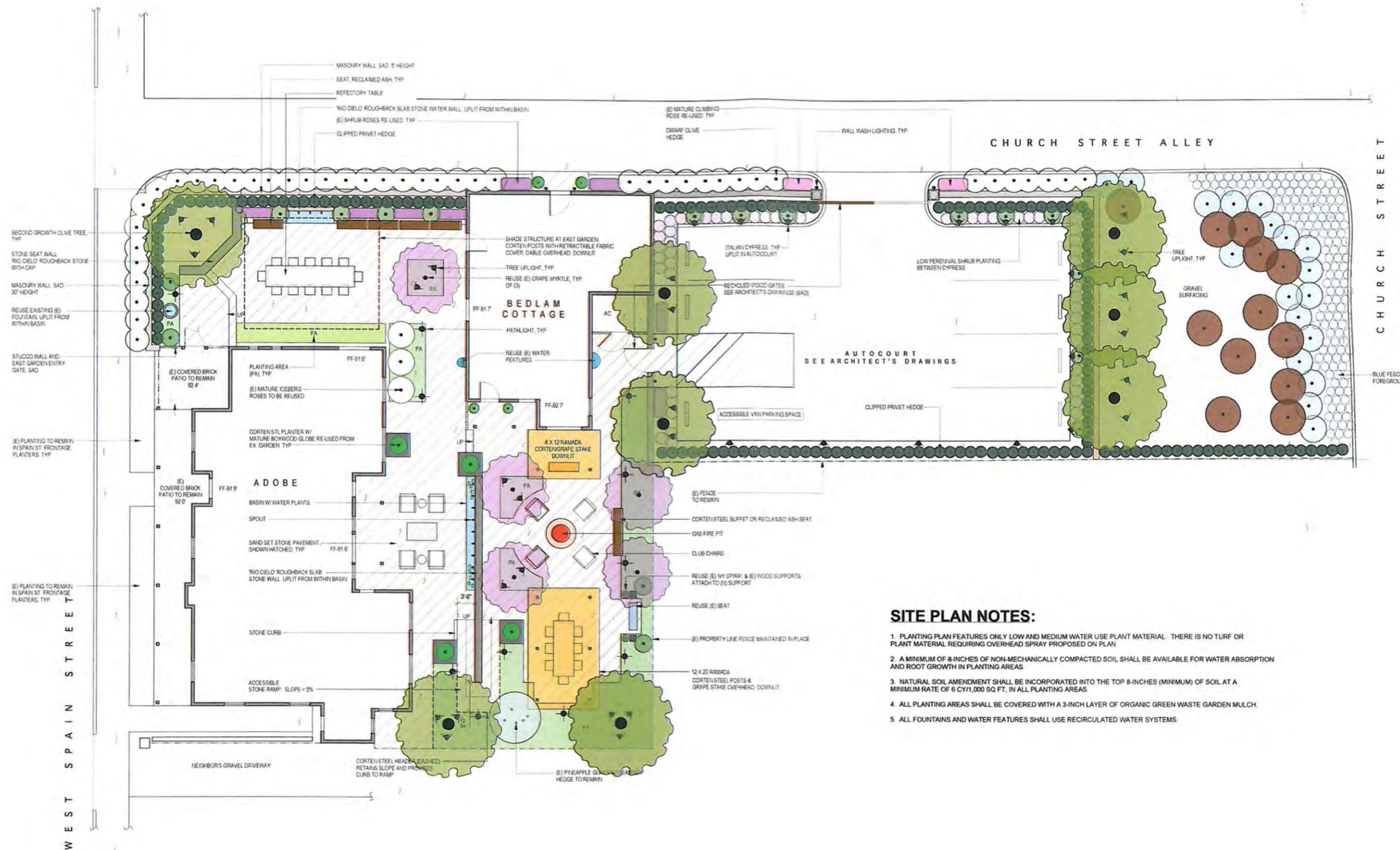
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DRAWN:

CONCEPTUAL
LANDSCAPE
PLAN

CL-1

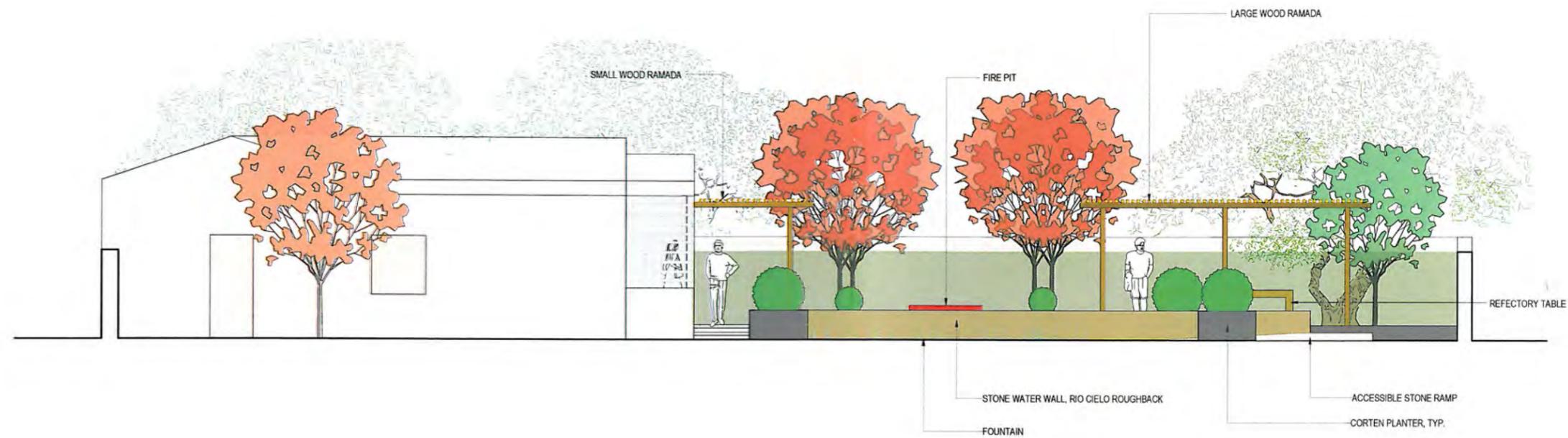
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SITE PLAN NOTES:

1. PLANTING PLAN FEATURES ONLY LOW AND MEDIUM WATER USE PLANT MATERIAL. THERE IS NO TURF OR PLANT MATERIAL REQUIRING OVERHEAD SPRAY PROPOSED ON PLAN.
2. A MINIMUM OF 8-INCHES OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTING AREAS.
3. NATURAL SOIL AMENDMENT SHALL BE INCORPORATED INTO THE TOP 8-INCHES (MINIMUM) OF SOIL AT A MINIMUM RATE OF 6 CY/1,000 SQ FT, IN ALL PLANTING AREAS.
4. ALL PLANTING AREAS SHALL BE COVERED WITH A 3-INCH LAYER OF ORGANIC GREEN WASTE GARDEN MULCH.
5. ALL FOUNTAINS AND WATER FEATURES SHALL USE RECIRCULATED WATER SYSTEMS.

