



**City of Sonoma
Design Review Commission
AGENDA**

**Regular Meeting of May 21, 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.

APPROVAL OF MINUTES

Minutes from the meetings of March 19, 2013, March 26, 2013, and April 16, 2013.

CORRESPONDENCE

**ITEM #1 – Continued Design
Review**

REQUEST:

Consideration of new building colors, a lighting plan, and a landscape plan for a restaurant.

Applicant:

Sam Turner

Staff: Wendy Atkins

Project Location:

137-139 East Napa Street

General Plan Designation:

Commercial (C)

Zoning:

Planning Area:

Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #2 – Sign Review**REQUEST:**

Consideration of design review and landscaping review for a remodeled single family residence.

Applicant:

Chris Dluzak

Staff: Wendy Atkins

Project Location:

1032 Fifth Street West

General Plan Designation:

Low Density Residential (LR)

Zoning:**Planning Area:**

Central-East Area

Base:

Low Density Residential (R-L)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

ITEM #3 – Demolition Review**REQUEST:**

Consideration of a Demolition Permit to demolish the buildings 50 years in age or older located on a 2-acre site.

Applicant:

Axia Architects/Steve Ledson

Staff: Rob Gjestland

Project Location:

821-845 West Spain Street

General Plan Designation:

Medium Density Residential (MR)

Zoning:

Planning Area: Northwest Area

Base:

Medium Density Residential (R-M)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

ISSUES UPDATE**COMMENTS FROM THE COMMISSION****COMMENTS FROM THE AUDIENCE****ELECTION OF OFFICERS****ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on May 17, 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: 05/21/13

Applicant

Sam Turner (Gracie Construction)

Project Location

137-139 East Napa Street

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
- Year Built: Circa 1880

Request

Continued consideration of a new paint color, a lighting plan, and a landscape plan for a restaurant.

Background

At the March 19, 2013, Design Review Commission (DRC) meeting, the DRC considered and continued the review of a new paint color, a lighting plan, and a landscape plan for a restaurant, and requested that the applicant present a revised color scheme for the building and a lighting plan.

Summary

Exterior Details:

Paint color: The applicant is proposing to paint the body of the structure Benjamin Moore Cromwell gray low sheen (HC-103) and the trim, doors, and windows are proposed to be painted Benjamin Moore Brandon beige low sheen (977). The gate, arbor, and trellis are proposed to be painted Benjamin Moore night horizon low sheen (2134-10) (see attached color samples)

Lattice: A twelve foot tall painted metal lattice, planted with vines, is proposed on the east facing wall of the adjoining property (Della Santina’s Trattoria building).

Gate: an Eight foot tall painted metal gate is proposed to replace the existing gate between the subject property and the adjacent building to the west. In addition a seven foot tall black painted metal gate is proposed on the east property line, which will be planted with vines to screen the driveway area.

Exterior Lighting: A lighting plan is proposed in the form of three existing lights to remain and three new types of lights. The existing lights on the south and east elevations will remain. Eleven new scones are proposed in the patio area and on the front of the building. The Y lighting twilight outdoor medium wall scones would consist of a bronze finish. Two new ceiling lights are proposed on the entry gate and under the porch. The Y lighting twilight outdoor semi flush small ceiling lights would consist of a bronze finish. Three new lights would be placed on the trellis on the west facing elevation. The B-K lighting artistar, would consist of a bronze finish. Finally, eight new downlights are proposed to be mounted in the olives trees. The downlights would consist of B-K Lighting Ring Mount Delta Star, with a bronze satin finish. The new lighting shall be shielded to avoid light transmission beyond the property boundaries. The applicant has indicated that the lighting would be illuminated from 9 a.m. to 11 p.m. seven days per week. Normal business hours for the restaurant are 9 a.m. to 11 p.m. seven days per week.

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.

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 subject property is not required to comply with the Water Efficient Landscape Ordinance (as the property is a historical site registered in the California Register or the National Register of Historic Places). The applicant is proposing to plant two olive trees which would be supplemented with shrubs, consisting of sheared topiary balls of boxwood, lavender, and germander of different sizes, and a forty-two inch hedge along the front of the property. In addition, Pandorea jasmonoides vine or Star Jasmine will be planted on the trellis.

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. *Site Plan*
2. *Plan*
3. *Elevations*
4. *Existing and Proposed Front Elevation*
5. *Front elevations Within 100ft Context*
6. *Lighting Plan*
7. *Lighting Proposal*
8. *Color Samples*

cc: Yupa Garret
139 East Napa Street
Sonoma, CA 95476

Sam Turner, via email

Jon Bonnoitt, via email

Patricia Cullinan, via email

Yvonne Bowers, via email

PROJECT DATA:
 Parcel APN: 018-261-005
 Addresses: 137/139 East Napa Street
 Zoning : C (commercial)
 Overlays: Historic District, Downtown District

EXISTING AREAS:
 Lot = 6,726 SF (County records)
 Existing building footprint = 2,013 SF
 Existing building square footage = 2,013 first floor,
 821 second floor, 2,834 total.

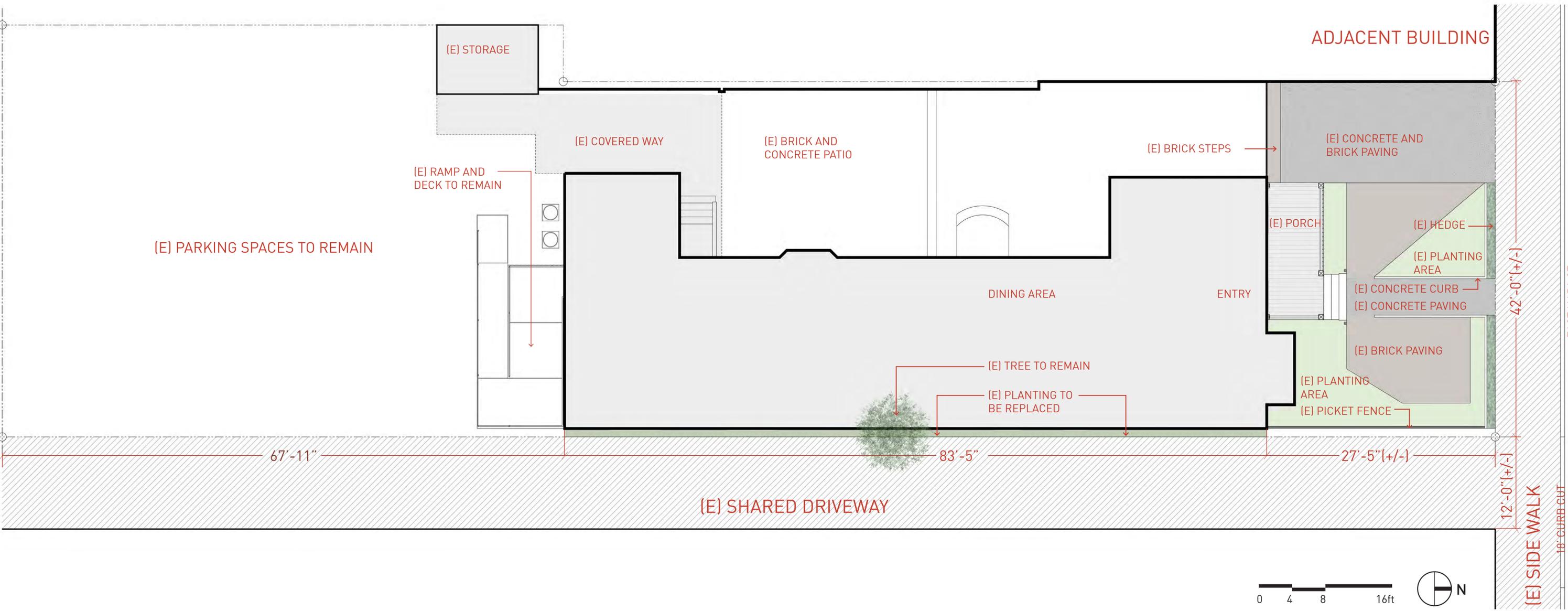
PROPOSED AREAS:
 No change to building footprint.
 Existing F.A.R. = .42
 New F.A.R. = .42
 Allowed F.A.R. = 2.0
 Existing Lot Coverage = .30
 New Lot Coverage = .30
 Allowed Lot Coverage = 100%

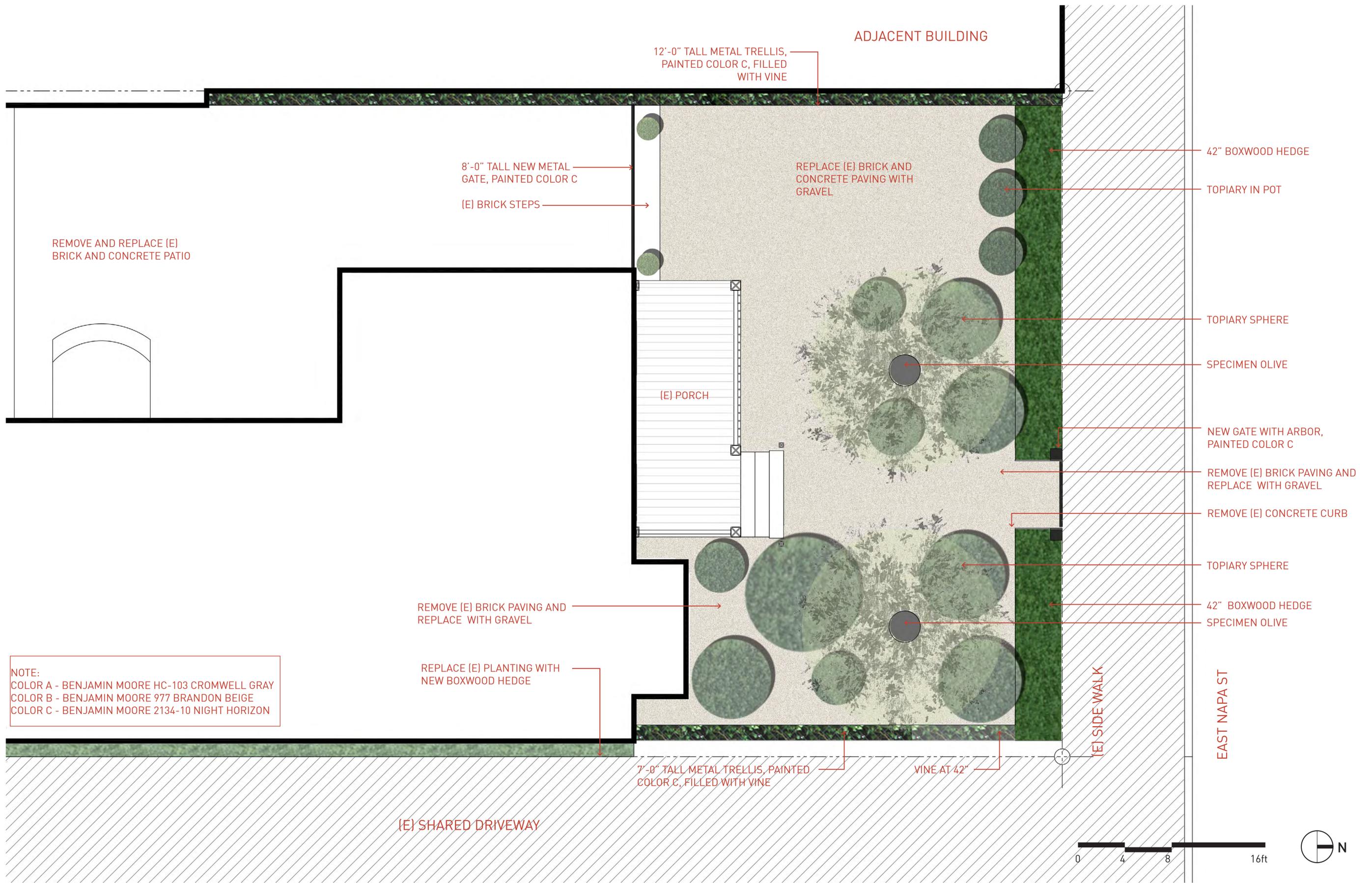
No additional restaurant/dining seating is being sought in this application.

HISTORIC OVERLAY DISTRICT NARRATIVE

It is the project team's opinion that all proposed work on the exterior of the structure is in keeping with the historic character of the existing building and the surrounding area. No historic or relevant exterior details or features are being proposed for change or deletion in this application which provides compliance with City of Sonoma Developmental Code Section 19.42, Historic Preservation and infill in the Historic Zone.

Additionally, the project complies with and complements the City of Sonoma Development Code Section 19.34.010 in an effort to 'preserve and enhance its historic character and to retain and promote its economic vitality as a commercial, cultural and civic center attractive to residents and visitors.'





NOTE:
 COLOR A - BENJAMIN MOORE HC-103 CROMWELL GRAY
 COLOR B - BENJAMIN MOORE 977 BRANDON BEIGE
 COLOR C - BENJAMIN MOORE 2134-10 NIGHT HORIZON



139 East Napa Street Design Narrative

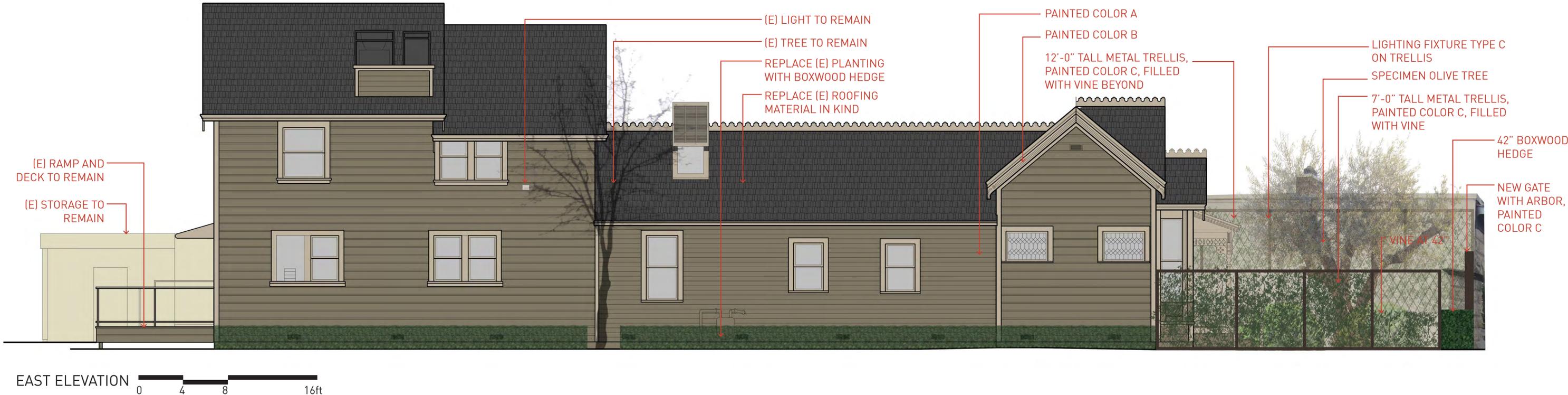
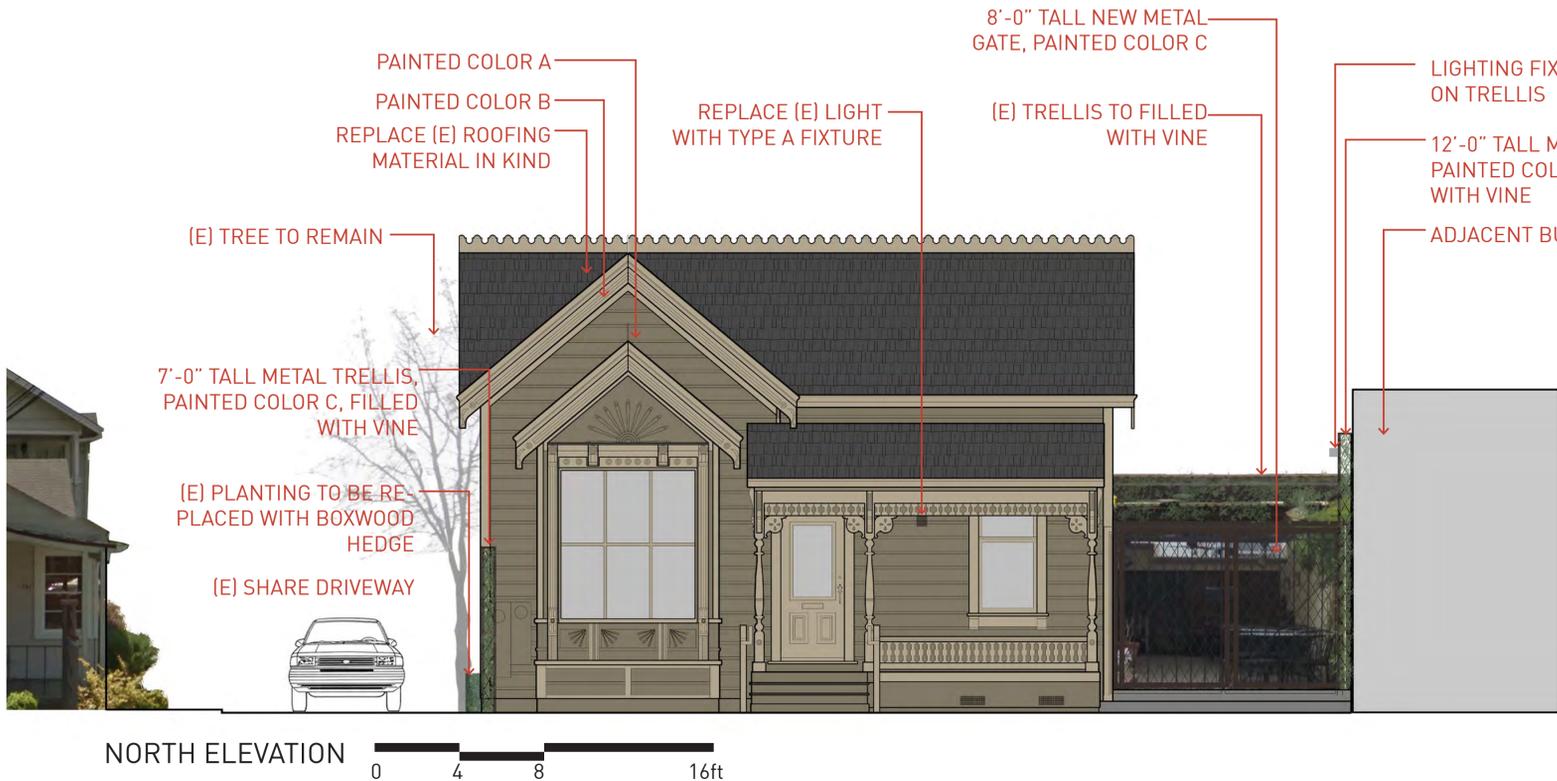
The proposed changes to the exterior of this property include repainting the two story Victorian structure that has been operating as a Thai restaurant. The proposed colors are to be Benjamin Moore "Cromwell Grey" for the body of the house, in harmony with the neighboring building on the west, trimmed with "Brandon Beige" at the doors and windows, as shown on the elevation.

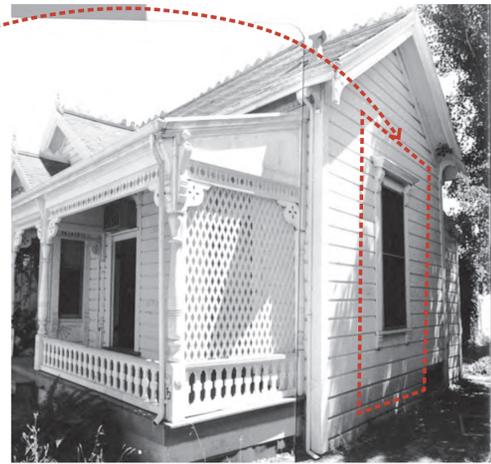
We propose renovating the landscaping in the front yard to improve the property as it is viewed from the street and create a beautiful entry garden. The design is in keeping with the Victorian historical vocabulary, with a more restrained palette to compliment the architecture. The brick paving will be removed in the front yard and replaced with large planting areas, with two new specimen olive trees flanking the front door and a new entry path of gravel. Below the olives will be a playful planting of sheared topiary balls of boxwood, lavender, and germander of different sizes. A forty-two inch tall boxwood hedge will replace the existing low boxwood hedge at the sidewalk and will surround a new entry gate of bronze metal lattice, inset in a simple metal arbor with the logo laser cut into the metal frame above the gate.

At the west property line, on a large blank wall on the side of Della Santina's Trattoria, we propose to install a 12 foot tall metal lattice, planted with vines to hide the side of the building. We propose to plant a Pandorea jasminoides vine or Star Jasmine on the trellis. The trellis design will be carried around to create an 8 foot tall gate, replacing the existing metal gate, at the outdoor dining area. This same design will also be used on to create a 7 foot fence on the east property line, planted with vines to screen the driveway.

Lighting is intended to be minimal and shielded with down lights mounted in the olives and gate. The existing fixtures mounted on the western wall of the entry garden will be replaced with similar fixtures in a bronze color to minimize their visibility.

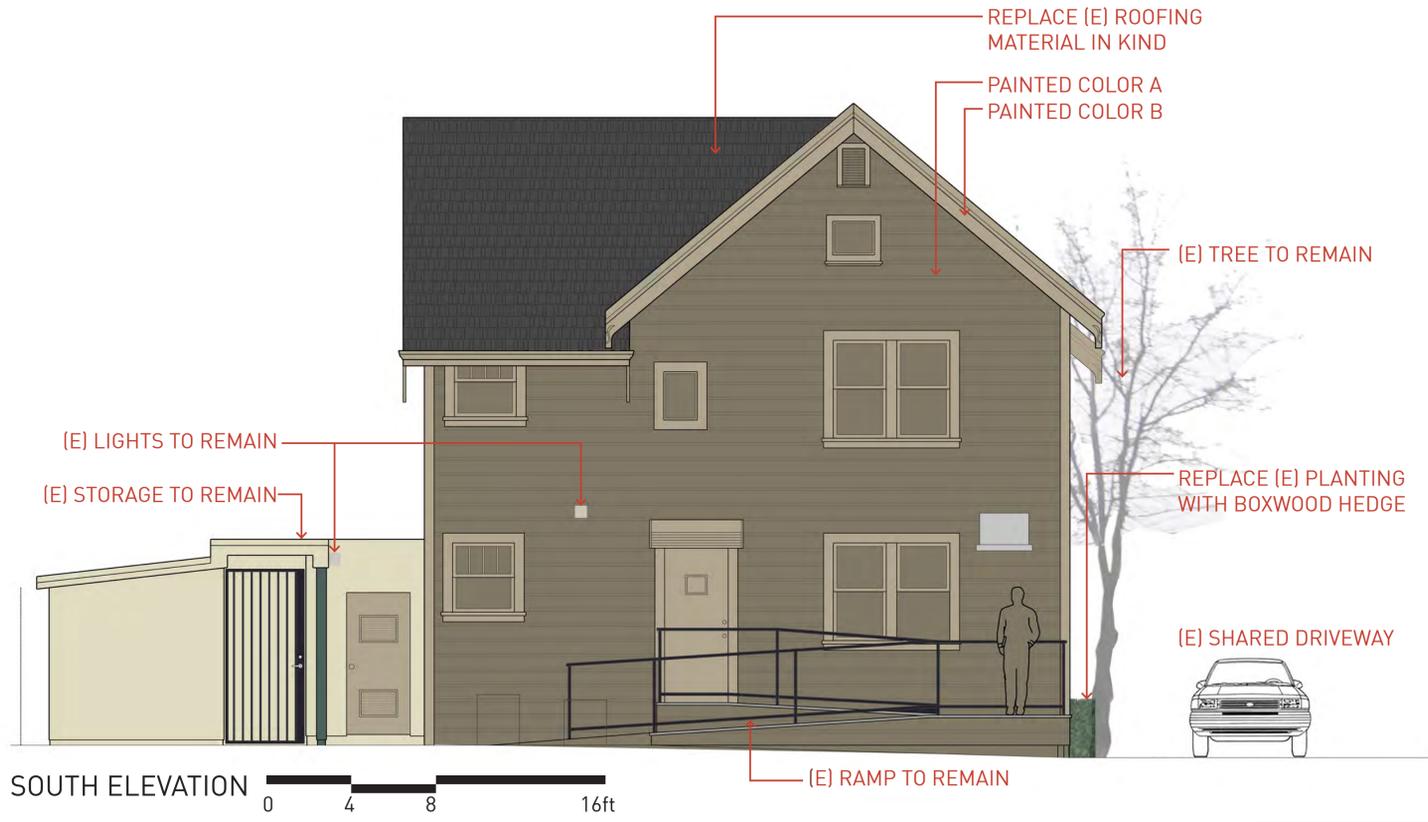
NOTE:
 COLOR A - BENJAMIN MOORE HC-103 CROMWELL GRAY
 COLOR B - BENJAMIN MOORE 977 BRANDON BEIGE
 COLOR C - BENJAMIN MOORE 2134-10 NIGHT HORIZON



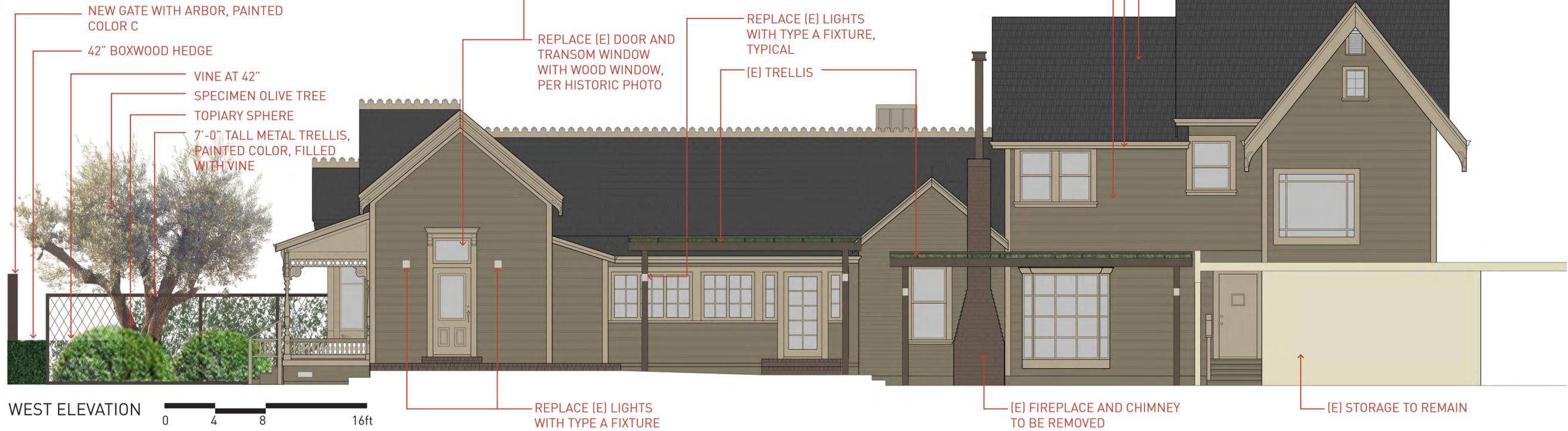


EXISTING DOOR AND TRANSOM WINDOW

HISTORIC WOOD WINDOW



SOUTH ELEVATION 0 4 8 16ft



WEST ELEVATION 0 4 8 16ft

NOTE:
 COLOR A - BENJAMIN MOORE HC-103 CROMWELL GRAY
 COLOR B - BENJAMIN MOORE 977 BRANDON BEIGE
 COLOR C - BENJAMIN MOORE 2134-10 NIGHT HORIZON



EXISTING NORTH STREET ELEVATION

0 4 8 12ft

NOTE:
 COLOR A - BENJAMIN MOORE HC-103 CROMWELL GRAY
 COLOR B - BENJAMIN MOORE 977 BRANDON BEIGE
 COLOR C - BENJAMIN MOORE 2134-10 NIGHT HORIZON



PROPOSED NORTH STREET ELEVATION

0 4 8 12ft

- PAINTED COLOR A
- PAINTED COLOR B
- REPLACE (E) ROOFING MATERIAL IN KIND
- (E) TREE TO REMAIN
- 2 SPECIMEN OLIVES
- 7'-0" TALL METAL TRELLIS, PAINTED COLOR C, FILLED WITH VINE
- (E) PLANTING TO BE REPLACED WITH BOXWOOD HEDGE
- (E) TRELLIS TO BE FILLED WITH VINE
- 8'-0" TALL NEW METAL GATE, PAINTED COLOR C
- 12'-0" TALL METAL TRELLIS, PAINTED COLOR C, FILLED WITH VINE
- ADJACENT BUILDING
- (E) SHARE DRIVEWAY
- NEW 42" TALL METAL GATE, PAINTED COLOR C
- NEW 8'-8" TALL METAL GATE WITH ARBOR, PAINTED COLOR C
- TOPIARY IN POT
- 42" BOXWOOD HEDGE
- TOPIARY SPHERE



139 EAST NAPA ST. SONOMA, CALIFORNIA

DESIGN REVIEW SUBMITTAL, APRIL 23RD, 2013

EXISTING AND PROPOSED FRONT ELEVATION



0 8 16 24ft



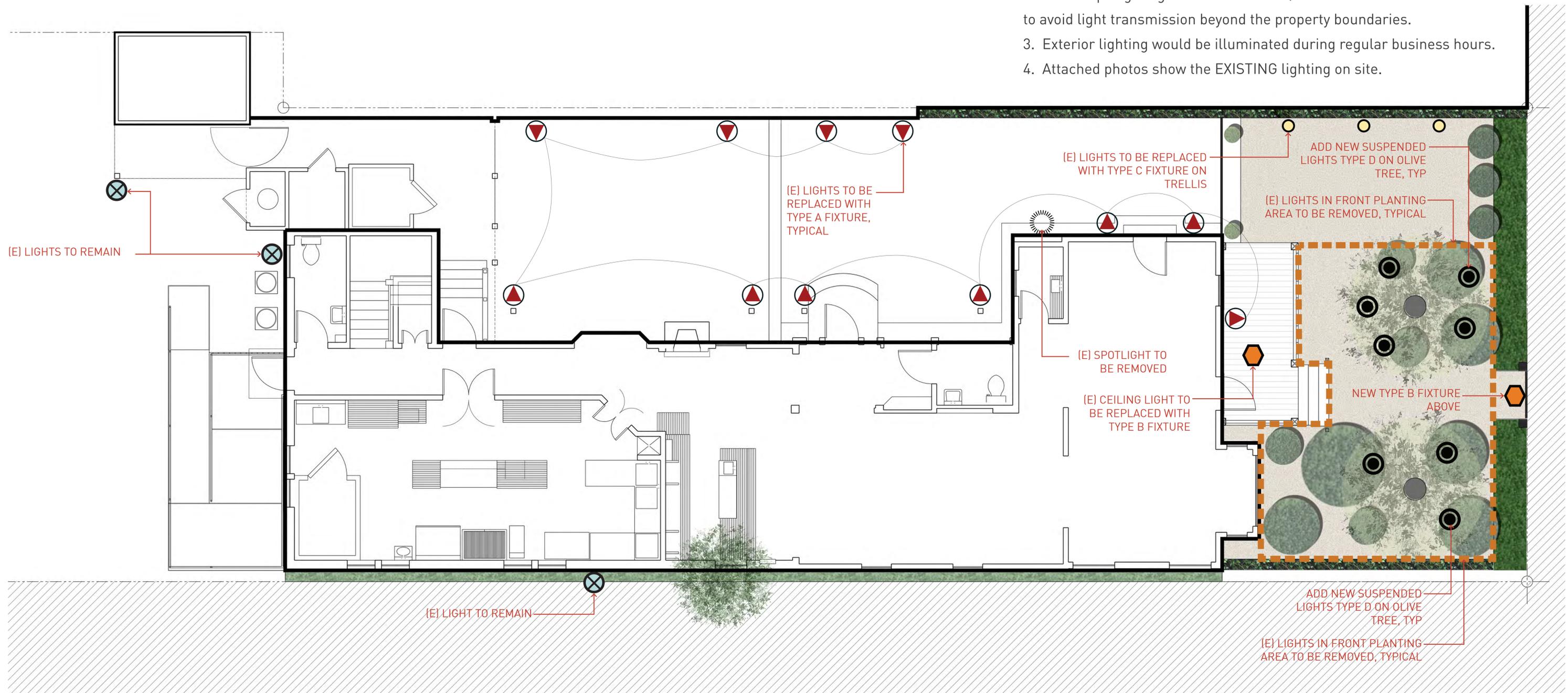
139 EAST NAPA ST. SONOMA, CALIFORNIA

DESIGN REVIEW SUBMITTAL, APRIL 23RD, 2013

FRONT ELEVATIONS WITHIN 100FT CONTEXT

EXTERIOR LIGHTING COMMENTARY:

1. Regular business hours will be between 9am and 11pm. The use will be for private dining, not as a public restaurant.
2. Landscape lighting will be on the front/street side and shall be shielded to avoid light transmission beyond the property boundaries.
3. Exterior lighting would be illuminated during regular business hours.
4. Attached photos show the EXISTING lighting on site.



