



**City of Sonoma
Design Review Commission
AGENDA**

**Regular Meeting of August 20, 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 – Leslie Tippell, Chair

Commissioners: Tom Anderson
Kelso Barnett
Robert McDonald
Micaelia Randolph
Jeff Baptista (Alternate)

COMMENTS FROM THE PUBLIC

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

APPROVAL OF MINUTES

Minutes from the meeting of July 16, 2013.

CORRESPONDENCE

ITEM #1 – Design and Sign Review

Project Location:
421 First Street West

RECOMMENDED ACTION:

Commission discretion.

REQUEST:
Consideration of new awnings and new awning signs for a restaurant (Sunflower Caffé).

General Plan Designation:
Commercial (C)

Zoning:
Planning Area: Downtown District
Base: Commercial (C)
Overlay: Historic (/H)

Applicant:
James Hahn/Sunflower Caffé

Staff: Wendy Atkins

ITEM #2 – Design Review

Project Location:
298 First Street West

RECOMMENDED ACTION:

Commission discretion.

REQUEST:
Consideration of a revision to a previously approved design review proposal for a remodel and addition to a single-family home.

General Plan Designation:
Medium Density Residential (MR)

Zoning:
Planning Area: Northeast Area
Base: Medium Density Residential (R-M)
Overlay: Historic (/H)

Applicant:
Victor Conforti, Architect

Staff: Wendy Atkins

ITEM #3 – Demolition Review

REQUEST:

Consideration of a Demolition Permit to demolish the single-family residence and detached accessory structure located at 840 West Napa Street.

Applicant:

Victor Conforti, Architect

Staff: Wendy Atkins

Project Location:

840 West Napa Street

General Plan Designation:

Commercial (C)/
Medium Density Residential (MR)

Zoning:

Planning Area:

West Napa/Sonoma Corridor/
Northwest Area

Base: Commercial (C)/

Medium Density Residential (R-M)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on August 16, 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: 08/20/13

Applicant

James Hahn/Sunflower Caffé

Project Location

421 First Street West

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district
 - Listed on California Register of Historic Resources
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old
Year built: 1923
-

Request

Consideration of new awnings and new awning signs for a restaurant (Sunflower Caffé).

Summary

Awning: The proposal involves the modification of the existing four canvas fabric awnings on the building. The awnings would be installed on a welded aluminum frame above the First Street West entrance of the building. In terms of compatibility, the exterior color scheme of the building is a white color. A drawing of the proposed conditions and a sample of the awning material are attached for consideration. The proposed awnings are comprised of four individual awnings approximately 10 feet long and 2 feet high. The awnings would be composed of yellow, orange, and brown striped canvas fabric and the valance would be composed of a solid yellow fabric. All four awnings would be installed on existing silver colored aluminum frames. With regard to Building Code requirements, the vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (Building Code §3202.2.3). In addition, awnings may extend over public property not more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet in from the curb line (Building Code §3202.3.1). The proposal complies with these standards in that the awning would provide 7 feet 7 inches of clearance above the public walkway, and would extend only 4.5 feet from the face of the building (second story awning), resulting in 8 feet of clearance from the end of the awning to the face of the curb. The purpose of the awning is to provide business identification and weather protection for outdoor seating at the restaurant entrance. Staff would note that this application was submitted in response to a code enforcement action.

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

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

Awning Signs: Six lettering signs are proposed to be placed on the awnings along First Street West. All of the awning signs will be 4-inches in height and consist of all capital black lettering. The total area for the awning letters would be 6 square feet.

Aggregate Sign Area: Based on the property's frontage on First Street West (44 feet), the maximum aggregate sign area allowed for the parcel is 23.6 square feet. The total aggregate sign area for the property would be 33 square feet,

including the two existing projecting signs (27 square feet of aggregate sign area) and the awning signs (6 square feet of aggregate sign area). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021). The proposal is not consistent with this requirement. The applicant is requesting a variance from this standard.

Number of Signs: A maximum of two signs are permitted for any one business (§18.16.010). The proposal is not consistent with this requirement in that there would be 8 signs for the property including the two projecting signs and six awning signs. The applicant is requesting a variance from this requirement.

Variations: As noted above, the proposal would exceed the allowable aggregate sign area and it would exceed the number of signs normally permitted for any one business. The DRC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

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

Existing Signs: During the site visit, staff observed a portable freestanding sign displayed in front of the entrance to the restaurant. Portable freestanding signs are not permitted on sidewalks surrounding the Plaza and the sign shall be removed.

Other permits required: In addition to the requirements of this title, the awning 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. In addition, Section 807.2 of the Fire Code requires testing by an approved agency meeting the NFPA 701 flame propagation standards or the materials shall not be noncombustible. Reports of test results shall be submitted to the Fire Code Official prior to issuance of a building permit. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Robin Evans at (707) 933-2205 for information regarding City Encroachment Permits.

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. Existing picture of awnings
2. Certificate of Flame Retardance
3. Project narrative
4. Awning sample
5. Awning drawing

cc: Sunflower Caffé
Attn: James Hahn
421 First Street West
Sonoma, CA 95476

Orion Property Management
Attn. Lori Greenstein-Bremner
470 First Street East
Sonoma, CA 95476

Dan Takasugi, Public Works Director/City Engineer

Kathy Toohey, Building Inspector

421 First Street West





sunflower caffé

breakfast • lunch • wine bar
espresso bar • art gallery



SONOMA PLAZA
421 First Street West
707 996 6645

www.sonomasunflower.com



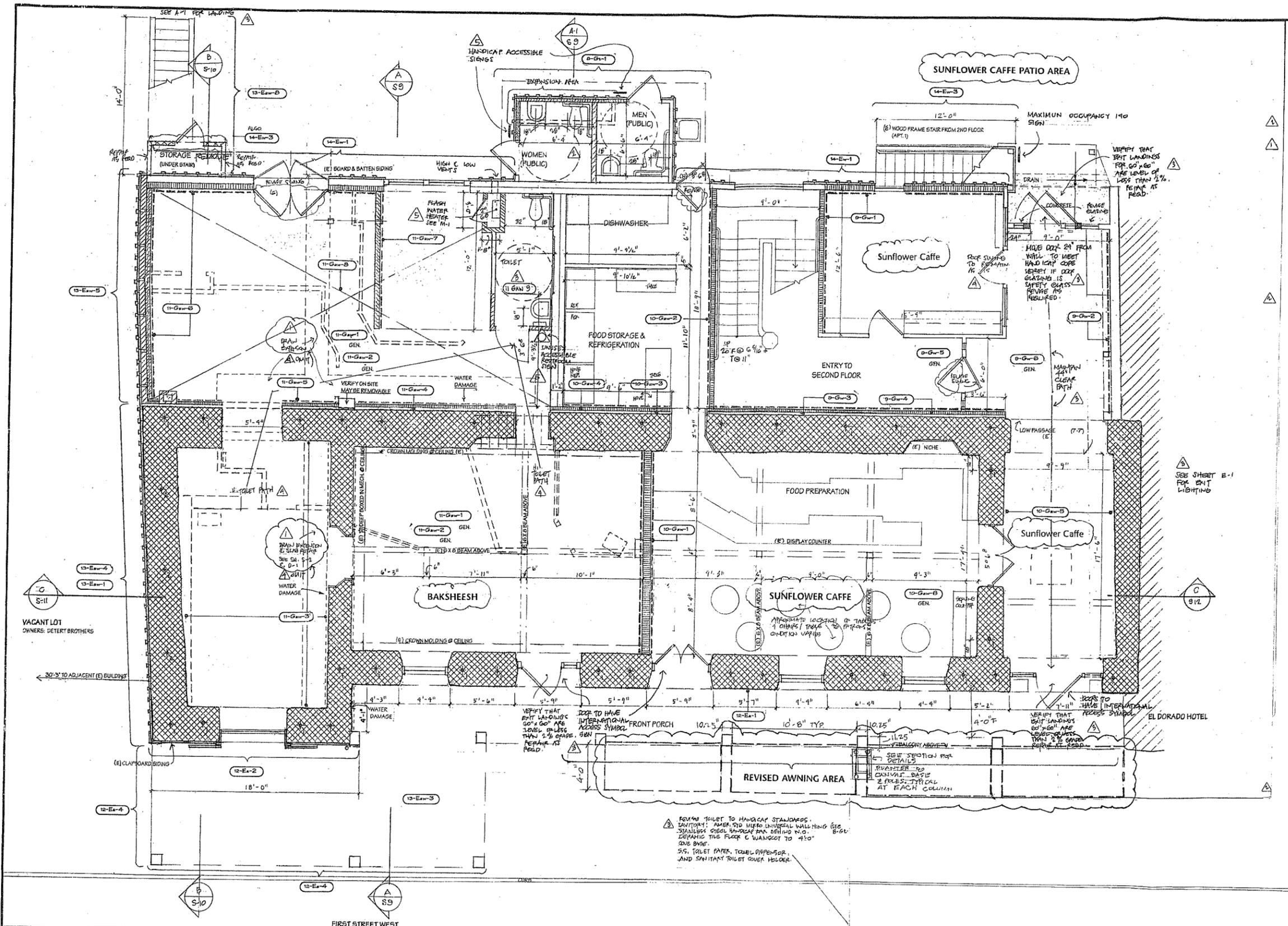
REVISIONS	BY
2.10.0	EW
5.10.0	EW
11.0.0	EW
7/2011	EW
6/12/01	EW