11x17 PLAN VERSION
NOT TO SCALE



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LANDSCAPE
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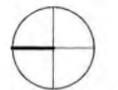
SAN FRANCISCO
225 HOFFMAN AVE
SAN FRANCISCO, CA 94114
TEL. 415.821.0233
FAX. 415.821.7438

SONOMA
746 BROADWAY
SONOMA,
CALIFORNIA 95476
TEL. 707.935.7309
FAX. 707.935.6380

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LIC. #437488

**THREE STICKS
WINERY**

143 WEST SPAIN STREET
SONOMA, CA
95476



REVISIONS

1/10/11

DATE: DEC. 11, 2012

SCALE: 1/4"=1'-0"

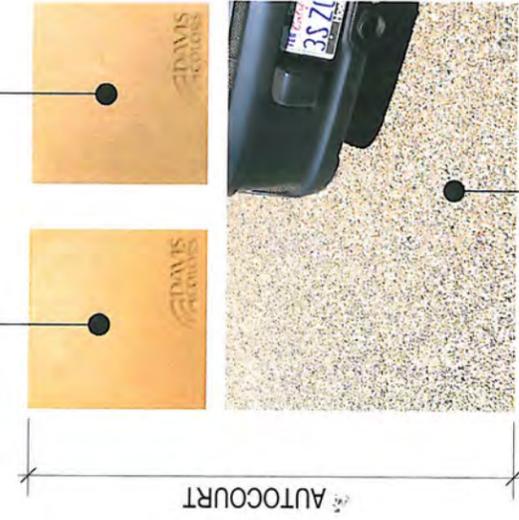
DRAWN:

CONCEPTUAL
LANDSCAPE
ELEVATION

CL-2

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DAVIS COLOR, PALOMINO RANGE
AT ADA STALL, LOADING ZONE &
CURBS



TAN-HUED CHIP SEAL
PAVING SURFACE

WOOD GATES, BENCHES,
AND TABLES: RECLAIMED
ASH TIMBER



PLANTERS:
CORTEN STEEL



GARDEN PAVING ALTERNATIVE:
STABILIZED DECOMPOSED GRANITE WITH
RIO CIELO STONE BORDER - UNDER DINING
TERRACE OF UPPER AND EAST GARDEN



RAMADAS:
CORTEN STEEL POSTS
WITH GRAPE STAKES
OVERHEAD



VERTICAL SEAT WALLS,
CAPS & RISERS:
RIO CIELO ROUGHBACK STONE



GARDEN PAVING STONE:
RIO CIELO COBBLE,
SAND-SET/PERMEABLE JOINTS,
SURFACED TO MEET ADA CODE



WATER FEATURES:
RIO CIELO ROUGHBACK
STONE WATER WALL, CAPS & BASINS
W/COPPER SPIGOTS or BUBBLERS



GARDEN PERIMETER WALLS:
INTEGRAL COLOR, ROUGH TEXTURE
CEMENT PLASTER. COLOR TO MATCH ADOBE



MAGRANE ASSOCIATES
LANDSCAPE DESIGN

746 BROADWAY
SONOMA, CA 95476

TEL. 707.935.7809 FAX 707.935.6380

date 3/19/13

sheet number M-1

project 143 W. Spain Street

Three Sticks Winery Adobe

drawn by

sheet title

Materials Finishes

scale None



MAGRANE
ASSOCIATES
LANDSCAPE
DESIGN

SAN FRANCISCO
225 HOFFMAN AVE
SAN FRANCISCO, CALIFORNIA 94114
TEL. 415.821.0233
FAX. 415.821.7438

SONOMA
746 BROADWAY
SONOMA,
CALIFORNIA 95476
TEL. 707.935.7309
FAX. 707.935.6380

WWW.MAGRANE.COM
LIC. #437488

**THREE STICKS
WINERY**

143 WEST SPAIN STREET
SONOMA, CA 95476



REVISIONS

DATE: Mar. 19, 2013

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

DRAWN:

**MATERIALS
MAP**

M-2

All written material appearing herein
constitutes original unpublished work of the
landscape architect and may not be duplicated,
used or disclosed without the written consent
of the landscape architect

VERTICAL SEAT WALLS, CAPS & STEP RISERS
RIO CIELO ROUGHBACK STONE



WOOD GATES, BENCHES AND TABLES
RUSTIC RECLAIMED ASH



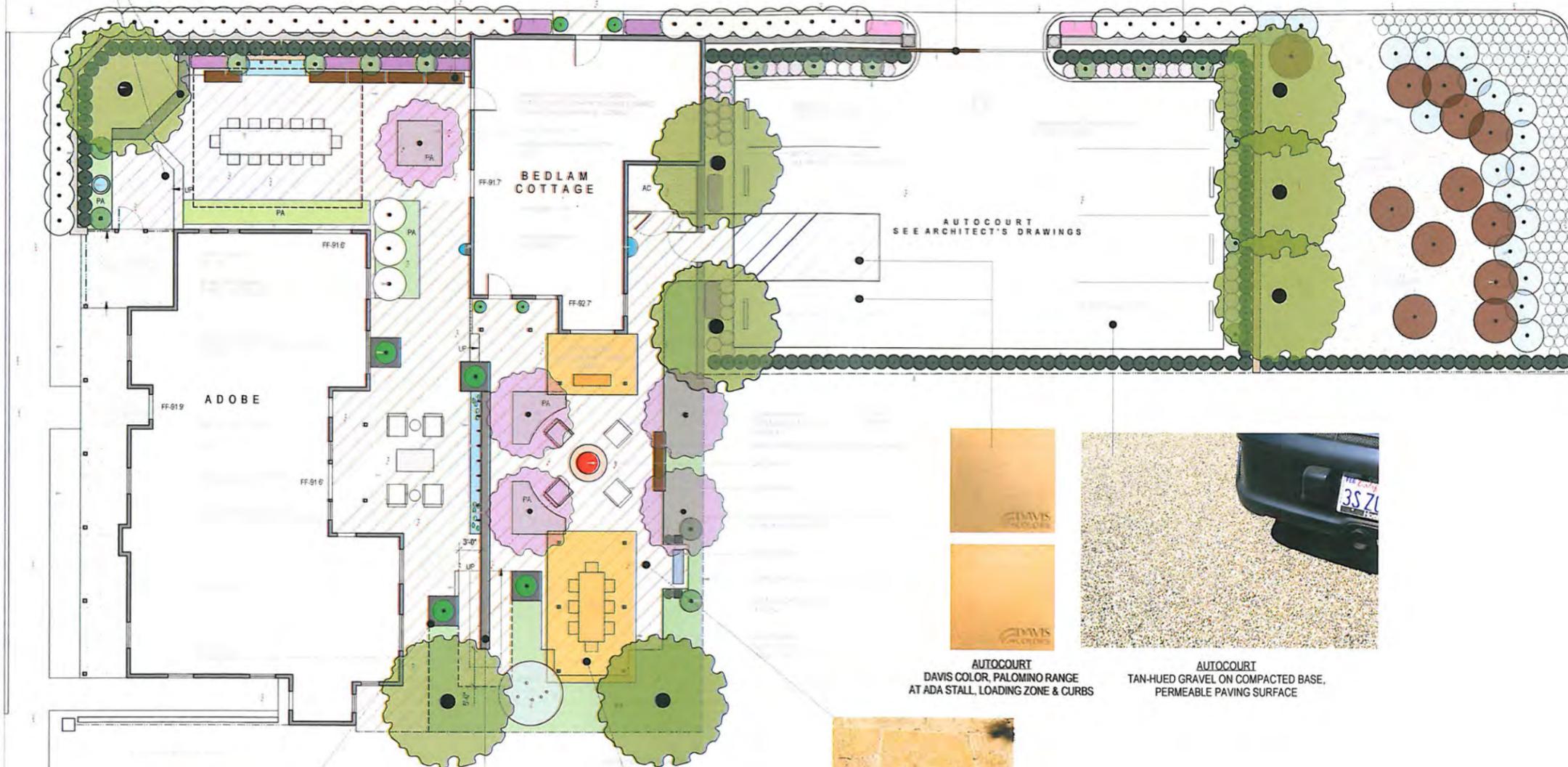
MASONRY WALLS
INTEGRAL COLOR, ROUGH TEXTURE
CEMENT PLASTER, COLOR TO MATCH ADOBE