⊗ EXISTING LIGHT TO REMAIN

▽ TYPE A:
Y Lighting Twilight Outdoor Medium Wall
Scone, Bronze finish, HUB-304903

● TYPE C:
B-K Lighting Artistar, Bronze satin finish

⊞ [E] LIGHTS IN FRONT PLANTING AREA TO
BE REMOVED, TYPICAL

☼ EXISTING SPOTLIGHT
TO BE REMOVED

⬡ TYPE B:
Y Lighting Twilight Outdoor Semi Flush Small
Ceiling Light, Bronze finish, HUB-364901

⦿ TYPE D:
B-K Lighting Ring Mount Delta Star, Bronze
satin finish

0 4 8 16ft





([E] LIGHT AT STORAGE TO REMAIN



([E] LIGHT AT TO REMAIN



([E] LIGHT AT DRIVEWAY TO REMAIN



([E] LIGHTS IN FRONT PLANTING AREA TO BE REMOVED, TYPICAL



REPLACE ([E] LIGHT WITH TYPE B FIXTURE
REPLACE ([E] LIGHT WITH TYPE A FIXTURE



REPLACE ([E] LIGHT WITH TYPE A FIXTURE
([E] SPOT LIGHT TO BE REMOVED



REPLACE ([E] LIGHT WITH TYPE A FIXTURE



REPLACE ([E] LIGHT WITH TYPE A FIXTURE



REPLACE ([E] LIGHT WITH TYPE C FIXTURE



Twilight Outdoor Medium Wall Sconce

Description: Made in the U.S.A. by Hubbardton Forge.
[Edit]

Twilight Outdoor Wall Sconces can provide lighting that creates dramatic spaces under the stars. All Hubbardton Forge outdoor fixtures are made of durable, rust-free aluminum and are suitable for wet locations. Direct wire. Available in choice of several opaque finishes. Shown in dark smoke opaque finish. Optional top plate included. Available with incandescent or fluorescent lamping.

www.ylighting.com/hubbarnton-forge-twilight-outdoor-medium-wall-sconce.html
phone: 1.866.428.9289

1. Lamping: - Incandescent
- Fluorescent (+\$38.00)
2. Finish: - 10 - Black
- 13 - Mahogany
- 15 - Bronze
- 17 - Dark Smoke
- 18 - Burnished Steel
- 20 - Natural Iron

Wattage: 60/13

Lamp Type: fluorescent|incandescent

Listing: UL|cUL|Wet Location

Price: \$454.00

Lighting TYPE A:
Y Lighting Twilight Outdoor Medium Wall Sconce, Bronze finish, HUB-304903



Twilight Outdoor Semi Flush Small Ceiling Light

Description: Made in the U.S.A. by Hubbardton Forge.
[Edit]

The Twilight Outdoor Semi-Flush Small Ceiling Light provides lighting capable of creating dramatic spaces under the stars. All Hubbardton Forge outdoor fixtures are made of durable, rust-free aluminum. Suitable for damp locations. Direct wire. Available in choice of several opaque finishes. Shown in dark smoke opaque finish.

www.ylighting.com/hubbarnton-forge-twilight-outdoor-semi-flush-small-ceiling-light.html
phone: 1.866.428.9289

1. Finish: - 18 - Burnished Steel
- 10 - Black
- 13 - Mahogany
- 15 - Bronze
- 17 - Dark Smoke
- 20 - Natural Iron

Wattage: 60

Lamp Type: halogen

Listing: UL|cUL|Damp Location

Price: \$260.00

Lighting TYPE B:
Y Lighting Twilight Outdoor Semi Flush Small Ceiling Light, Bronze finish, HUB-364901

ArtiStar™ fully machined body machined body maximizes lamp life.
Manufactured with GreenSource™
insulated finishes.
Recyclable at end of life to ensure cradle to cradle handling.
Fully enclosed water-proof wiring and integral heat sink.
Available in three (3) distinct cap styles.
For use with G24 bases, line voltage MR16 lamps - 20W, 35W and 50W.
Excludes StarGuard™ corrosion protection.
Hard compliant.
cETL us listed.
Made in USA.

Manufactured with recycled materials.
Furnished in copper-free aluminum or brass.
Innovative Knock-In System featuring Arm and Lock™ technology for vertical, horizontal or rotational aiming while providing integral, water-tight assembly.
Rugged aluminum cover grade. (If "Flare Ring" is direct knock (with optional stability flange), or 1" dia. impact lock design for projection (for mounting 10" min. beam height for canopy mounted brass fixture).
Temper resistant, stainless steel hardware.
Chosen from eight (8) standard and 20 precision Class A, TSC, Aerospace Precision Cast finishes plus four (4) hand-crafted metal finishes.
Five (5) year limited warranty.

Horizontal ring minimizes solar energy generated on-site at our facilities, CA facility.
Fully machined from solid billet.
Accommodates up to two (2) lens or lens media.
Factory sealed, clear, tempered glass lens provides hermetically sealed optical compartment.
Knock vertical aiming screw is additionally black oxide treated for additional corrosion resistance.



ArtiStar™

Lighting TYPE C:
B-K Lighting Artistar, Bronze satin finish

Ring Mount Delta Star™

Ring Mount Delta Star™ offers the specifier the choice of a high quality MR16 fixture for moon lighting effects or other downlighting effects. The Ring Mount Delta Star's compact design lets the fixture virtually disappear in its surroundings and yet it provides a powerful light source that can utilize various beam patterns and lens options for dramatic effects.

Features

- Tamper proof design.
- Completely sealed optical compartment.
- Clear, tempered glass lens, factory sealed.
- Machined aluminum construction with stainless steel hardware.
- 1" diameter brass mounting ring allows for cable or hook mounting.
- Leads extend 12" beyond mounting ring.
- & Listed with MR16 lamps to 50 watts.
- For use with remote transformers, see pages 92, 94, and 97.

Lighting TYPE D:
B-K Lighting Ring Mount Delta Star,
Bronze satin finish

Color A

cromwell gray

HC-103

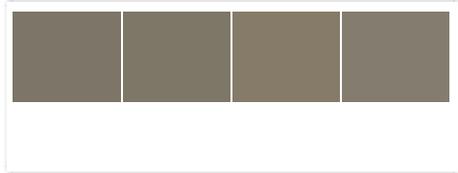
This color is part of the Historic Color collection. A collection of 174 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Inspired by the documented colors found in 18th- and 19th-century architecture, these classic, inviting tones continue to serve us well today.



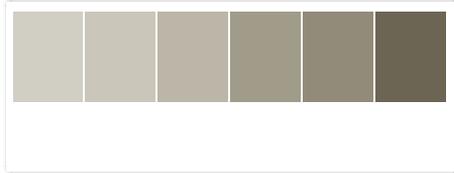
GOES GREAT WITH



SIMILAR COLORS



MORE SHADES



Color B

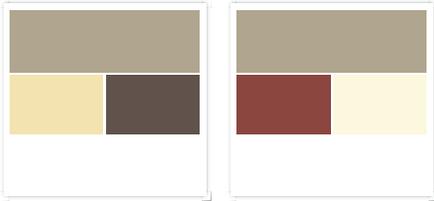
brandon beige

977

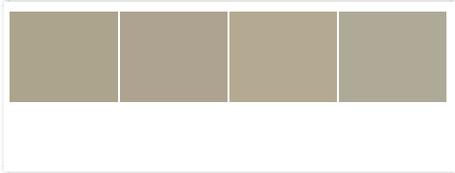
A timeless mid-tone that's serious but never stuffy, this grounding shade of taupe creates a good balance between color combinations.



GOES GREAT WITH



SIMILAR COLORS



MORE SHADES



Color C

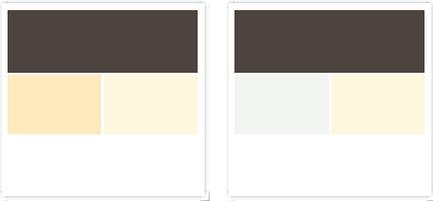
night horizon

2134-10

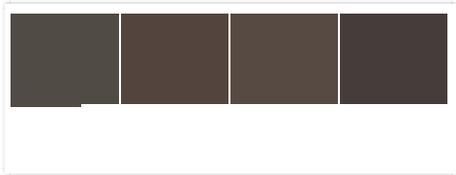
This color is part of Color Preview. A collection of bold, saturated colors that brings spaces to life for those looking to illuminate their world with pure, extraordinary color. A great complement to Classic Colors, Color Preview offers a collection of 1,232 hues that excite and inspire with pure, deep, clear colors that create striking combinations.



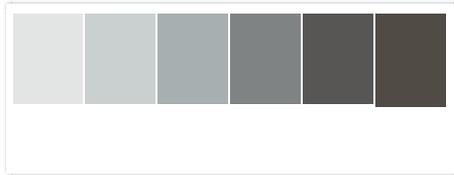
GOES GREAT WITH



SIMILAR COLORS



MORE SHADES





City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 2

Meeting Date: 05/21/13

Applicant

Chris Dluzak

Project Location

1032 Fifth Street West

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)
 Year built: 1963

Request

Design and landscaping review and for a remodeled single family residence.

Background

On October 14, 2010, the Planning Commission considered an application of Art Fichtenberg for a four-lot subdivision in conjunction with Exceptions from the setback requirements. After public testimony and discussion, the Planning Commission voted 3-2 to approve the project, subject to conditions of approval. Subsequently, an appeal of the Planning Commission’s decision was filed. In consideration of the appeal at its meeting of December 15, 2010, the City Council voted 4-1 to uphold the decision of the Planning Commission, in conjunction with amendments to the conditions of project approval. Staff would note that the modifications for the existing residence are subject to the review and approval of the Design Review Commission (DRC) because it is part of a four-lot subdivision. Additionally the project approval included a condition of approval requiring review of elevation details, exterior materials, and colors.

Summary

At this time the property owner is proposing to remodel the existing residence and is also proposing a new landscape plan for lot 2 (1032 Fifth Street East) of the four lot subdivision. The owner is proposing a 185 square foot addition to an existing 3,097 square foot residence on the property.

Zoning Requirements: The standards of the Low Density Residential zone applicable to the proposal are as follows:

- *Setbacks:* The Planning Commission approved Exceptions from the setback requirements with regard to the subject property (lot 2). The existing house meets the front yard setback requirements. However, the rear yard and side yard setbacks fall short of the minimum requirements. The rear yard setback falls short of the minimum requirement by between 1 and 3 feet, and the eastern side yard setback falls short of the minimum requirements by 0.5 feet (for approximately 24 feet). In addition, the garage does not meet the requirement in that it is not setback from the house. The addition, meets the side yard setback requirements, but not the rear yard setbacks. The applicant has indicated that the site plan will be modified to reflect a 20-foot rear yard setback prior to submitting a Building Permit.
- *Coverage:* At 29%, site coverage meets the 40% maximum allowed in the Low Density Residential zone.
- *Floor Area Ratio:* The project would result in an F.A.R. of 0.29, which meets the 0.35 maximum allowed.
- *Parking:* Two covered parking spaces are provided in the attached garage. This meets the requirement.
- *Height:* The one-story residence would have a maximum ridge height of 22 feet, this meets the 30-foot height limit allowed in the zone.

In short, the project complies with the applicable requirements of the Development Code (after the site plan is modified to

reflect a 20-foot rear yard setback), and is not subject to further Planning Commission approval.

Design Review: Modifications to all lots in the four-lot subdivision are subject to architectural review in order to assure that the new construction complies with the following: (1) the required standards, design guidelines, and ordinances of the city; (2) minimize potential adverse effects on surrounding properties and the environment; (3) implement General Plan policies regarding community design; and, (4) promote the general health, safety, welfare, and economy of the residents of the City. (§19.54.080.A).

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

1. The historical significance, if any, of the site or buildings or other features on the site;
There are no historically significant features on the site.
2. Environmental features on or adjacent to the site;
Staff is not aware of any environmental features on or adjacent to the site.
3. The context of uses and architecture established by adjacent development;
The adjacent properties to the north, south, east, and west are developed with single family residences.
4. The location, design, site plan configuration, and effect of the proposed development.
The location, design, site plan configuration, and effect of the proposed development are compatible with surrounding uses.

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

Building Elevations & Exterior Materials: As noted in the project narrative, the remodeled home is intended to have a "Craftsman Bungalow" style. Proposed exterior materials consist of HardiePlank siding, areas of large exposed structural members with angle braces, large wood trim, a front porch, stepped roof planes, well-articulated wood columns, and composition shingle roofing material. Jeld-Wen Windows and Doors are proposed for the residence (see attached specification sheets)

Exterior Colors: The applicant is proposing the building be painted with earth tones. A color and material sample will be presented at the DRC meeting.

Exterior Lighting: A lighting plan is proposed in the form of nineteen wall lights mounted on exterior building walls. The applicant is proposing Kirkham dark sky compliant lights with a 60 watt medium base (see attached specification sheets). All exterior lighting will be installed on a photovoltaic circuit to increase efficiency while still providing security and safety. Shields will be placed in the proposed fixtures to reduce glare to the neighboring homes.

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

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan;
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code; and
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.

Landscaping Plan: At this time the applicant is requesting review of a landscape plan (attached) for the property. The applicant is proposing to plant three trees: a trident maple, a Chinese fringetree, and a zelkova, Per the conditions of approval, the project shall be subject to the Tree Preservation Plan for the 4-lot Subdivision located at 20144 Fifth Street East, which indicates that trees removed from the site shall be replaced at a ratio of 2:1 with a minimum size of 15 gallon trees or a lesser ratio if 24 gallon trees are used. These conditions have not been met on the landscape plan as four trees are proposed to be removed that have not been reviewed by the Tree Committee. Review and approval by the Tree committee will be required prior to removing the trees.

Water Efficient Landscape Ordinance: 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 48,328 gallons or 87% of the associated annual water budget allotment of 55,559 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

cc: Chris Dluzak
 3877 Gravenstein Highway South
 Sebastopol, CA 95472

ArtLee LLC
P.O. Box 125
Vineburg, CA 95487

Leland Doan
1358 Yulupa Avenue #A
Santa Rosa, CA 95405-7266

Cindy Wiles
20148 Fifth Street East
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

Attachments:

1. Project narrative
2. Arborist report for 1032 Fifth Street East
3. MAWA form
4. Hydrozone form
5. Elevations
6. Floor plan
7. Site plan
8. Lighting plan
9. Landscape Plan
10. Planting plan
11. Irrigation plan
12. Window and door specification sheets

P.O. Box 457
Cotati, CA 94931

(707) 829-8989 Office
(707) 829-1889 Fax
Email: ckdluzak@sonic.net

1032 Fifth Street East : Design Narrative

The Fifth Street East Neighborhood consists of well-proportioned single family homes built on various sized lots with narrow street frontage and surrounded by mature landscaping. The streetscape is made pedestrian friendly with Victorian, California Bungalow, Modern Villas and Cottage home designs. My proposal for 1032 Fifth Street East Lot 2 is to remodel the existing home to a Craftsman Bungalow to embrace many of these neighborhood wide design principles. In addition to the existing home, three more homes will be built. All of the homes will be single story. A well-proportioned street elevation to conform to the City of Sonoma Central-East Planning Zoning District requirements, maintaining a friendly and inviting relationship with the street. Lot 2 has a two car garage and two parking spots which have been included into the design. Our proposed exterior design is consistent with the surrounding neighborhood character. The exterior consists of common California Bungalow & Cottage design principles such as composition shingle roofing, painted 5" siding, large exposed structural members with angle braces, large wood trim, a front porch, stepped roof planes and well articulated wood columns. Landscaping has been designed to maintain water efficient landscaping while giving an outstanding appearance. At completion, our proposal will blend seamlessly into the surrounding historic urban character, bringing additional value to the area and charm to the neighborhood. I have spoken with all of the neighbors and everyone seems to be happy with the direction the project is going. They have been given plans which show elevations, plot plans and floor plan.

Additional comments per Building Design Guideline Sections

Energy Conservation Measures

This house will be constructed to meet or exceed current California Energy Commission Standards. I am considering constructing this house to be able to get it LEED Certified. The 50 point minimum for Green Building Standards will be met or exceeded for this residence.

Sustainable Design Principles

Where ever possible, high recycle content materials will be used in the construction. Composite siding which has recycled cementitious material in it is also proposed. Recycled wood flooring is being considered for the home. The aggregate in the composition asphalt shingles is composed of some recycled material.

P.O. Box 457
Cotati, CA 94931

(707) 829-8989 Office
(707) 829-1889 Fax
Email: ckdluzak@sonic.net

Fire Resistant

The roofing proposed is architectural grade composition asphalt shingle which has the highest Class A fire rating. The siding proposed is also fire resistant as it is a cementitious product. A residential Fire Sprinkler System meeting the City of Sonoma Fire Department standards will be installed in this house.

Scale, Mass and Height

The scale, mass and height of this proposal are consistent with other homes that have been presented and approved in the neighborhood. The building height maximums have not been exceeded.

Color

Earth tone colors have been selected to compliment the charcoal colored roof material. The colors have been selected to minimize glare and to compliment the other home colors already in the neighborhood.

Windows, Roof, Etc.

Window size and placement have been chosen with the neighbor's privacy in mind and the window glare has been considered.

Parking

Two parking spaces are provided inside the garage. Two full size parking spaces are provided on the side of the home.

Exterior Lighting

All exterior lighting will be installed on a photovoltaic circuit to increase efficiency while still providing security and safety. Shields will be placed in the proposed fixtures to reduce direct glare to the neighboring homes.

BALCERAK DESIGN

LANDSCAPE ARCHITECTURE • URBAN FORESTRY

608 Beaver Street Santa Rosa, CA 95404 (707)573-8234

ARBORIST'S REPORT

1032

FIFTH STREET EAST

LOT 2

SONOMA, CALIFORNIA

April 25, 2013

BALCERAK DESIGN

LANDSCAPE ARCHITECTURE • URBAN FORESTRY

608 Beaver Street Santa Rosa, CA 95404 (707)573-8234

April 25, 2013

Chris Dluzak
3877 Gravenstein Highway South
Sebastopol, CA 95472

INTRODUCTION:

This Report has been prepared to address the City of Sonoma's Tree Ordinance. All trees, as defined in the City's Tree Ordinance, that are on the subject property were observed to determine their species, size, vigor, and structure. As there is now a development plan for this lot, the suitability of retaining and incorporating the existing trees into the proposed landscape can now be adequately addressed.

The evaluations are based upon a visual inspection of the trees. A detailed analysis was not requested nor performed. No crown explorations or climbing inspections were performed. All diameters given are as measured at 54" off grade (Diameter at Breast Height), unless otherwise noted. The overall condition of each tree is represented by its vigor and structure. Vigor is an indication of the overall health and general condition of the tree. Structure refers to the physical form of the tree, this includes branch attachment, presence of decay, or mechanical damage the tree has suffered. Each tree was rated, in each category, using a value of good, fair, or poor.

A Tree Exhibit showing the location of the existing trees and their identification numbers has been provided for reference. A definition of terms used is provided at the end of this report. A detailed description of each tree can be found in the Tree Evaluation section of this Report.

SUMMARY:

A total of four trees, of four different species, have been evaluated for this Report. All of the trees are exotic to California, and do not represent outstanding examples of their species.

The ownership of a tree is determined by where the trunk is located, regardless of the foliage or roots. When a tree trunk is found solely on one property that property owner has complete ownership of the tree. In a case where the property line passes through some portion of the trunk then the tree is in co-ownership equally between the two property owners. Under this condition the tree is referred to as a boundary tree. In this situation neither owner may unilaterally undertake any action that would be detrimental to the tree. Tree #3 is a boundary tree

between Lot 1 and Lot 2. At this time all the lots are under the ownership of one individual therefore no special agreement is required.

In order to develop a landscape that is consistent with the aesthetics of the proposed remodel and addition to the existing residence all four of the existing trees are proposed to be removed.

METHODS:

The trees, contained on the subject property, were observed on April 27, 2013. The species identification was determined based upon visual analysis of the features present at the time of the observation. All tree diameters were recorded using a standard diameter tape with units in feet and tenths of feet. When a tree had a crotch below 54-inches, the smallest trunk diameter below the crotch was measured and its height above natural grade was recorded.

TREE SPECIES ENCOUNTERED:

Tree #1 is a Mayten (*Maytenus borea*) tree. This evergreen tree is native to Chile and is a slow grower obtaining as much as forty feet in height with age. The habit of this tree is that of a small scale Weeping Willow (*Salix babylonica*). Given the variability of this species a number of named varieties have been developed. This tree commonly develops surface roots and as such is difficult to garden under. It is common for this tree to produce suckers if the roots are disturbed so it is best used where it has ample space and it is not disturbed.

Tree #2 is a Black Mulberry tree (*Morus nigra*). This species is thought to be native to central and southwestern Asia, but due to widespread cultivation by man it is impossible to be certain. This is a deciduous, fast growing tree, reaching heights of 30 feet with age, and a slightly wider spread. They are known to tolerate a variety of soil and environmental conditions.

Tree #3 is an American Sweetgum (*Liquidambar styraciflua*). This upright deciduous tree is native to the eastern United States and is known for brilliant fall color. In California, this species may grow as tall as 60 feet with an aggressive root system known to cause damage to paving and sewer lines.

Tree #4 is a Lemon (*Citrus × limon*) a small evergreen tree believed to be native to Asia. It is an ancient hybrid of which one parent is Citron (*Citrus medica*) but the other parent has been lost to antiquity. The tree's yellow fruit is well known and is used for culinary purposes throughout the world. There are numerous named varieties. This tree is usually ten to fifteen feet in height, but its habit is dependent on the variety grown.

April 25, 2013

1032 Fifth Street East – Lot 2
Page 3

Balcerak Design

Please feel free to contact me if further discussion of these items is necessary, or if you have any questions.

Respectfully,
BALCERAK DESIGN

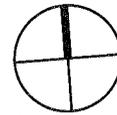
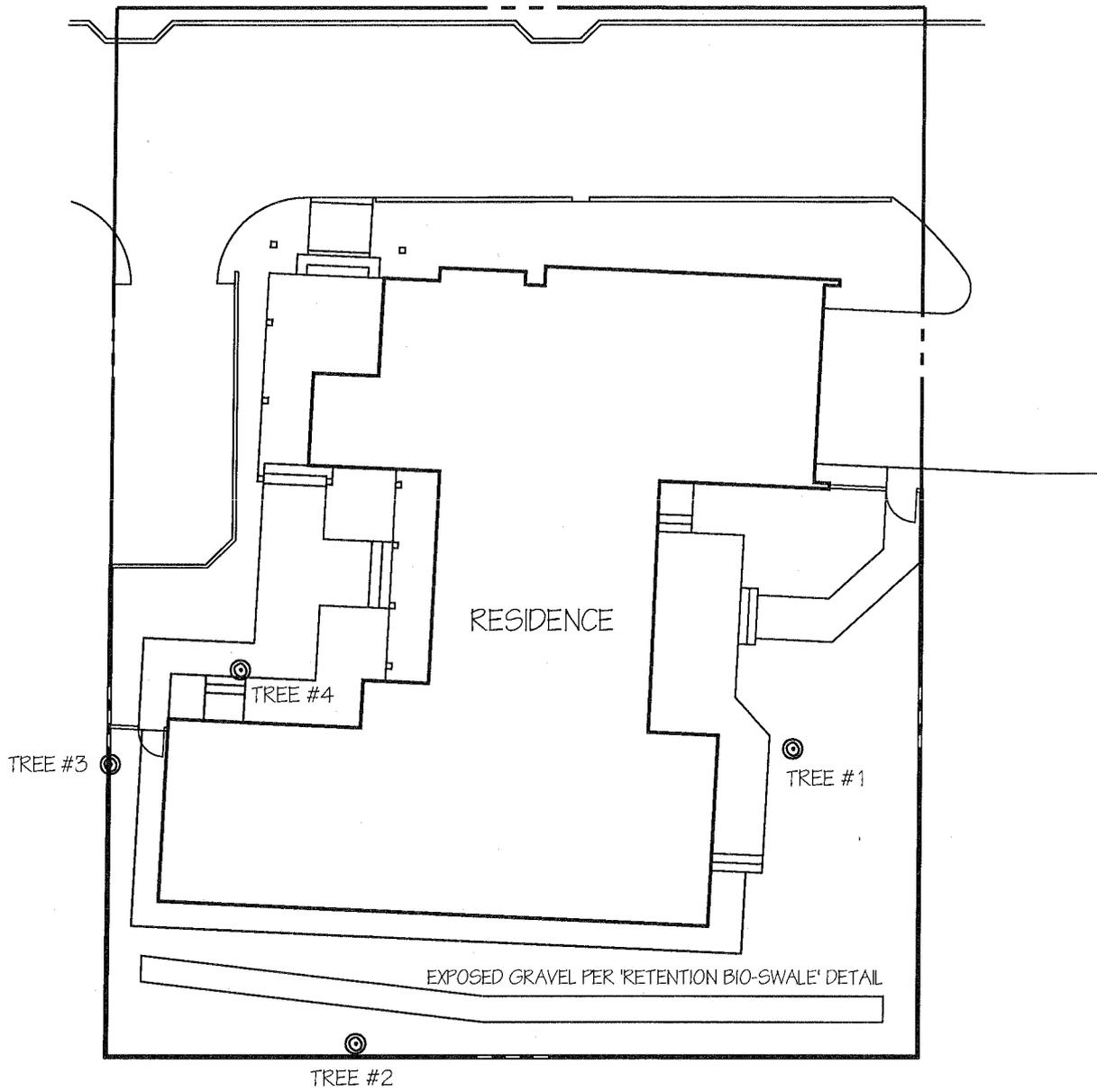
A handwritten signature in black ink, appearing to read 'GB', with a long horizontal flourish extending to the right.