SUNFLOWER CAFE
 JAMES HAHN, OWNER
 421 FIRST STREET WEST, SONOMA CA 95476

SALVADOR VALLEJO ADOBE
 OWNERS: MARCUS AND DAVID DETERT
 PROPERTY: LOUI BRENNER
 MANAGER: ORION PARTNERS LTD., 462 W. NILES ST.
 P.O. Box 1561, Sonoma, CA 95476-1561
 Tel: (707) 939 2058, Fax: (707) 939 2010

GENE WEDELL
 ARCHITECT
 1414 FOURTH ST. 200E
 SAN RAFAEL, CA 94901
 TEL: (415) 453 7911

Date: 6.30.13
 Scale: 1/4" = 1'-0"
 Drawn: CT/EMM
 Job:
 Sheet: **SF 2** of 4
 Of: Sheets



LEGEND

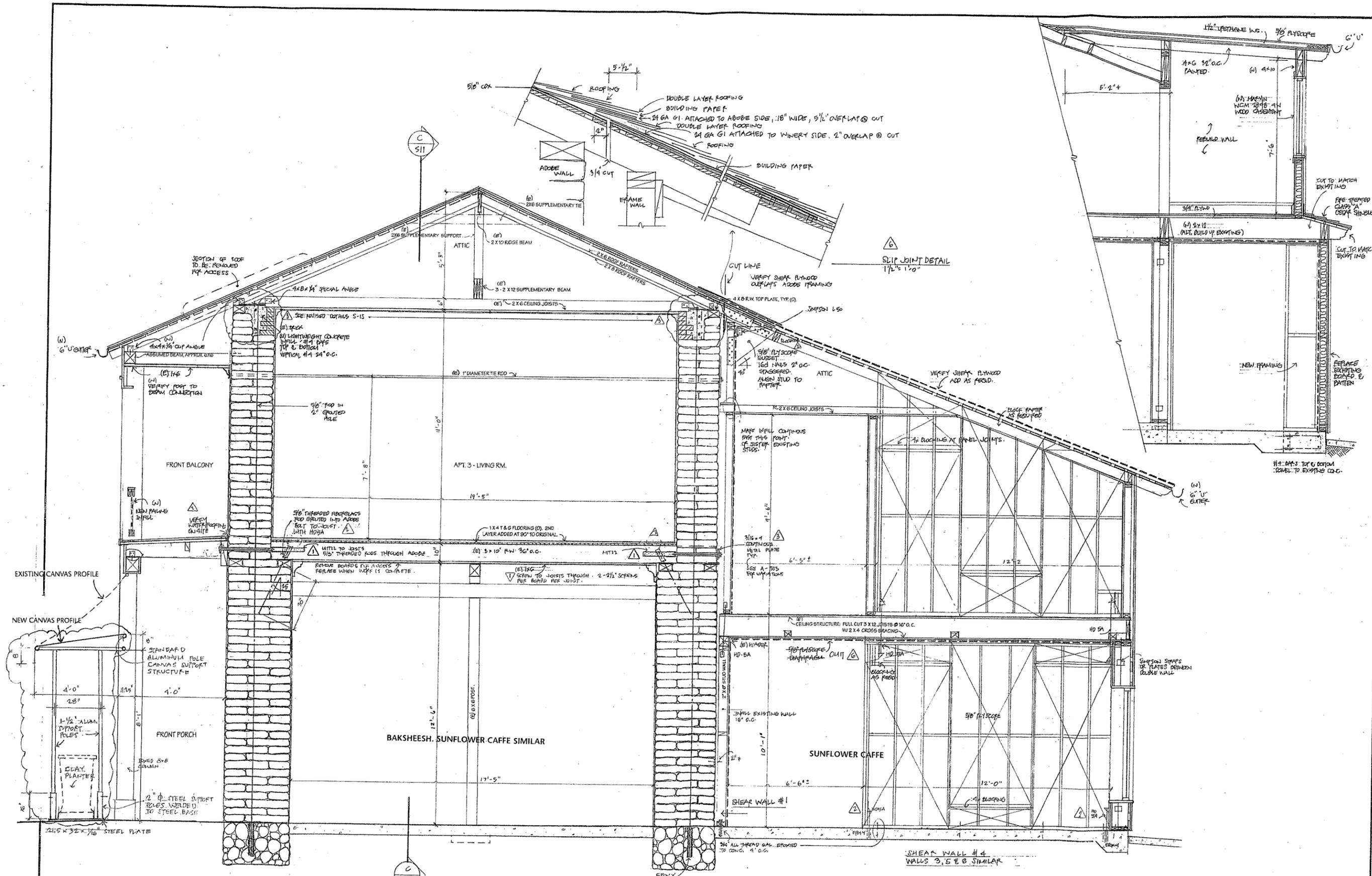
	EXISTING WOOD FRAME WALL TO BE REPAIRED OR MODIFIED	1	ROD FROM TOP OF ADOBE WALL TO FOUNDATION
	NEW WOOD FRAME WALL	2	ROD FROM SECOND FLOOR LINE OVER ADOBE WALL TO FOUNDATION
	SHEAR WALL	3	ROD FROM TOP OF ADOBE WALL TO SECOND FLOOR DOOR HEADER
	BRICK MASONRY		
	ADOBE WALL		
	METAL MESH AND SAND-LIME ADOBE CONTAINMENT		

ELECTRICAL NOTE: SEE GENERAL REQUIREMENTS ON SHEET A-1, NOTE 9. ARCHITECT TO MEET ELECTRICAL ON-SITE TO VERIFY EXTENT OF REQUIRED RE-WIRING. ARCHITECT TO PROVIDE WIRING & LIGHTING DRAWING TO REFLECT THE FOUND & NEW CONDITIONS.

NOTE RE 10 Gw-2 & 10 Gw-1: VERIFY THAT ALL WALL & FLOORING SURFACES ARE REPLACED TO MEET THE SAME SPECIFICATIONS AS INITIALLY FOUND.

FIRST FLOOR PLAN
 1/4" = 1' - 0"

- REMOVE STORAGE UNDER S.W. 974"
- REMOVE 3' DOOR SWIVES
- REPLACE BRASS OFFICE DOOR STOP OFFICE
- HALL
- REPLACE KITCHEN DOOR 3' 6" SLD ROE.
- SMOKE DETECTORS REQUIRED IN ALL ROOMS & COMMON AREAS.



SECTION A-A
1/2" = 1' - 0"

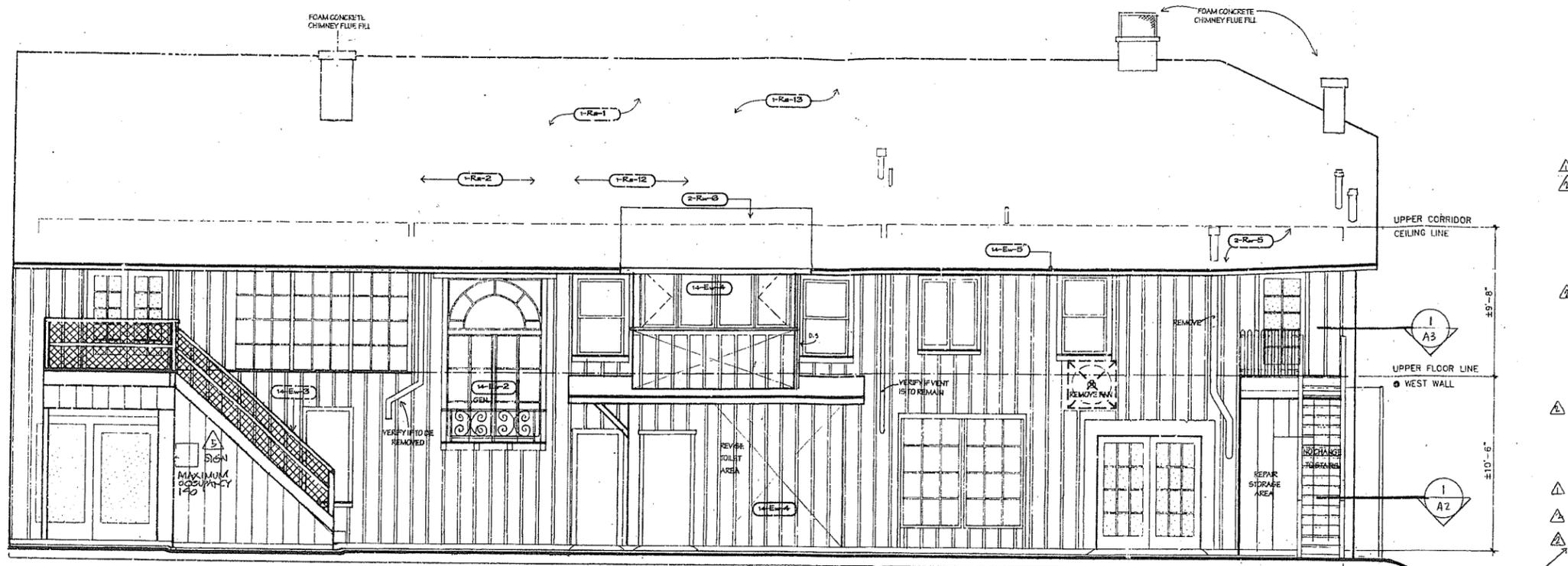
REVISIONS	BY
2.20.00	GW
5.10.0	EW
11.0.0	EW
8.20.01	EW