CHURCH STREET ALLEY

CHURCH STREET

WEST SPAIN STREET



AUTOCOURT
DAVIS COLOR, PALOMINO RANGE
AT ADA STALL, LOADING ZONE & CURBS



AUTOCOURT
TAN-HUED GRAVEL ON COMPACTED BASE,
PERMEABLE PAVING SURFACE



GARDEN PAVING STONE
RIO CIELO COBBLE, SAND-SET, PERMEABLE JOINTS
SURFACED TO MEET ADA CODE



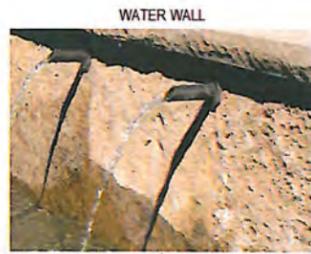
RAMADA
CORTEN STEEL POSTS
WGRAPE STAKE OVERHEAD

WATER FEATURES (2)
RIO CIELO ROUGHBACK STONE WATER WALL, CAP & BASIN
W/ COPPER SPIGOTS



PLANTERS
CORTEN STEEL





WATER WALL



EXISTING CRAPE MYRTLE TO BE RE-USED



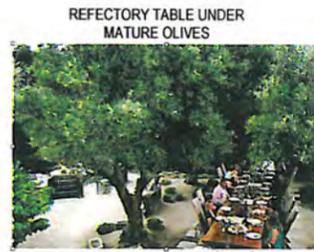
EXISTING HERITAGE ROSES TO BE RE-USED



OLIVE 'LITTLE OLLIE' HEDGE ALONG CHURCH STREET ALLEY



LOW WATER USE GRASSES AT CHURCH STREET GARDEN



REFECTORY TABLE UNDER MATURE OLIVES



MATURE OLIVES



EXISTING GARDEN ELEMENTS TO BE RE-INCORPORATED



EXISTING GARDEN ALONG WEST SPAIN ST. FRONTAGE TO REMAIN

W. SPAIN STREET



EXISTING BRICK TO REMAIN AT FRONT OF ADOBE



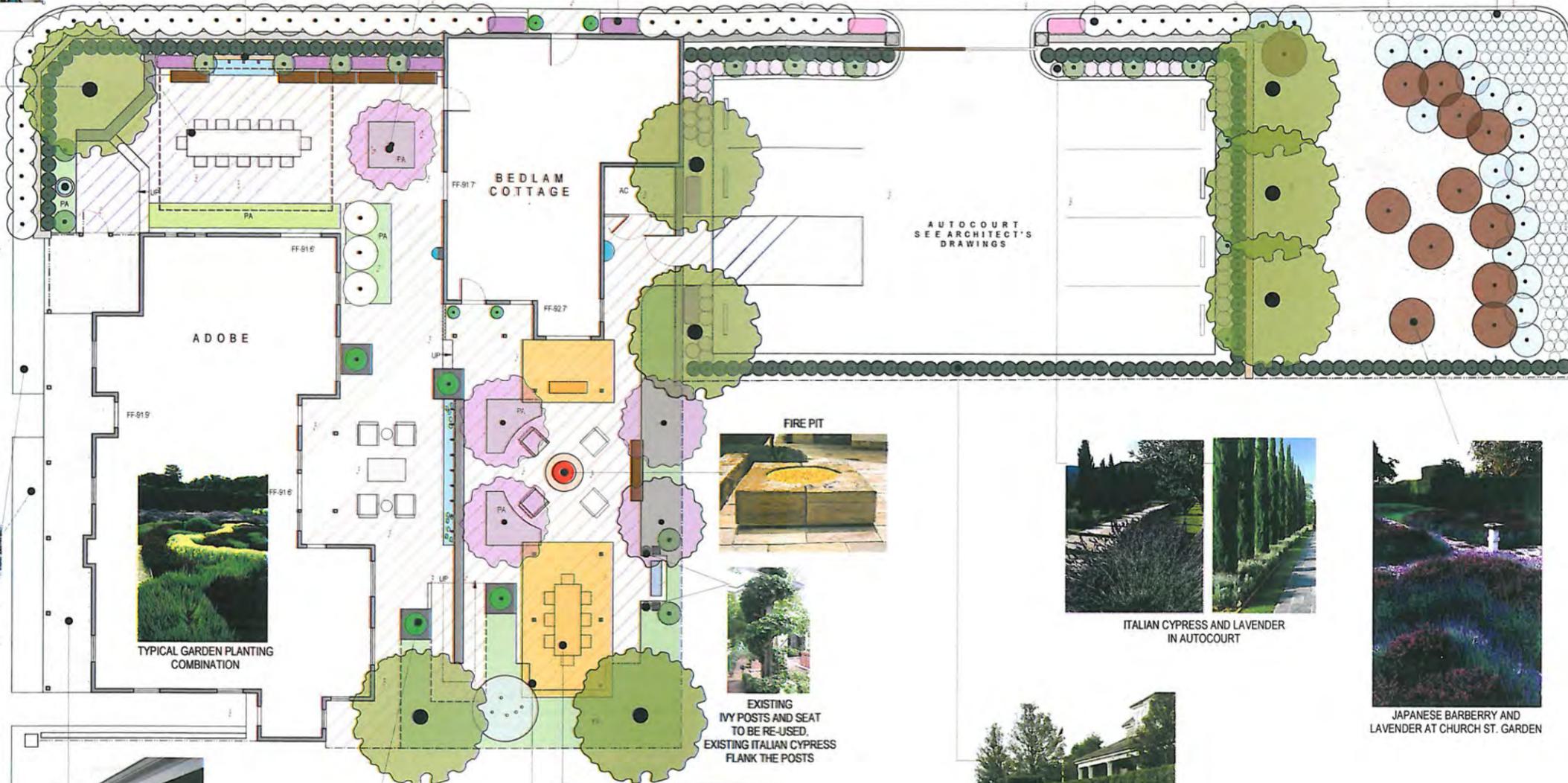
EXISTING BUXUS GLOBES TO BE RE-USED IN CORTEN PLANTERS



ASH REFECTORY TABLE



GRAPE STAKE RAMADA



FIRE PIT



EXISTING IVY POSTS AND SEAT TO BE RE-USED. EXISTING ITALIAN CYPRESS FLANK THE POSTS



ITALIAN CYPRESS AND LAVENDER IN AUTOCOURT



JAPANESE BARBERRY AND LAVENDER AT CHURCH ST. GARDEN



PRIVET HEDGE IN AUTOCOURT AND AT BACK OF MASONRY WALL

CHURCH STREET ALLEY

CHURCH STREET



MAGRANE ASSOCIATES LANDSCAPE DESIGN

SAN FRANCISCO 225 HOFFMAN AVE SAN FRANCISCO, CALIFORNIA 94114 TEL. 415.821.0233 FAX. 415.821.7438

SONOMA 746 BROADWAY SONOMA, CALIFORNIA 95476 TEL. 707.935.7309 FAX. 707.935.6380

WWW.MAGRANE.COM LIC. #437488

THREE STICKS WINERY

143 WEST SPAIN STREET SONOMA, CA 95476



REVISIONS

DATE: Mar. 19, 2013

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

DRAWN:

MATERIALS CONCEPTUAL BOARD

M-3

All written material appearing herein constitutes original unpublished work of the landscape architect and may not be duplicated, used or disclosed without the written consent of the landscape architect.