Gary Balcerak

Landscape Architect C-3704
Certified Arborist WE-3069A
Certified Urban Forester 125

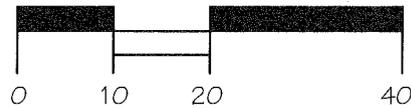
TREE EVALUATIONS

Tree	Species	Diameter	Vigor	Structure	Status	Notes
1	<i>Maytenus borea</i> (Mayten Tree)	8.6"	Fair	Fair	Remove	This is a semi-mature tree. Tree with strong lean to the north, likely due to shading from adjacent trees. This tree was headed back resulting in four scaffold limbs arising at the same point on the trunk, this is structurally unsound. This tree is not vigorous and will be negatively impacted by the remodel/addition work.
2	<i>Morus nigra</i> (Black Mulberry)	7.4", 5.2", 7.3"	Good/Fair	Fair	Remove	This is a semi-mature tree. This tree has been headed back in the past resulting in vigorous new growth that is poorly attached to the trunk. Although the small stature of the tree means it has a low hazard potential it is not structurally sound. This tree has suffered root loss as a result of the work done in the drainage easement. Additionally, it appears that fill soil, from the grading operation, was placed around the base of this tree.
3	<i>Liquidambar styraciflua</i> (Sweetgum)	7.1	Good	Good	Remove	This is a young tree. A significant number of surface roots were noted they would likely be impacted by the remodel/addition work. Its location, approx. 5.5' off the face of the residence, makes it a poor candidate for retention.
4	<i>Citrus x lemon</i> (Lemon)	3.2" @ 2' off grade.	Good	Good	Remove	This is a mature small tree with an overall nice form. However this tree must be removed to install the landing and stairs off 'Bedroom 4'.



TREE EXHIBIT

1032 FIFTH STREET EAST - LOT 2



Definition of Terms

Abiotic: nonliving

Adventitious: appearing in abnormal or unusual position or place.

Aerobic: living or acting only in the presence of air (oxygen).

Allelopathy: the chemical process by which a plant suppresses competing plants

Anaerobic: living or acting only in the absence of air (oxygen).

Arborescent: having the nature or habit of a tree.

Bifurcation: natural division of a branch or stem into two or more stems or parts.

Biotic: pertaining to living organisms.

Branch bark ridge: swelling of bark tissue on the upper side of the branch junction; normal pattern of development (contrast with embedded and included bark).

Branch collar: wood which forms around a branch attachment, frequently more pronounced below the branch.

Bud: the rudimentary state of a leaf, branch, or flower.

Buttress root: a large woody root located at the base of the trunk (the root crown), which helps to support the tree.

Cambium: a layer several cells thick between the wood and the bark. This is the tissue that gives trunks the ability to grow in circumference.

Canker: a necrotic lesion in the bark of the stem or root; also, the scar left after shedding of bark tissues killed by localized disease or environmental injury.

Chlorosis: lacking in chlorophyll, typically yellow in color.

Codominate: equal in size and relative importance, usually associated with either the trunks/stems or scaffold limbs/branches in the crown; in the context of crown class, trees whose crowns form the bulk of the upper layer of the canopy but which are crowded by adjacent trees.

Compartmentalization: physiological process which creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Conk: fruiting or spore producing body of a group of fungi.

Crotch: the point (or angle) at which two branches (or branch and the leader) meet.

Crown: parts of the tree above the trunk, including leaves, and branches.

DBH: diameter of the trunk, measured at breast height (54 inches above the ground).

Dripline: the width of the crown, as measured by the lateral extent of the foliage.

Epicormic: shoots, which result from adventitious or latent buds.

Excurrent: crown form where a strong central leader is present (contrast with decurrent) to the top of the tree.

Exotic: introduced from another place or region; non-native.

Exudate: bleeding or oozing.

Flush cut: pruning cut where the branch collar is removed, causing unnecessary injury to the trunk or parent stem.

Frass: fecal material and/or wood shavings produced by insects.

Gall: a plants response to irritation from an insect, fungus, insect, or a virus on the foliage, branches, or roots; producing growth, which isolates the irritation.

Girdling root: root that encircles all or part of the trunk, or other roots, which constricts the vascular tissue and inhibits secondary growth and the movement of materials.

Habit: the general characteristic appearance of a plant.

Heading: pruning technique where the cut is made to a bud, weak lateral branch not large enough to assume the role as a leader, or stub.

Herbaceous: a perennial plant that is not woody.

Hybrid: the offspring of two plants of different varieties, species, or genera.

Included bark: pattern of development at branch junctions where bark is turned inward rather than pushed out.

Inflorescence: the part of the plant responsible for the flowers.

Internode: the space between two nodes.

Latent bud: a bud that is more than one year old, which has grown enough to be located just below the surface of the bark.

Lenticel: a small opening in the bark that permits the exchange of gasses between the tree and the air.

Mechanical damage: injury caused by human activities as opposed to natural forces like wind, snow, or ice loads.

Moribund: nearly dead; having lost all vitality.

Necrotic: dead

Node: the often swollen or modified part of the stem that normally bears a bud.

Odoriferous: giving off an odor or scent or fragrance.

Parasite: an organism that grows in or on a host, getting all or part of its nutrients from the host.

Pathogen: any agent that causes disease, usually refers to microorganisms.

Pollarding: pruning technique where young trees or branches are initially headed, then re-headed on an annual (or regular) basis without disturbing the callus knob (knuckle).

Prostrate: a stem lying flat on the ground, often rooting at the nodes.

Reaction wood: specialized secondary wood, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Saprophyte: an organism that get nourishment from dead or decaying matter.

Scaffold limb: primary structural branch of the crown.

Sucker: a shoot rising from an underground root or stem.

Suppressed: in crown class, trees which have been overtopped and whose crown development is restricted from above.

Watersprout: upright, epicormic shoot arising from the trunk or branches of a plant above the soil.

Wetwood: a clear, watery liquid that originates from infections of the heartwood and inner sapwood by common soil-inhabiting bacteria. It normally flows to the wounded bark surface where it changes to brown, slimy ooze as a result of feeding by fungi, bacteria, and insects. Wetwood infected wood is resistant to decay by fungi.

Woundwood: lignified, partially differentiated tissue that develops from the callus associated with wounds.

Xylem: tissue produced by the cambium that functions to transport and store water and mineral elements, as well as provide support; wood.

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:

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

where:

- MAWA = Maximum Applied Water Allowance, or Water Budget (gallons/year)
- ETo = 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:

$$\text{MAWA} = 28.58 \times \left[(0.60 \times \frac{3240}{\text{LA}}) + (0.3 \times \frac{0}{\text{SLA}}) \right] = \underline{55,559} \text{ gallons/year}$$

Estimated Total Water Use Calculations

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

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

where:

- ETWU = Estimated total water use per year (gallons/year)
- ETo = 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 PF x HA + 28.58 x SLA IE
0.3	1687	.85	595	0	(28.58 x <u>595</u>) + (28.58 x <u>0</u>) = <u>17,005</u> gallons/year (a) (b)
0.6	1553	.85	1096	0	(28.58 x <u>1096</u>) + (28.58 x <u>0</u>) = <u>31,323</u> gallons/year (a) (b)
					(28.58 x _____) + (28.58 x _____) = _____ gallons/year (a) (b)
					(28.58 x _____) + (28.58 x _____) = _____ gallons/year (a) (b)
ETWU					Sum of above = <u>48,328</u> gallons/year

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").

Gary Balcerak - RLA 3704 (Print)

_____ (Signature)

5/16/13 (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.

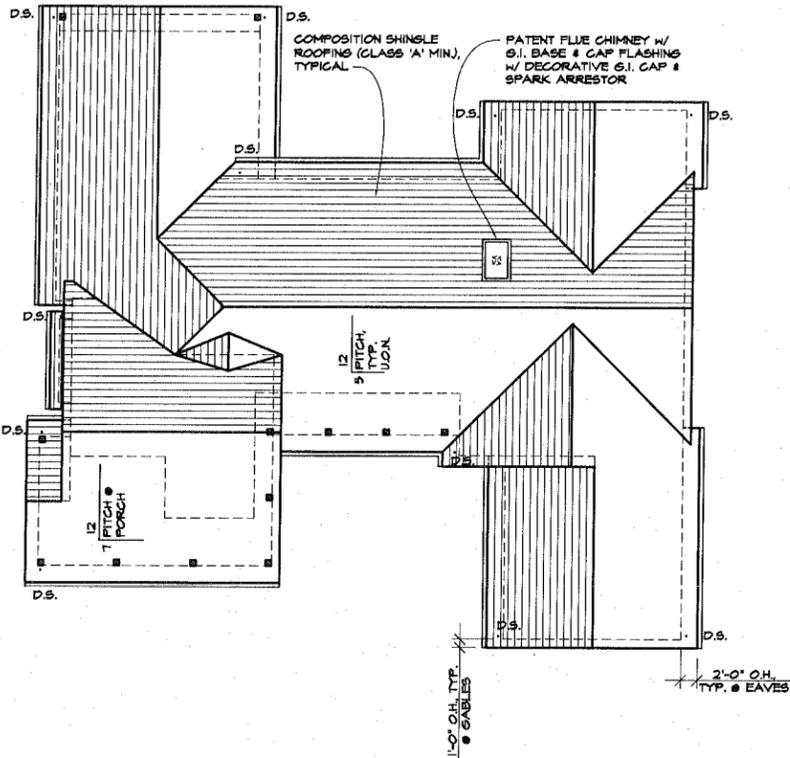
Hydrozone	Valve	Irrigation Method	Area	% of Landscape Area
Medium Water Use	1	Bubblers	151	4.7
Medium Water Use	2	Drip	386	11.9
Medium Water Use	3	Drip	224	6.9
Medium Water Use	4	Bubblers	85	2.6
Medium Water Use	5	Drip	235	7.3
Low Water Use	6	Drip	194	6.0
Medium Water Use	7	Drip	93	2.9
Low Water Use	8	Drip	408	12.6
Low Water Use	9	Drip	462	14.3
Medium Water Use	10	Drip	250	7.7
Medium Water Use	11	Bubblers	129	4.0
Low Water Use	12	Drip	623	19.1
TOTALS			3240	100 %

Summary Hydrozone Table		
Hydrozone	Area (Suare Feet)	% of Landscape Area
High Water Use	0	0
Medium Water Use	1553	47.9
Low Water Use	1687	52.1
TOTAL		100 %

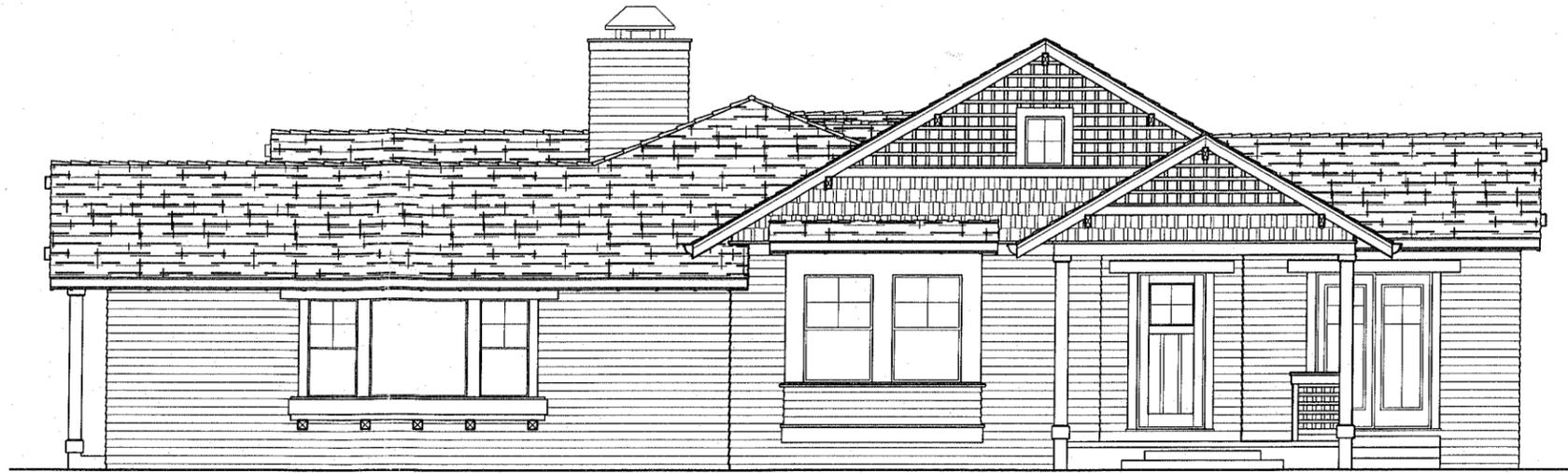
Submitted by: Gary Balcerak (Print)

_____ (Signature)

5/16/13 (Date)



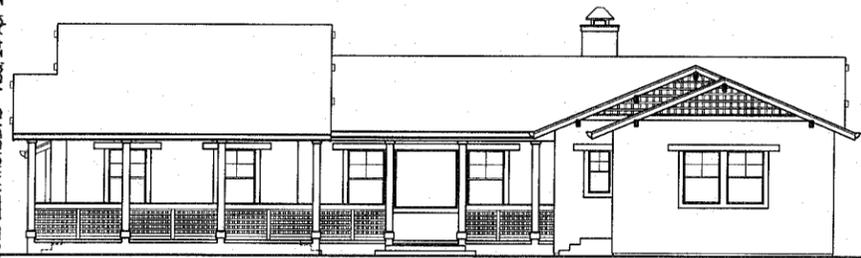
ROOF PLAN
SCALE: 1" = 10'-0"



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

ELEVATION MATERIALS

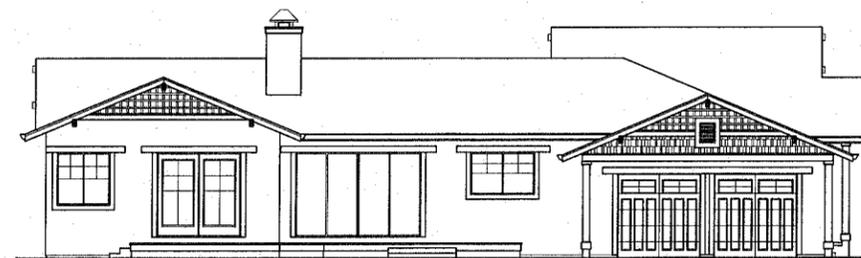
- 1. 1x5 'HARDPLANK' SIDING OVER 'TYVEK' BUILDING WRAP OVER STRUCTURAL SHEATHING PER (M) (S) TYP. U.O.N.
- 2. 1x8 'HARDSHINGLE' SIDING OVER 'TYVEK' BUILDING WRAP OVER STRUCTURAL SHEATHING PER (M) (S) TYP. U.O.N. @ GABLE ENDS
- 3. 1x2 WOOD LATTICE EFFECT OVER 1/2" ACX PLYWOOD OVER 'TYVEK' BUILDING WRAP NAILED PER (M) (S) TYP. U.O.N. @ GABLE ENDS
- 4. COMPOSITION SHINGLE ROOFING (CLASS 'A' MIN), TYPICAL
- 5. 6" S.I. OSBEE GUTTER w/ 2x8 WOOD FASCIA BOARD w/ 2"x5" S.I. DOWNSPOUTS CONNECTED TO CLOSED CONDUIT DRAINAGE SYSTEM, TYP.
- 6. 2x4 WOOD OVER 2x8 WOOD HORIZ. TRIM AT GABLES, TYPICAL
- 7. 2x4 WOOD OVER 2x10 WOOD WATERTABLE AT CANTILEVERED BAY
- 8. 2x6 WOOD TRIM @ CORNERS, DOORS, & WINDOWS, TYPICAL
- 9. 2x8 WOOD BARGE BOARD w/ 1x5 WOOD EDGE TRIM, TYP. @ GABLE ENDS
- 10. 2x10 WOOD w/ 2x WOOD TRIM AT PLANT SHELF w/ 4x4 WOOD CORBELS
- 11. 2x MDF TRIM AT CANTILEVERED BAY
- 12. 4x8 WOOD BEAM TAILS WHERE SHOWN
- 13. 6x6 POST w/ BUILT-UP 2x WOOD TRIM, TYPICAL
- 14. WOOD PANEL ENTRY DOOR w/ TEMP GLASS
- 15. 42" HIGH RAILING w/ 2x4 HD CAP, 2x6 HD TOP RAIL, 2x4 HD BOTTOM RAIL & 1x2" HD LATTICE GRID
- 16. VINYL SASH, DUAL GLAZED, LOW-E WINDOWS w/ GRIDS AS SHOWN, TYPICAL
- 17. PATENT FLUE CHIMNEY w/ S.I. BASE & CAP FLASHING w/ DECORATIVE S.I. CAP & SPARK ARRESTOR
- 18. CONCRETE PORCH (OVER WOOD) AND STEPS



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



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

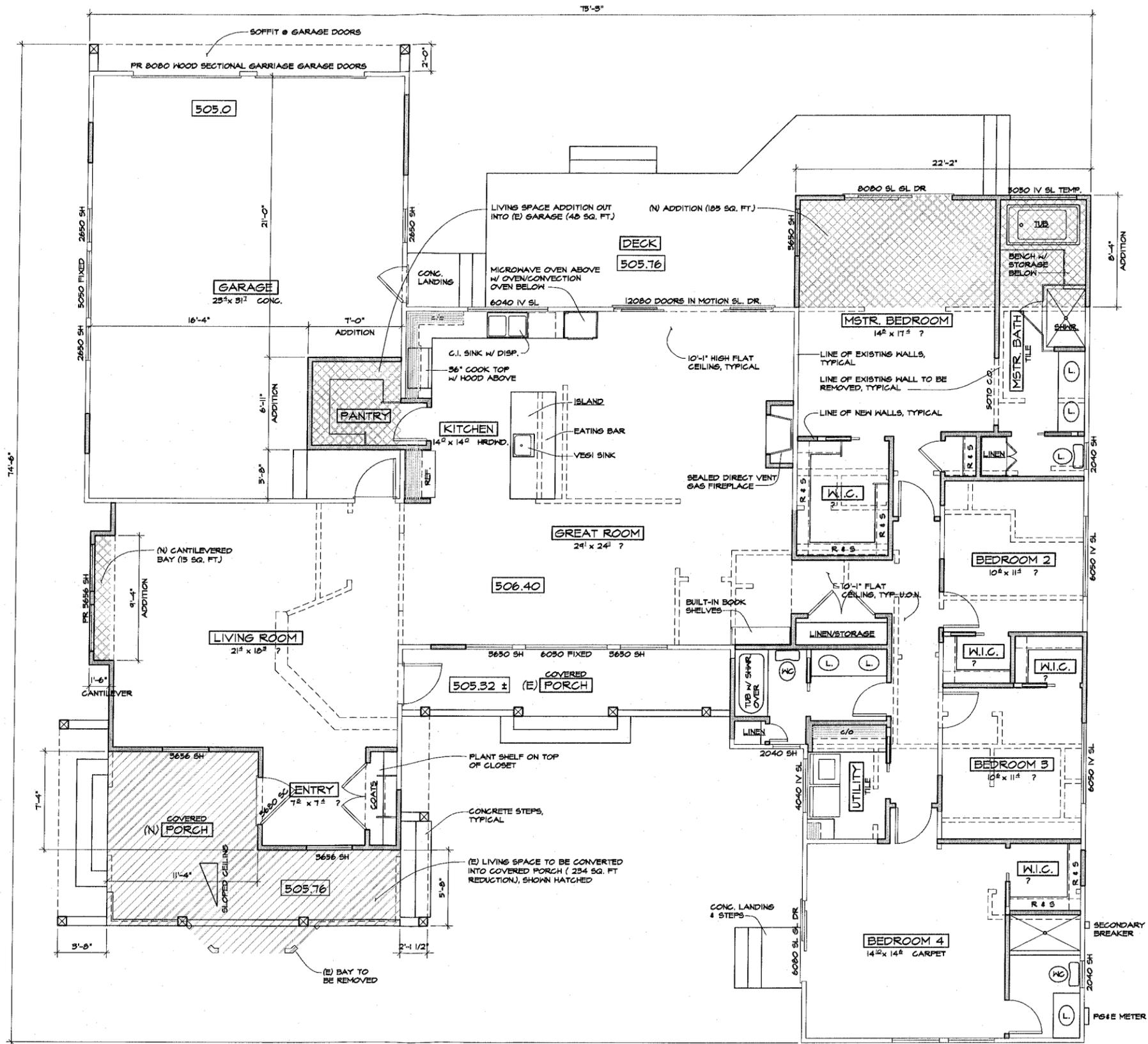


EAST ELEVATION
SCALE: 1/8" = 1'-0"

Z:\RESIDENTIAL\2015\13023\ELEVATIONS.DWG Mod. 24 Apr 2015 - 2:10PM

SHEET NO: AI 13023 OF 3
 JOB NO: 13023
 DESIGN FOR: REMODEL/ADDITION - LOT 2
 1037 20th Street East, Sonoma, California
 CONTRACTOR: avila-bunch architects, inc.
 DATE PRINTED: 4/13/15
 DATE CHECKED: 4/13/15
 NOTES: 4 of 13
 Merle Avila - architect
 Russell W. Bunch - architect
 5850 Commerce Boulevard, Rohnert Park, California 94928
 (707) 585-3711
 (707) 795-4511
 FAX 585-2499

APR 30 2015



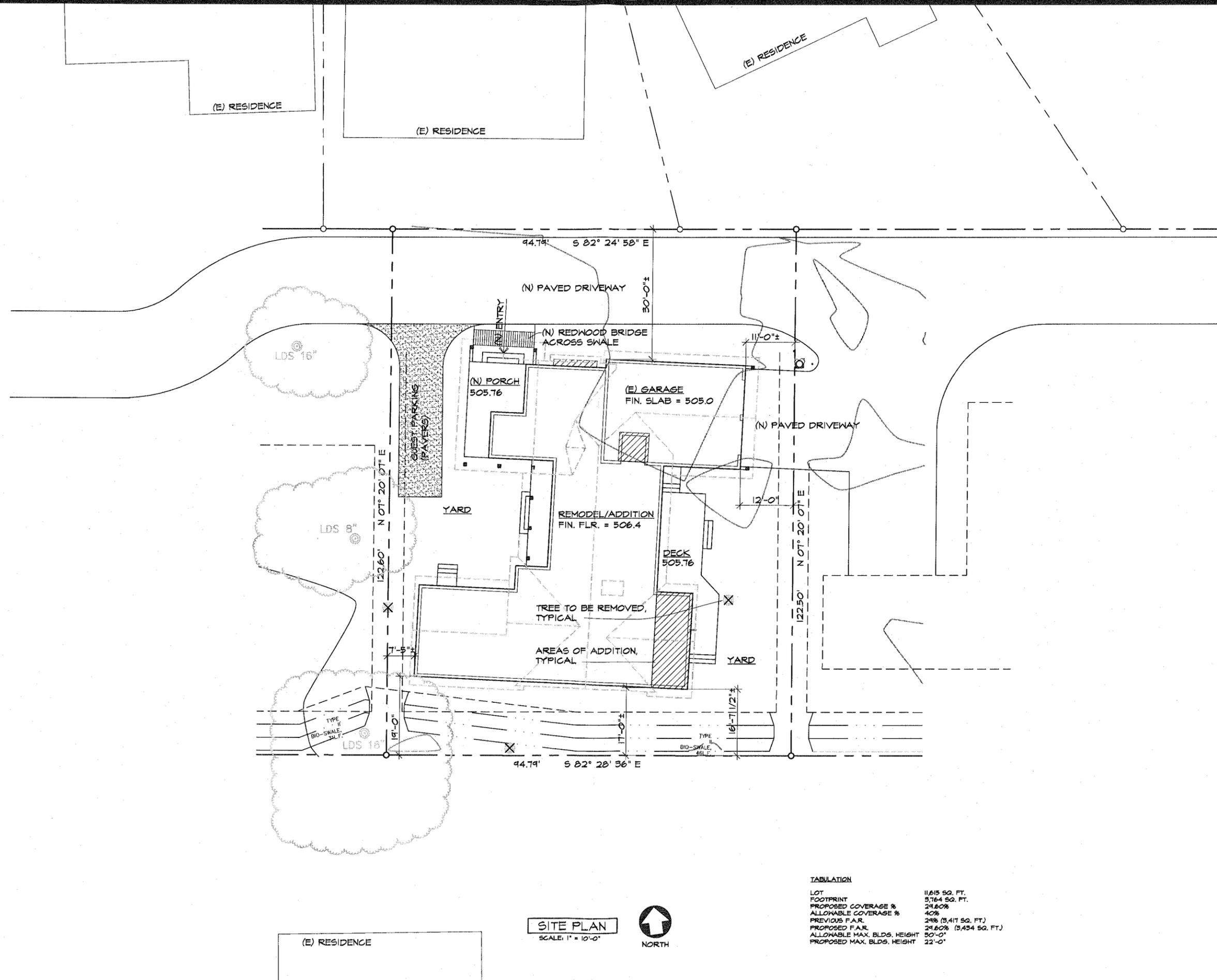
FLOOR PLAN
SCALE: 1/4"=1'-0"

2646 SQ. FT. EXISTING HOUSE
224 SQ. FT. REDUCTION (NEW PORCH)
248 SQ. FT. ADDITION (BAY/MASTER/PANTRY)
2720 SQ. FT. TOTAL LIVING SPACE

PROPOSED
2720 SQ. FT. TOTAL LIVING SPACE
714 SQ. FT. GARAGE AREA
125 SQ. FT. EXISTING PORCH
208 SQ. FT. NEW PORCH
524 SQ. FT. NEW DECK
3484 TOTAL LOT COVERAGE AREA

PREVIOUS
2644 SQ. FT. TOTAL LIVING SPACE
768 SQ. FT. GARAGE AREA
125 SQ. FT. EXISTING PORCH

Z:\RESIDENTIAL\2015\180225\BITEP216 - 16d, 24 Apr 2015 - 2:15PM



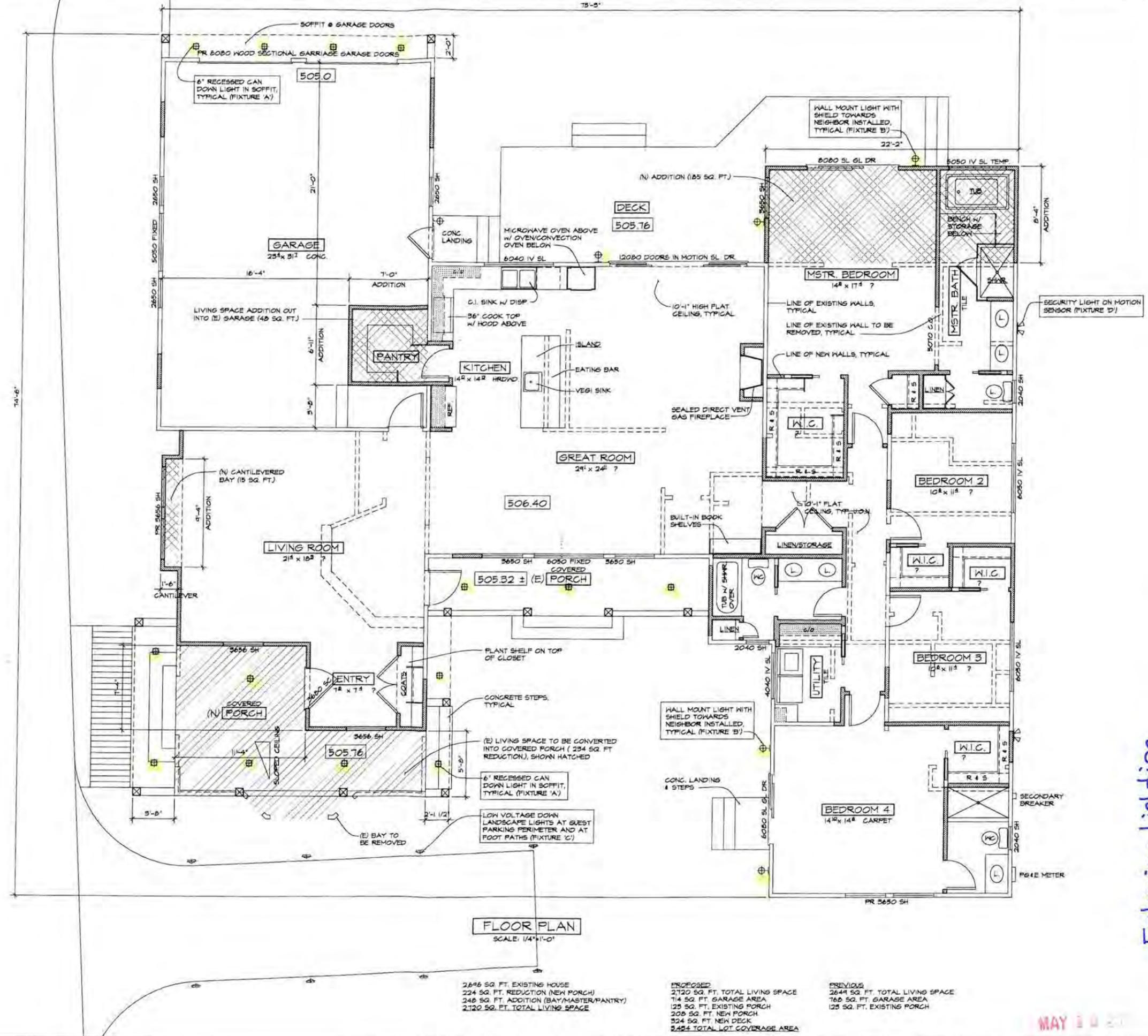
SITE PLAN
SCALE: 1" = 10'-0"