SUNFLOWER CAFE
JAMES HAHN, OWNER
421 FIRST STREET WEST, SONOMA CA. 95476

SALVADOR VALLE JO ADOBE
415, 421, 423 FIRST STREET WEST, SONOMA, CALIFORNIA
OWNERS: MARCUS AND DAVID DETERT
PROPERTY: LON BREMER
MANAGER: JACON PARTNERS LTD., 602 W. Hedge St.
SAN RAFAEL, CA 94901
Phone: (707) 939 2088, Fax: (707) 939 2010

GENE WEDELL
ARCHITECT
1414 FOURTH ST. 200E
SAN RAFAEL, CA 94901
Tel: (415) 453 7911

Date: 6/20/13
Scale: 1/2" = 1' - 0"
Drawn: CT/EW
Job:
SF 3



WEST ELEVATION
1/4" = 1' - 0"



EAST ELEVATION
1/4" = 1' - 0"

SUNFLOWER CAFE AWNING REVISION
SEE SECTION PAGE 3 FOR DETAILS

SEE SHEET E-1 FOR EXIT LIGHTING

16.30.13	EW
1/4" = 1'-0"	EW
CJ/EW/ML	EW
SUNFLOWER CAFE JAMES HAHN, OWNER 121 FIRST STREET WEST, SONOMA CA. 95476	
SALVADOR VALLEJO ADOBE ARCHITECT 415.421.423 FIRST STREET WEST, SONOMA, CALIFORNIA OWNERS: MARCUS AND DAVID DETERT PROPERTY: LORI BREMNER MANAGER: ORION PARTNERS LTD., 462 W. Napa St. Sonoma, CA 95476-1561 Phone: (707) 939-2008 Fax: (707) 939-2010	
GENE WEDELL ARCHITECT 1414 FOURTH ST. 200E SAN RAFAEL, CA 94901 PHONE: (415) 453-7911	
16.30.13 1/4" = 1'-0" CJ/EW/ML SF 4	



City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 2

Meeting Date: 8/20/13

Applicant

Victor Conforti, Architect

Project Location

298 First Street West

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
- Year Built: Circa 1900
-

Request

Design review revision of a proposed remodel and addition to a single-family home.

Summary

Background: On March 25, 2013, the Design Review Commission approved the design review of a proposed remodel and addition to the single-family home located at 298 First Street West. At this time the applicant is proposing revisions to the approved project.

Site Description: The subject property is a 22,200-square foot lot located midblock between the Sonoma City Trail and West Spain Street currently developed with a ±1,048-square foot residence and detached shed. The home was originally constructed circa 1900 but it was moved from its original location, the building footprint was reoriented, and numerous alteration and additions have been made to the structure over the years. The property is listed in the local Historic Resources Survey and listed on the California Register of Historic Resources. It is not listed on the National Register. The property is zoned Medium Density Residential (R-M) and lies within the City's Historic Overlay Zone. Surrounding land uses include other R-M zoned properties developed with single-family homes, Depot Park, and the Depot Park Museum.

Proposed Project Revisions: As proposed on the attached plans, the following is a summary of the revisions to the approved project:

- Reduce the guest parking area to provide for additional landscape area.
- Remove the existing shed.
- Replace two windows on the south side of the house with a set of French doors and a three-window set.
- Change a single window on the east side of the kitchen with a two-window set.
- Switch the doors and windows at the southeast corner (master bedroom) with doors on the south wall and windows on the east wall.
- Extend a gable on the north side into a bay, while changing a single widow to double windows.
- Add two feet to the garage depth.
- Replace the garage doors with wider and taller doors.

Site Design & Architectural Review: While the proposal complies with the quantitative zoning standards in the Development Code, the proposed revisions to the approved project are subject to site plan and architectural review by the DRC because the original structure was constructed prior to 1945 and lies within the Historic Overlay Zone. Accordingly, the DRC is responsible for reviewing and acting upon the project site plan, building massing and elevations, elevation details, and exterior materials. As a remodel/addition project, the exterior color scheme is not subject to the DRC's discretion. In review of the application the DRC must consider a number of factors and required findings.

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

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

environmental features.

4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).

Compliance with CEQA: The proposal is a discretionary project subject to the requirements of the California Environmental Quality Act (CEQA). Per the historic resource evaluation prepared by Baseline Consulting dated January 31, 2013 (attached) the property does not meet any of the criteria for listing on the California Register of Historical Resources. Accordingly, the residence is not considered an historical resource as defined under CEQA and, pursuant to Section 15301 of the CEQA Guidelines, the remodel/addition project is categorically exempt (Class 1 – Existing Facilities).

Commission Discussion

Design Review Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRC Conditions or Modifications

cc: Victor Conforti, Architect
755 Broadway
Sonoma, CA 95476

Tom and Ingrid Dunlap
1021 White Oak Drive
Santa Rosa, CA 95409-6134

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne bowers, via email

Attachments:

1. Project Narrative
2. Historic Resource Evaluation prepared by Baseline Consulting dated 1/31/13
3. Historic Resources Inventory
4. Site Plan, Floor Plans, Building Elevations

HISTORIC RESOURCES INVENTORY

(State use only)

Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 11 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

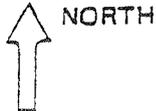
- Common name: Dunlap (Swiss Hotel Owner)
- Historic name, if known: _____
- Street or rural address 298 First Street West
 City: Sonoma ZIP: 95476 County: Sonoma
- Present owner, if known: Dunlap Address: _____
 City: Sonoma ZIP: 95476 Ownership is: Public Private
- Present Use: Home Original Use: Bar
 Other past uses: bar & entertainment

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
 Cross gable cottage with an extension in the back that has a shed roof and a covered porch in front with a gable roof. A square window is on the side under the gable and many tall detailed windows with 2 sashes on the lower part of the house. Has horizontal wood siding.
 Probably re-sided in later years.

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

See City Map Area 10.



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

- Approximate property size:

Lot size (in feet) Frontage 56
 Depth 75;
 or approx. acreage _____

- Condition: (check one)

a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

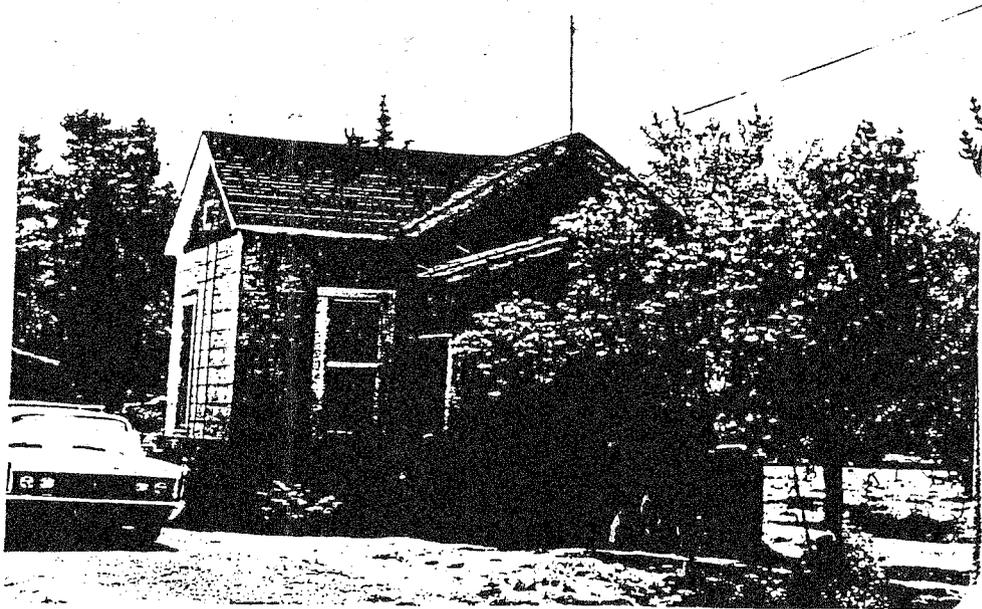
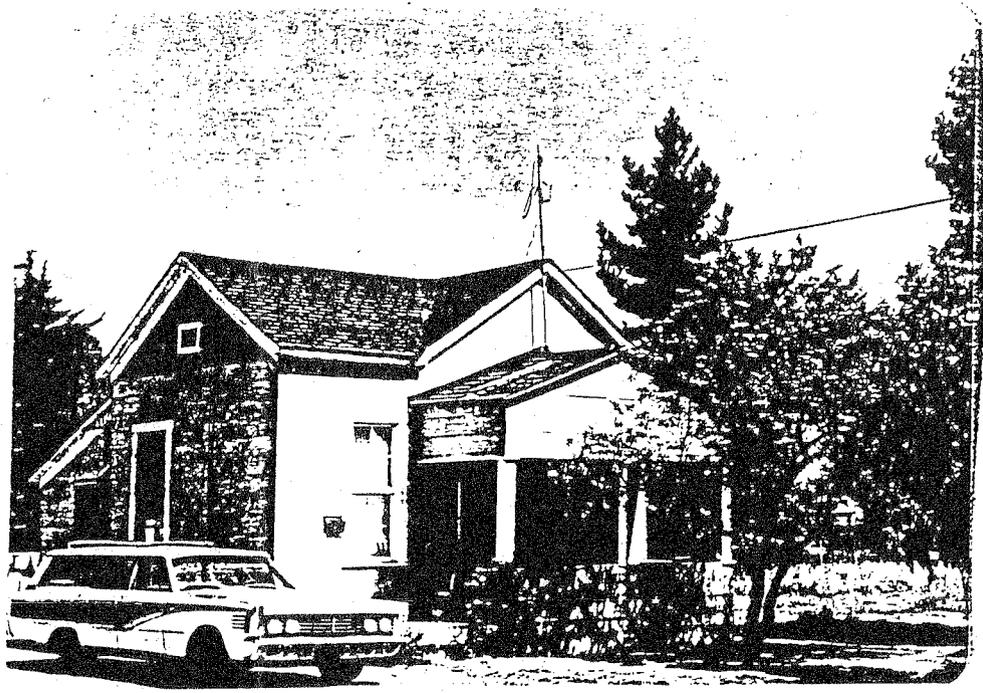
- Is the feature a. Altered? b. Unaltered?
 Because it was turned around