LATE MAIL

Item #5

BICYCLE RACK
 "TRIPLE WAVE" STYLE, 5-BIKE CAPACITY,
 HEAVY DUTY 2-3/8" STEEL PIPE, POWDER-
 COATED PAINT, "BROWN" COLOR



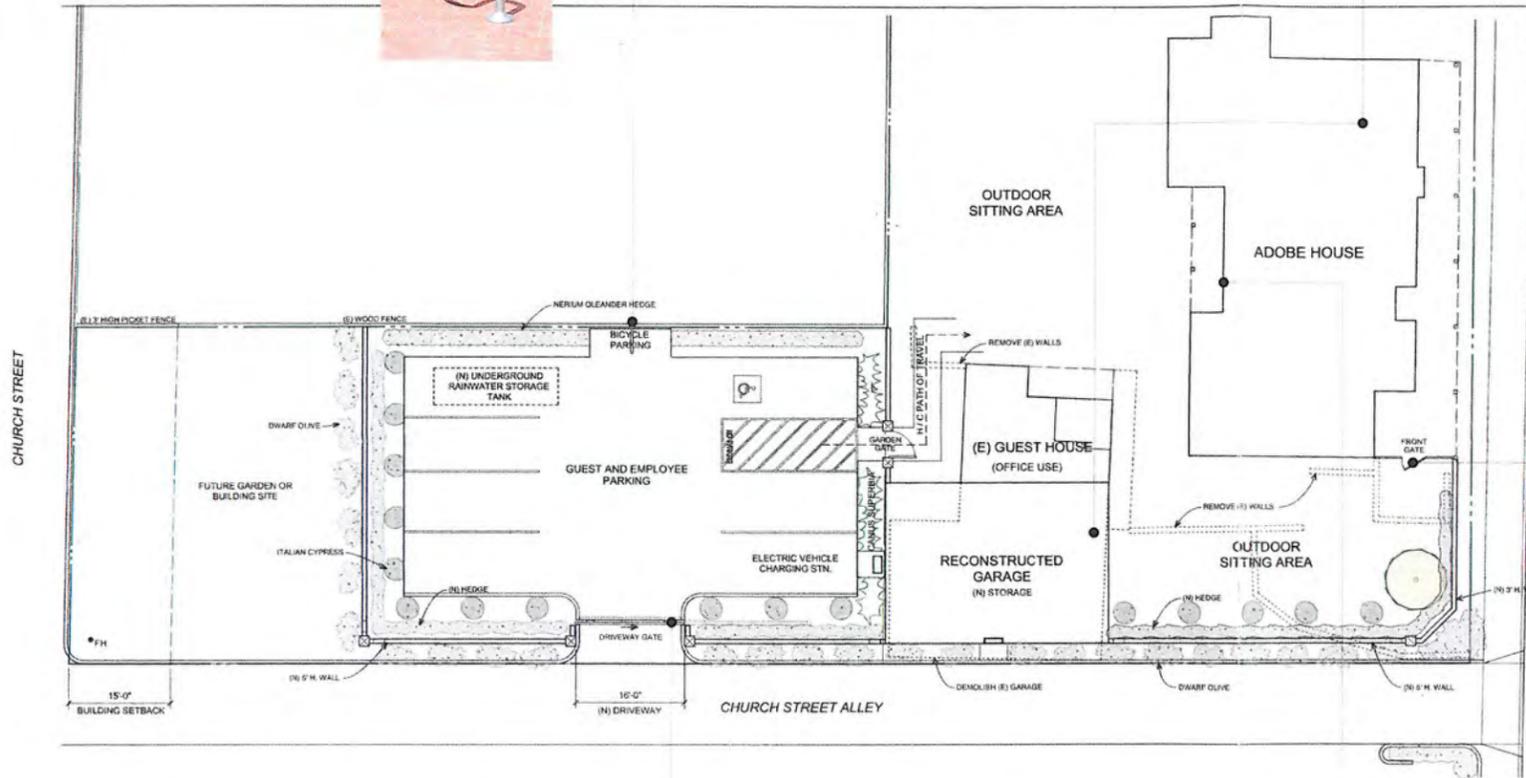
BACK GATE TO GARDEN
 RUSTIC, RECLAIMED WOOD WITH IRON ACCENTS
 AND HARDWARE, LOCALLY BUILT, INTERCOM ENTRY



STRUCTURE ROOFING
 WOODEN SHAKE



GATE TO EAST GARDEN
 RUSTIC, RECLAIMED WOOD WITH STEEL ACCENTS
 AND HARDWARE, LOCALLY BUILT, INTERCOM ENTRY



SIDNEY HOOVER ARCHITECTS
 Architectural Design Studio
 Sidney Hoover
 16900 Norrbom Road
 Sonoma, CA 95476
 Tel: 707-939-9995
 Fax: 707-933-0993
 Cell: 415-531-1991
 sidhoover@gmail.com

THREE STICKS WINERY

143 WEST SPAIN STREET
 SONOMA, CA 95476



REVISIONS

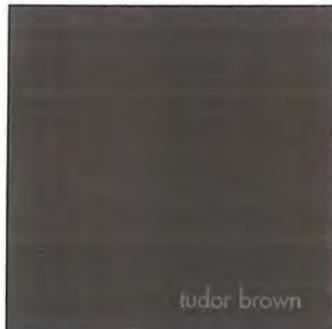
DATE: Mar. 19, 2013
 SCALE: Not to Scale
 DRAWN:

ARCHITECTURAL MATERIALS MAP

A-1

MAR 19 2013

TRIM PAINT COLOR
 BENJAMIN MOORE 'TUDOR BROWN'
 SEE PAINTED SAMPLES FOR TRUE
 COLOR REPRESENTATION



ADOBE BUILDING PAINT COLOR
 BENJAMIN MOORE 'CHINA WHITE'
 SEE PAINTED SAMPLES FOR TRUE
 COLOR REPRESENTATION



AUTCOURT DRIVEWAY GATE
 MISSION-INSPIRED DESIGN, RUSTIC, RECLAIMED WOOD WITH IRON
 ACCENTS, LOCALLY BUILT, AUTOMATED SLIDING GATE W/SIDE COLUMNS



DOORS - LOOK AND FINISH
 CUSTOM-MADE BY STUDIO IRON, WOODEN FRAME WITH GLASS INSET,
 "OLD WORLD" FINISH, SIMILAR SHOWN INSTALLED BELOW





City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 2

Meeting Date: 04/16/13

Applicant

Sonoma Truck and Auto Service

Project Location

899 Broadway

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 (1962)
-

Request

Consideration of a portable freestanding sign for an automotive repair service business (Sonoma Truck and Auto Service).