TABULATION

LOT	11,615 SQ. FT.
FOOTPRINT	5,764 SQ. FT.
PROPOSED COVERAGE %	24.60%
ALLOWABLE COVERAGE %	40%
PREVIOUS F.A.R.	24% (3,417 SQ. FT.)
PROPOSED F.A.R.	24.60% (5,434 SQ. FT.)
ALLOWABLE MAX. BLDG. HEIGHT	50'-0"
PROPOSED MAX. BLDG. HEIGHT	22'-0"

Z:\RESIDENTIAL\3025\FLOOR PLANS\6 Thu, 02 May 2013 - 5:21PM



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

2696 SQ. FT. EXISTING HOUSE
 224 SQ. FT. REDUCTION (NEW PORCH)
 248 SQ. FT. ADDITION (BAY/MASTER/PANTRY)
 2120 SQ. FT. TOTAL LIVING SPACE

PROPOSED
 2720 SQ. FT. TOTAL LIVING SPACE
 714 SQ. FT. GARAGE AREA
 125 SQ. FT. EXISTING PORCH
 205 SQ. FT. NEW PORCH
 324 SQ. FT. NEW DECK
 3424 TOTAL LOT COVERAGE AREA

PREVIOUS
 2644 SQ. FT. TOTAL LIVING SPACE
 760 SQ. FT. GARAGE AREA
 125 SQ. FT. EXISTING PORCH

MAY 10 2013

Exterior Lighting

M I N K A
G R O U P

The Art of Exterior Lighting **thegreatoutdoors**

Enter item # or keyword **Browse by** [Advanced Search](#) [Brands](#) [Products](#) [All Collections](#) [Dealer Locator](#) [Coupons](#)

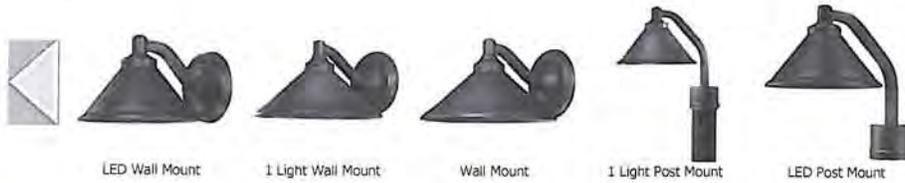


8101-A138
1 Light Wall Mount

Family: Kirkham™
Dimensions: 8 1/2" W x 6" H x 10 1/2" Ext.
Glass/Shade: Metal Shade
Lamping (Watts/Bulb): 1-60W Medium Base
Finish: Aspen Bronze™
Dark Sky Compliant: Yes

[Download Hi-res Image](#) [Share this Product](#)
[Print Product Information](#)

Related Products



Products depicted on this website are protected by United States Federal and/or State laws including US Patent, trademark, copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties. [Click here for Minka Patent / Copyright information](#)

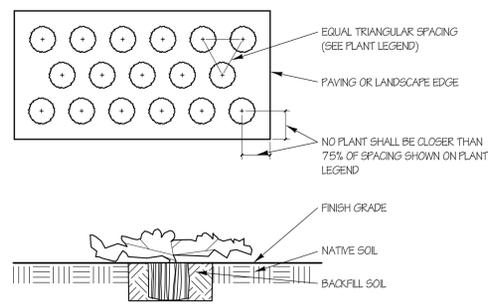
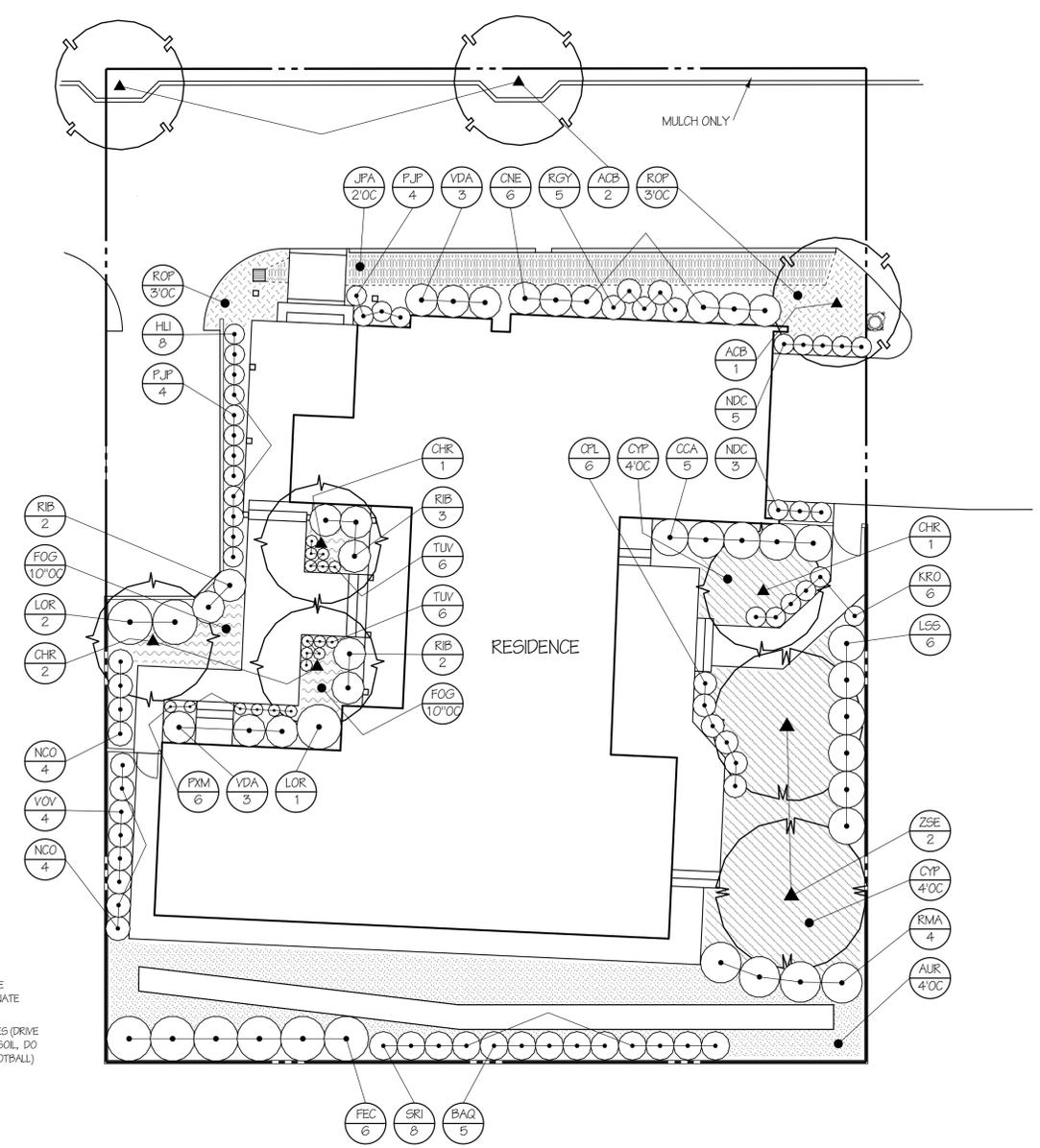
[about us](#) [contact us](#) [what's new](#) [ask mr. minka](#) [builder/contractor](#) [dealer login](#) [sitemap](#)



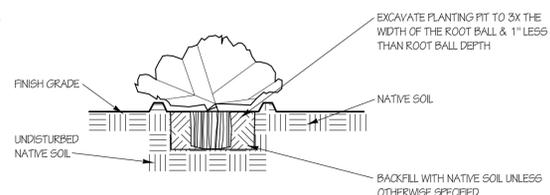
PLANTING PLAN AND DETAILS

**1032 FIFTH STREET EAST
 SONOMA, CALIFORNIA**

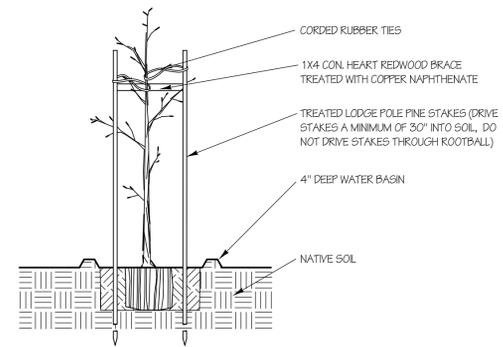
KEY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
PLANTING LEGEND				
TREES				
ACB	#15	ACER BUERGERIANUM	TRIDENT MAPLE	
CHR	#15	CHIONANTHUS RETUSUS	CHINESE FRINGETREE	
ZSE	#15	ZELKOVA SERRATA	ZELKOVA	
SHRUBS				
BAQ	#5	BERBERIS AQUIFOLIUM	OREGON GRAPE	
CNE	#5	CAMELLIA SASANQUA 'NORTHERN EXPOSURE'	CAMELLIA	
CCA	#5	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	
CPL	#5	CORREA PULCHELLA 'PINK FLAMINGO'	AUSTRALIAN FUCHSIA	
FEC	#1	FRANGULA CALIFORNICA 'EYE CASE'	COFFEEBERRY	
HLI	#5	HEBE 'LINDSAY'	HEBE	
L5G	#5	LEPTOSPERMUM SCOPARIUM 'SNOW WHITE'	NEW ZEALAND TEA TREE	
LOR	#5	LOROPETALUM CHINENSE 'BLUSH'	NO COMMON NAME	
NDC	#5	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	
PJP	#5	PIERIS JAPONICA 'PRELUDE'	LILY OF THE VALLEY	
RIB	#5	RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	
RMA	#1	RIBES MALVACEUM 'DANCING TASSELS'	CHAPARRAL CURRANT	
RGY	#5	ROSA GYMNOCARPA	WOOD ROSE	
SRI	#1	SYMPHORICARPOS RIVULARIS	SNOWBERRY	
VOY	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	
VDA	#5	VIBURNUM DAVIDII	VIBURNUM	
PERENNIALS				
KRO	#1	KNIPHOFIA ROOPERI	EAST CAPE POKER	
NCO	#1	NEPHROLEPIS CORDIFOLIA	SOUTHERN SWORD FERN	
PXM	#1	PENSTEMON X 'MIDNIGHT'	BEARD TONGUE	
TUV	#1	TULBAGHIA VIOLACEA	SOCIETY GARLIC	
GROUNDCOVERS				
AUR	#1	ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	MANZANITA	4' O.C. TRI. SPACING
CYP	#1	CEANOTHUS GLORIOSUS HORIZONTALIS 'YANKEE POINT'	WILD LILAC	4' O.C. TRI. SPACING
FOG	#1	FESTUCA OVINA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	10" O.C. TRI. SPACING
JFA	#1	JUNJUNUS PATENS	CALIFORNIA RUSH	2' O.C. TRI. SPACING
ROP	#1	ROSMARINUS OFFICINALIS 'PROSTRATA'	ROSEMARY	3' O.C. TRI. SPACING



GROUNDCOVER DETAIL



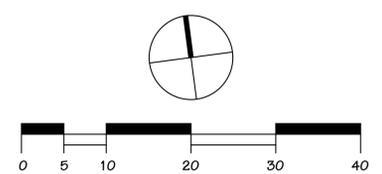
SHRUB PLANTING DETAIL



TREE STAKING DETAIL

- NOTES:**
- NO TREES ARE TO BE STAKED EXCEPT AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO TREES SHALL BE PRUNED EXCEPT AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - TREES REQUIRING STAKES SHALL BE STAKED AT THE LOWEST POSSIBLE POINT ON THE TRUNK AT WHICH THE TRUNK WILL RETURN TO A VERTICAL POSITION AFTER BEING DEFLECTED. THE STAKES SHALL BE CUT OFF 3\"/>

- PLANTING NOTES**
- A MINIMUM OF 8\"/>



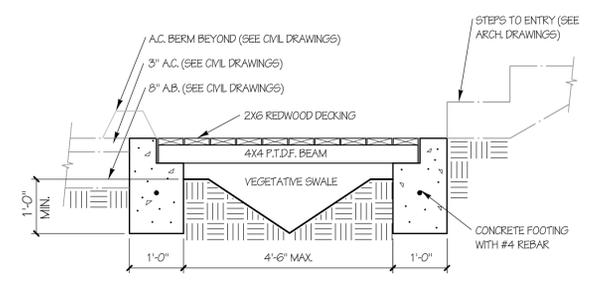
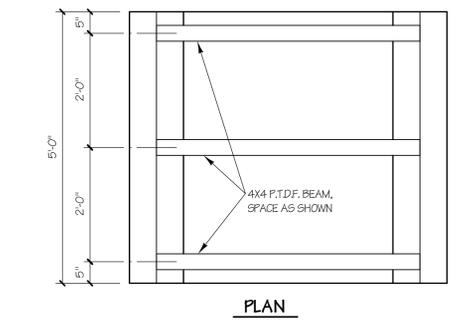
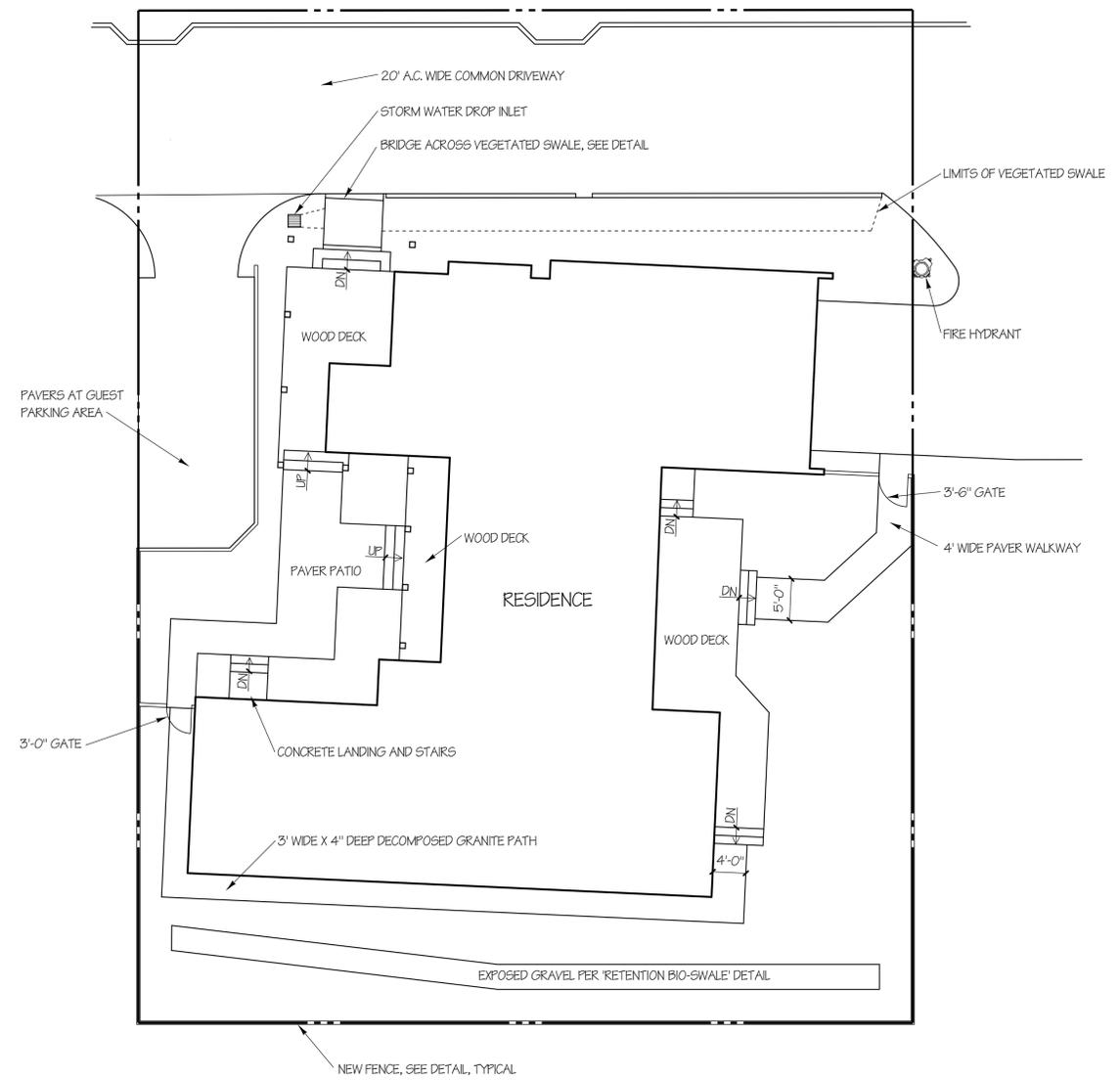


LANDSCAPE LAYOUT PLAN

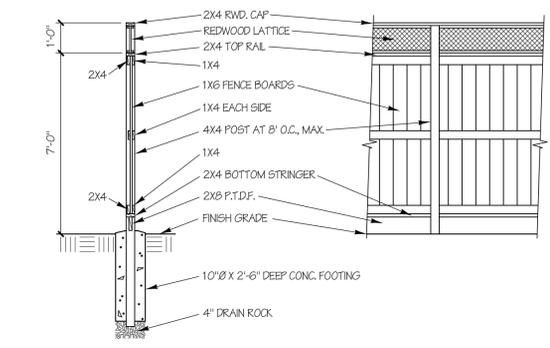
**1032 FIFTH STREET EAST
 SONOMA, CALIFORNIA**

Date	No.	Revision

Date: 4/29/13
 Scale: 1" = 10'-0"
 Drawn: GFB
 Job: 1201
 Sheet
L-1
 Of 3 Sheets

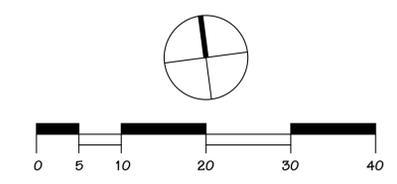


BRIDGE DETAIL

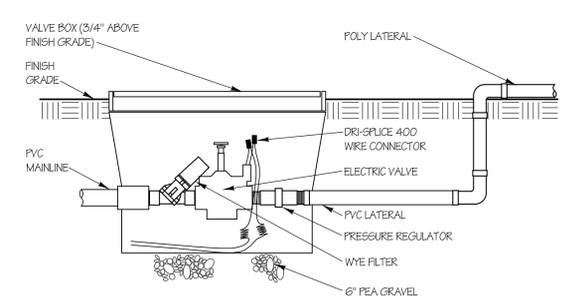
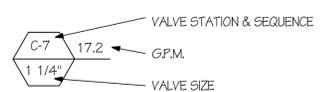


NOTE:
 1. ALL WOOD SHALL BE REDWOOD, U.O.N.

FENCE DETAIL

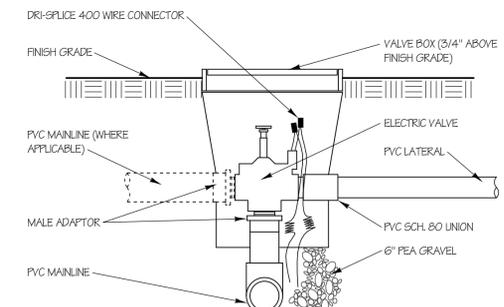


IRRIGATION LEGEND									
KEY	TYPE OF EQUIPMENT	MANUFACT.	LAWN	SHRUB	ARC	PSI	GPM	RAD	REMARKS
▶	BRASS GATE VALVE								MATCH LINE SIZE
—	LATERAL								SEE SPECIFICATIONS
—	MAINLINE								SEE SPECIFICATIONS
----	IRRIGATION CHASE								SEE SPECIFICATIONS
◻	DOUBLE CHECK BACKFLOW	FEBCO		805Y					3/4" SIZE
◻	WYE FILTER	TORO		T-ALF575150-S					SEE VALVE DETAIL
◻	PRESSURE REGULATOR	TORO		T-PMR15-LF					SEE VALVE DETAIL
◻	ELECTRIC VALVE	IRRITROL		700-B-75					
◻	CONTROLLER	IRRITROL		TC-12IN-R					INTERIOR WALL MOUNT
◻	FLOOD BUBBLER	TORO		570Z-6P-XF-COM-FB-50	30	0.50			NOZZLE MPR PLUS WITH PCD



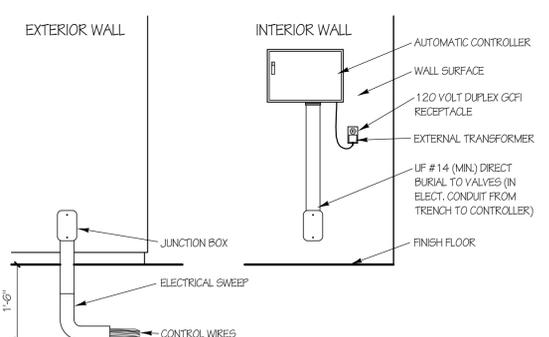
- NOTES:**
1. ALL WIRING SHALL MEET ALL APPLICABLE CODES.
 2. PROVIDE 18" EXPANSION LOOP AT VALVE. BUNDLE AND TAPE CONTROL WIRES EVERY 10'.

ELECTRIC DRIP VALVE DETAIL



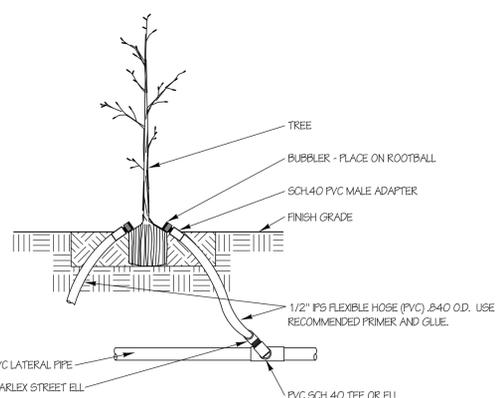
- NOTES:**
1. ALL WIRING SHALL MEET ALL APPLICABLE CODES.
 2. PROVIDE 18" EXPANSION LOOP AT VALVE. BUNDLE AND TAPE CONTROL WIRES EVERY 10'.

ELECTRIC VALVE DETAIL

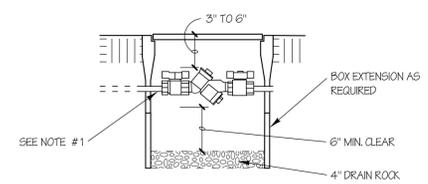


- NOTE:**
1. ALL WIRING SHALL BE INSTALLED PER CODE.

CONTROLLER DETAIL

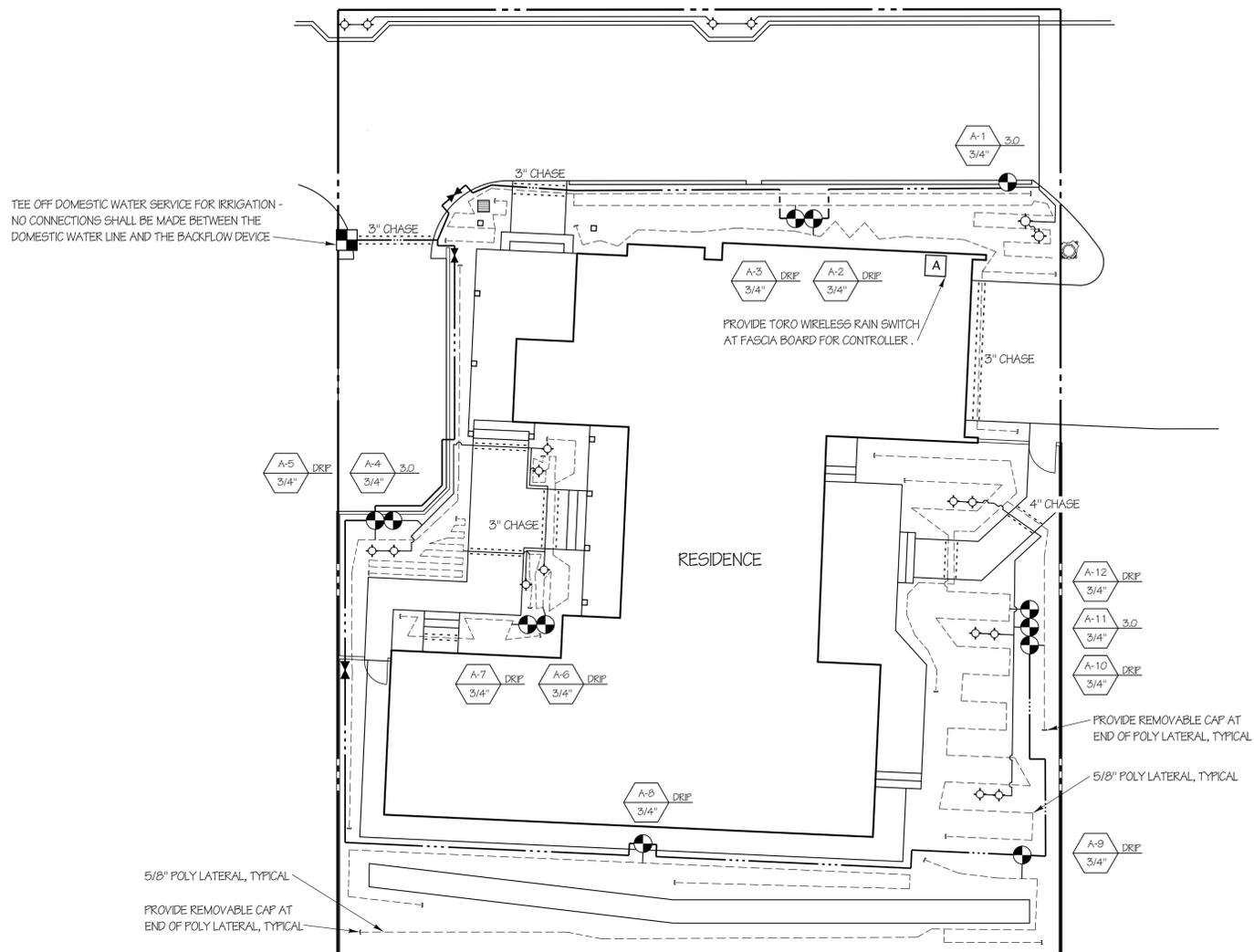


TREE BUBBLER

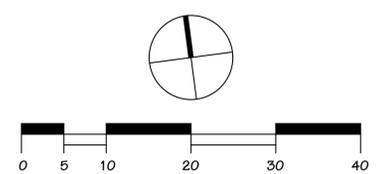


- NOTES:**
1. MINIMUM 6" CLEARANCE FROM THE SIDES OF THE BOX TO THE VALVES SHALL BE MAINTAINED.
 2. APPROVED DOUBLE CHECK BACKFLOW ASSEMBLIES SHALL BE AS SHOWN ON "LIST OF APPROVED BACKFLOW DEVICES" OF LATEST REVISION, BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

DOUBLE CHECK VALVE ASSEMBLY



- IRRIGATION NOTES**
1. PRIOR TO BEGINNING ANY WORK CONTRACTOR SHALL TEST THE DYNAMIC WATER PRESSURE AT OUTFLOW SIDE OF THE BACKFLOW PREVENTER. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT, IN WRITING, THE RESULTS OF THIS TEST.
 2. ALL MAINLINE SHALL BE 1"Ø U.O.N.
 3. ALL LATERALS SHALL BE 3/4"Ø U.O.N.
 4. ALL CHASES SHALL BE 2"Ø U.O.N.
 5. EACH #1 SIZE PLANT SHALL RECEIVE (2) 1GPH EMITTERS, EACH #5 SIZE PLANT SHALL RECEIVE (2) 2GPH EMITTERS. EMITTERS SHALL BE SELF-FLUSHING AS MANUFACTURED BY AGRIFIM OR APPROVED EQUAL. EMITTERS SHALL BE INSTALLED AT OPPOSITE SIDES OF THE ROOTBALL, FLUSH WITH THE FINISH GRADE.



CK Dluzak Enterprises

General Contractor - Commercial & Residential

License # 387608

P.O. Box 457
Cotati, CA 94931

(707) 829-8989 Office
(707) 829-1889 Fax
Email: ckdluzak@sonic.net

May 16, 2013

Wendy Atkins
Associate Planner, City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476

1032 Fifth Street East, Sonoma, CA 95472

All windows and doors for the exterior of the house will be coming from Jeld-Wen Windows & Doors.