- Surroundings: (Check more than one if necessary)

a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

- Threats to site:

a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other



BASELINE ✦ CONSULTING

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

January 31, 2013

Tom Dunlap
1021 White Oak Drive
Santa Rosa, CA 95409

Re: Survey and Evaluation for 298 First Street West (APN 018-131-003-000)

Dear Tom,

This letter and the attached Department of Parks and Recreation (DPR) 523 forms comprise the survey and evaluation of your property at 298 First Street West, which was required by the City of Sonoma in order to proceed with planned construction on the property. The DPR 523B form contains an evaluation or Determination of Historic Significance for the property.

Previous Survey

A survey of the property at 298 First Street West was completed in September, 1978. The year of initial construction was not recorded. The house was described as follows:

Cross gable cottage with an extension in the back that has a shed roof and a covered porch in front with a gable roof. A square window is on the side under the gable and many tall detailed windows with 2 sashes on the lower part of the house. Has horizontal wood siding. Probably resided in later years.

The 1978 survey also made the following determination of the property's "historical and/or architectural" significance:

The original position of the entrance was facing the depot to attract customers from the train stop. It was a bar and there was entertainment. It became a home after the closing of the Railroad in the 1940s.

It is a residence now with the entrance facing 1st Street West. It is surrounded by open space, a creek and is the last house on that side of the street before new development. It is a support building to the Depot Park.

This 1978 survey is referenced in the California Office of Historic Preservation's (OHP) Historic Property Data File. The OHP gave the property at 298 First Street West a California Historical Resource Status Code of "7N Needs to be reevaluated (Formerly NR Code 4)." This report will suffice for a re-evaluation of the house and property.

FILE COPY

FEB 19 2013

Research & Field Methods

Research for this survey and evaluation was conducted at the Depot Museum in Sonoma; the Sonoma League for Historic Preservation; the History and Genealogy Annex of the Sonoma County Library in Santa Rosa; the U.S. Geological Survey website; the Bob Curtis aerial photograph collection housed at DrafftTech in Santa Rosa; the Sonoma County Assessor and Recorder's Office in Santa Rosa; the City of Sonoma; the Bancroft Library in Berkeley; the Northwest Information Center in Rohnert Park, and online at www.ancestry.com.

Interviews were conducted with the current owner, Tom Dunlap, and his daughter, Kristen Dunlap. Sources of information include: 19th century deeds and maps; U.S. Census records; Voter Registers; early aerial photos; early 20th century directories, legal descriptions and deeds, and several books on local history. The site was recorded, photographed and investigated in January 2013 by Arthur Dawson, Kara Brunzell, and George McKale.

Historical Setting

The location of the parcel at 298 First Street West, a few hundred yards from the mission, suggests it was probably used during the mission era (1823 – 1834). There were tanning vats about 100 yards southeast of the property. The property itself was probably suitable for grazing livestock or growing crops. It first came under private ownership in 1848, when William Mark West, a son-in-law of 'General' Mariano Vallejo, bought it from the City of Sonoma as 'Town Lot No. 6.' It changed hands several times before being purchased by General Vallejo as part of his Lachryma Montis estate. The property was planted in grapes and was a section of Vallejo's 55-acre vineyard.

Camille Aguillon, believed to be Sonoma's first French winemaker, began leasing the property from Vallejo sometime after 1865, and eventually bought it from him. His winery, located on the northwest corner of the Plaza, was well known. The outbreak of phylloxera in the late 19th century probably wiped out the vines on the property. The railroad arrived during the same era, and the Sonoma Depot was built on the northern part of Town Lot No. in 1890. Aguillon sold off most of his property in 1901, though he kept his winery and a small part of his vineyard lands, including the portions of Lots No 3, 4, 5 and 6 south of the railroad right of way. One source states that he then "retired to a cottage on the few acres he still owned." (A photograph of this cottage was obtained from an Aguillon descendant. It is not the same building that is currently at 298 First Street West). When Aguillon died in 1906, the property passed to his daughters, Elise and Berthe Aguillon, and Gabrielle Heggie.

The house is not shown on a 1902 USGS map that was surveyed in 1896 and 1899. The first definitive record of a building there appears on the 1923 Sanborn map of Sonoma. This map recorded a dwelling with a saloon attached to its north side and a bowling alley immediately to the west, less than 100 feet south of the train depot. The previous survey stated that the entrance of this building "was facing the depot to attract customers," and that there was "a bar and . . . entertainment." Regular passenger train service ceased in

1929. It appears from the 1934 Sanborn map, that the building had been moved over to face First Street East. The footprint of this building is nearly identical to the combination dwelling/saloon shown in 1923. In 1934 and 1941 it was being used solely as a dwelling. At the time the Marioni/Dunlap family purchased the property in 1952, it was also being used as a residence. The Marioni/Dunlap family has continued this use for more than 60 years, up to the present time.

Evaluation

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

In order to be determined significant, a historical resource must meet one or more of the following four criteria. The following is an evaluation of the site and structures at 298 First Street West with respect to these criteria:

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

The parcel at 298 First Street West was part of the vineyard at General Vallejo's Lachryma Montis Estate, one of the earliest commercial vineyards in California, planted in the 1850s. In the 1860s it was leased, and later bought, by Camille Aguilon, believed to be Sonoma's first French winemaker and a prominent figure in California's wine industry at the time. However, as no visible evidence of this vineyard remains, the site does not convey its association with the early wine industry.

The house at 298 First Street West is also associated with the development of the region's railway system. Around 1900, a combination dwelling/saloon and separate bowling alley were built on the parcel, facing the train station, to serve and entertain passengers. Regular rail service ended in 1929. By 1934, the combination dwelling/saloon had been moved about 100 feet to the southwest, reoriented towards First Street West, and was being used solely as a residence. While the house is significant because of its association with the railroad, these changes have caused it to lose integrity as a historical resource. Therefore the house at 298 First Street is not eligible for listing in the CRHR under Criterion 1.

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

The parcel at 298 First Street West has connections to several people important to local and California history, including one who is important to national history:

William Mark West, a locally significant figure, became the first private owner of the property in 1848. A Scottish immigrant who married one of General Vallejo's daughters, West acquired Rancho San Miguel, northeast of Santa Rosa, through a Mexican land grant in 1840. He came to Sonoma County in the 1830s and witnessed the transition from Mexican to American rule before he died around 1850.

A few years later, the property was acquired by General Vallejo and became part of the vineyard at his Lachryma Montis estate. Vallejo is a significant figure in local, California, and national history, being a central player in the transition from Mexican to American rule.

A third important historical figure connected with the property is Camille Aguillon, believed to be Sonoma's first French winemaker, and a prominent figure in the development of California's early wine industry. Aguillon leased and later bought the property from Vallejo as a vineyard to supply his winery and distillery on the Plaza. Aguillon was also important to the development of the wine industry elsewhere in the region. In the late 1870s, he entered a partnership to make wine in the Livermore Valley and built a winery that processed most of the grapes grown there. The crush from these vines was transported to Sonoma for cellaring. The Livermore wine was sold as "Claret," and produced in huge quantities. Aguillon sold off most of his Sonoma vineyard property after his wife died in 1901, but retained the strip of land south of the railroad extending from First Street West to Second Street East. Aguillon built a cottage on First Street East, where he died in 1906. He or his family built the combination saloon/dwelling that was later moved to become the residence at 298 First Street West.

No visible evidence remains to convey West's or Vallejo's association with the property; thus 298 First Street West is not considered historically significant with respect to these men. Because the house has been moved, reoriented and altered, it no longer conveys its association with Aguillon, and thus has lost integrity as an historical resource. Therefore the house at 298 First Street is not eligible for listing in the CRHR under Criterion 2.

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

The house at 298 First Street West does not embody distinctive characteristics of type, period, or method of construction; is not the work of a master architect; nor does it possess high artistic values. The building appears to have originally been a type of house commonly constructed in Sonoma County during the late nineteenth-century. In addition, it appears to have been heavily altered over the years. Alterations performed include moving the house from its original location adjacent to the depot to its current location circa 1930. Historical maps suggest that two small rear additions to the house were also removed at this time. In addition, substantial

changes to the house have been performed since it was surveyed in 1978. Alterations performed over the last three and a half decades include:

- An addition/porch enclosure at the rear of the house.
- Replacement of original wood sash windows with modern vinyl sash windows
- Extension of the porch floor across the entire façade of the house.
- Replacement of original half wall at the porch perimeter with railings.
- Addition of Victorian-style “gingerbread” and other decorative elements to the façade of the house.