Summary

The applicant is requesting approval of a portable freestanding sign that would advertise smog checks and vehicle maintenance for the Sonoma Truck and Auto Service business located at 899 Broadway. The two-sided sign is 7.82 square feet in area (46 inches tall by 24.5 inches wide) per side. One side of the sign would incorporate a blue colored background with light blue, green, and white text. The other side of the sign would incorporate a green and white background with white and black text. The applicant is proposing to place the sign on the sidewalk on the Broadway frontage (within two feet of the interior of the sidewalk). Staff would note that this application was submitted in response to a code enforcement action.

Portable Freestanding Sign Regulations (§18.20.014): It is the intent of this section to minimize the use of portable freestanding signs in order to minimize visual clutter and conflicts on sidewalks and to ensure that when portable freestanding signs are allowed that they are harmonious with their surroundings and distinctive in their design and creativity. Portable freestanding signs shall be allowed only when approved by the planning director or his or her designee upon a finding that special circumstances exist regarding the applicant's business location that requires a freestanding portable sign. Examples of such special circumstances include, but are not limited to: (1) the business is not visible from the street on which it lies; (2) options for permanent signs have been exhausted; or, (3) some other valid physical justification. Portable freestanding signs shall be designed so as to be compatible with the architecture of the building in which the applicant's business is located and compatible with other buildings on the same block and in the same vicinity as the applicant's business. Generic design, signs having an A-frame design, prefabricated signs, and plastic materials shall be discouraged and shall be subject to DRC review. If the lineal feet of street frontage at the location at which an applicant desires to place a portable freestanding sign is 40 feet or greater, the maximum allowable size of a freestanding shall be six square feet. The freestanding sign shall not exceed a maximum width of 24 inches and a maximum height of 48 inches. The lineal feet of the property is 98 feet (Broadway frontage) and 244 feet (West MacArthur Street frontage). The sign does not comply with the requirements to be approved administratively in that it would exceed the allowable width for a sign by ½ inch and exceed the maximum allowable size of a freestanding sign (6 feet) by 1.82 square feet. The sign would not impinge upon pedestrian traffic because it would provide at least four feet of sidewalk clearance. In review of the application, the primary issues that the DRC should consider is whether site conditions and the current business visibility justify use of a portable freestanding sign, the width of the sign, the size of the sign, and the materials of the sign.

Applications for portable freestanding signs that do not meet the ordinance size limitations shall be subject to the review and approval of the DRC, which may, but is not required to, permit exceptions to the dimensional standards if it finds that:

- (1) The circumstances of the sign location or design necessitate the granting of such exceptions in order to provide adequate visibility, address unique site conditions, or provide for enhanced design quality or creativity; and,
- (2) The proposed exception to dimensional standards is consistent with the intent of this section; and,
- (3) The proposed exception to dimensional standards, if granted, would not result in the approval of a portable freestanding sign that is in excess of 72 inches in height.

As a condition to the authorization of portable freestanding signs, the applicant shall be required to furnish to the city proof of insurance and to execute an agreement obligating the permittee to indemnify and hold the city harmless for any action, claim or expense that may occur as a result of the placement of the portable freestanding sign on any sidewalk or public right-of-way. Any person who fails to furnish the required proof of insurance and indemnification in connection with the placement of a portable freestanding sign shall be in violation of ordinance and shall be subject to immediate removal by the city.

Commission Discussion

Design Review Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRC Conditions or Modifications

Attachments

1. *Sign pictures*

cc: Sonoma Truck and Auto Service
 899 Broadway
 Sonoma, CA 95476

 Stu Lambert Inc.
 899 Broadway
 Sonoma, CA 95476





City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 3

Meeting Date: 04/16/13

Applicant	Project Location
Daniel Parks	640 Broadway

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)
(Year build 1997)

Request

Consideration of design review for a hotel annex (Inn at Sonoma).

Background

On December 13, 2012, the Planning Commission considered and approved an application for a Use Permit to convert an office building located at 640 Broadway into eight hotel rooms to be operated as an annex to the adjoining Inn at Sonoma.

Summary

In conjunction with a tenant remodel to convert an office building into eight hotel rooms, the applicant is proposing a new color scheme and a new pair of French doors for the building.

Design Review: The applicant is proposing to paint the siding, front railings, and columns Sherwin Williams Silver Plate SW1001. The window trim, door trim, gutter, downspouts, and corner trim would be painted Sherwin Williams Black Tie SW1007. The accent color would be painted Kelly Moore Funke Friday KM5596-5, and would consist of a fine one-inch strip located at the following locations: the bottom of the window header trim; the bottom of the door header trim; the bottom of the gable rake trim; and, on top of the column base and top trim. The new pair of French doors, the existing doors, and the existing windows would be painted Sherwin Williams White semi-gloss SW7757. (See attached color samples). The bush out has been applied to the left hand side of the existing French entry doors and on the column base directly across from the doors facing Broadway. As the proposed manufacture color samples are not available, a brush out sample will be presented at the Design Review Commission meeting. In addition, the applicant is proposing to remove a pair of existing arched windows on the west facing elevation and replace them with a pair of French doors in order to provide private access from one of the suites to the front porch, see attached specification sheet.

Findings for Project Approval: For projects within the Historic Overlay zone, the Design Review Commission may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).

Other permits required: In addition to the requirements of this title, all building modifications shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRC Conditions or Modifications

Attachments

1. *Project narrative*
2. *French door specification sheet*
3. *Color samples*
4. *Existing west elevation drawing*
5. *Proposed west elevation drawing*
6. *Existing site plan.*

cc: Daniel Parks
 620 Broadway
 Sonoma, CA 95476

Victor Conforti – Architect
Attn: David Adams
755 Broadway
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

VICTOR CONFORTI - ARCHITECT

755 Broadway, Sonoma, California 95476

Phone: (707) 996-7923 Fax: (707) 996-8260

NARRATIVE

3/28/2013

INN AT SONOMA ANNEX
640 BROADWAY SONOMA CA. 95476

RE: DESIGN REVIEW APPROVAL

Dear Commissioners,

This submittal for design review approval is for the new paint colors that are proposed for the exterior of the annex to the Inn at Sonoma hotel, and to remove a pair of existing arched windows on the west elevation and replace them with a pair of French doors in order to provide private access from Suite #22 to the front porch (see floor plan).

The proposed colors will simulate the existing hotel building which is located in the rear. The siding, front railings and columns will be painted with Sherwin Williams Silver Plate SW1001.

The window trim, door trim, fascia, gutter, downspouts and corner trim will be painted with Sherwin Williams Black Tie SW1007.

The accent color will be Kelly Moore Funkie Friday KM5596-5 and will be a fine 1" strip located at the bottom of the window header trim, the bottom of the door header trim, the bottom of the gable rake trim and on the top of the column base and top trim.

The new pair of doors, the existing doors and the existing windows will be painted with Sherwin Williams White semi-gloss SW7757.

The brush out has been applied to the left hand side of the existing French entry doors and on the column base directly across from the doors on the Broadway side.