Included in the packet are the following:

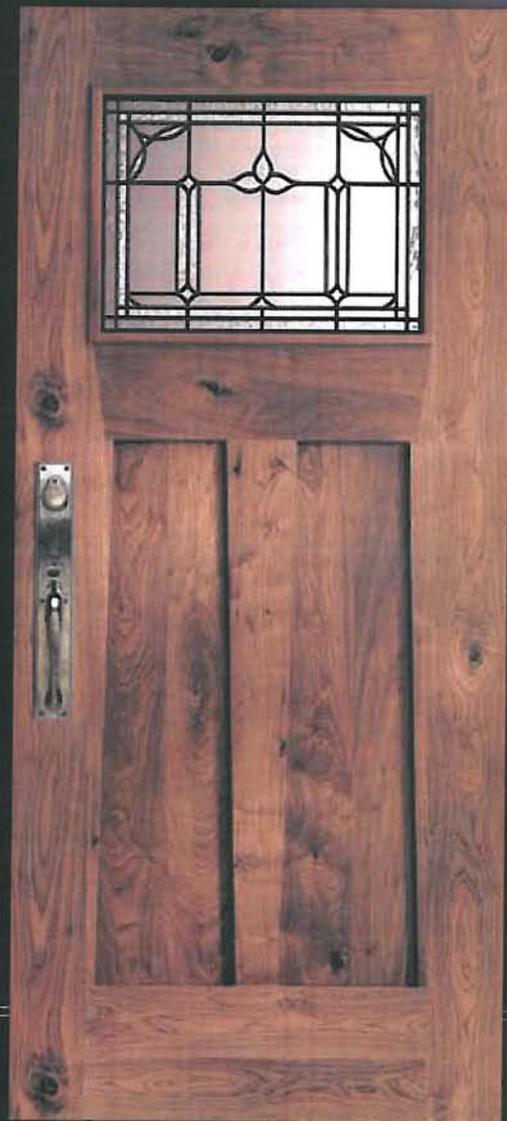
1. Front Door
2. Sliding Patio Doors
3. Swinging Patio Doors
4. Example of Metal Clad / Window & Patio Door Choices
 - a. All windows, sliding doors and swinging doors will be metal clad exterior and wood interior.
5. Glass Options Description & Energy Saving Description
 - a. Clear Glass will be used.
6. Window & Door Ratings: NFRC Thermal Ratings
 - a. We are using the highest quality LowE 366 Argon

MAY 16 2013

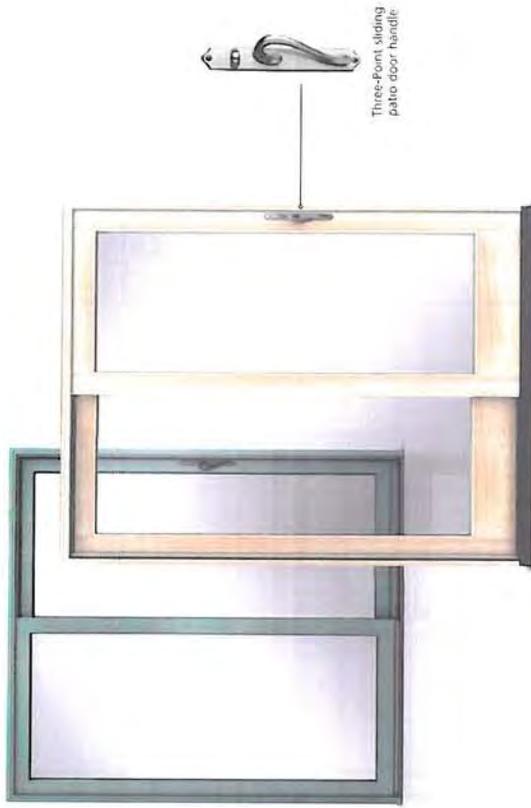
Our craftspeople know details make all the difference and help a home become beautifully luxurious. So every inch of every door bears witness to their unmatched dedication, and the door's beauty and individuality are sure to catch your eye time after time.



389 Knotty Walnut Door, Wheat Finish, P Glass »



PREMIUM SLIDING PATIO DOORS



Three-point sliding patio door handle

We also offer sliding patio doors designed with narrow or wide stiles and rails. These patio doors are an affordable, space-saving option. They open by sliding along horizontal tracks at the head and sill. Transoms and sidelights with matching sightlines are available.

Handle & Hinge Hardware Colors

-  White
-  Desert Sand
-  Black
-  Antrique Brass
-  Polished Brass**
-  Satin Nickel**
-  Brushed Chrome
-  Oil-Rubbed Bronze
-  Chestnut Bronze

Sill Colors

-  Standard
-  Optional

*Actual colors may vary from the samples displayed
**PVD finish optional*



SWINGING PATIO DOORS



Add an element of drama to your home, on either a small or grand scale, with a swinging patio door. These doors are available with one, two or more panels that swing either out or in on side hinges.

Standard Hardware Finishes

-  Brushed Chrome
-  Polished Chrome
-  Polished Brass
-  Antique Brass
-  Oil-Rubbed Bronze
-  Satin Nickel
-  Powder-Coat White
-  Powder-Coat Black

Actual colors may vary from the samples displayed. Available with optional PVD finish for increased resistance to wear and discoloration.



EXTERIOR

Trim Options
Primed Wood

- 2" Flat
- 3-1/2" Flat
- 4-1/2" and 5-1/2" Flat
- Brickmould RB-3
- Heritage
- 1" x 4" Backband
- 2" Historically Accurate Sill Nosing
- Adams
- 3-1/2" Flat
- Extruded Brickmould
- Standard Sill Nosing
- 1" Sill Nosing
- 2" Sill Nosing

Clad

Clad Colors

Our windows and patio doors with clad-wood exteriors feature protective metal cladding with a baked-on finish that doesn't need to be repainted over time. We provide a number of clad color options, so you can pick a finish that will complement your home.



Interior Wood Species

Increase a home's sense of visual harmony by choosing optional interior wood species to coordinate with trim, cabinetry and furnishings. In addition to pine AuraLast[®] Wood, we offer alder, which features a fairly straight grain that blends well with cherry, maple or birch grain and knotty patterns.

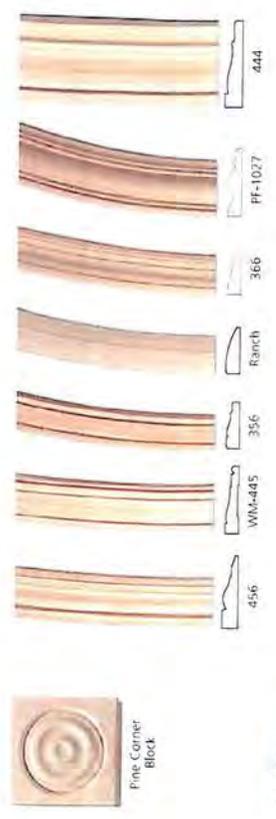
Standard Prefinished Interiors
Custom options available

1. Primed
2. Brilliant White
3. Ivory
4. Desert Sand
5. Clear Lacquer
6. Wheat
7. Cider
8. Fruitwood
9. Cordovan
10. Walnut

Colors shown may not match final finish.

Interior Trim

Interior radius casings are available in both pine and oak for radius (rounded) windows and patio doors. These casings come in several patterns. Corner blocks in pine are also available.



Clad Colors

- Brilliant White
- French Vanilla
- Desert Sand
- Mesa Red
- Herrford Green
- Chestnut Bronze
- Black
- Acctic Silver
- Dark Chocolate

Anodized Colors

- Light Bronze
- Medium Bronze
- Dark Bronze
- Black
- Extra Dark Bronze
- Clear
- Champagne

Optional Colors

- Bone White
- Herflom White
- Ivory
- Mocha Cream
- Dark Buckskin
- Sage Brown
- Bronze
- Hunter Green
- Sea Foam
- Smoke
- Cascade
- Redwood

Actual colors may vary from the samples displayed.

GLASS OPTIONS

ENERGY SAVING GLASS

Tinted Glass

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. We offer Clear, Green, Bronze, Reflective Gray and Reflective Bronze tinted glass.



Textured Glass

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Three of our most popular choices are shown below, see your dealer for our complete offering.



Tempered Glass

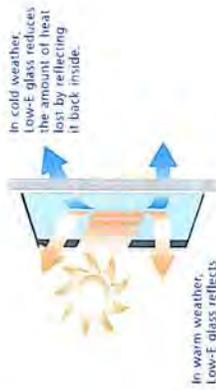
This type of glass is treated with heat, so it can withstand greater force or pressure on its surface, and it will not break into sharp pieces. This is mostly used on patio doors or windows that are installed near floor level.

Glass Options

Low-E and LoE-366 Insulating Glass

High-performance Low-E insulating glass comes standard and helps lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoE-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-Factor and Solar Heat Gain Coefficient (SHGC) combinations that provide significant energy efficiency for a given climate zone. It's easy! Just tell your JELD-WEN dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone. For more information, visit www.jeld-wen.com/energyefficiency.



In warm weather, Low-E glass reflects the sun's energy and prevents it from entering the home.

In cold weather, Low-E glass reduces the amount of heat loss by reflecting it back inside.

ENERGY STAR®



Many JELD-WEN windows and doors are ENERGY STAR qualified. Homeowners can save energy—and money—by replacing old windows with ENERGY STAR qualified windows and pay a 7-15 percent lower household energy bill. Lower energy consumption also reduces greenhouse gas emissions from power plants and shrinks a house's carbon footprint. JELD-WEN has been an ENERGY STAR partner since 1998.

Preserve® Protective Film

Preserve film is standard for all Sireline EX windows and patio doors. It is factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be protected from debris and scratches that can occur during shipping and handling or at a construction site, so you won't need to spend extra time cleaning your new windows and patio doors. What's more, it's easy to remove.



Neat® Glass

With this glass option you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



The performance information listed is for new products and is intended to be used for reference only, and is not complete. Depending on the components, accessories, and options chosen, the actual rating could vary. Confirm ratings for specific products with your supplier or JELD-WEN sales representative.

SERIES	GLAZING	Premium Silestone EX Windows and Doors						5/8" Flat GBG, 23/32" Contoured GBG, SDL			1" Contoured GBG		
		U-FACTOR		No Grids		U-FACTOR		U-FACTOR		U-FACTOR		U-FACTOR	
		SHGC	VT	SHGC	VT	SHGC	VT	SHGC	VT	SHGC	VT	SHGC	VT
Clad Awning	Clear	0.49	0.53	0.56	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.51
	Low-E 270	0.37	0.26	0.48	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.43
	Low-E 270 Argon	0.34	0.26	0.48	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.43
	Low-E EC	0.33	0.25	0.44	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.39
	Low-E EC Argon	0.30	0.25	0.44	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.39
	Low-E 366	0.36	0.20	0.44	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.40
	Low-E 366 Argon	0.33	0.19	0.44	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.40
	Triple Glaze Argon - 270, Cl, Cl	0.30	0.24	0.42	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.38
	Triple Glaze Argon - 270, Cl, 180	0.27	0.23	0.41	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.37
	Triple Glaze Argon - 180, Cl, 180	0.28	0.38	0.46	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.41
Clad Casement	Clear	0.49	0.54	0.56	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.51
	Low-E 270	0.37	0.26	0.48	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.43
	Low-E 270 Argon	0.34	0.26	0.48	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.43
	Low-E EC	0.33	0.25	0.44	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.39
	Low-E EC Argon	0.30	0.25	0.44	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.39
	Low-E 366	0.37	0.20	0.44	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.40
	Low-E 366 Argon	0.34	0.19	0.44	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.40
	Triple Glaze Argon - 270, Cl, Cl	0.31	0.24	0.43	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.39
	Triple Glaze Argon - 270, Cl, 180	0.28	0.24	0.41	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.39
	Triple Glaze Argon - 180, Cl, 180	0.28	0.39	0.46	0.28	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.42
Clad Casement Fixed	Clear	0.48	0.63	0.66	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.59
	Low-E 270	0.34	0.30	0.56	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.50
	Low-E 270 Argon	0.31	0.30	0.56	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.50
	Low-E EC	0.29	0.28	0.51	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.46
	Low-E EC Argon	0.27	0.28	0.51	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.46
	Low-E 366	0.34	0.22	0.52	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.46
	Low-E 366 Argon	0.30	0.22	0.52	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.46
	Triple Glaze Argon - 270, Cl, Cl	0.27	0.27	0.50	0.27	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.45
	Triple Glaze Argon - 270, Cl, 180	0.24	0.27	0.48	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.43
	Triple Glaze Argon - 180, Cl, 180	0.25	0.45	0.54	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.48

Clad Double-Hung	Clear	0.48	0.57	0.60	0.48	0.51	0.53	0.48	0.51	0.53
	Low-E 270	0.35	0.27	0.51	0.35	0.24	0.45	0.37	0.24	0.45
	Low-E 270 Argon	0.32	0.27	0.51	0.32	0.24	0.45	0.33	0.24	0.45
	Low-E EC	0.30	0.26	0.46	0.30	0.23	0.41	0.32	0.23	0.41
	Low-E EC Argon	0.28	0.26	0.46	0.28	0.23	0.41	0.29	0.23	0.41
	Low-E 366	0.35	0.20	0.47	0.35	0.18	0.42	0.36	0.18	0.42
	Low-E 366 Argon	0.32	0.20	0.47	0.32	0.18	0.42	0.33	0.18	0.42
	Clear	0.47	0.60	0.62	0.47	0.53	0.55	0.48	0.53	0.55
	Low-E 270	0.33	0.28	0.53	0.33	0.25	0.47	0.35	0.25	0.47
	Low-E 270 Argon	0.30	0.28	0.53	0.30	0.25	0.47	0.32	0.25	0.47
Clad Double-Hung Fixed	Low-E EC	0.28	0.27	0.48	0.28	0.24	0.43	0.30	0.24	0.43
	Low-E EC Argon	0.26	0.27	0.48	0.26	0.24	0.43	0.27	0.24	0.43
	Low-E 366	0.33	0.21	0.49	0.33	0.19	0.44	0.35	0.19	0.44
	Low-E 366 Argon	0.30	0.21	0.49	0.30	0.19	0.44	0.31	0.19	0.44
	Clear	0.48	0.60	0.62	0.48	0.53	0.55	0.49	0.53	0.55
	Low-E 270	0.35	0.28	0.53	0.35	0.25	0.47	0.37	0.25	0.47
	Low-E 270 Argon	0.32	0.28	0.53	0.32	0.25	0.47	0.33	0.25	0.47
	Low-E EC	0.30	0.27	0.49	0.30	0.24	0.43	0.31	0.24	0.43
	Low-E EC Argon	0.28	0.27	0.49	0.28	0.24	0.43	0.29	0.24	0.43
	Low-E 366	0.35	0.21	0.49	0.35	0.19	0.44	0.36	0.19	0.44
Clad Horizontal Slider	Low-E 366 Argon	0.31	0.21	0.49	0.31	0.19	0.44	0.33	0.19	0.44
	Clear	0.49	0.69	0.72	0.48	0.62	0.65	0.48	0.62	0.65
	Low-E 270	0.32	0.32	0.61	0.32	0.29	0.55	0.34	0.29	0.55
	Low-E 270 Argon	0.29	0.29	0.61	0.29	0.29	0.55	0.30	0.29	0.55
	Low-E EC	0.27	0.31	0.56	0.27	0.28	0.50	0.28	0.28	0.50
	Low-E EC Argon	0.24	0.31	0.56	0.24	0.28	0.50	0.25	0.28	0.50
	Low-E 366	0.32	0.24	0.57	0.32	0.22	0.51	0.34	0.22	0.51
	Low-E 366 Argon	0.28	0.24	0.57	0.28	0.22	0.51	0.30	0.22	0.51
	Triple Glaze Argon - 270, Cl, Cl	0.23	0.30	0.56	0.24	0.27	0.50	-	-	-
	Triple Glaze Argon - 270, Cl, 180	0.19	0.29	0.53	0.20	0.27	0.48	-	-	-
Clad Direct-Set	Triple Glaze Argon - 180, Cl, 180	0.20	0.49	0.60	0.21	0.45	0.54	-	-	-
	Clear	0.47	0.69	0.72	0.47	0.62	0.65	0.48	0.62	0.65
	Low-E 270	0.32	0.32	0.61	0.32	0.29	0.55	0.34	0.29	0.55
	Low-E 270 Argon	0.28	0.32	0.61	0.28	0.29	0.55	0.30	0.29	0.55
	Low-E EC	0.26	0.31	0.56	0.26	0.28	0.50	0.28	0.28	0.50
	Low-E EC Argon	0.24	0.31	0.56	0.24	0.28	0.50	0.25	0.28	0.50
	Low-E 366	0.31	0.24	0.57	0.31	0.22	0.51	0.33	0.22	0.51
	Low-E 366 Argon	0.28	0.24	0.57	0.28	0.22	0.51	0.33	0.22	0.51
	Triple Glaze Argon - 270, Cl, Cl	0.23	0.30	0.56	0.24	0.27	0.50	-	-	-
	Triple Glaze Argon - 270, Cl, 180	0.19	0.29	0.53	0.20	0.27	0.48	-	-	-
Clad Direct-Set Radius	Triple Glaze Argon - 180, Cl, 180	0.20	0.49	0.60	0.21	0.45	0.54	-	-	-
	Clear	0.47	0.69	0.72	0.47	0.62	0.65	0.48	0.62	0.65
	Low-E 270	0.32	0.32	0.61	0.32	0.29	0.55	0.34	0.29	0.55
	Low-E 270 Argon	0.28	0.32	0.61	0.28	0.29	0.55	0.30	0.29	0.55
	Low-E EC	0.26	0.31	0.56	0.26	0.28	0.50	0.28	0.28	0.50
	Low-E EC Argon	0.24	0.31	0.56	0.24	0.28	0.50	0.25	0.28	0.50
	Low-E 366	0.31	0.24	0.57	0.31	0.22	0.51	0.33	0.22	0.51
	Low-E 366 Argon	0.28	0.24	0.57	0.28	0.22	0.51	0.33	0.22	0.51
	Triple Glaze Argon - 270, Cl, Cl	0.23	0.30	0.56	0.23	0.27	0.50	-	-	-
	Triple Glaze Argon - 270, Cl, 180	0.19	0.29	0.53	0.20	0.27	0.48	-	-	-

Clad 300 Sliding Patio Door	Clear	0.48	0.57	0.61	0.48	0.50	0.53	0.48	0.50	0.53	
	Low-E 270	0.34	0.28	0.52	0.35	0.24	0.45	0.36	0.24	0.45	
	Low-E 270 Argon	0.31	0.27	0.52	0.31	0.24	0.45	0.33	0.24	0.45	
	Low-E EC	0.30	0.26	0.47	0.30	0.23	0.41	0.31	0.23	0.41	
	Low-E EC Argon	0.27	0.26	0.48	0.27	0.23	0.41	0.28	0.23	0.41	
	Low-E 366	0.34	0.21	0.48	0.34	0.19	0.42	0.36	0.19	0.42	
	Low-E 366 Argon	0.31	0.21	0.48	0.31	0.19	0.42	0.32	0.19	0.42	
	Clear	0.45	0.48	0.52	0.45	0.42	0.45	0.46	0.42	0.45	
	Low-E 270	0.34	0.24	0.44	0.34	0.21	0.38	0.36	0.21	0.38	
	Low-E 270 Argon	0.31	0.24	0.44	0.31	0.21	0.38	0.33	0.21	0.38	
Clad 400 Sliding Patio Door	Low-E EC	0.30	0.22	0.40	0.30	0.20	0.34	0.31	0.20	0.34	
	Low-E EC Argon	0.28	0.22	0.40	0.28	0.20	0.34	0.29	0.20	0.34	
	Low-E 366	0.34	0.18	0.41	0.34	0.16	0.35	0.36	0.16	0.35	
	Low-E 366 Argon	0.31	0.18	0.41	0.31	0.16	0.35	0.33	0.16	0.35	
	Clear	0.44	0.45	0.48	0.44	0.39	0.41	0.44	0.39	0.41	
	Low-E 270	0.34	0.22	0.40	0.34	0.19	0.35	0.35	0.19	0.35	
	Low-E 270 Argon	0.31	0.22	0.40	0.31	0.19	0.35	0.33	0.19	0.35	
	Low-E EC	0.30	0.21	0.37	0.30	0.18	0.31	0.31	0.18	0.31	
	Low-E EC Argon	0.28	0.21	0.37	0.28	0.18	0.31	0.29	0.18	0.31	
	Low-E 366	0.33	0.17	0.37	0.33	0.15	0.32	0.35	0.15	0.32	
Clad Out Swing Patio Door	Low-E 366 Argon	0.31	0.17	0.37	0.31	0.15	0.32	0.32	0.15	0.32	
	Clear	0.44	0.44	0.48	0.44	0.38	0.41	0.45	0.38	0.41	
	Low-E 270	0.34	0.22	0.40	0.34	0.19	0.34	0.36	0.19	0.34	
	Low-E 270 Argon	0.32	0.22	0.40	0.32	0.19	0.34	0.33	0.19	0.34	
	Low-E EC	0.30	0.21	0.37	0.30	0.18	0.31	0.32	0.18	0.31	
	Low-E EC Argon	0.28	0.21	0.37	0.28	0.18	0.31	0.30	0.18	0.31	
	Low-E 366	0.34	0.17	0.37	0.34	0.15	0.32	0.36	0.15	0.32	
	Low-E 366 Argon	0.31	0.17	0.37	0.31	0.15	0.32	0.33	0.15	0.32	
	Clad In Swing Patio Door	Clear	0.31	0.17	0.37	0.31	0.15	0.32	0.33	0.15	0.32
		Low-E 270	0.34	0.22	0.40	0.34	0.19	0.34	0.36	0.19	0.34
Low-E 270 Argon		0.32	0.22	0.40	0.32	0.19	0.34	0.33	0.19	0.34	
Low-E EC		0.30	0.21	0.37	0.30	0.18	0.31	0.32	0.18	0.31	
Low-E EC Argon		0.28	0.21	0.37	0.28	0.18	0.31	0.30	0.18	0.31	
Low-E 366		0.34	0.17	0.37	0.34	0.15	0.32	0.36	0.15	0.32	
Low-E 366 Argon		0.31	0.17	0.37	0.31	0.15	0.32	0.33	0.15	0.32	

Primed Awning	Clear	0.46	0.53	0.55	0.46	0.48	0.50	0.46	0.48	0.50
	Low-E 270	0.34	0.25	0.47	0.34	0.23	0.43	0.35	0.23	0.43
	Low-E 270 Argon	0.31	0.25	0.47	0.31	0.23	0.43	0.32	0.23	0.43
	Low-E EC	0.30	0.24	0.43	0.30	0.22	0.39	0.30	0.22	0.39
	Low-E EC Argon	0.28	0.24	0.43	0.28	0.22	0.39	0.28	0.22	0.39
	Low-E 366	0.34	0.19	0.44	0.34	0.17	0.39	0.34	0.17	0.39
	Low-E 366 Argon	0.31	0.19	0.44	0.31	0.17	0.39	0.31	0.17	0.39
	Clear	0.45	0.53	0.56	0.45	0.48	0.50	0.45	0.48	0.50
	Low-E 270	0.33	0.25	0.47	0.33	0.23	0.43	0.35	0.23	0.43
	Low-E 270 Argon	0.30	0.25	0.47	0.30	0.23	0.43	0.31	0.23	0.43
Primed Casement	Low-E EC	0.29	0.24	0.43	0.29	0.22	0.39	0.30	0.22	0.39
	Low-E EC Argon	0.27	0.24	0.43	0.27	0.22	0.39	0.28	0.22	0.39
	Low-E 366	0.33	0.19	0.44	0.33	0.17	0.40	0.34	0.17	0.40
	Low-E 366 Argon	0.30	0.19	0.44	0.30	0.17	0.40	0.31	0.17	0.40
	Clear	0.46	0.61	0.64	0.46	0.55	0.57	0.47	0.55	0.57
	Low-E 270	0.32	0.29	0.55	0.32	0.26	0.49	0.38	0.26	0.49
	Low-E 270 Argon	0.29	0.29	0.55	0.29	0.26	0.49	0.30	0.26	0.49
	Low-E EC	0.27	0.27	0.50	0.27	0.25	0.45	0.28	0.25	0.45
	Low-E EC Argon	0.25	0.27	0.50	0.25	0.25	0.45	0.26	0.25	0.45
	Low-E 366	0.32	0.22	0.51	0.32	0.20	0.45	0.34	0.20	0.45
Primed Casement Fixed	Low-E 366 Argon	0.28	0.22	0.51	0.28	0.19	0.45	0.30	0.19	0.45
	Clear	0.47	0.56	0.59	0.47	0.50	0.52	0.47	0.50	0.52
	Low-E 270	0.34	0.27	0.50	0.34	0.24	0.45	0.36	0.24	0.45
	Low-E 270 Argon	0.31	0.27	0.50	0.31	0.24	0.45	0.32	0.24	0.45
	Low-E EC	0.30	0.25	0.46	0.30	0.23	0.41	0.31	0.23	0.41
	Low-E EC Argon	0.27	0.25	0.46	0.27	0.23	0.41	0.28	0.23	0.41
	Low-E 366	0.34	0.20	0.46	0.34	0.18	0.41	0.35	0.18	0.41
	Low-E 366 Argon	0.31	0.20	0.46	0.31	0.18	0.41	0.32	0.18	0.41
	Clear	0.46	0.58	0.62	0.46	0.52	0.55	0.46	0.52	0.55
	Low-E 270	0.33	0.28	0.53	0.33	0.25	0.47	0.38	0.25	0.47
Primed Double-Hung	Low-E 270 Argon	0.29	0.28	0.53	0.29	0.25	0.47	0.31	0.25	0.47
	Low-E EC	0.28	0.26	0.48	0.28	0.24	0.43	0.29	0.24	0.43
	Low-E EC Argon	0.25	0.26	0.48	0.25	0.24	0.43	0.27	0.24	0.43
	Low-E 366	0.32	0.21	0.48	0.32	0.19	0.43	0.34	0.19	0.43
	Low-E 366 Argon	0.29	0.21	0.48	0.29	0.19	0.43	0.30	0.19	0.43

Primed Horizontal Slider	Clear	0.47	0.58	0.62	0.47	0.52	0.55	0.48	0.52	0.55
	Low-E 270	0.34	0.28	0.52	0.34	0.25	0.47	0.36	0.25	0.47
	Low-E 270 Argon	0.31	0.28	0.52	0.31	0.25	0.47	0.32	0.25	0.47
	Low-E EC	0.29	0.26	0.48	0.29	0.24	0.43	0.31	0.24	0.43
	Low-E EC Argon	0.27	0.26	0.48	0.27	0.24	0.43	0.28	0.24	0.43
	Low-E 366	0.34	0.21	0.48	0.34	0.19	0.43	0.35	0.19	0.43
Primed Direct-Set	Low-E 366 Argon	0.31	0.21	0.48	0.31	0.19	0.43	0.32	0.19	0.43
	Clear	0.46	0.67	0.71	0.46	0.61	0.64	0.47	0.61	0.64
	Low-E 270	0.31	0.32	0.61	0.31	0.29	0.55	0.33	0.29	0.55
	Low-E 270 Argon	0.27	0.32	0.61	0.27	0.29	0.55	0.29	0.29	0.55
	Low-E EC	0.25	0.30	0.55	0.25	0.27	0.50	0.27	0.27	0.50
	Low-E EC Argon	0.23	0.30	0.55	0.23	0.27	0.50	0.24	0.27	0.50
Primed Out Swing Patio Door	Low-E 366	0.31	0.24	0.56	0.31	0.22	0.50	0.33	0.22	0.50
	Low-E 366 Argon	0.27	0.24	0.55	0.27	0.22	0.50	0.28	0.22	0.50
	Clear	0.43	0.53	0.52	0.43	0.46	0.45	0.44	0.46	0.45
	Low-E 270	0.33	0.28	0.44	0.33	0.25	0.38	0.35	0.25	0.38
	Low-E 270 Argon	0.31	0.28	0.44	0.31	0.25	0.38	0.32	0.25	0.38
	Low-E EC	0.29	0.27	0.40	0.29	0.24	0.35	0.31	0.24	0.35
Primed In Swing Patio Door	Low-E EC Argon	0.28	0.27	0.40	0.28	0.24	0.35	0.29	0.24	0.35
	Low-E 366	0.33	0.22	0.41	0.33	0.20	0.35	0.35	0.20	0.35
	Low-E 366 Argon	0.30	0.22	0.41	0.30	0.20	0.35	0.32	0.20	0.35
	Clear	0.43	0.44	0.48	0.43	0.38	0.41	0.44	0.38	0.41
	Low-E 270	0.33	0.22	0.40	0.33	0.19	0.35	0.35	0.19	0.35
	Low-E 270 Argon	0.31	0.22	0.40	0.31	0.19	0.35	0.32	0.19	0.35
Low-E EC Argon	Low-E EC	0.29	0.21	0.37	0.29	0.18	0.31	0.31	0.18	0.31
	Low-E EC Argon	0.28	0.21	0.37	0.28	0.18	0.31	0.29	0.18	0.31
	Low-E 366	0.33	0.17	0.37	0.33	0.15	0.32	0.35	0.15	0.32
	Low-E 366 Argon	0.31	0.16	0.37	0.31	0.14	0.32	0.32	0.14	0.32



RELIABILITY for real life



City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 3

Meeting Date: 5/21/13

Applicant

Axia Architects/Steve Ledson

Project Location

821-845 West Spain 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: 1946-1964

Request

Application for a Demolition Permit to demolish the buildings 50 years in age or older located on the properties at 821-845 West Spain Street.

Summary

Background: The two-acre site is comprised of two adjoining parcels located on the south side of West Spain Street, opposite its intersection with Juniper Serra Drive. The property is currently developed with eight residential/accessory buildings constructed between 1946 and 1964. The site is not located within the City's Historic Overlay Zone, and neither parcel is listed in the local Historic Resources Survey (1979, Sonoma League for Historic Preservation), or the State or National Registers. The owner intends to demolish all existing structures on the property in order to accommodate an 18-unit Planned Development (the Planned Development application will be subject to consideration by the Planning Commission at a future public hearing). Under the Development Code, the demolition of any structure 50 years in age or older is subject to review and approval by the DRC.