The original house does not appear to have been a particularly distinguished example of a nineteenth-century cottage, and it has been heavily altered from its original form. Therefore the house at 298 First Street is not eligible for listing in the CRHR under Criterion 3.

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

Several significant resources (e.g. Mission San Francisco de Solano, Sonoma Barracks, Vallejo’s Casa Grande, Swiss Hotel) are situated in the general vicinity of the project area. A field review did not identify prehistoric or historical archaeological resources within the project area. Given that the property at 298 First Street West is not immediately adjacent to known significant historical resources, the possibility for archaeological resources being identified during ground-disturbing activities is moderate. Therefore the property is not eligible for listing in the CRHR under Criterion 4.

In addition to meeting one or more of the above criteria, a property must also retain its integrity in order to be considered a historical resource under CEQA. Integrity is defined as a function of a property’s location, design, setting, materials, workmanship, feeling and association. According to these criteria, a property must retain enough of its historical character or appearance to be recognizable as a historical resource and convey the reasons for its significance.

5. Location is the place where the historical property was constructed or the place where the historical event occurred.

The house was moved in about 1930 from its original location at the northeast corner of the parcel, to its current position. Its original orientation has been changed. Originally it faced the depot; now it faces First Street West.

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

The design of the house has been modified several times with additions, alterations to porches, and changes in architectural detailing. The footprint of the house does retain some elements of its original outline.

- Setting is the physical environment of a historical property.
The historical setting of the property was open and semi-rural. Soil type (Huichica loam) suggests the property was originally grassland with few or no trees and patches of seasonal wetland. This was converted to vineyard in the mid-19th century. By the first years of the 20th century, the vines were gone. With the exception of the train depot and a few buildings, the area remained open and semi-rural. Adjacent parcels retain something of this historical setting. The presence of the train station immediately north of the property, rebuilt after it burned down in the 1970s, maintains a tangible link between the property and the railroad era. The parcel itself, at 298 First Street West, has been substantially altered with ornamental plantings of trees and shrubs; buildings; and a driveway; and does not retain its historical setting.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historical property.
Many of the historical materials of the house at 298 First Street West are either no longer visible or have been removed. The siding has been changed over the years and some of the windows have been replaced and modernized.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
Because of the alterations to the house, most of the original workmanship is either hidden or no longer intact.
- Feeling is the property's expression of the aesthetic or historical sense of a particular period of time.
The house has lost its characteristic feeling, due to changes in its location, orientation, footprint, architectural details and materials. However the house's size and the openness of the parcel do contribute to feeling of the neighborhood, which retains some of the characteristics of the railroad era. These characteristics include extensive areas of open land; the relatively small footprints and low density of buildings there, and the presence of the Depot.
- Association is the direct link between an important historical event or person and a historical property.
The links between the property, the house, and important historical events and people are quite tenuous. There is no obvious physical evidence of Mark West's or Vallejo's ownership of the property. Camille Aguillon or his family built the house at 298 First Street West, but changes to the house over the intervening years have substantially weakened this link to him. Likewise, it no longer conveys its direct link to the railroad era.

Summary and Recommendation

While the house and parcel at 298 First Street West qualify as significant under Criteria 1 and 2 for their association with broad historical patterns and the lives of people important

to local, regional and national history, the property no longer retains historical integrity. As it also does not qualify under Criteria 3 or 4, it is not considered a historical resource for the purposes of CEQA.

Although the property has not been found individually eligible for CRHR listing, it does retain some historical integrity with respect to the neighborhood between First Streets East and West, and south of the railway alignment to the parcel's south boundary. The house's size and the openness of the parcel contribute to the setting and feeling of this area, which has retained many characteristics of the railroad era. These characteristics include areas of open land; relatively small footprints and low density of houses; and the presence of the Depot. With the exception of small outbuildings and structures, no new buildings have been constructed since the railroad era. The four larger buildings (298 First Street West, the Maysonnave House and Cottage, and the (rebuilt) Depot in this area are the same ones which were there during the railroad era. Thus the property at 298 First Street West "may become eligible for listing as a contributor to a district that has not been fully documented" (Office of Historic Preservation 1995: Appendix 2, part 4X).

Baseline Consulting recommends that in order to retain the subject property's integrity for potential inclusion in a historic district and to comply with the City of Sonoma Development Code, the proposed project shall follow the requirements of the City of Sonoma Municipal Code, Chapter 19.42: Historic Preservation and Infill in the Historic Zone, under the review of the City of Sonoma Planning Department. This will reduce proposed potential project impacts to a less than significant level, per CEQA.

Given the property at 298 First St. West is not immediately adjacent to archaeological resources, no further study for such resources is recommended at this time. If archaeological resources in the project area are encountered during the course of the project, they should be avoided or evaluated for their California Register significance. If human remains are encountered during the course of the project, the County Coroner and an archaeologist should be contacted immediately to evaluate the situation. Project personnel should not collect or move any archaeological material. Fill soils that may be used for construction purposes should not contain archaeological materials.

Evaluators Qualifications

I have 15 years professional experience as a historian based in Sonoma County, have a degree in Natural Resources with an emphasis in history and am listed as a qualified historical consultant on the roster on file with the State of California Office of Historic Preservation's Eastern Information Center at the University of California at Riverside. Kara Brunzell holds a Masters degree in Public History and has worked multiple facets of historic preservation and cultural resource evaluation. She is listed as an architectural historian on the California Office of Historic Preservation's roster of qualified consultants. George McKale has worked for many years as a professional archaeologist. He holds a Masters Degree in Cultural Resources Management and has conducted prehistoric and historical cultural studies throughout California. In his role as Sonoma's official City

Historian, he has developed extensive knowledge of the town's history and preservation efforts, and works closely with local government in these areas.

Sincerely,

Arthur Dawson
Historical Consultant

PROPOSED REVISIONS TO DESIGNDate of Issue: **August 8, 2013****REMODEL TO RESIDENCE FOR TOM AND INGRID DUNLAP**

298 First Street West, Sonoma CA 95476

Project Date: January 9, 2013**Description:** Addition and Remodel to Historic Residence. Single Story. Historic Resource Survey and Evaluation. New detached garage. Jurisdiction: City of Sonoma.**PROPOSED REVISIONS:**

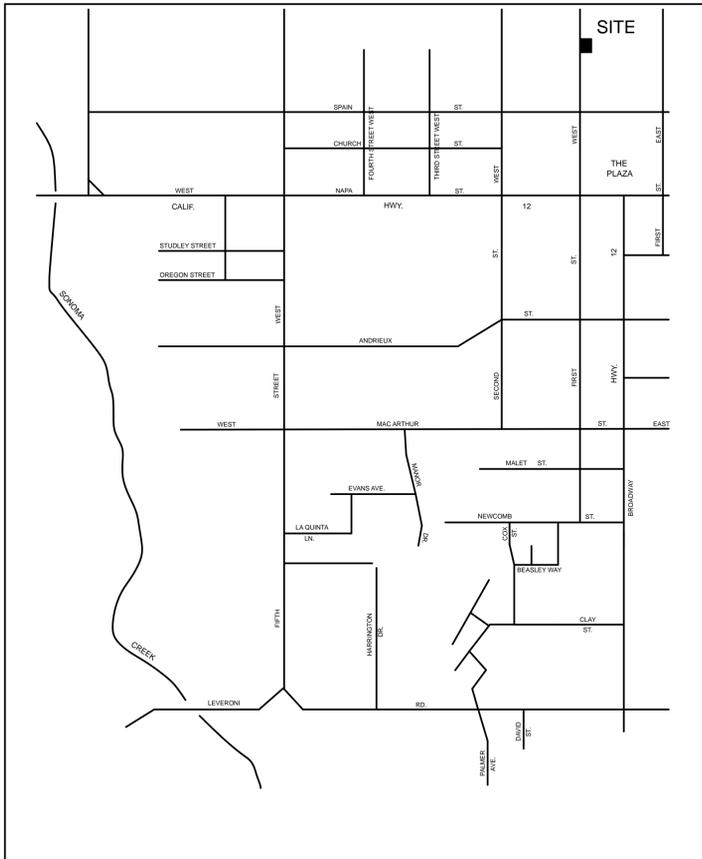
This residential addition was originally reviewed and approved by the Design Review Commission in March of this year. In the course of design development the owners wish to make some changes to the plans that alter portions of the buildings and site from what was originally submitted.

In the currently submitted Site Plan, Floor Plans, and Exterior Elevations, new changes are highlighted by "cloud" symbols. The following is a list the proposed changes in regard to the building exterior and the site.