The new pair of 3080 fir exterior doors will be T.M. Cobb 9-Lite Marginal French doors with clear dual glazing to match the existing pair of 3080 9-Lite Marginal French entry doors (see proposed west elevations for more information).

Sincerely,



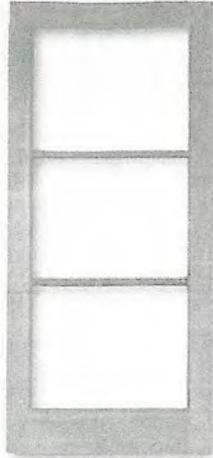
David W. Adams

(For Victor Conforti)

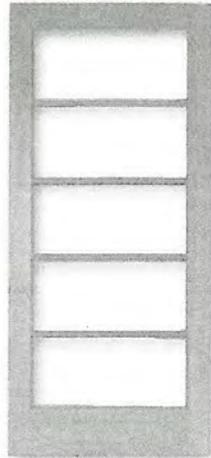
MAR 28 2013



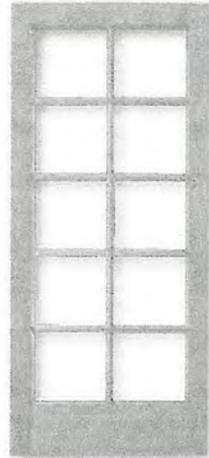
French Doors True Divided Lites



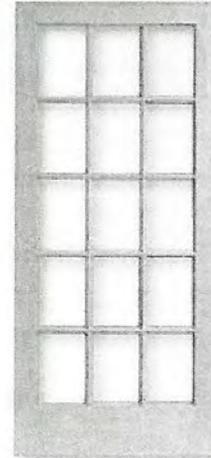
3-Lite / 3 High



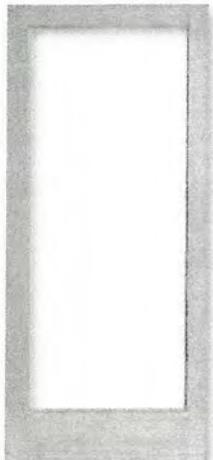
5-Lite / 5 High



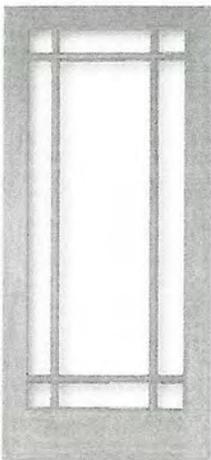
10-Lite / 5 High ▲



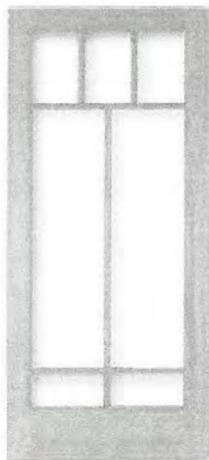
15-Lite / 5 High ▲



1-Lite



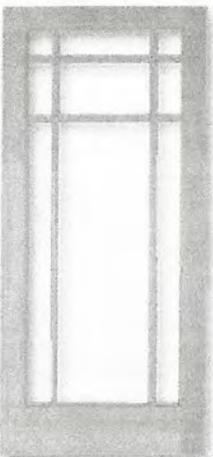
9-Lite Marginal



PF-7



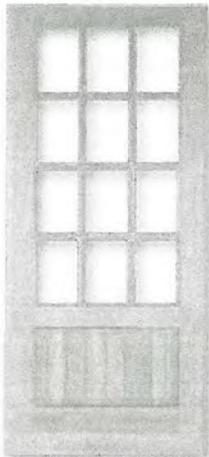
PF-13



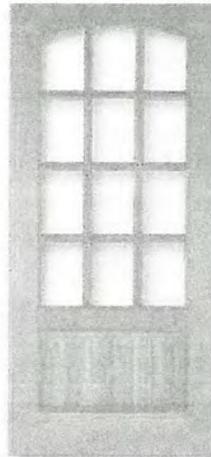
PF-9



PF-10



PF-12



PF-12-A

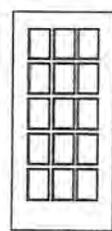
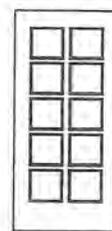
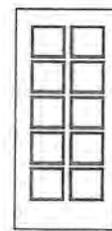
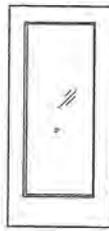
All doors available single glazed or insulated glass. Beveled glass also available or see page 30 for additional glass options.

▲ These doors also stocked with simulated divided lites with low-E glass.

All other french doors shown are available in simulated divided lites and low-E glass.



DUAL GLAZED FRENCH DOORS AND SIDELITES



True Divided

5001
4-1/2" Stiles

5002
5-3/8" Stiles

5510
4-1/2" Stiles

5510 WLO
5-3/8" Stiles

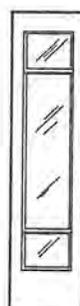
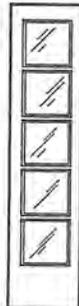
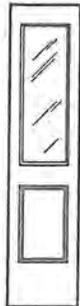
5515 WLO
5-3/8" Stiles

9 Marginal
4-1/2" Stiles

Size	Open	Temp. Clear	Temp. Low-E	Temp. Clear	Temp. Low-E	Temp. Clear	Temp. Low-E	Temp. Clear	Temp. Clear	Temp. Clear
2/0 x 6/8 1-3/4		\$290.00*	▲\$415.00	\$305.00		▲\$485.00		\$565.00		
2/4 x 6/8 1-3/4		290.00*	▲ 415.00	305.00		▲ 495.00		575.00		
2/6 x 6/8 1-3/4	▲\$285.00	290.00*	▲ 415.00	305.00	▲\$430.00	▲ 495.00	▲\$760.00	575.00	\$ 630.00	\$495.00
2/8 x 6/8 1-3/4	▲ 285.00	290.00*	▲ 415.00	305.00	▲ 430.00	▲ 495.00	▲ 760.00	575.00	630.00	495.00
2/10 x 6/8 1-3/4		▲300.00*	▲ 425.00	315.00						
3/0 x 6/8 1-3/4	▲ 295.00	300.00*	▲ 425.00	315.00	▲ 430.00	▲ 505.00	▲ 770.00	585.00	640.00	505.00
4/0 x 6/8 1-3/4		▲580.00							▲1025.00	
3/0 x 7/0 1-3/4		▲375.00								
2/0 x 8/0 1-3/4		▲450.00		465.00				\$715.00		
2/4 x 8/0 1-3/4		▲450.00		495.00				715.00		
2/6 x 8/0 1-3/4		▲450.00	▲ 575.00	495.00				715.00		▲ 855.00
2/8 x 8/0 1-3/4		▲450.00	▲ 575.00	495.00				715.00		▲ 855.00
3/0 x 8/0 1-3/4		▲460.00	▲ 575.00	505.00				715.00		▲ 865.00

For White Matte Glass ADD \$430.00 to Open 5001 Price. Allow 2 weeks.