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

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

The City commissioned Archaeological Resource Service (ARS) to evaluate the potential historic significance of the buildings on the property. Based on their initial assessment, ARS identified five older buildings that warranted further evaluation (these included two residences, a garage, a garage with living quarters, and a shed all built in or around 1946). The other three buildings on the property (two duplexes and a residence at the back of the site) were dismissed and not included in the evaluation because of their more recent construction (1962-1964). The resultant historic property research report prepared by ARS (attached) found that none of the five buildings meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA. Because the structures are not historical resources, demolishing them would not have a significant effect on the environment and their removal would qualify for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

City Regulations for Demolition Permits: The City's regulations for demolition permits (attached) rely on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. Based on the analysis above - that the structures do not qualify as historical resources under CEQA - it is staff's view that the findings for approval of a demolition permit can be made.

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

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

Timing of Demolition: When approving Demolition Permits, it has been the DRC's standard practice to apply a condition of approval requiring that buildings not be demolished until all Planning entitlements and building permits have been obtained/issued for the associated redevelopment project. With such a condition, the proposed Planned Development application would need to be reviewed and approved by the Planning Commission and Design Review Commission and associated building permits issued before buildings on the property could be demolished.

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. Demolition Permit Regulations (19.54.090)
2. Project Narrative
3. Correspondence
4. Proposed Tentative Map for Nicora Place Planned Development
5. Existing Site Plan

Enclosure:

1. Historic Structure Evaluation Prepared by Archaeological Resource Service, dated April 11, 2013

cc: Steve Ledson (via email)
Ledson & Ledson Development
P.O. Box 946
Sonoma, CA 95476

Doug Hilberman (via email)
Axia Architects
250 D Street, Suite 210
Santa Rosa, CA 95404

Greg Rank
598 Mariano Drive
Sonoma, CA 95476

Yvonne Bowers, Sonoma League for Historic Preservation (via email)

Patricia Cullinan (via email)

19.54.090 Demolition permit.

A. Purpose. Sonoma has a significant heritage of historic buildings, as exemplified by the designation of the Sonoma Plaza as a National Historic Landmark. These buildings provide a tangible link to the city's past, foster civic pride and a sense of community, and constitute an important aesthetic, cultural, and economic resource. In order to preserve this heritage while respecting the rights of the property owners, this chapter establishes provisions for the review of demolitions, including a requirement for demolition permits.

B. Applicability. For any proposed demolition, a demolition permit shall be obtained prior to the issuance of a building permit, unless the demolition is exempted by subsection (C) of this section. Applications for a demolition permit shall be subject to the review and approval by the design review commission (DRC).

C. Exemptions. The following categories of demolition shall be exempt from DRC review:

1. Structures that are less than 50 years of age and that are not identified in the inventory of historic structures prepared by the League for Historic Preservation;
2. Detached accessory structures that are not identified in the inventory of historic structures prepared by the League for Historic Preservation;
3. Structures that the building official has determined present a clear and immediate threat to public safety.

D. Timing. When an application for demolition is associated with a development proposal that requires a discretionary permit from the planning commission, the review of the demolition application shall be completed prior to commencing review of any other application for a discretionary permit.

E. Application Requirements and Procedures. Any person seeking approval of a nonexempt demolition in compliance with this chapter shall make application for a demolition permit prior to an application for a building permit, in compliance with SMC 19.52.040, Application preparation and filing. It is the responsibility of the applicant to provide evidence in support of the findings required by subsection (G) of this section, Findings, Decision.

1. Commencement of Review. The review of an application for a demolition permit shall not be initiated until the planning division receives a complete application, including all required documentation as specified in the application form and any additional information required by the city planner in order to conduct a thorough review of the proposed demolition.

2. Notice and Hearing. The design review commission shall conduct a public hearing on an application for a demolition permit. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 SMC, Public Hearings, and may approve, approve with conditions, or disapprove the demolition permit in compliance with this section.

3. Factors to Be Considered. In the course of demolition permit review, the consideration of the design review commission shall include the following factors:

- a. The relative historical significance, if any, of the structure proposed for demolition;

- b. The contribution, if any, the structure makes to a historic context;
- c. The cost of preserving or rehabilitating the structure;
- d. The potential for adaptive re-use; and
- e. The potential for relocating the structure.

4. Cooling-Off Period. Prior to taking final action on an application for a demolition permit, the design review commission may impose a cooling-off period of up to six months in order to allow an opportunity to investigate alternatives to demolition.

F. Determination of Significance. For purposes of requiring an application for a demolition permit, it shall be presumed that a structure possesses historic significance if said structure is identified in the inventory of historic structures prepared by the Sonoma League for Historic Preservation. However, in its review of an application for a demolition permit, the design review commission may determine that a listed structure is not historically significant if, based on evidence in the record, it finds that:

1. The listing in the inventory is based on erroneous information; or
2. The structure does not meet the criteria for historic significance as defined by the State Office of Historic Preservation.

G. Findings, Decision. Following the public hearing, the design review commission may approve or approve with conditions or disapprove a demolition permit application. In order to approve an application for a demolition permit, the design review commission must find that:

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

H. Review of Replacement Structures. Notwithstanding the limitations on the architectural review set forth in SMC 19.54.080(B), the DRC may require, as a condition of approval for a demolition permit issued within the Historic Overlay zone, that any replacement structures, including single-family residences, be subject to architectural review in order to assure that the new construction is compatible with the historic context of the site.

I. Expiration. If a building permit has not been applied for and issued within one year of demolition permit approval, the approval shall become void, unless an extension is approved in compliance with Chapter 19.56 SMC, Permit Implementation, Time Limits, Extensions. (Ord. 07-2007 § 1 (Exh. A), 2007; Ord. 2003-02 § 3, 2003).

NICORA PLACE SUBDIVISION PROJECT
DEMOLITION PERMIT - PROJECT SUMMARY

April 26, 2013
AXIA Architects

Project Name	Nicora Place
Location	281 and 845 West Spain Street South side of West Spain Street just east of intersection with Sonoma Highway.
Area	Approximately 2.02 acres
Current Zoning	R-M: Medium Density Residential
Current General Plan Designation	Medium Density Residential
Proposal	Planned Development consisting of 18 single family residential units, including 4 affordable housing units
Demolition Intent	The Owner's intent is to demolish all existing structures in a phased manner as determined appropriate based on the new construction phasing. Five of the seven buildings appear to be over 50 years old. A historical property research report was prepared by Archaeological Resource Service on April 11, 2013 indicating that none of the five buildings studied appeared eligible for the California Register of Historical Resources criteria. In most cases ARS cited a lack of integrity of the setting and noted that the main structures were not good examples of the ranch style of architecture. Ledson Development will meet or exceed the recycling requirements of the City regulations during demolition.
Project Vision Statement	The new project pays homage to a historic time in Sonoma when life was a little slower paced and the center of town was intimate and within walking distance. The proposed structures are a combination of Victorian and Craftsman style homes with a level of quality and detailing that is the trademark of Ledson Development. The narrow private drive loop is envisioned with a quaintness to encourage a mix of uses including pedestrian and bike activities. The land is set up for small lot private ownership, designed to foster variety in the plantings and visual landscape that stems from individual ownership. With the close proximity

APR 26 2013

of the site to parks, the design focuses on privately owned public and private space, using front yards, backyards, and the street to provide variety of forums for exterior activities. A local pocket park is centrally positioned for the enjoyment and use of all residents.

Factors to be Considered

The structures have been found to NOT be historically significant

A historical property research report was prepared by Archaeological Resource Service on April 11, 2013 indicating that none of the five buildings studied appeared eligible for the California Register of Historical Resources criteria.

The structures do not represent a unique and irreplaceable resource

The ARS report notes that because of the building boom following WWII, there are many examples of ranch style homes. The ARS report notes that “neither of the two main residences is a good example of ranch style architecture.” The ARS report also notes that “the shed does not convey association with past agricultural use of the property and has no architectural significance.” The report talks in most cases about a lack of integrity of the setting.

The community benefit of preserving the structure is outweighed by the cost of preservation and rehabilitation

The ARS report finds very little historical value in the existing buildings in their current context. The cost of preservation and rehabilitation includes not only the significant construction cost, but also the economic cost of the development opportunity lost on half of the current site. The structures lack current safety and energy efficiency measures that have been incorporated over the years in the City regulations.

The adaptive re-use of the structure is inappropriate due to economic and land use conditions

The structures and the site are currently designated for residential use. This is also representative of the adjacent parcels. Adaptive re-use to another occupancy function would be out of character for the immediate neighborhood.

The relocation of the structure is infeasible due to cost.

The economic value of the structures is not significant, making relocation an infeasible option from an economic stand point. The resulting value of the structure would be less than the net cumulative of the relocation, once land costs, moving costs and improvement costs are factored.

RECEIVED

MAY 06 2013

CITY OF SONOMA

Greg Rank
598 Mariano Dr
Sonoma Ca 95476

Request for comments: Nicora Place – 845 W Spain St Sonoma California

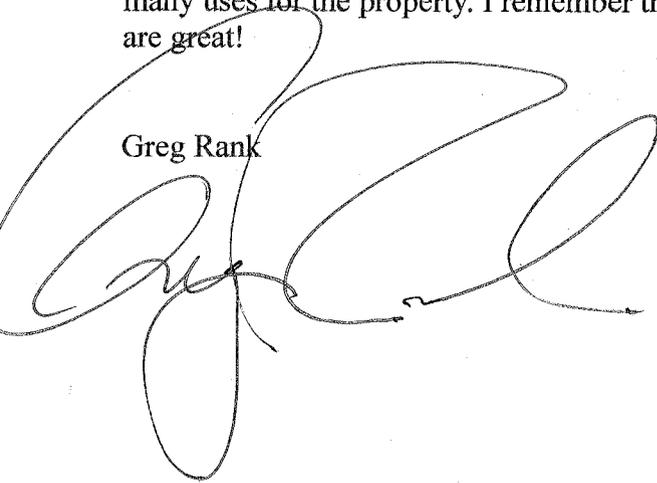
May 2nd 2013

Once upon a time there was a little house at 845 W Spain Street Sonoma California. From now on I will just call this house: "845". Years ago 845 woke up from a slumber and looked to the west. Someone stole it's open space and built a condominium project. Next 845 woke up and looked to the south. Someone had stole the open space to the south and built condominiums. Again after a deep slumber, 845 wakes up and looks to the east: another condominium development replaced the open space in that direction. Unbelievably 845 wakes up some time later and looks to the north: apartments had replaced what was once a grove of trees to the north. Now 845 is all alone and feeling rather poor until someone comes along and tells it that it can grow up and become a condominium too. Except the builder won't call him a condominium, he will call it single family dwellings, with a governing association. Excited 845 says yes, I want to become Nicora place, but all of the condo owners to the west, south, east and north object. "Enough!" they say, no more development.

I can't think of a good reason 845 should not grow up like the rest of the space around it? But I do know that during the time I lived at 847 West Spain St #5, I often heard great horned owls in the large Redwood trees at 845. They are majestic birds and I would awake to their calls during a full moon and it was magical.

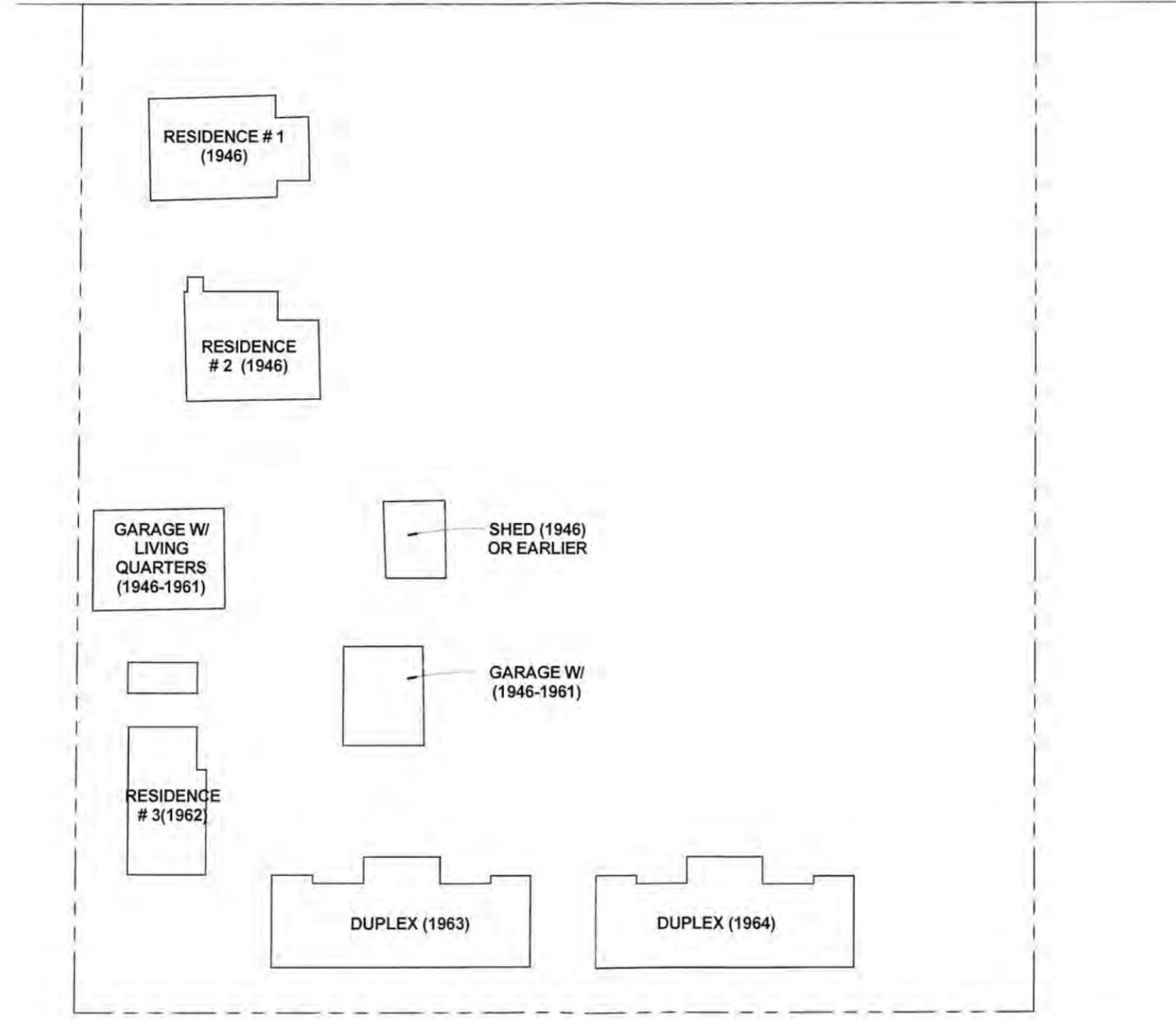
In nature a redwood forest is not just a redwood forest, but it is full of other things too: like streams and rivers, grassland lands and open space. To mimic nature perhaps a condominium forest should be allowed some redwood trees too? Some open space, rivers and lakes? The city could purchase the property and develop it into a living center for the Autistic like the development on 5th street west. The developmentally disabled and special needs population go under served in our community and around the world. It could also become a park for people to walk their dogs and enjoy the trees. There are many uses for the property. I remember the great horned owls. The great horned owls. Now they truly are great!

Greg Rank

A large, stylized handwritten signature in black ink, appearing to be 'Greg Rank', written over the printed name.

JUNIPERO ST

WEST SPAIN STREET



① SITE PLAN
1" = 20'-0"

NICORA PLACE SUBDIVISION

250 D Street, Suite 210
 Santa Rosa, CA 95404
 Voice: 707 542 4652
 FAX: 707 542 3919
 www.axiaarchitects.com



SONOMA CALIFORNIA

© AXIA Architects
04/26/13

APR 26 2013



NORTH SIDE
GARAGE W/ LIVING QUARTERS (1946-1961)



EAST SIDE
GARAGE W/ LIVING QUARTERS (1946-1961)



SOUTH SIDE
GARAGE W/ LIVING QUARTERS (1946-1961)



NORTH SIDE
GARAGE W/ LIVING QUARTERS (1946-1961)



WEST & SOUTH SIDE
GARAGE (1946-1961)



SOUTH SIDE
GARAGE (1946-1961)



EAST SIDE
GARAGE (1946-1961)



NORTH SIDE
GARAGE (1946-1961)



NORTH & EAST SIDE
SHED (1946) OR EARLIER



SOUTH SIDE
SHED (1946) OR EARLIER



SOUTH SIDE
SHED (1946) OR EARLIER



NORTH SIDE
SHED (1946) OR EARLIER



NORTH & EAST SIDE
SHED (1946) OR EARLIER

NICORA PLACE SUBDIVISION

250 D Street, Suite 210
Santa Rosa, CA 95404
Voice: 707 542 4652
FAX: 707 542 3919
www.axiaarchitects.com



SONOMA

CALIFORNIA

© AXIA Architects
04/26/13



SOUTH EAST CORNER OF HOUSE W/ BACK PORCH
RESIDENCE # 1 (1946)

EAST END OF NORTH SIDE
RESIDENCE # 1 (1946)

EAST SIDE W/ ATTACHED DECK
RESIDENCE # 1 (1946)

PORCH LOOKING SOUTH
RESIDENCE # 1 (1946)

WEST SIDE
RESIDENCE # 1 (1946)

WEST SIDE
RESIDENCE # 2 (1946)

EAST SIDE
RESIDENCE # 2 (1946)

SOUTH SIDE
RESIDENCE # 2 (1946)

NORTH & WEST SIDE
RESIDENCE # 2 (1946)

NORTH & EAST SIDE
RESIDENCE # 2 (1946)

SOUTH SIDE
RESIDENCE # 2 (1946)

April 11, 2013

Rob Gjestland
Senior Planner
City of Sonoma



RE: Historic property research at 845 W. Spain Street, Sonoma, 95476

Dear Mr. Gjestland,

Further historic research was conducted for the property located at 845 W. Spain Street in Sonoma (APNs 127-211-021 and -022). The research was done to evaluate the potential historic significance of five of the existing buildings: a main residence (#1), a secondary residence (#2), a shed, garage building with living quarters (#1), and another garage building (#2). These five buildings were individually recorded on Department of Parks and Recreation (DPR) 523 forms. The buildings located at 839-841 and 281-283 W. Spain Street were not included in this evaluation.

The buildings were evaluated for their potential historic significance following the California Register of Historical Resources (CRHR) criteria. The two residences and garages are associated with the post WWII building boom, which under Criterion 1, is an event that made a significant contribution to the broad patterns of California's history and cultural heritage. However, due to changes in the setting the buildings no longer convey a connection with this event. Due to a lack of integrity it does not appear to qualify under Criterion 1.

The two residences and garage building have ranch style architecture. This style of architecture originated in California in the mid-1930s and was popular until the 1960s. Because of the building boom following WWII there are many examples of ranch style homes. Neither of the two main residences is a good example of ranch style architecture. The main residence (#1) has some distinctive characteristics of a ranch style home, but changes in design and materials have altered many of the characteristics. Due to a lack of integrity it does not appear to qualify under Criterion 3.

Research did not indicate that the buildings were associated with the lives of anyone important in our past; therefore they do not qualify under Criterion 2 of the CRHR. Likewise, they do not have the potential to yield further information about history, so they do not qualify under Criterion 4.

In summary, five buildings were recorded as a result of this study. The shed is not associated with the other buildings. It appears to be the oldest building on the property, built prior to 1946, but with an unknown construction date. It is likely associated with past use of the property as a vineyard. The shed does not convey association with past agricultural use of the property and has no architectural significance. It was recorded, but it is not historically significant. The other four buildings do not appear to be eligible for the CRHR either due to their lack of ability (through a loss of integrity) to convey association with the historical event that they are associated with, the post WWII building boom. These five buildings were recorded on DPR 523 forms, but none of them appear eligible for the CRHR.

The DPR 523 forms are attached. Please contact us if you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Sally Evans".

Sally Evans
Archaeological Resource Service

3820 Bodega Avenue
Petaluma, CA 94952
(707) 762-2573 ☎ FAX (707) 762-1791

CONTINUATION RECORD

Resource Name or # ARS 12-015-01

Recorded by: S. Evans

Continuation Update

Page: 2 of 8

(Continued from P3a. Description)

Residence #2, at 845 W. Spain Street, is situated on the south side of Residence #1. It is a single-story stucco building with a simple floor plan that measures 40' east-west and 25' north-south. The roof is hipped on the west side and is gabled with an extended gable on the east side; and there is a small vent in the upper part of the main gable. The roof has a wide eave overhang with exposed rafters all around; and the fenestration includes a mix of aluminum, wood and vinyl framed single-hung, fixed and sliding windows. There is also a 4' by 4' utility shed addition on the west end of the north side. According to the Assessor's records, the front of the house was formerly on the east side of the building; however access is now from the south side.

The first garage building is located immediately southwest of Residence #2 and also has living quarters. It is a one-story building with a simple rectangular plan that measures 30' north-south and 40' east-west. It is clad with horizontally placed beveled wood siding and has a hipped roof with a slight ridge and a wide eave overhang with exposed rafters. The roof is covered with composite shingles. The front of the building faces north and there are three single-car garage doors along this side. To the east of the garage doors are the living quarters, marked by a set of wood framed double hung windows separated by a large fixed pane window. The window unit is situated above a low brick façade. There is single entry door at the north end of the east side to access the living quarters. There are also two wood framed double-hung windows along this side. At the rear (south side) of the buildings there is a 10' by 9' covered patio that was constructed in 1965, and a 4' by 10' enclosed storage shed attached to the rear of that. The main part of the building was constructed sometime between 1946 and 1961.

The other garage building is a smaller, slightly rectangular, hipped roof building that measures 30' north-south and 24' east-west. The roof has an overhanging eave with exposed rafters and is covered with composite shingles. The entire building is clad with horizontally placed simple drop wood siding, and there is a single entry door on the south side and two single-car garage doors on the west side. This building was constructed sometime between 1946 and 1961.

The shed is situated to the east of the garage with living quarters and to the north of the other garage. It is a small front gabled shed that measures 18' east-west and 22' north-south. There is a vent in the gable, an entry door and a divided fixed pane window on the north side and a sliding wood door on the south side. It is clad with horizontally placed flush wood siding that has been covered with stucco on the north and west sides. The construction date of the shed is unknown. It appears to be a tractor shed and may have been present with the property was in agricultural use prior to 1946.

There are three other residential buildings and a shed on the property. One of the residences, located on the south side of the garage building with living quarters, is a one-story, side gabled building with a simple east-west orientated rectangular plan and an attached single-car garage on the north side. It is covered with stucco and has aluminum framed sliding windows. This building has the address of 843 W. Spain Street and was built in 1962. The other two residential buildings are duplexes with the same floor plan, one of which is located on the adjacent parcel. These are one-story stucco buildings having a front-facing T design with a divided double car garage at the front-center and entry ways on either side. Both roofs are covered with composite shingles and the windows are aluminum framed throughout. The duplex at 839/841 W. Spain Street was constructed in 1963, and the duplex within the adjacent parcel at 281/283 W. Spain Street was constructed in 1964.

Property History:

Sonoma was laid out in 1835 by General Mariano Vallejo who designed it following accepted principles for city planning in New Spain; that is, a rectangular shaped city centered on a large plaza with a grid street pattern. When the city was laid out the project area became part of Lot 508, bounded by Sonoma Creek on the west, W. Spain Street on the north, a "paper" street (planned, but never built) on the east and Napa Street on the south (Alley, Bowen & Co. 1880:155; Bowers 1867). One of the earliest maps of Sonoma City (Bowers 1867) shows that in 1867 Lot 508, as well as the adjacent 15-acre lot to the east (Lot 509) and several smaller lots closer to the plaza, were owned by G.L. Wratten. By 1877 Wratten owned only Lots 508 and 509, totaling 32-acres; and there was a residence at the southeast corner of Lot 509, near the corner of W. Napa Street and 5th Street West, and vineyards throughout both lots (Thompson 1877:73).

George L. Wratten was born to James and Eliza Wratten in 1829 and it is unclear when he moved to Sonoma County, but in the 1860s he was living in Sonoma and practicing law. He married Emily Amelia Drummon in 1859 in San Rafael, and they had a daughter, Edith, born on March 26th 1861, and a son named George M., born on January 31, 1865 (Sonoma County Journal 1859). Wratten was an attorney for the City of Sonoma in 1855-56 and again in 1859-60, an attorney for the Pacific Insurance Company in 1867, and General Mariano Vallejo personal attorney. Some of his other business activity included serving on the Board of Commissioners to settle land disputes (1868-69), serving on the Board of Directors for the Sonoma Valley Bank (1875), and serving as Secretary for the City of Sonoma (1878) (Munro-Fraser 1880; Sonnichsen 1990).

(See Cont., pg 3 of 8)

CONTINUATION RECORD

Resource Name or # ARS 12-015-01

Recorded by: S. Evans

Continuation Update

Page: 3 of 8

(Property History Continued from Page 2 of 7)

George Wratten owned Lots 508 and 509 until they moved to Florence, Arizona in 1879. Their son, George M. Wratten, was fourteen at the time and at age 16 he left their Arizona home and spent his remaining years living with the Apache Indians, becoming an official government scout, superintendent of three reservations and an Apache interpreter (Sonnichsen 1990). Because of his work, he is regarded as "one of the unsung heroes of Chiricahua Apache history" (Stockel 2006).

It is not clear who George Wratten sold Lots 508 and 509 to in 1879, but by 1897 they were owned by Sarah Stevenot (Reynolds & Proctor 1898). Sarah was married to Emile K. Stevenot who was born in France and educated in mining and engineering at the University of Strasburg. He graduated in 1863 and came to California to join his father, Gabriel Stevenot, who arrived in California during the Gold Rush. Gabriel Stevenot was president of the Melons Mining Company at Melons in Carson Hill, Calaveras County when Emile arrived to secure work in 1863. In 1870, Emile moved to San Francisco and started a borax and metallurgical refinery. He discovered the process of manufacturing refined borax and his company became the largest of its kind in the United States and Europe. In 1872 he married Sarah Stevenot. In 1879 he sold interest in the company and moved to Calaveras County to pursue work in the gold mining industry. Emile and Sarah had seven children (Lewis Publishing Company 1892). Their son Richie Stevenot, born September 25, 1882 in Calaveras County, became known as "Mr. Mother Lode" and his birthplace is now listed as California State Landmark #769 (CA DPR 1990). In 1890 the family moved to Sonoma purchasing the 32-acre property from Wratten. Emile built a chemical laboratory on the property where he conducted general assay business. The lab may have operated from one of two structures built near the original residence located at the corner of W. Napa Street and 5th Street West by 1902, according to the USGS Napa 15' topographic map from 1902 (revised 1908).

It is not clear when the Stevenot's sold the two 15-acre lots, but by 1923 the lots were being subdivided into smaller, linear shaped lots and sold (Sonoma County Recorder, 2012). According to a review of deeds on file at the Sonoma County Recorder's office, in 1920 William D. Foley sold a 3.5-acre portion of Lots 508 and 509 to Felice and Madalen Rovai (this section was adjacent to the project area on the east). Not much information could be found about William D. Foley, other than he was born in South Carolina in 1867 and was married to Victoria Foley, born in California in 1869; and in 1910 they both lived in San Francisco (Ancestry.com, 1910). Felice Rovia was born in Italy in 1875 and immigrated to the United States in 1889. He married Madeline Rovia who was born in Oregon to Italian immigrants. According to the 1908-1909 County Directory (Oppenheimer 1908-1909), Felice lived in Sonoma by that time. The U.S. Census indicates that in 1920 he was renting a home in Sonoma and by 1930 he owned his home. In these records, Felice is listed as a laborer, a farmer and performing "odd jobs" (Ancestry.com, 1920, 1930; Oppenheimer 1929-1930). According to deeds on file at the Sonoma County Recorder's office, in 1934 the Rovia's purchased two acres of land adjacent to the west of their 3.5-acre property they acquired from Foley in 1920. This additional land, purchased from Armando and Albina Bianchini, included the eastern half of the project area, which did not contain any buildings at the time (USGS 15' Sonoma quadrangle 1919). In 1944, the Rovai's sold a 2.74-acre portion of their property to Paul and Isola Paroli (Sonoma County Recorder, 2012).

Very little information could be found regarding Paul and Isola Paroli, other than they both lived in San Francisco prior to moving to Sonoma sometime between 1932 and 1938; and Paul worked as a laborer in San Francisco and a farmer while living in Sonoma (Ancestry.com, 1932; Oppenheimer 1938). Also, according to records on file at the Sonoma County Recorder's office, at some point prior to 1950 the Paroli's had also purchased the land that included the western half of the project area (Sonoma County Recorder, 2012). In 1946 they built two houses and likely two garage buildings in the back portion of their larger property. The Paroli's were probably taking advantage of an opportunity to profit from a population explosion taking place in Sonoma and throughout the country at the time. Following WWII cities throughout the U.S. experienced marked population growth; and in Sonoma between 1940 and 1950 the population increased by 42% (State of California 2012).

In 1950 Isola Paroli, a widow, sold the property to Aldo A. (aka, Antonio Aldo) and Annetta G. Nicora. Both Aldo and Annetta were born in Italy in 1903 and immigrated to the United States in 1920. They lived in San Francisco, where Aldo worked as a shoemaker. They first rented a house on Mission Street and later purchased a home on 21st Street in San Francisco (U.S. City Directories from 1923, 1928, 1932, 1935). In 1926 they had one son named Henry. Sometime between 1934 and 1950 they moved to Sonoma and purchased the property at 845 W. Spain Street (project area). Aldo died in 1988 and Annetta continued to live there until her death in 1995, at which time the property was inherited by their son Henry. During their tenure, three buildings were constructed within the project area, including the residence at 843 W. Spain Street (built in 1962) and two duplexes, built in 1963 and 1964.