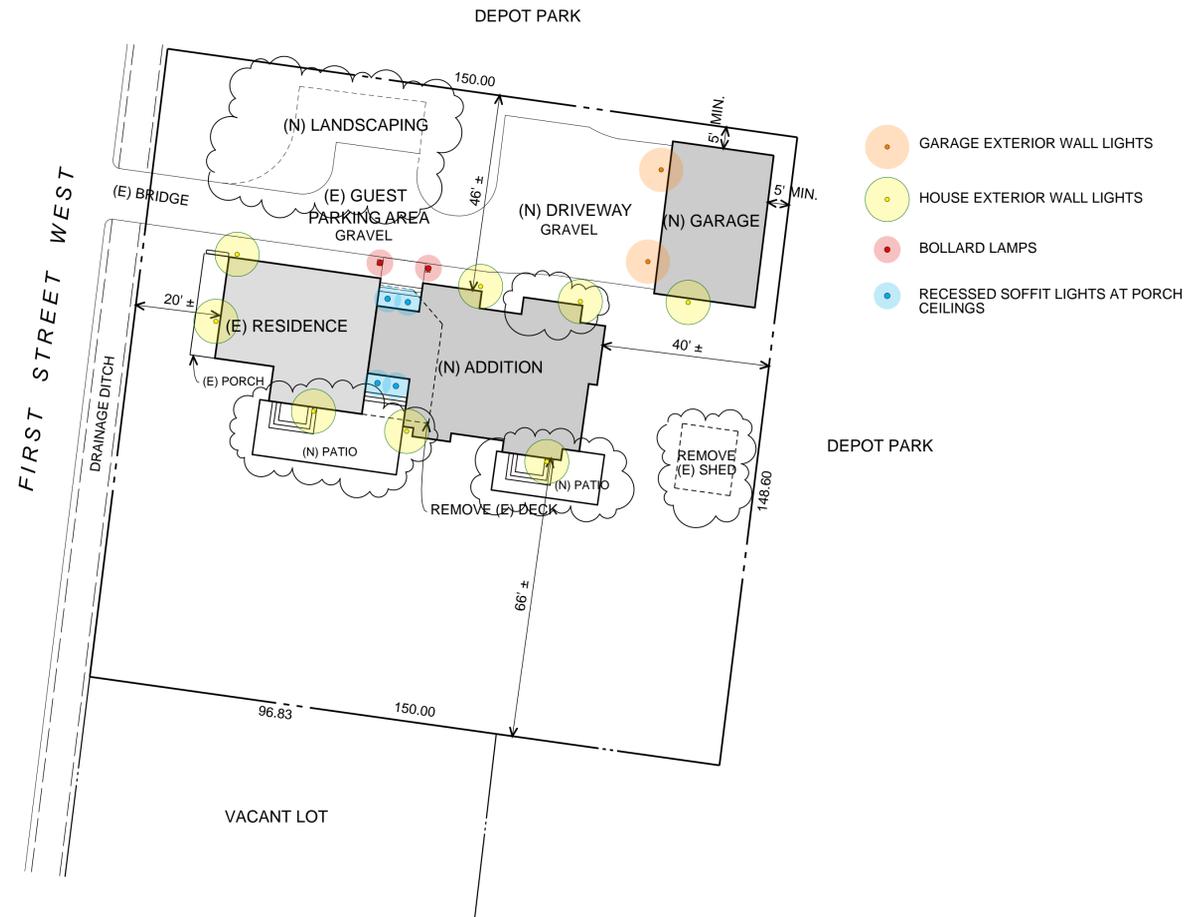
1. Site: Guest parking area is to be reduced and given over to new landscaping. An existing shed is to be removed. Proposed wood decks are now to be patios on grade.
2. Two existing windows on the south side of the existing house are to be replaced by 1) french doors and 2) a set of windows similar to an existing three-window set that is being removed on the east side.
3. A proposed single window on the east side of the existing Kitchen is to be changed to a set of two windows similar to the set on the adjacent south wall (note 2).
4. The doors and windows at the new Master Bedroom (southeast corner) of the addition are being switched so that the doors will be on the south wall and the windows will be on the east wall.
5. A gable on the north side is to be extended into a bay, to be the same depth as an adjacent bay. A single window there is being expanded to a set of two windows.
6. The garage is to be 2' deeper to an overall of 24'.
7. Two of the garage doors are to be wider and taller.

The details, finishes, materials, and fixtures as originally submitted remain unchanged.

Submitted by Victor Conforti, Architect



LOCATION MAP



SITE PLAN
SCALE: 1"=20'-0"

REVISIONS	BY

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

PRELIMINARY
SITE PLAN



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ADDITION TO RESIDENCE FOR
TOM AND INGRID DUNLAP
298 FIRST STREET WEST
SONOMA CALIFORNIA
APN: 018-162-023

Date	8/8/13
Scale	AS NOTED
Drawn	
Job	
Sheet	A1.1
Of	Sheets

REVISIONS	BY

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

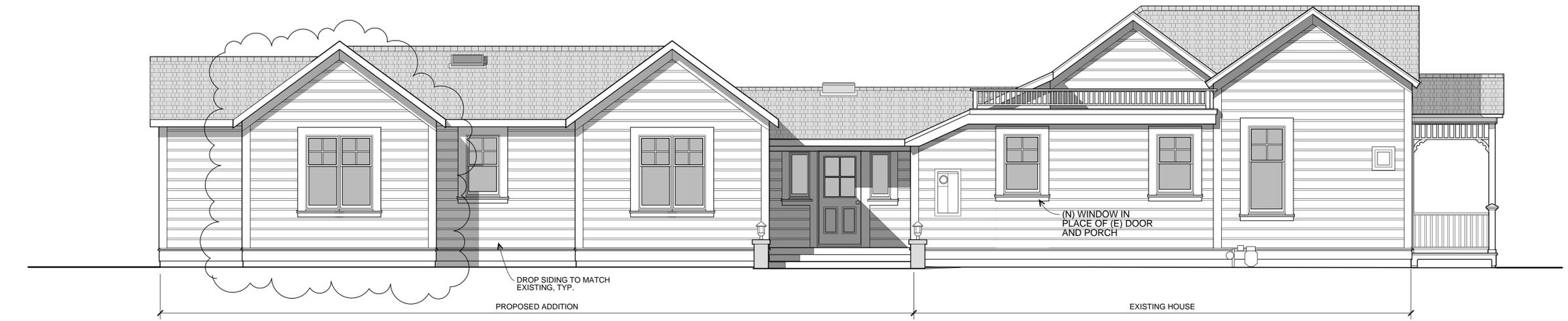
PRELIMINARY
 EXTERIOR ELEVATIONS



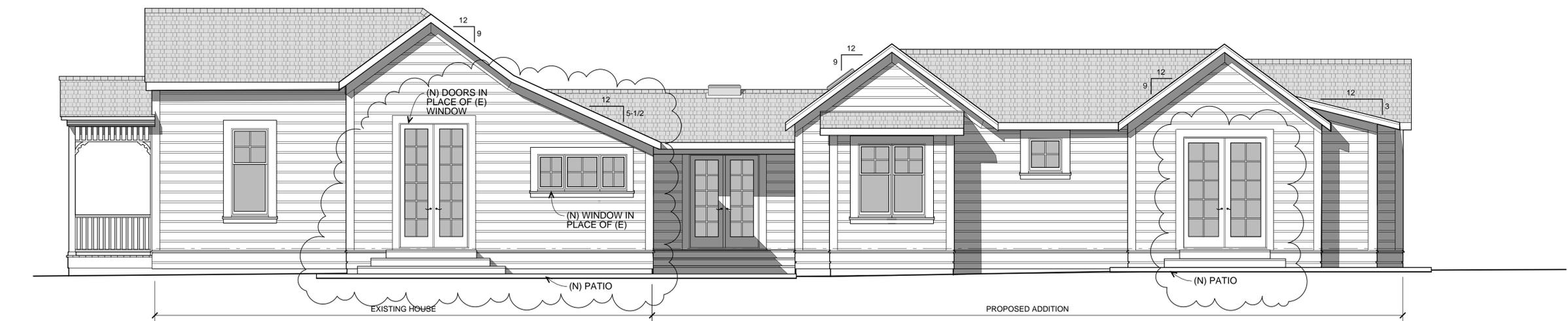
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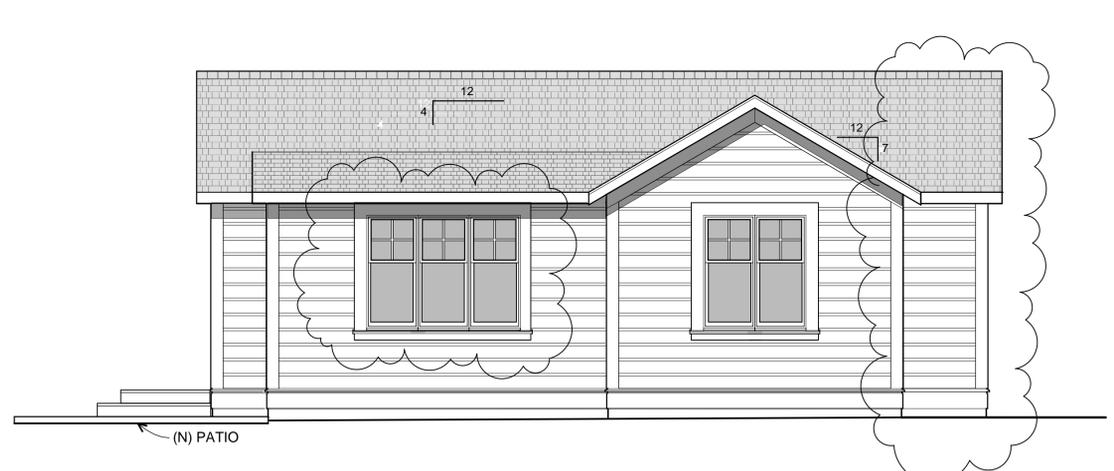
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NORTH