1-3/4" SIDELITES



5701*

5702

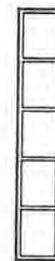
5705

5709

Size	Temp. Clear	Temp. Low-E	Temp. Clear	Temp. Clear	Temp. Low-E	Temp. Clear
1/0 x 6/8	\$250.00	\$350.00▲	\$265.00	\$325.00	\$440.00▲	\$380.00▲
1/2 x 6/8	250.00	350.00▲	265.00	325.00	440.00▲	
1/6 x 6/8	255.00	355.00▲		330.00		
1/0 x 8/0	400.00			460.00▲	575.00▲	
1/2 x 8/0	400.00				575.00▲	
1/6 x 8/0	410.00			475.00▲		

SIDELITE Snap On Grid

5 Lite

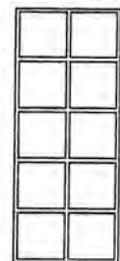


5701

1/0, 1/6
\$36.00

FRENCH DOOR Snap On Grid

10 Lite



5001

2/0 - 3/0 x 6/8
\$48.00

For White Matte Glass Call for Quote.

8/0 5705 have 6 Lites.

*5701 Sidelite matches 5001 French door.

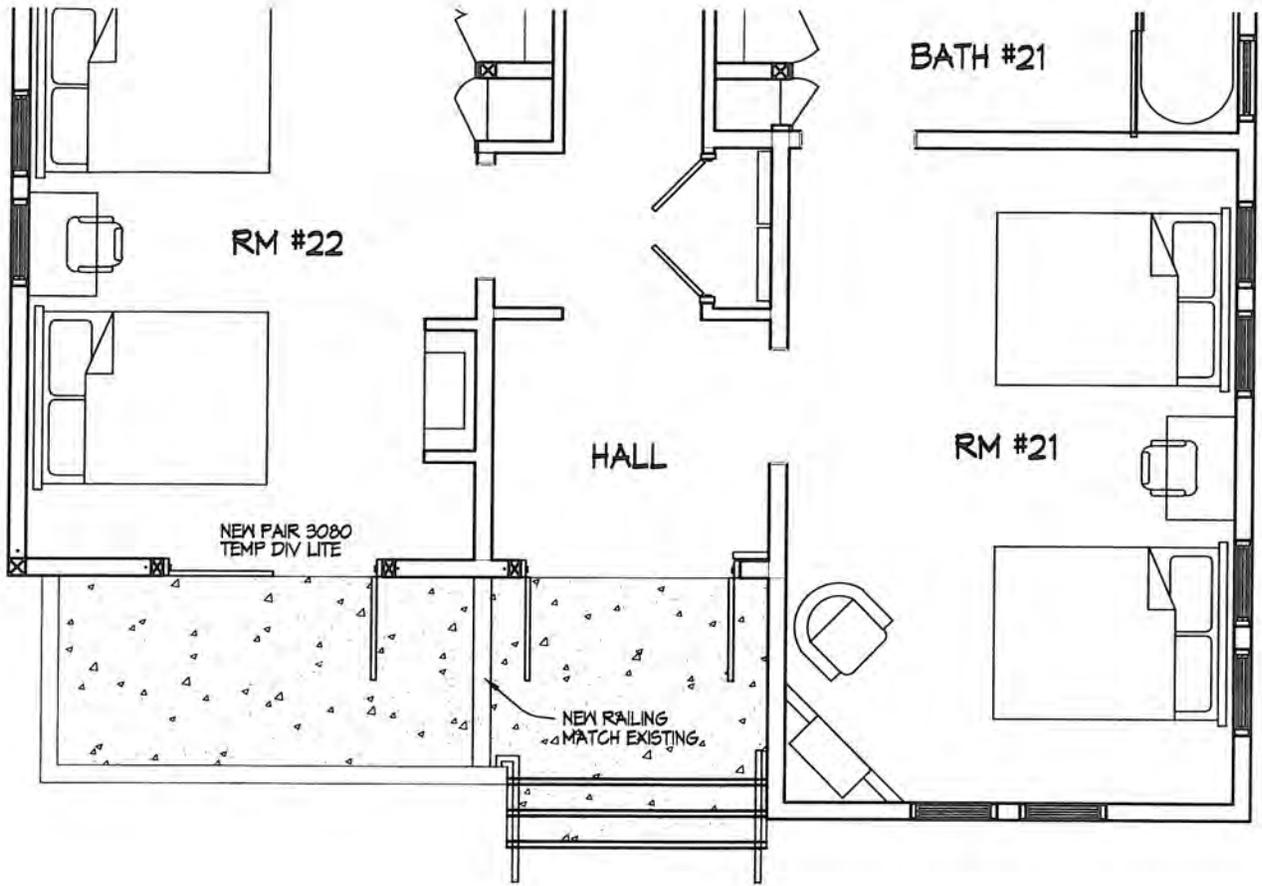
5701 WLO will match 5002 Door ADD \$30.50

Custom Barwork is available on all French Doors. Please call for quote. French doors and Sidelites are available in Oak.

All Glazed Doors Must Be Back Puttied Prior to Finishing.

▲ Allow 2 weeks for delivery.

Please read T.M. Cobb Co.'s brochure entitled, "Suggestions For Care and Handling of Wood Doors and Windows".



EXISTING MONUMENT SIGN

MATERIAL AND COLOR SELECTIONS

Inn at Sonoma Annex
640 Broadway, Sonoma CA

Siding, railings & columns:

Sherwin Williams Silver Plate SW1001

Window trim, door trim, fascia & gutter, corner trim & downspouts:

Sherwin Williams Black Tie SW1007



Doors & windows:

Sherwin Williams White semi-gloss SW7757

Accent trim:

Kelly Moore Funkie Friday KM5596-5





EXISTING WEST ELEVATION

VICTOR CONFORTI - ARCHITECT
755 BROADWAY, SONOMA, CA 95476 - (707) 996-7928

1/8"=1'-0"