In 2007 Henry sold the property at 845 W. Spain Street to Steve Ledson, who is the current landowner.

CONTINUATION RECORD

Resource Name or # ARS 12-015-01

Recorded by: S. Evans

Continuation Update

Page: 4 of 4

References:

Alley, Bowen & Co.

1879 History of Sonoma County. Library of Congress, Washington D.C.

Ancestry.com

1910 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.

1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.

1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.

1932 U.S. City Directories, 1921-1989 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2006.

Bowers, A.B.

1867 Map of Sonoma County, California. Made and published by A.B. Bowers in accordance with an Act of the Legislature, approved 28 march 1863 with additions and corrections to September First 1867.

California Department of Parks and Recreation

1990 California Historical Landmarks. Office of Historic Preservation, State of California.

Easterlin, Richard A.

2008 Twentieth-Century American Population Growth. Cambridge University Press

Lewis Publishing Company

1892 The Bay of San Francisco: the metropolis of the Pacific Coast and its suburban cities. Lewis Publishing Co., Chicago, Ill.

Munro-Fraser, J. P.

1880 History of Sonoma County, California including its Geography, Geology, Topography and climatology. Alley, Bowen & Co., Washington D.C. Republished 1972 by Charmaine Burdell Veronda. Petaluma.

Oppenheimer, H.E.

1908-1909 Oppenheimer County Directory. Sonoma City Directory Publishing Company, San Francisco.

1929-1930 Oppenheimer County Directory. Sonoma City Directory Publishing Company, San Francisco.

1938 Oppenheimer County Directory. Sonoma City Directory Publishing Company, San Francisco.

Reynolds and Proctor

1897 Illustrated Atlas of Sonoma County, California. Reynolds and Proctor, Santa Rosa.

Sonnichsen, C.L. (editor)

1990 Geronimo and the End of the Apache War. University of Nebraska Press.

Sonoma County Journal (Petaluma, CA)

1859 Newspaper announcements of births, deaths and incidents in Sonoma County on June 3, 1859.

<http://archiver.rootsweb.ancestry.com/th/read/NEWSPAPER-ABSTRACTS/2001-08/0997122921>.

Sonoma County Assessor

2012 Property Characteristics for APNs 127-211-021 and 127-211-022. Confidential records on file at the Sonoma County Assessor's office, Santa Rosa, CA.

Sonoma County Recorder

2012 Property deeds for APNs 127-211-021 and 127-211-022 on file at the Sonoma County Recorder's office, Santa Rosa, CA.

State of California

2012 Population of Counties and Cities in California, 1850-2010. <http://www.bayareacensus.ca.gov/historical/historical.htm>

Stockel, H. Henrietta

2006 Shame and Endurance: The Untold Story of the Chiricahua Apache Prisoners of War. University of Arizona Press.

Thompson, Thomas H.

1877 Historical Atlas of Sonoma County, California with Illustrations. Thomas H. Thompson, Oakland.

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code:

Resource Name or #: ARS 12-015-01

B1. Historic Name:

B2. Common Name: Nicora Place

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Residence #1 = early Ranch style with Prairie style (low pitch roof, overhanging eaves boxed without brackets, stucco exterior) and Spanish Revival (tile and Terrazzo work at entry, wrought iron grillwork under street-facing window, and stucco exterior) influences.

Residence #2 = simple vernacular

B6. Construction History:

Residence #1 and #2 were constructed in 1946, during the time when the property was owned by Paul and Isola Paroli. The other three residential buildings were built when Aldo and Annetta Nicora owned the property, including the residence at 843 W. Spain Street, built in 1962, and two duplexes at 839/841 and 281/283 W. Spain Street, built in 1963 and 1964. The two garage buildings were constructed between 1946 and 1961; and were reported to be in fair condition in 1961. The garage buildings were likely constructed when the houses were built in 1946 due to their similar roof style. It is not known when the shed was constructed, however it was in poor condition in 1961.

B7. Moved?: no

Date:

Original Location:

B8. Related Features:

none

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Post WWII population expansion; residential architecture Area: Sonoma

Period of Significance: 1946-1960 Property Type: HP2. Single family property Applicable Criteria: 1, 3

Discuss importance:

CRHR Criteria for Historic Significance: The buildings are associated with the post-WWII population expansion and subsequent building boom in Sonoma and throughout the United States; and this is an event that made a significant contribution to the broad patterns of local, state and U.S. history (CRHR Criteria 1).

The houses are not associated with any historically significant individuals (CRHR, Criterion 2).

Residence #1 does embody some distinctive characteristics of the type of residential architecture built after WWII, such as being one-story and having some Ranch and Prairie style influence; but neither is a good example of a specific type of architecture that reflects the post-war period. Furthermore, they do not represent the work of a master or possess high artistic values (CRHR, Criterion 3).

The buildings do not have the potential to yield information important to the history of the local area, California or the nation (CRHR, Criterion 4).

Integrity: The buildings do not have the ability to convey association with the post-war population expansion in Sonoma, California or the U.S. The setting of the surrounding area does not reflect a post-war neighborhood, as most of the surrounding buildings constructed along Spain Street during this period have been replaced or surrounded by newer construction, and this deters from the ability to convey association with this historic event. Furthermore, changes to the property itself since 1960, including the construction other residences in close proximity, also detracts from the feeling of a post-war residential setting. While Residence #1 retains integrity of design, workmanship and materials, neither residence contributes to a specific architectural style that conveys association with the post-war population and building surge.

B11. Additional Resource Attributes:

*B12. References:

See page 4

B13. Remarks:

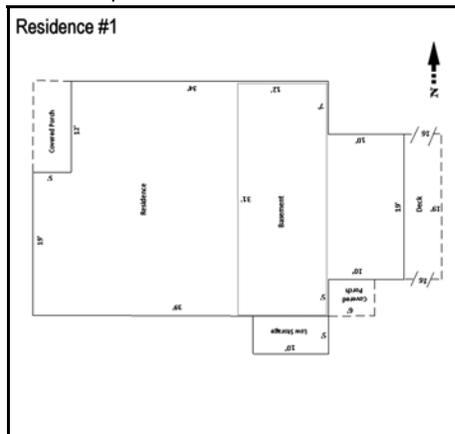
B14. Evaluator:

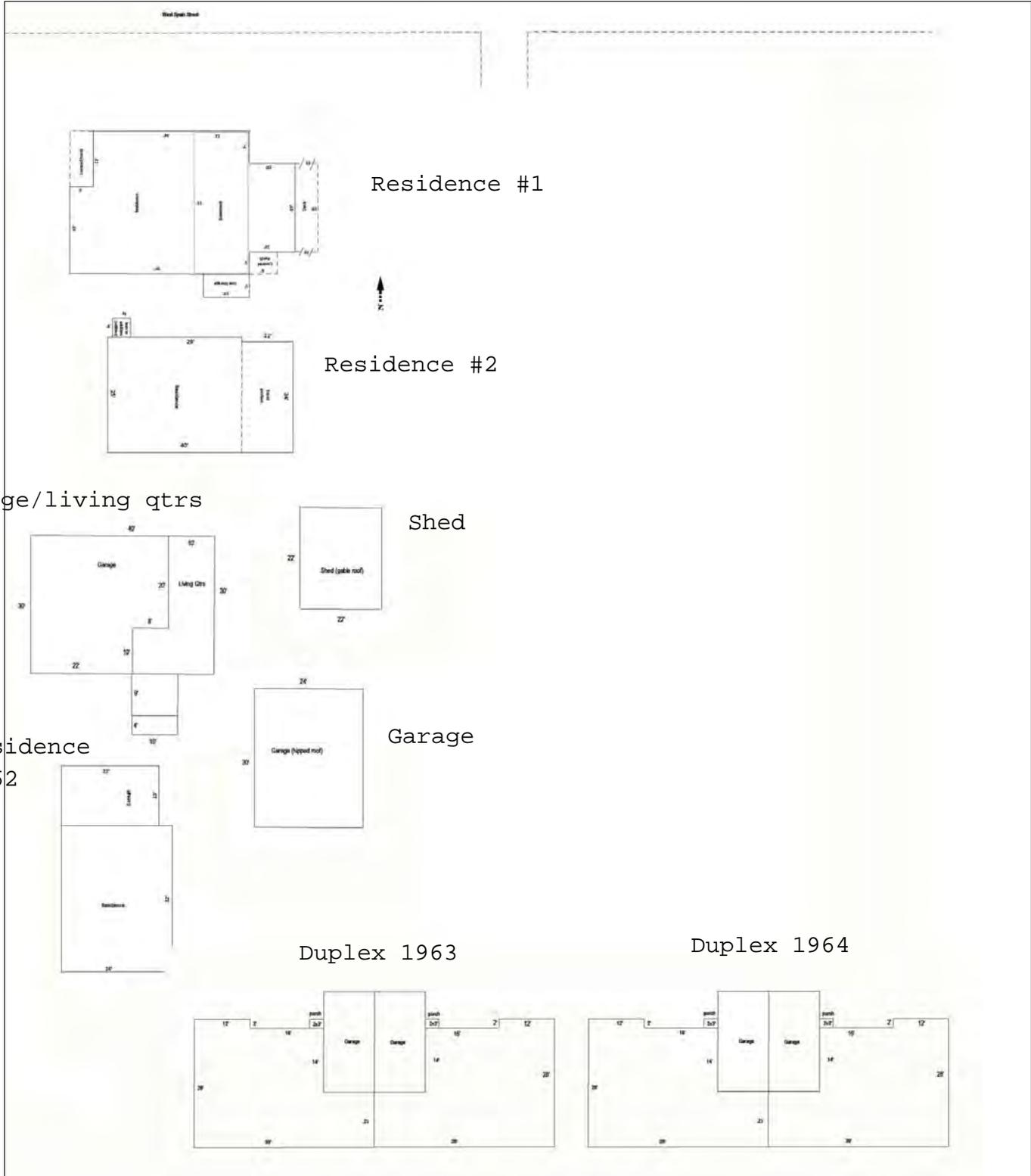
Sally Evans

Date of Evaluation: 01-Feb-13

(This space reserved for official comments.)

Sketch Map:







Residence #1, north and west sides



Residence #1, east side



Residence #2, west side



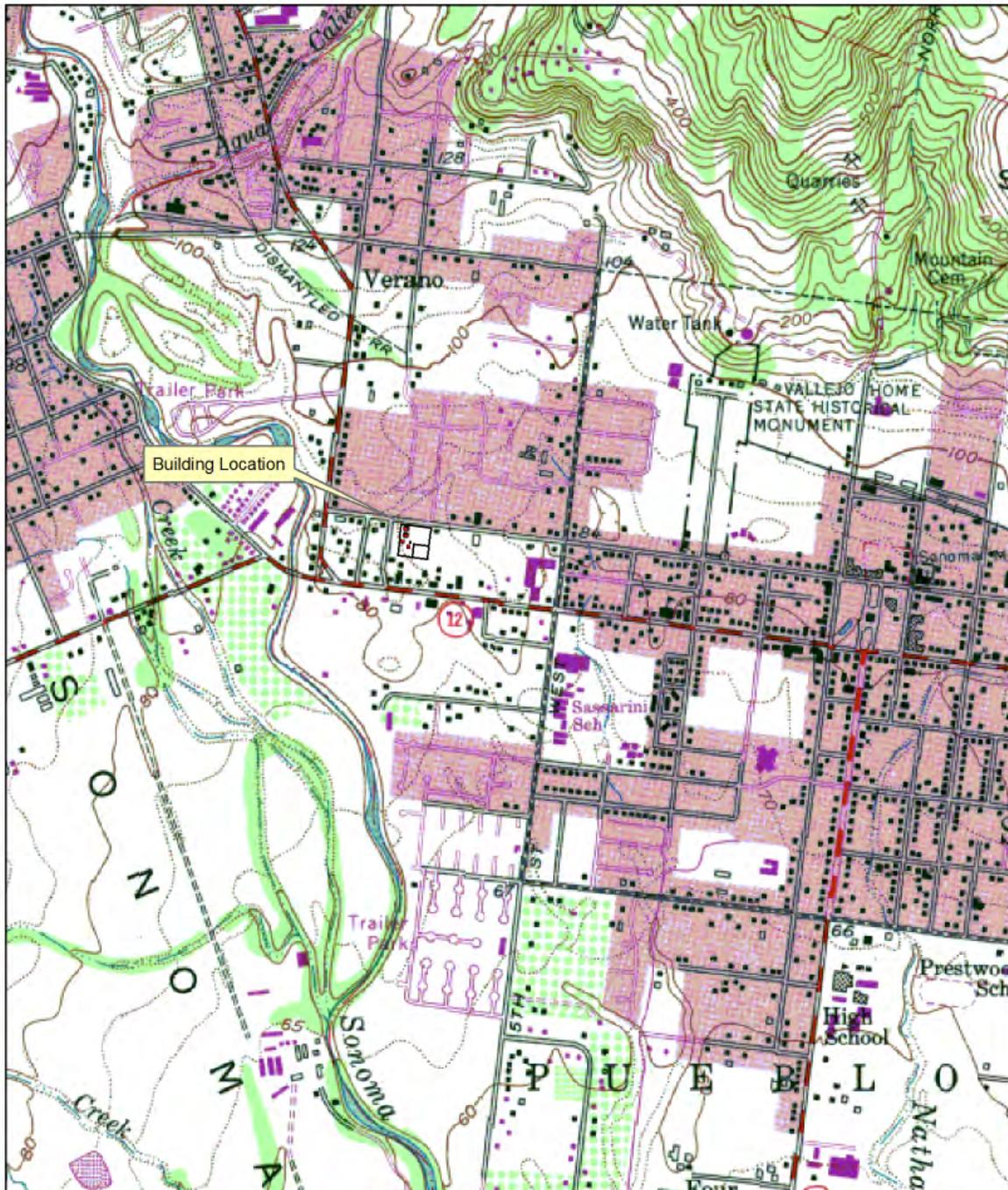
Garage/living quarters, north side



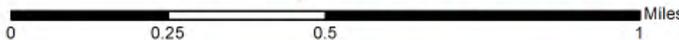
Shed, north and east sides



Garage, west and south sides



ARS 12-015b: DPR 523 Forms for
845 W. Spain Street, Sonoma, CA
4 buildings within APN 127-211-021



- 12-015 Project Area
- Buildings

USGS 7.5' Sonoma quadrangle
T5N / R6W

CONTINUATION RECORD

Resource Name or # 845 W. Spain Street #1

Recorded by:

Continuation Update

Page: 2

(Cont. from P3a, Page 1)

On the east side there is a 19' wide deck that extends 16' off the extended wing portion of the building. The deck sits about two and a half feet off the ground and is supported by eight large square brick columns with deck fencing between each of the columns. There is a set of wood stairs on the north and south sides to access the deck, and a large single pane glass sliding door that leads out of the house onto the deck. The sliding door is flanked by vinyl-framed sliding windows.

Along the south side of the house are several windows, a third entry door and a small lean to addition. Along the extended wing portion is a slightly raised 5' by 6' open porch with a single door that faces south and a single-hung, vinyl sash window that faces east. The lower half of the porch is enclosed by a 3' high wall finished in stucco. On the east side is an opening and two steps leading up to the porch. The steps are covered with Terrazzo and the landing is covered with small square tiles, similar to the front porch. The porch is sheltered by a bracketed shed roof that projects southward over the porch at a slight downward angle. Also attached to the house along this side is a 5' by 10' enclosed storage area that is about four feet tall. It is situated adjacent to the porch and extends 5' south from the house. It has a wood door on the east side and a flat roof. There are four other windows along the south side as well, each with an aluminum awning. They are all vinyl sash windows; one is single-hung, two are sliding and the fourth window at the west end of the south side was obstructed and could not be viewed.

There are two windows along the west side of the house. One is located at the south end and is a single-hung, vinyl sash window covered by an aluminum awning. The other is within the front porch (described above).

According to the Sonoma County Assessor's records for APN 127-211-021, the residence was built in 1946. The Assessor's records and field observations indicate that there have been some minor changes to the building since it was originally constructed. According to the Assessor's records, the 16' by 19' deck off the east side was added in 1980. The aluminum framed sliding door off the east side that leads out to the deck is also a later addition and was likely installed in 1980 when the deck was constructed. Furthermore the Assessor's records indicate that the original fenestration included double-hung and casement windows, but these have since been replaced. The current windows include vinyl framed sliding and single-hung elements. Three wood framed double hung windows were seen leaning against the west side of the house and may have been some of the original windows, but this is not clear.

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:

HRI #:

Page: 3

NRHP Status Code:

Resource Name or #: 845 W. Spain Street #1

B1. Historic Name: None

B2. Common Name: Nicora Place

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Ranch style: rectangular, one-story shape with low-pitched hipped roof and wide eave overhang that are boxed

B6. Construction History:

Constructed in 1946. Deck was constructed in 1980. Windows were replaced at an unknown time. Sliding door was likely added when the deck was constructed in 1980. Lean to storage area was constructed circa 1950.

B7. Moved?: no

Date:

Original Location:

B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Post WWII population growth

Area:

Sonoma

Period of Significance: 1946-1964

Property Type: HP3. Multiple family property

Applicable Criteria: A

Discuss importance:

CRHR CRITERION CONSIDERATION:

For Criterion 1 of the California Register, "is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage," the house is associated with the post-WWII building boom experienced throughout the United States. Following WWII cities throughout the U.S. experienced marked population growth due to returning GI's and their new families, and this was reflected in the town of Sonoma by a population increase of 42% between 1940 and 1950 (State of California 2012). This residence is part of what eventually became a multi-family property. Two of the residences were constructed in 1946 by the owners of the greater property who may have built them as an opportunity to profit from postwar growth in Sonoma. This residence and others built on the property during the period 1946-1964 would have facilitated the postwar population surge that occurred during this period. The building appears eligible under this criterion.

For Criterion 2 of the California Register, "is associated with the lives of persons important in our past," the house is not associated with any persons important in our past. It was constructed by Paul and Isola Paroli who owned the greater property, but they did not live there. They built two residences within the property then sold it to Aldo A. (aka, Antonio Aldo) and Annetta G. Nicora in 1950 (Sonoma County Recorder, 2012). The Nicora's owned the property until 2007. It does not appear that either of those families made a significant contribution to state or local history. The building is not eligible under this criterion. (see cont of B10 on page 4)

B11. Additional Resource Attributes: None

***B12. References:**

See page 5

B13. Remarks:

B14. Evaluator:

Sally Evans

Date of Evaluation:

01-Feb-13

(This space reserved for official comments.)

Sketch Map

See Page 6

CONTINUATION RECORD

Resource Name or # 845 W. Spain Street #1

Recorded by: S. Evans

Continuation Update

Page: 4

(B10 Continued, from Page 3)

For Criterion 3 of the California Register, "embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values," the building is a ranch style home. It has a simple rectangular, one-story shape, a low-pitched hipped roof, a wide eave overhang that is boxed, a small inset front porch, and an absence of stylistic ornamentation, and these characteristics of a Ranch style home (McAlester & McAlester 2009: 479). However, the building does not embody two distinctive characteristics of a ranch style home, including an attached garage and stone or brick accents along the front. It is not a good example of a ranch style home. The building does not appear eligible under this criterion.

For Criterion 4 of the California Register, "has yielded, or may be likely to yield, information important in prehistory or history," this seems unlikely for this property. The property has not yielded any information about prehistory or history and there does not appear to be the potential for building to yield further information important to prehistory or history. The building is not eligible under this criterion.

INTEGRITY CONSIDERATIONS: Buildings representative of California history convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. This building retains integrity of location, feeling and workmanship, but integrity of design, materials, setting, and association have been altered. Integrity of design and materials have been altered by construction of the deck and lean-to storage structure, replacement of all of the original windows and the installation of a large sliding door that has become a central feature on the east side of the building. Integrity of setting has been altered by newer development that has occurred in the neighboring properties and the greater area. Apartment complexes have been constructed within properties to adjacent to the east, west and north; and much newer development characterizes the greater neighborhood. The current setting detracts from the resources ability to convey association with the postwar building era.

SUMMARY

The building appears to meet criterion A of the CRHR, but does not appear to be eligible for the CRHR due to lack of integrity. A property should retain enough aspects of integrity to convey the reason for its historic significance, but this resource does not retain enough aspects of integrity to convey association with the postwar building expansion.

CONTINUATION RECORD

Resource Name or # 845 W. Spain Street #1

Recorded by: S. Evans

Continuation Update

Page: 5

(Continued from B12. References)

Alley, Bowen & Co.
1879 History of Sonoma County. Library of Congress, Washington D.C.

Ancestry.com
1910 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.
1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.
1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.
1932 U.S. City Directories, 1921-1989 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2006.

Bowers, A.B.
1867 Map of Sonoma County, California. Made and published by A.B. Bowers in accordance with an Act of the Legislature, approved 28 march 1863 with additions and corrections to September First 1867.

California Department of Parks and Recreation
1990 California Historical Landmarks. Office of Historic Preservation, State of California.

Easterlin, Richard A.
2008 Twentieth-Century American Population Growth. Cambridge University Press

Lewis Publishing Company
1892 The Bay of San Francisco: the metropolis of the Pacific Coast and its suburban cities. Lewis Publishing Co., Chicago, Ill.

Munro-Fraser, J. P.
1880 History of Sonoma County, California including its Geography, Geology, Topography and climatography. Alley, Bowen & Co., Washington D.C. Republished 1972 by Charmaine Burdell Veronda. Petaluma.

Oppenheimer, H.E.
1908-1909 Oppenheimer County Directory. Sonoma City Directory Publishing Company, San Francisco.
1929-1930 Oppenheimer County Directory. Sonoma City Directory Publishing Company, San Francisco.
1938 Oppenheimer County Directory. Sonoma City Directory Publishing Company, San Francisco.

Reynolds and Proctor
1897 Illustrated Atlas of Sonoma County, California. Reynolds and Proctor, Santa Rosa.

Sonnichsen, C.L. (editor)
1990 Geronimo and the End of the Apache War. University of Nebraska Press.

Sonoma County Journal (Petaluma, CA)
1859 Newspaper announcements of births, deaths and incidents in Sonoma County on June 3, 1859.
<http://archiver.rootsweb.ancestry.com/th/read/NEWSPAPER-ABSTRACTS/2001-08/0997122921>.

Sonoma County Assessor
2012 Property Characteristics for APNs 127-211-021 and 127-211-022. Confidential records on file at the Sonoma County Assessor's office, Santa Rosa, CA.

Sonoma County Recorder
2012 Property deeds for APNs 127-211-021 and 127-211-022 on file at the Sonoma County Recorder's office, Santa Rosa, CA.

State of California
2012 Population of Counties and Cities in California, 1850-2010. <http://www.bayareacensus.ca.gov/historical/historical.htm>

Stockel, H. Henrietta
2006 Shame and Endurance: The Untold Story of the Chiricahua Apache Prisoners of War. University of Arizona Press.

Thompson, Thomas H.
1877 Historical Atlas of Sonoma County, California with Illustrations. Thomas H. Thompson, Oakland.

SKETCH MAP

Page: 6

Resource Name or #: 845 W. Spain Street #1

Drawn by: S. Evans

Sketch Date:

02-Feb-13





View of SE corner of house showing back porch



View of porch, looking south



Looking SE at north and west sides, (porch hidden behind cypress)



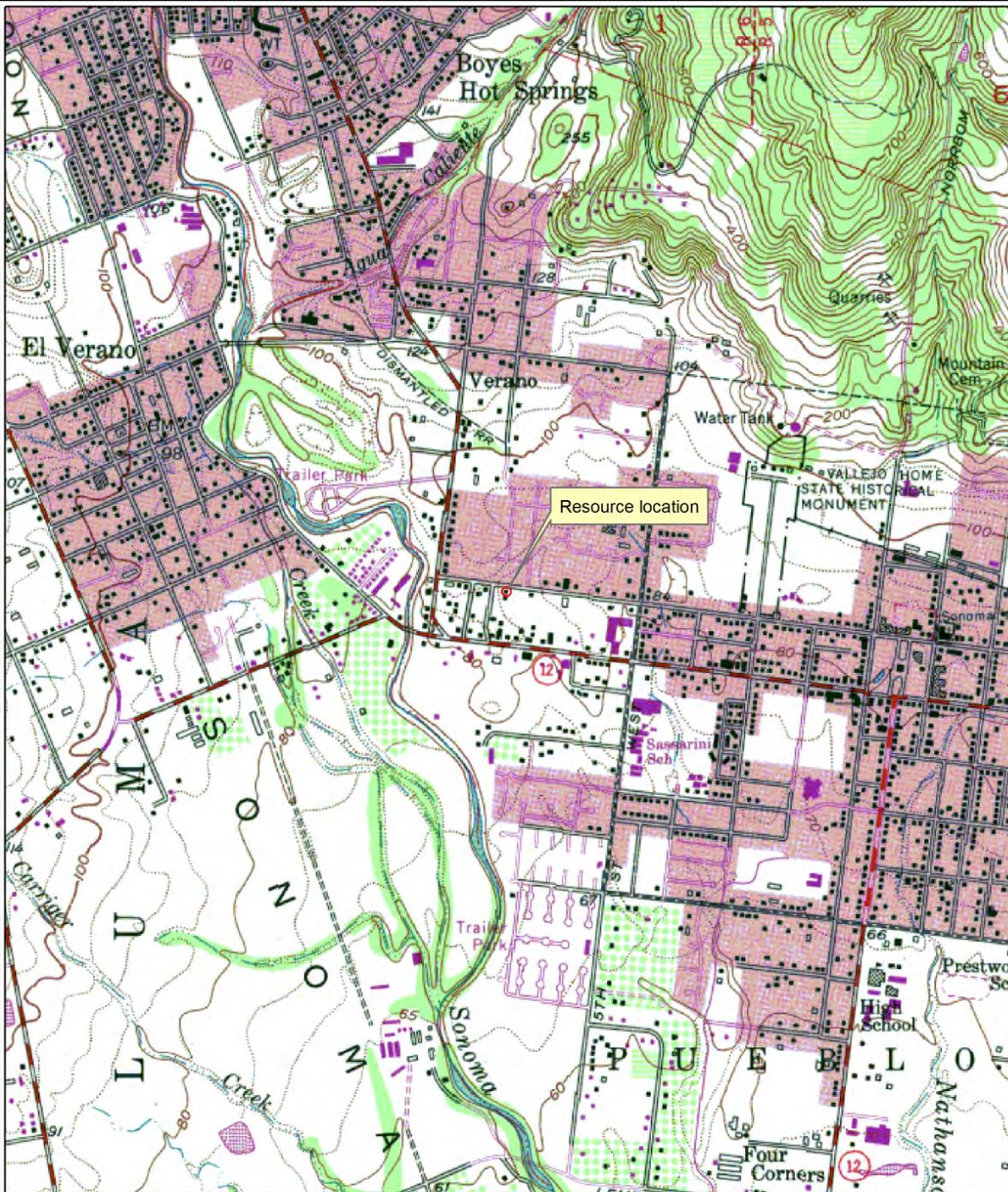
View of east side of house with attached deck



East end of north side

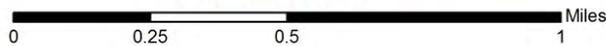


View of west side



ARS 12-015b: 845 W. Spain Street (Residence #1)
Sonoma, Sonoma County, CA
ARS127-211-021

USGS 7.5' Sonoma quadrangle
T5N / R6W



CONTINUATION RECORD

Resource Name or # 845 W. Spain Street #2

Recorded by: S. Evans

Continuation Update

Page: 2

(Continued from P3. Description on Page 1)

According to the Assessor's records, the front of the house was formerly on the east side of the building; however access is now mainly from the north side with one unit having a secondary access from the south.

There appear to have been changes to the building since it was constructed. The extension on the east was likely a later addition, which replaced the hip with a gable on the main portion of the building and added a secondary drop roof and gable. Also most of the windows have been replaced. The original windows were wood framed double-hung and casement windows, but many of them were replaced by metal or vinyl framed single-hung and sliding window elements. The residence has also been converted into two-units.

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:

HRI #:

Page: 3

NRHP Status Code:

Resource Name or #: 845 W. Spain Street #2

B1. Historic Name: None

B2. Common Name: Nicora #2

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Ranch

B6. Construction History:

Built in 1946.

B7. Moved?: no

Date:

Original Location:

B8. Related Features:

Residence #1, Garage #1 and Garage #2

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Post WWII population growth

Area: Sonoma

Sonoma

Period of Significance: 1946-1964

Property Type: HP3. Multiple family property

Applicable Criteria: A

Discuss importance:

CRHR CRITERION CONSIDERATION:

For Criterion 1 of the California Register, "is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage," the house is associated with the post-WWII building boom experienced throughout the United States. Following WWII cities throughout the U.S. experienced marked population growth due to returning GI's and their new families, and this was reflected in the town of Sonoma by a population increase of 42% between 1940 and 1950 (State of California 2012). This residence is part of a multi-family property. This residence was built ancillary to Residence #1 in 1946 by the owners of the greater property who may have built them as an opportunity to profit from postwar growth in Sonoma. This residence and others built on the property during the period 1946-1964 would have facilitated the postwar population surge that occurred during this period. The building appears eligible under this criterion.