SOUTH



EAST



WEST

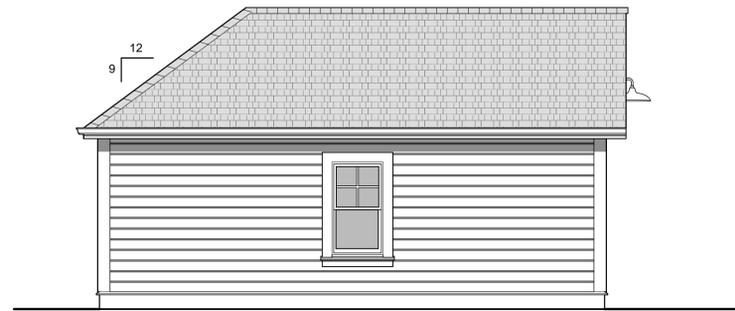
EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"



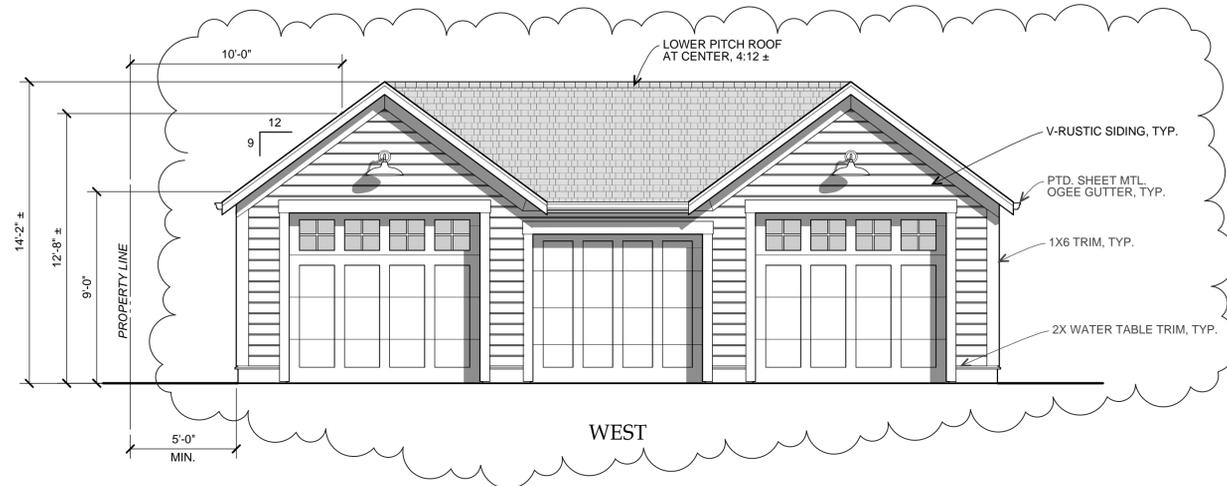
SOUTH



EAST



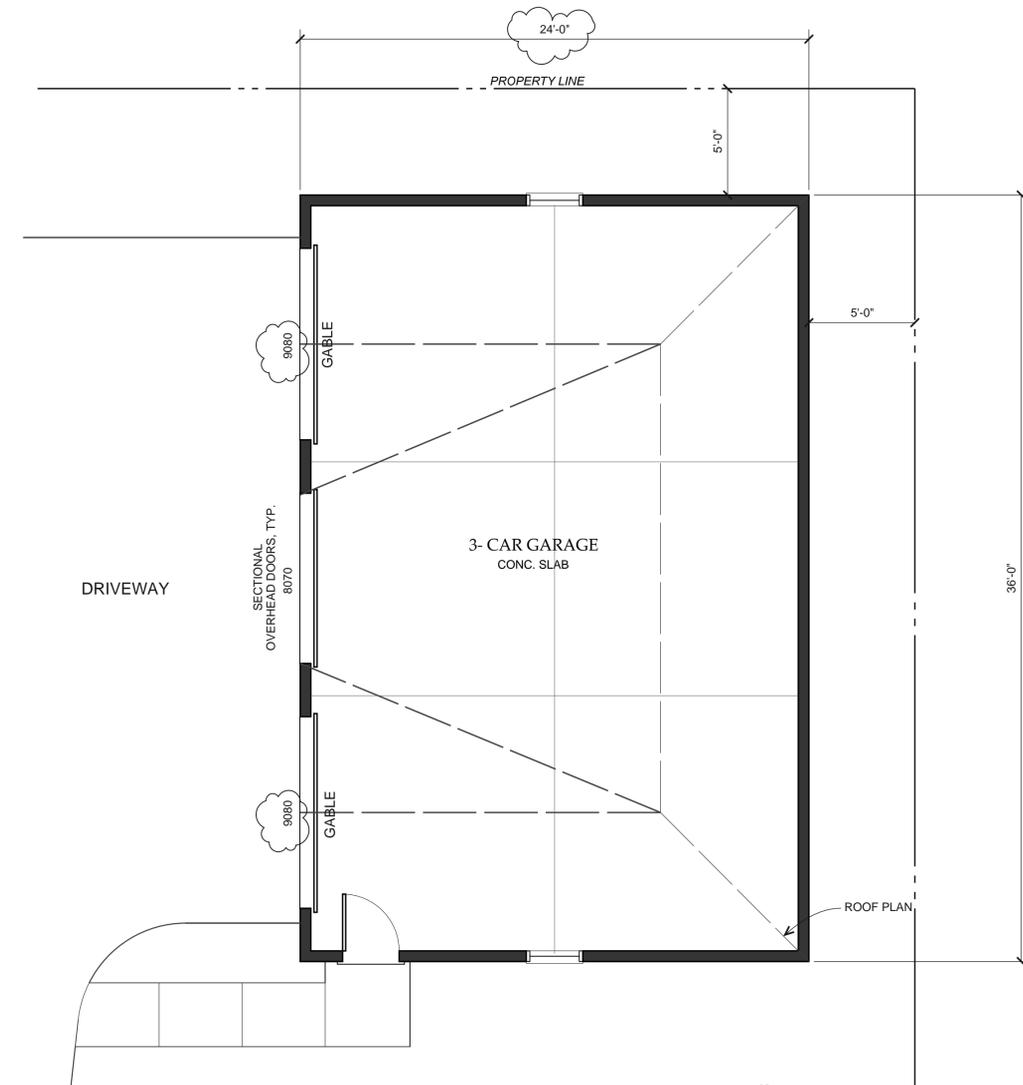
NORTH



WEST

EXTERIOR ELEVATIONS

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



FLOOR PLAN

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

GARAGE FOOTPRINT: 864 SF



REVISIONS	BY

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

PRELIMINARY
GARAGE FLOOR PLAN
AND ELEVATIONS



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ADDITION TO RESIDENCE FOR
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SONOMA CALIFORNIA
APN: 018-162-023

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City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 3

Meeting Date: 08/20/13

Applicant

Victor Conforti, Architect

Project Location

840 West Napa Street

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)
Year Built: Circa 1900

Request

Demolition of a single-family residence and detached accessory structure located on the property at 840 West Napa Street.

Summary

The property is a ±1.01 square acre parcel located on the north side of West Napa Street midblock between Seventh Street West and Sonoma Highway. The site is currently developed with single-family residence and a detached accessory structure.

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

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

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

Given the age of the buildings, in July 2013, the applicant commissioned Baseline Consulting to prepare a historical evaluation of the property to determine if the residence and accessory structure were historically significant. The historic resource evaluation found that the property and accessory structure do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Survey and Evaluation for 840 West Napa Street dated July 2013). Because the structures are not historical resources, demolishing them would not have a significant effect on the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

City Regulations for Demolition Permits: The City's regulations for demolition permits rely heavily on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. Based on the analysis above - that the residence may qualify as a historic resource

under CEQA – the DRC will need to determine if the findings for approval of a demolition permit can be made. If the DRC chooses to approve the demolition of the residence, the DRC may require that the single-family residence not be demolished until building permits for the replacement structure have been issued and that the inside and outside of both the residences be photo documented and submitted to the Sonoma League for Historic Preservation and City of Sonoma.

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

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

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

If commissioners wish to arrange a site visit to inspect the home independently, please contact the applicant, Victor Conforti, at (707) 996-7923.

Commission Discussion

Design Review Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRC Conditions or Modifications

Attachments:

1. Project narrative
2. Historic evaluation of 840 West Napa Street

cc: Victor Conforti, Architect
755 Broadway
Sonoma, CA 95476

Mike Rabbitt
1223 35th Avenue
San Francisco, CA 94122

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 840 West Napa Street

P1. Other Identifier: APN 127-211-009-000

***P2. Location:** Not for Publication Unrestricted

***a. County:** Sonoma

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

***b. USGS 7.5' Quad:** Sonoma **Date:** 1980 **T** 5N; **R** 5W; (Pueblo of Sonoma; non-sectioned) **Mt. Diablo B.M.**

c. Address: 840 West Napa **City:** Sonoma **Zip:** 95476

d. UTM: Zone: 10 ; **mE/** mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **Elevation:**

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

Site. The house at 840 West Napa Street is located on a 1.03-acre lot that includes the residence and an accessory outbuilding in the backyard. The property is located on West Napa Street approximately 0.8 miles west of the Sonoma Plaza.