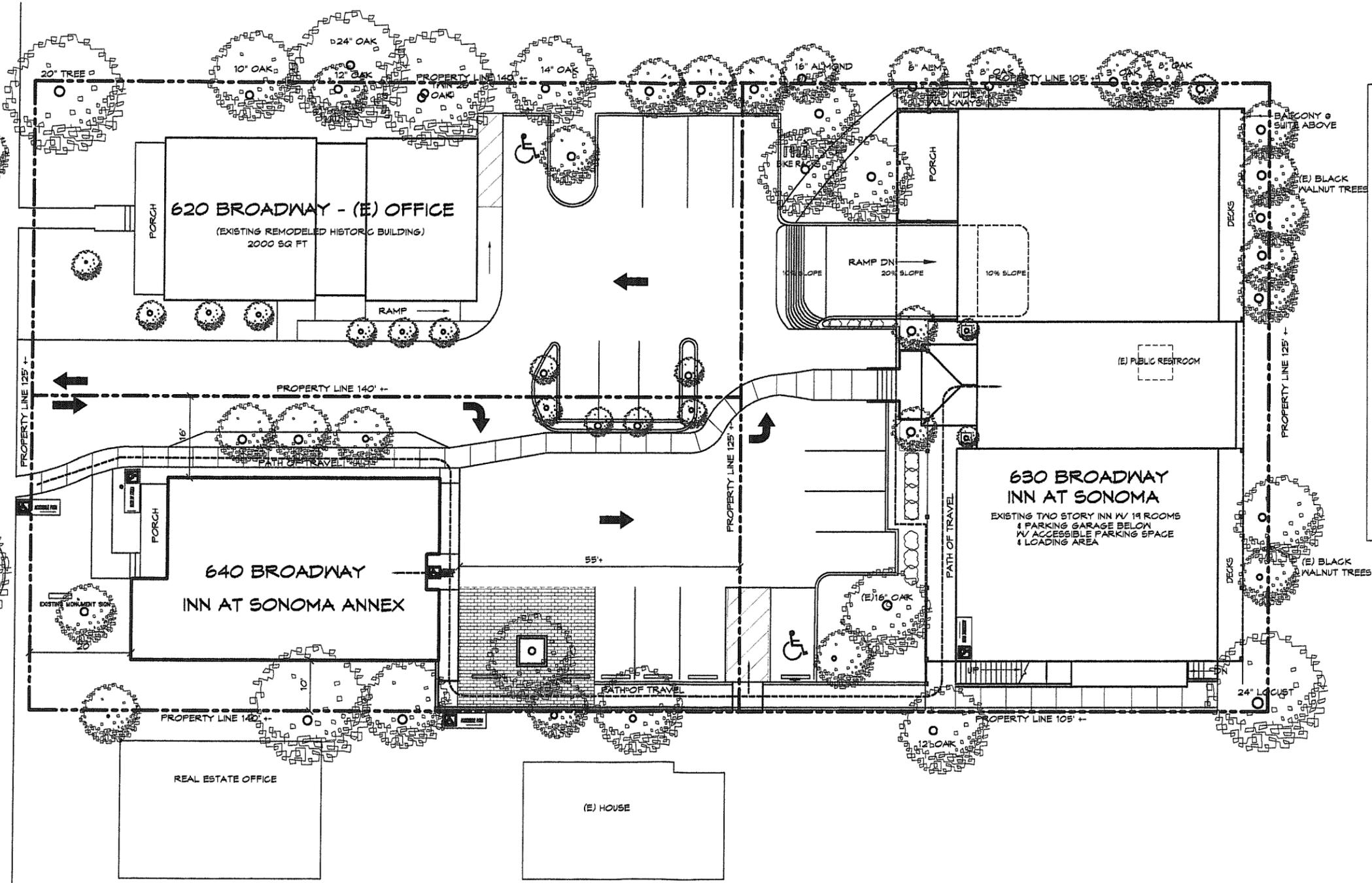


PROPOSED WEST ELEVATION

VICTOR CONFORTI - ARCHITECT
755 BROADWAY, SONOMA, CA 95476 - (707) 996-7923

1/8"=1'-0"

BROADWAY



↑
 INN AT SONOMA
 SONOMA, CA.
 APN# 18-302-06

REVISIONS	BY

VICTOR CONFORTI - ARCHITECT
 755 BROADWAY, SONOMA, CA 95475 - (707) 996-7923

EXISTING SITE PLAN



INN AT SONOMA - ANNEX
 640 BROADWAY
 SONOMA, CA

Date	8-15-2013
Scale	1"=10'-0"
Drawn	DWA
Job	
Sheet	A1.1
Of	Sheets

8/15/2013

April 16, 2013
Agenda Item #4

MEMO

To: Design Review Commission
From: Associate Planner Atkins
Subject: Continued Review of Architectural (Design) Review Application Handout

Summary

In a response to a memo to the Design Review Commission (DRC) regarding the discussion and review of color and material submittal requirements for architectural (design) review applications, the Design Review Commission requested that staff incorporate DRC comments into a handout and return to the DRC for further review. Please review the attached handout and provide feedback to staff at the DRC meeting.

Attachments:

- 1) Draft Architectural (Design) Review Applications Handout

CC: Laurie Decker, Economic Development Manager

City of Sonoma

Planning and Community
Development
No. 1 The Plaza
Sonoma, CA 95476



Submittal Requirements for Architectural (Design) Review Applications

Phone: (707) 938-3681 Fax: (707) 938-8775 E-mail: cityhall@sonomacity.org Web: www.sonomacity.org

Please submit the following supplemental information for Architectural (Design) Review Applications:

- Color submittals: Submit ten (10) copies each of the manufacture's color samples indicating the manufacture name and color name (i.e. Benjamin Moore million dollar red 2003-10) placed on 8.5 by 11 inch heavy stock paper.
- Submit ten (10) black and white or color copies on heavy stock paper of an elevation drawing or a picture of the building indicating the exact location of all proposed colors.
- "Brush outs" (two coats) samples are encouraged on buildings around the Plaza. If "brush outs" are not completed prior to the Design Review Commission (DRC) meeting, the project may be continued to a future meeting. A two to three square foot brush out area is appropriate.
- The applicant shall bring a two to three square-foot color and material sample board to the DRC meeting. The board shall include a sample of the following materials: roof, flashing, siding, and exterior stone. The board shall consist of a minimum 18 inch by 11 inch brush out of the actual paint colors. The colors on the board shall be proportionate to the scale of the colors on the building. (If an architect is involved with the project, the presentation shall be presented in a professional manner.) The applicant shall provide a printed picture of the approved color and material board to the Planning Department.
- Projects in the Historic Overlay Zone shall be subject to a higher standard of detail.
- If the proposed project is subject to the California Environmental Quality Act (CEQA), it is recommended that the project be formally evaluated to determine the following: 1) whether the project meets CEQA's definition of a historical resource as defined in section 15064.5; and, 2) will the proposed project significantly impact or affect the historical resource? The website for searching the Consultants List is located at www.Chrisinfo.org. The discipline that should be selected is "architectural history" or "historical architect".
- A project narrative shall be submitted with the application. The project narrative should describe the project in a way that gives the DRC a visual picture of what the project will look like when it is complete. If the applicant is proposing a particular color because of a reference to the business branding, that information should be included in the project narrative.
- The applicant should consider submitting options and alternatives, which help reduce the chances of the project being continued to a future meeting.
- The applicant should be prepared to make a brief presentation to the DRC at the meeting. The purpose of the presentation is to summarize the information written in the project narrative and to essentially "sell" the proposal to the DRC. In addition, it is helpful to indicate to the DRC the reason why certain choices were made, how the proposal will be compatible with the surrounding area, and be a benefit to the community.

MEMO

To: Design Review Commission
From: Associate Planner Atkins
Subject: Update on the Maysonnave Cottage.

At the November 20, 2012, Design Review Commission (DRC) meeting, the DRC requested an update on the status of the Maysonnave Cottage located at 289 First Street East. Subsequently, at the January 7, 2013, City Council meeting the City Council considered the following three options for the cottage:

- 1) Demolition of the cottage at a cost of approximately \$80,000;
- 2) Subdivision of the property to create a 10,000 square feet parcel encompassing the cottage to be sold for occupancy as a single-family residence at a cost of approximately \$70,000;
- 3) Entering into a long-term lease with an allowance for use of the cottage as a vacation rental utilizing the request for proposal process. (Proceeds from the lease of the property would be placed in an account to fund future improvements to the cottage.)

Ultimately, the City Council voted 3-2 to pursue option 3. Since that time, staff has been working on obtaining cost information for various base-line improvements that would be required in order to allow for the re-use of the cottage (e.g., providing an upgraded electrical connection). Once this information is in hand, staff will circulate an RFP soliciting bids for the re-use and renovation of the cottage as a vacation rental. When responses to the RFP have been obtained, the City Council will evaluate them and make a final determination as to whether they wish to proceed with the concept.