For Criterion 2 of the California Register, "is associated with the lives of persons important in our past," the house is not associated with any persons important in our past. It was constructed by Paul and Isola Paroli who owned the greater property, but they did not live there. They built two residences within the property then sold it to Aldo A. (aka, Antonio Aldo) and Annetta G. Nicora in 1950 (Sonoma County Recorder, 2012). The Nicora's owned the property until 2007. It does not appear that either of those families made a significant contribution to state or local history. The building is not eligible under this criterion. (see cont of B10 on page 4)

B11. Additional Resource Attributes:

*B12. References:

Sonoma County Assessor's records for APN 127-211-021

Sonoma County Recorder, 2012. Property deeds.

State of California 2012, "Population of Counties and Cities in California, 1850-2012.

http://bayareacensus.ca.gov/historical/historical/htm

B13. Remarks:

B14. Evaluator:

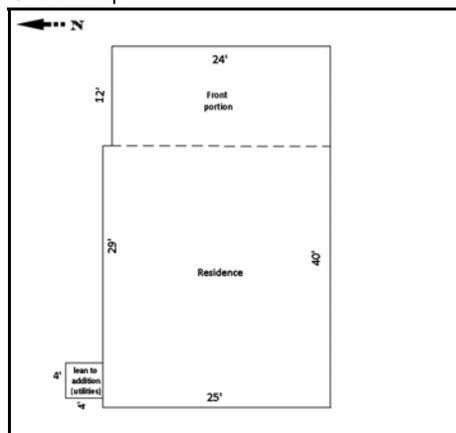
Sally Evans

Date of Evaluation:

01-Feb-13

(This space reserved for official comments.)

Sketch Map





Looking SW at north and east sides



Looking SE at north and west sides



Portion of south side



West side



Portio of south side



East (rear) side

SKETCH MAP

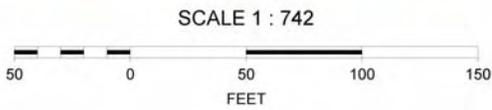
Page: 5

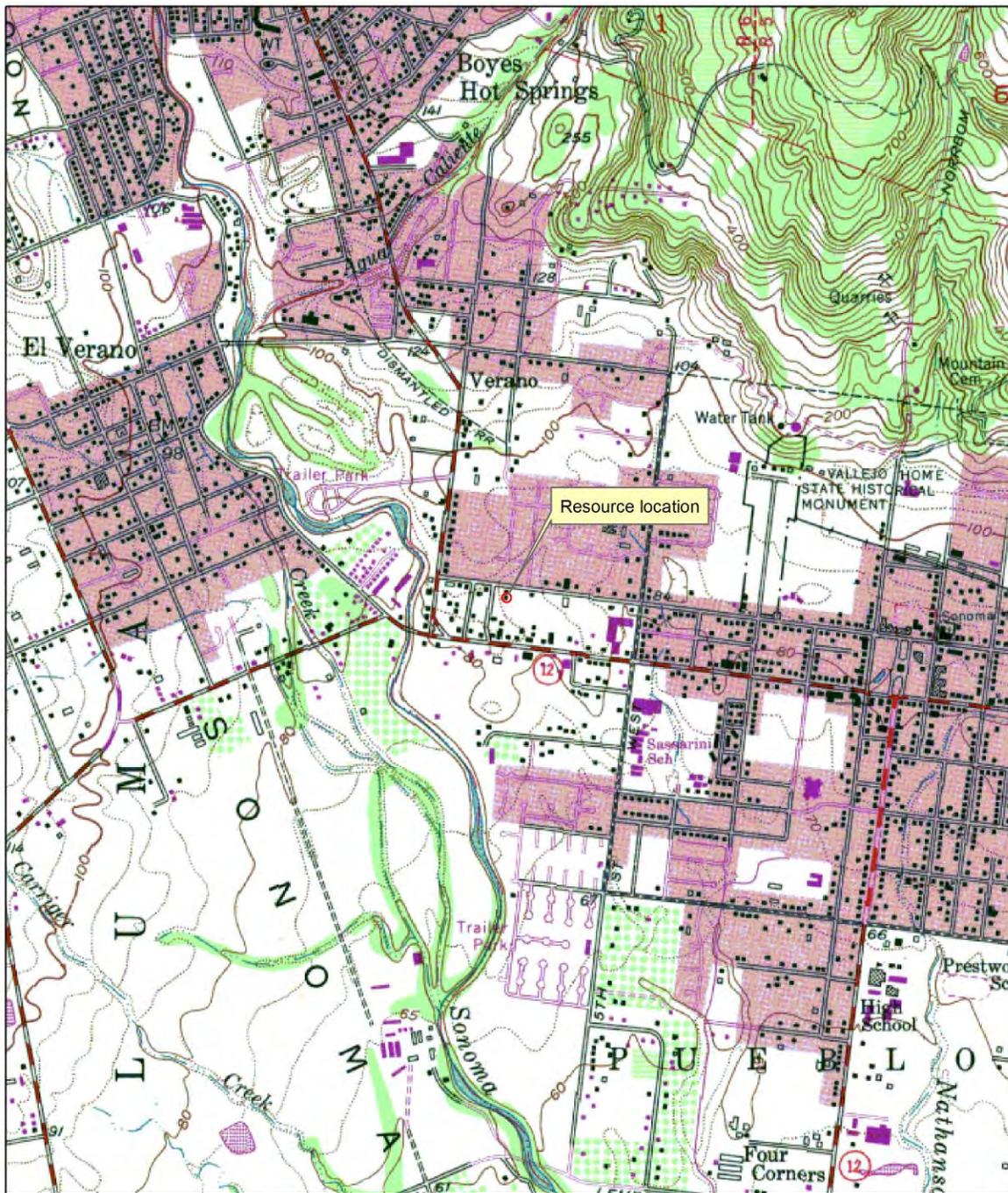
Resource Name or #: 845 W. Spain Street #2

Drawn by: 2009 aerial indicating building

Sketch Date:

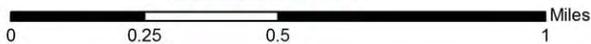
01-Feb-13





ARS 12-015b: 845 W. Spain Street (Residence #2)
Sonoma, Sonoma County, CA
ARS127-211-021

USGS 7.5' Sonoma quadrangle
T5N / R6W



BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:

HRI #:

Page: 2

NRHP Status Code:

Resource Name or #: 845 W. Spain Street Garage #1

B1. Historic Name: None

B2. Common Name: Nicora

B3. Original Use: Garage

B4. Present Use: Garage/Residence

B5. Architectural Style: Ranch

B6. Construction History:

Original construction date unknown. Assessor's records indicate it was built between 1946 and 1961.

B7. Moved?: no

Date:

Original Location:

B8. Related Features:

Residence #1, Residence #2

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Post WWII population growth

Area:

Sonoma

Period of Significance: 1946-1964

Property Type: HP3. Multiple family property

Applicable Criteria: A

Discuss importance:

CRHR CRITERION CONSIDERATION:

For Criterion 1 of the California Register, "is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage," the garage is associated with the post-WWII building boom experienced throughout the United States. Following WWII cities throughout the U.S. experienced marked population growth due to returning GI's and their new families, and this was reflected in the town of Sonoma by a population increase of 42% between 1940 and 1950 (State of California 2012). This residence is part of what eventually became a multi-family property. Two residences were constructed in 1946 by the owners of the greater property who may have built them as an opportunity to profit from postwar growth in Sonoma. The construction date of the garage is unknown, but according to the Assessor's records it was built sometime between 1946 and 1961. Except for a shed, all of the buildings on the property were built during the period 1946-1964 would have facilitated the postwar population surge that occurred during this period. The building does not appear to qualify individually under this criterion, but may contribute to the historic significance of Residence #1.

For Criterion 2 of the California Register, "is associated with the lives of persons important in our past," the building is not associated with any persons important in our past. It was constructed by Paul and Isola Paroli who owned the greater property, or by Aldo A. (aka, Antonio Aldo) and Annetta G. Nicora who purchased the property in 1950 (Sonoma County Recorder, 2012) and owned it until 2007. While it is not clear who owned the property when the garage was built, neither family made a significant contribution to state or local history. The building is not eligible under this criterion. (see cont. of B10. on Page 3)

B11. Additional Resource Attributes:

*B12. References:

- Sonoma County Assessor's records for APN 127-211-021
Sonoma County Recorder, 2012. Property deeds.
State of California 2012, "Population of Counties and Cities in California, 1850-2012.
http://bayareacensus.ca.gov/historical/historical/htm

B13. Remarks:

B14. Evaluator:

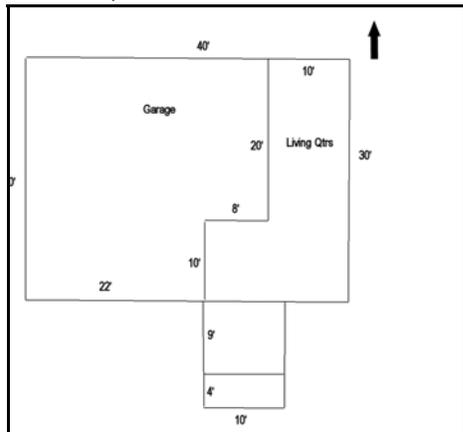
Sally Evans

Date of Evaluation:

01-Apr-13

(This space reserved for official comments.)

Sketch Map



CONTINUATION RECORD

Resource Name or # 845 W. Spain Street Garage #1

Recorded by: S. Evans

Continuation Update

Page: 3

(B10 Continued, from Page 2)

For Criterion 3 of the California Register, "embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values," the building is a ranch style garage. It has a simple rectangular, one-story shape, a low-pitched hipped roof, a wide eave overhang with exposed rafters, and brick accents on the front (McAlester & McAlester 2009: 479). However, the building is not a good example of a ranch style structure and does not appear eligible under this criterion.

For Criterion 4 of the California Register, "has yielded, or may be likely to yield, information important in prehistory or history," this seems unlikely for this property. The property has not yielded any information about prehistory or history and there does not appear to be the potential for building to yield further information important to prehistory or history. The building is not eligible under this criterion.

INTEGRITY CONSIDERATIONS:

Buildings representative of California history convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. This building retains integrity of location, feeling, design, workmanship and materials, but integrity of setting and association have been altered. Integrity of setting has been altered by newer development that has occurred in the neighboring properties and the greater area. Apartment complexes have been constructed within properties to adjacent to the east, west and north; and much newer development characterizes the greater neighborhood. The current setting detracts from the resources ability to convey association with the postwar building era.

SUMMARY:

Individually the building does not appear to meet any CRHR criteria even though it retains most aspects of integrity. It may contribute to the historic significance of Residence #1; however integrity of setting and association with the postwar population boom has been altered to the degree that Residence #1, and subsequently this garage building, does not appear to retain association with that event. In summary, this building does not appear individually eligible under the CRHR.

SKETCH MAP

Page: 4

Resource Name or #: 845 W. Spain Street Garage #1

Drawn by: S. Evans

Sketch Date:

01-Apr-13



East side



Looking SW at front (north) side



Rear (south) side



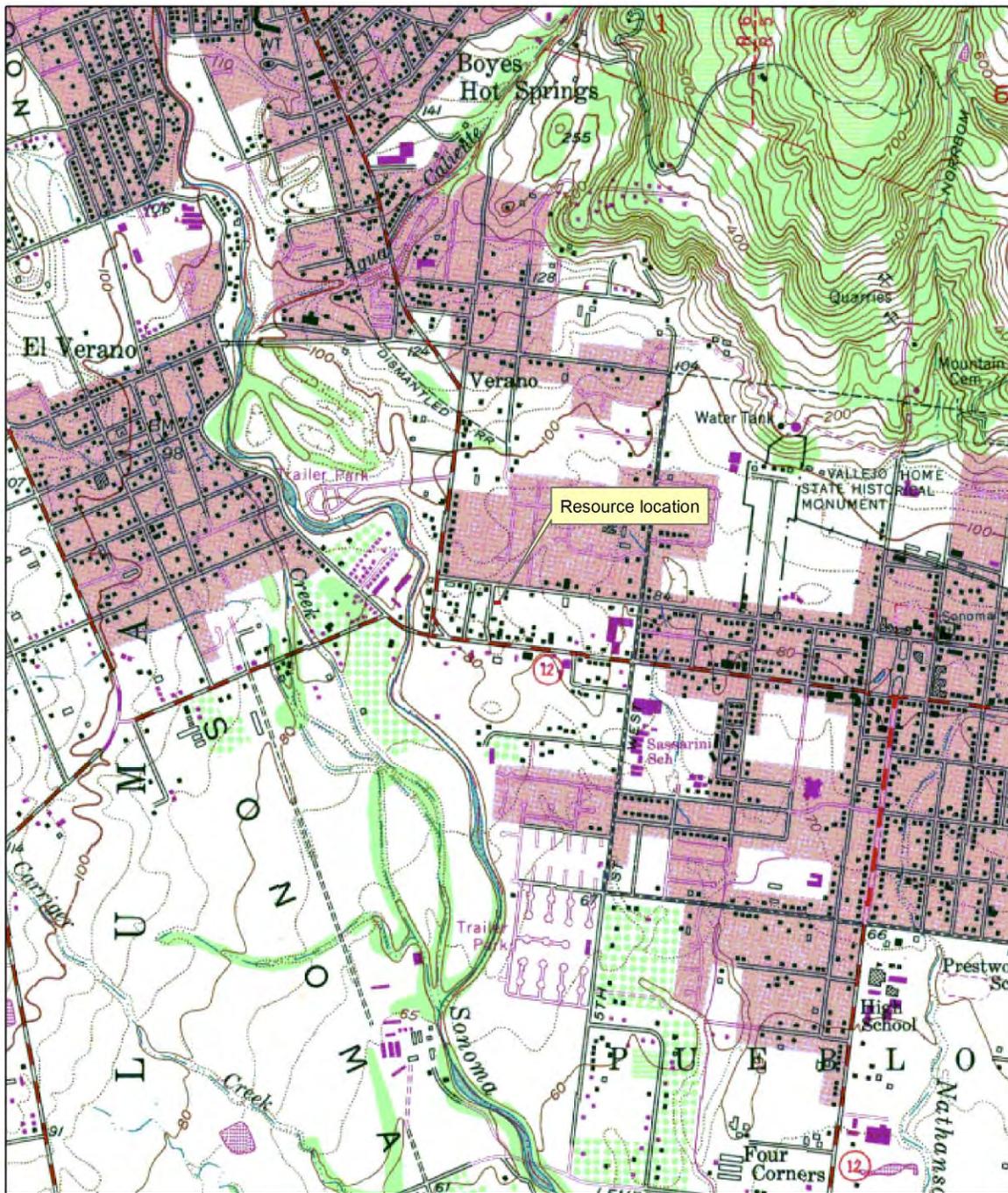
Up-close of facade on north side



SCALE 1 : 742
50 0 50 100 150
FEET

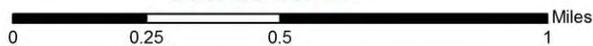


2009 Aerial View. Building indicated in red



ARS 12-015b: 845 W. Spain Street (Garage #1)
Sonoma, Sonoma County, CA
ARS127-211-021

USGS 7.5' Sonoma quadrangle
T5N / R6W



BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:

HRI #:

Page: 2

NRHP Status Code:

Resource Name or #: 845 W. Spain Street Garage #2

B1. Historic Name: None

B2. Common Name: Nicora

B3. Original Use: Garage

B4. Present Use: Garage/Residence

B5. Architectural Style: Ranch

B6. Construction History:

Exact construction date unknown. Assessor's records indicate it was built between 1946 and 1961.

B7. Moved?: no

Date:

Original Location:

B8. Related Features:

Residence #1, Residence #2, Garage #1

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Post WWII population growth

Area:

Sonoma

Period of Significance: 1946-1964

Property Type: HP3. Multiple family property

Applicable Criteria: A

Discuss importance:

CRHR CRITERION CONSIDERATION: For Criterion 1 of the California Register, "is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage," the garage is associated with the post-WWII building boom experienced throughout the United States. Following WWII cities throughout the U.S. experienced marked population growth due to returning GI's and their new families, and this was reflected in the town of Sonoma by a population increase of 42% between 1940 and 1950 (State of California 2012). This residence is part of what eventually became a multi-family property. Two residences were constructed in 1946 by the owners of the greater property who may have built them as an opportunity to profit from postwar growth in Sonoma. The construction date of this garage and another garage (Garage #1) is unknown, but according to the Assessor's records they were built sometime between 1946 and 1961. Except for a shed, all of the buildings on the property were built during the period 1946-1964 and would have facilitated the postwar population surge that occurred during this period. The building does not appear to qualify individually under this criterion, but may contribute to the historic significance of Residence #1.

For Criterion 2 of the California Register, "is associated with the lives of persons important in our past," the building is not associated with any persons important in our past. It was constructed by Paul and Isola Paroli who owned the greater property, or by Aldo A. (aka, Antonio Aldo) and Annetta G. Nicora who purchased the property in 1950 (Sonoma County Recorder, 2012) and owned it until 2007. While it is not clear who owned the property when the garage was built, neither family made a significant contribution to state or local history. The building is not eligible under this criterion. (Continued on Page 3)

B11. Additional Resource Attributes:

*B12. References:

Sonoma County Assessor's records for APN 127-211-021

Sonoma County Recorder, 2012. Property deeds.

State of California 2012, "Population of Counties and Cities in California, 1850-2012.

http://bayareacensus.ca.gov/historical/historical/htm

B13. Remarks:

B14. Evaluator:

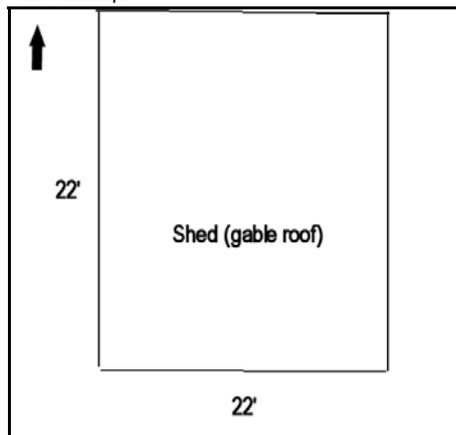
S. Evans

Date of Evaluation:

01-Apr-13

(This space reserved for official comments.)

Sketch Map:



CONTINUATION RECORD

Resource Name or # 845 W. Spain Street Garage #2

Recorded by: S. Evans

Continuation Update

Page: 3

(Continued from B10. on Page 2)

For Criterion 3 of the California Register, "embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values," the building is a ranch style garage. It has a simple rectangular, one-story shape, a low-pitched hipped roof and a wide eave overhang with exposed rafters (McAlester & McAlester 2009: 479). However, the building is not a good example of a ranch style structure and does not appear eligible under this criterion.

For Criterion 4 of the California Register, "has yielded, or may be likely to yield, information important in prehistory or history," this seems unlikely for this property. The property has not yielded any information about prehistory or history and there does not appear to be the potential for building to yield further information important to prehistory or history. The building is not eligible under this criterion.

INTEGRITY CONSIDERATIONS:

Buildings representative of California history convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. This building retains integrity of location, feeling, design, workmanship and materials, but integrity of setting and association have been altered. Integrity of setting has been altered by newer development that has occurred in the neighboring properties and the greater area. Apartment complexes have been constructed within properties to adjacent to the east, west and north; and much newer development characterizes the greater neighborhood. The current setting detracts from the resources ability to convey association with the postwar building era.

SUMMARY:

Individually, the building does not appear to meet any CRHR criteria even though it retains most aspects of integrity. It may contribute to the historic significance of Residence #1; however, integrity of setting and association with the postwar population boom has been altered to the degree that Residence #1, and subsequently the other buildings on the property, does not appear to retain association with that event. In summary, this building does not appear individually eligible under the CRHR.

SKETCH MAP

Page: 4

Resource Name or #: 845 W. Spain Street Garage #2

Drawn by: S. Evans

Sketch Date:

01-Apr-13



Looking NE at west and part of south side



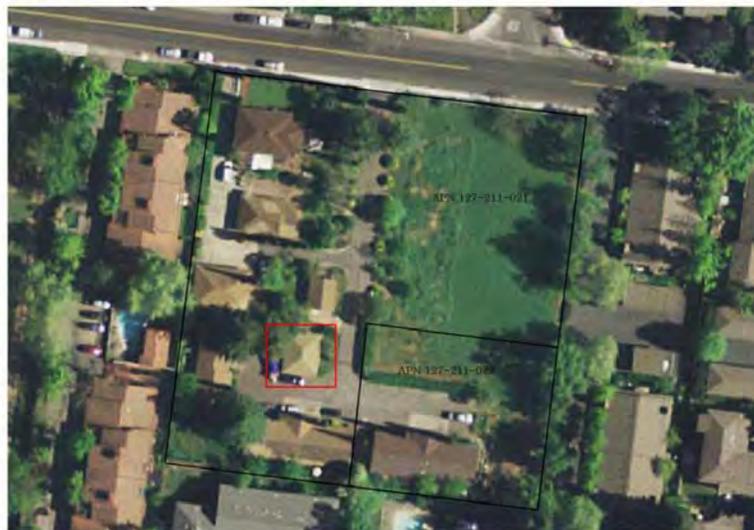
South side



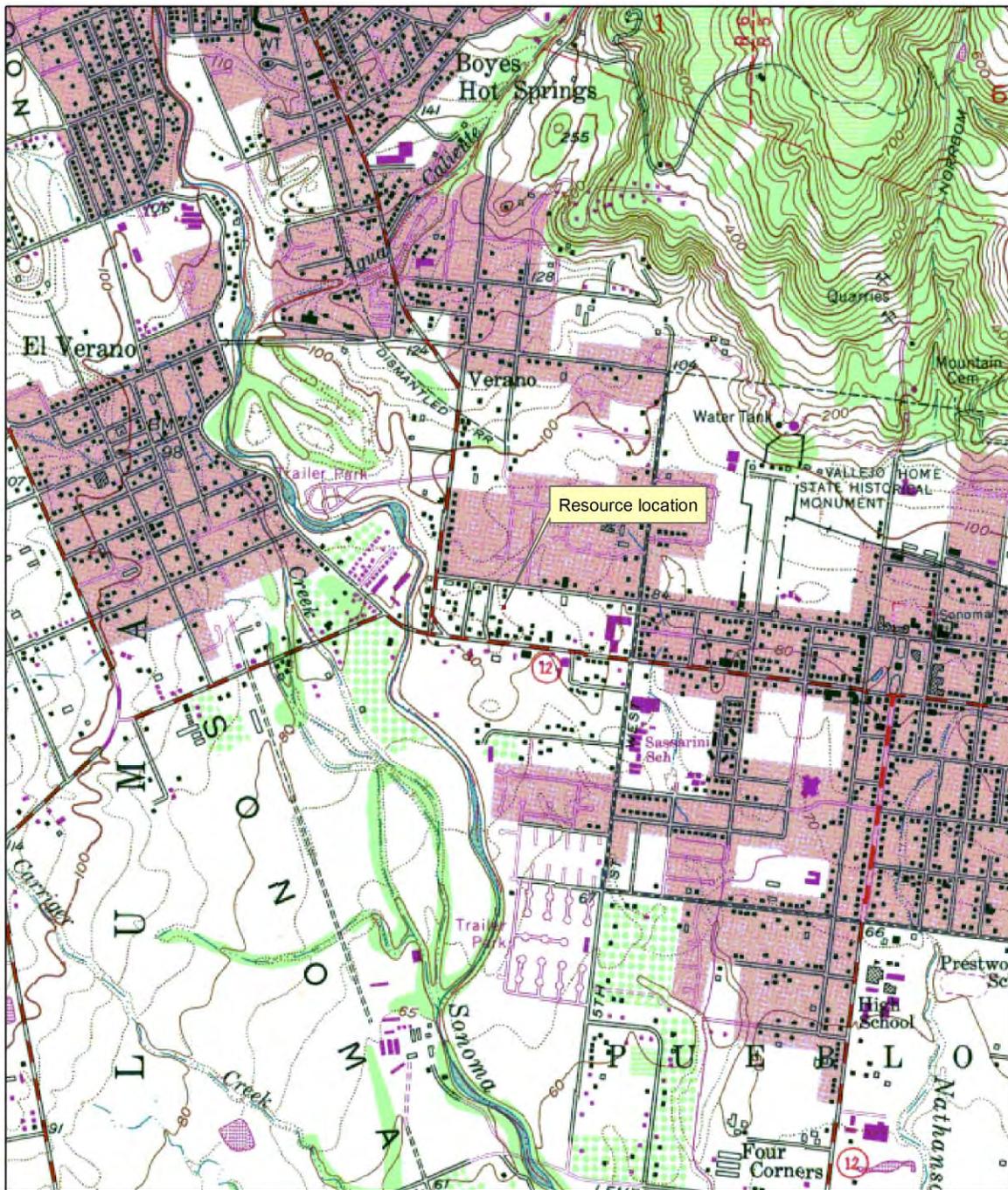
East (rear) side



North side

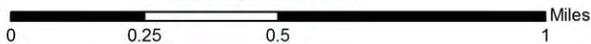


2009 aerial indicating building in red



ARS 12-015b: 845 W. Spain Street (Garage #2)
Sonoma, Sonoma County, CA
ARS127-211-021

USGS 7.5' Sonoma quadrangle
T5N / R6W



SKETCH MAP

Page: 2

Resource Name or #: 845 W. Spain Street Shed

Drawn by: S. Evans

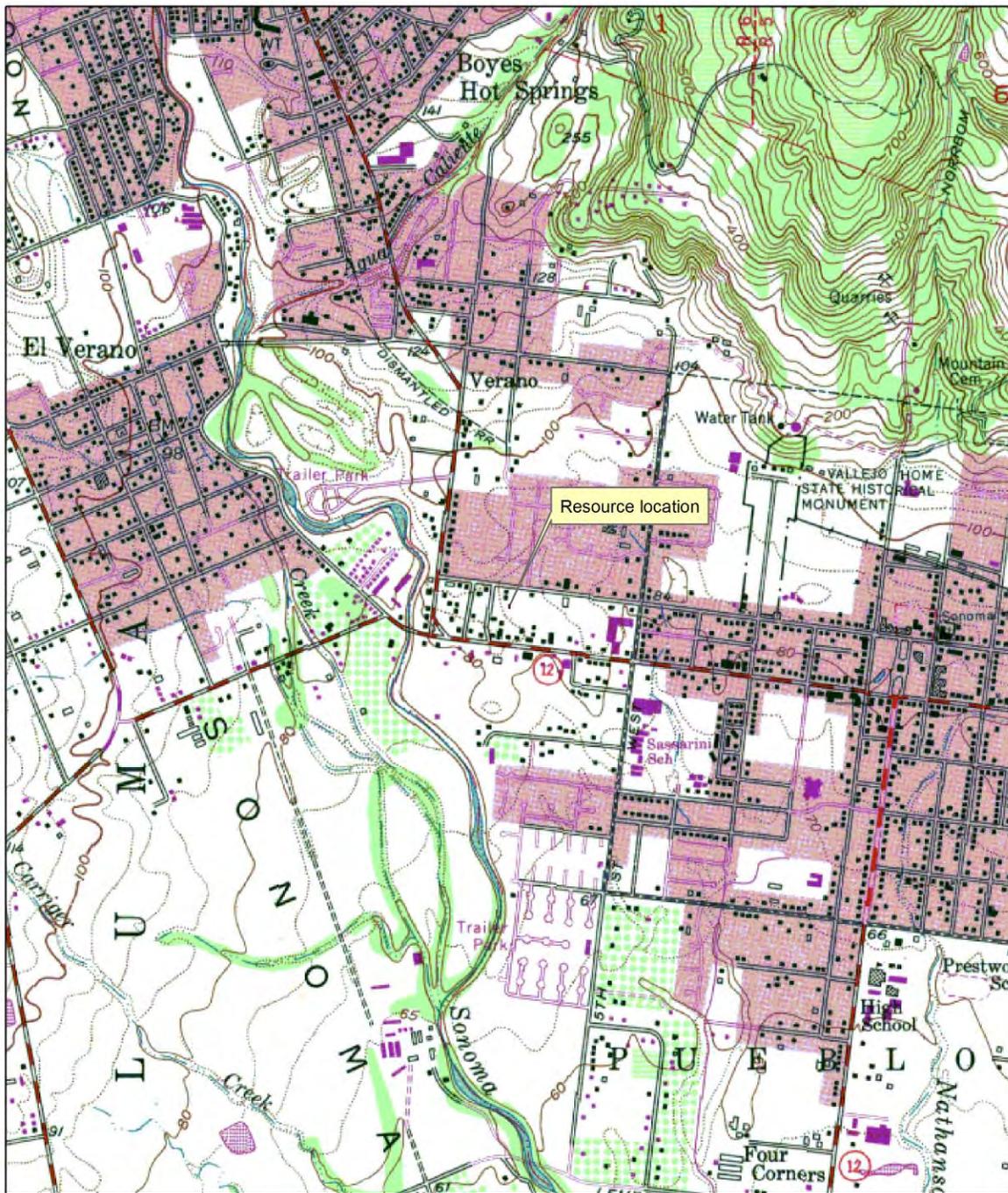
Sketch Date:

01-Apr-13



SCALE 1 : 742
0 50 100 150
FEET





ARS 12-015b: 845 W. Spain Street (Shed)
Sonoma, Sonoma County, CA
ARS127-211-021

USGS 7.5' Sonoma quadrangle
T5N / R6W