The dwelling is one story with a full basement and irregular in plan. The central section of the house is topped by a hipped roof, as are projecting wings to the west and north. A partial-width porch and projecting section on the main façade are topped by a shed roof, as is a small addition at the rear (north) of the house. The building is clad in a combination of horizontal and vertical wood siding. Primary fenestration consists of aluminum replacement windows, although two multi-light wood sash windows have been retained at the rear of the house. The primary entrance, which is reached by a set of wooden steps, is centered on the main façade and fitted with a flush wood door. A secondary entrance, fitted with a paneled wood door, is situated adjacent and at a right angle to the main one, facing west. Porch supports are square posts. The rear entrance is in the shed-roofed addition on the north elevation. It is sheltered only by minimal eave overhang, and is reached via a set of concrete block steps with wooden treads. An entrance to the basement level is located in a sheltered area below the addition. The simple building lacks ornamentation.

A front gabled accessory building is located to the rear (north) of the house. It is rectangular in plan and lacks fenestration. Clad in a combination of board-and-batten and plywood, it has a sliding wood door on the south end of its east elevation, while the north end has a large opening to accommodate vehicles.

Continued on sheet 2 of 12

***P3b. Resource Attributes:** (List attributes and codes) HP2—Single family property; HP4—Ancillary Building

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) House, south façade, May, 2013

***P6. Date Constructed/Age and Sources:** Historic c. 1900

Prehistoric Both
(Sonoma County Records Office)

***P7. Owner and Address:**

Michael Rabbitt
H.J. Rabbitt & Sons, Inc.
1223 35th Avenue
San Francisco, CA 94122

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

Arthur Dawson
Baseline Consulting
13750 Arnold Drive, Suite 3
P.O. Box 207
Glen Ellen, CA 95442

***P9. Date Recorded:** July 2013

***P10. Survey Type:** (Describe) Intensive for Determination of Historic Significance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None. **Sources listed on Sheet 8 of 12.**

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

CONTINUATION SHEET

Page 2 of 10

*Recorded by: Arthur Dawson

*Resource Name or # 840 West Napa

*Date: July, 2013 ■ Continuation □ Update

The house at 840 West Napa Street and its accessory building do not embody distinctive characteristics of type, period, or method of construction; are not the work of a master architect; nor do they possess high artistic values. The house appears to have originally been a type of house commonly constructed in Sonoma County during the late nineteenth and early twentieth century.



House, south façade



House, east façade



House, north façade



House, east façade detail



House, north façade detail



Accessory building, south façade



Accessory building, east façade



Accessory building, detail

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name: Cleary Property
- B2. Common Name: 840 West Napa
- B3. Original Use: Residence

B4. Present Use: Vacant residence

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Between 1895 and the 1920s, the City of Sonoma developed westward along Napa Street. City Outlot 508, part of the former 'Wratten Farm,' was divided up, with Lot 508 being subdivided into more than a dozen parcels of two acres or less. It was during this period that the current boundaries of the parcel at 840 West Napa were established. Edward Cleary was the first known owner of this 1-acre parcel; his name appears on the County Recorder's Office 'Breadboard' map which delineated the subdivision of Lot 508. A mortgage was issued by the Bank of Italy to Edward and his wife Annie in 1926 (County of Sonoma 1895 – 1920s; County of Sonoma 1926; U.S. Department of War 1942; U.S. Geological Survey 1902)

Both the historical record and the architectural style of the house and outbuilding suggest they were constructed circa the first decade of the twentieth century. The earliest definitive record for the house and outbuilding are from an aerial photo taken in 1942. The design of the house, including elements such as its hip roof, boxed eaves, and raised first floor, suggest an early-twentieth century build date. By this time, a number of structures had been built along the north side of West Napa Street in this area, though much of the neighborhood remained open and undeveloped up into the 1970s. A structure appears at the north end of the property in the 1951 USGS map, but is no longer extant.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** Outbuilding

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Community Planning & Development

Area: City of Sonoma

Period of Significance: 1890 - 1930

Property Type: Residence

Applicable Criteria: N/A

Early History

The parcel at 840 West Napa was part of Outlot 508, a 17-acre parcel within the original boundaries of the City of Sonoma as surveyed by Mariano Vallejo in the 1830s. Its location, about 1 mile west of the Sonoma Mission, suggests that it was open or agricultural land during the early years of Mexican settlement, possibly used for grazing livestock or growing crops (Smilie 1975).

The area initially came under private ownership in 1850. The first long-term owner was George L. Wratten, who purchased Outlots 508 and 509, totaling about 30 acres, in 1859 (County of Sonoma 1850; 1856; 1859; 1860). Born in England in 1828, Wratten immigrated to the United States while still a child. As a young man, he received training as a lawyer in New York, then came to California in 1850. After working as a gold miner, Wratten moved to Sonoma to practice law and achieved a degree of prominence during his twenty years of residence here. Wratten served two one-year terms as City Attorney between 1857 and 1860. In the 1860s, he was involved in the successful effort to repeal the City of Sonoma's charter (this legal maneuver was supported by many citizens because it quieted title disputes within the city. Sonoma was reincorporated in 1883). Wratten later became a Pueblo Commissioner, with the responsibility of making sure the former City's remaining obligations were met. Wratten is also mentioned as one of two dozen prominent vineyard owners in an early county history. He married Emily Drummond in 1859 and the couple had five children, all of whom were born in Sonoma. The Wratten's adobe home was located near the corner of West Napa and Fifth Street West, and their property became known as 'the Wratten Farm.' The family moved to Arizona in the late 1870s and George died in New Mexico in 1887. Their eldest son, George M. Wratten, became an interpreter for

Continued on sheet 6 of 12

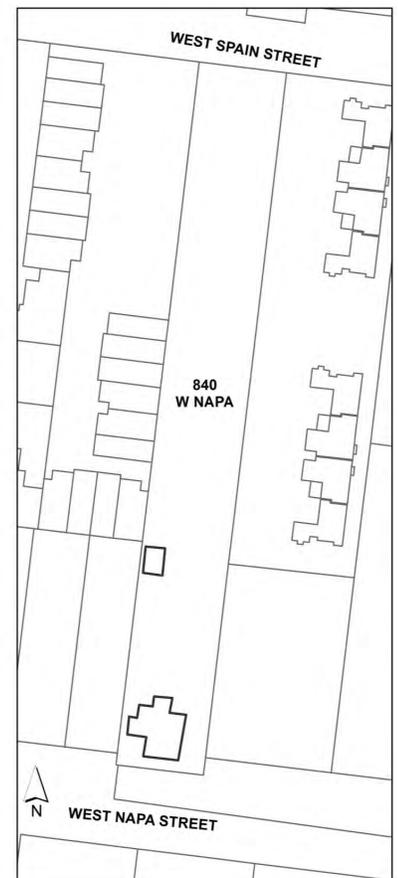
B11. Additional Resource Attributes: N/A

*B12. **References:** See Sheet 8 of 12

B13. Remarks: None

*B14. **Evaluator** Arthur Dawson, Baseline Consulting; P.O. Box 207; 13750 Arnold Drive, Suite 3; Glen Ellen, CA 95442

***Date of Evaluation:** July 2013.



Continued from sheet 5 of 10

Geronimo and spent his adult lifeworking with the Apache tribe (Anonymous 1887; County of Sonoma 1878; Evans 2012; Giffen c. 1936; Munro-Fraser, J.P. 1880; U.S. Census 1850-1880; U.S. Department of War 1942).

Before leaving Sonoma, Wratten sold his 30-acre property to David Burris in 1878. Burris was a native of Missouri. Like Wratten, he arrived in Sonoma after spending some time as a gold miner. Unlike Wratten, he initially stayed only for a year. Burris returned in 1869 to live the rest of his life in Sonoma. His obituary states that he was "prominently connected with the financial and business affairs of Sonoma County for half a century." He was said to be "prosperous in his business and agricultural enterprises, and at his death owned a large amount of property. He was one of the founders of the Santa Rosa Bank and of the Sonoma Valley Bank, and was president of the latter institution for many years." It is unknown how long Burris owned Lots 508 and 509, but evidence suggests that they remained open or agricultural land at this time. At the turn of the 20th century, the parcel at 840 West Napa was still outside the developed portions of Sonoma (County of Sonoma 1878; County of Sonoma 1895-1920s; Irvine 1905; U.S. Geological Survey 1902).

By 1895, Sarah Stewart was the owner of the original 30-acre Wratten property. Two years later, ownership of the property was under Emile and Sarah Stevenot (Sarah Stevenot's maiden name was Stewart. Though the couple had been married since 1872, this appears to show the establishment of a joint title). Emile Stevenot was a French immigrant who was deeply involved in mining and metallurgy. At one time he owned the largest borax and metallurgy refinery in the United States. Besides developing gold mines in Calaveras County, he discovered a new process for manufacturing refined borax. After the Stevenots moved to Sonoma in the 1890s, Emile set up a chemical laboratory, probably in or near the former Wratten home, and conducted an assay business. It's unknown exactly how long the Stevenots owned the property, though by 1909 Sarah was widowed and living in Oakland (County of Sonoma 1895-1920s; Evans 2012; Polk-Husted Directory Co. 1909; Reynolds and Proctor 1898; U.S. Census 1860 – 1910).

Period of Significance

Between 1890 and the 1920s, the City of Sonoma developed westward along Napa Street. The former Wratten property was divided up, with Lot 508 being subdivided into more than a dozen parcels of two acres or less. It was during this period that the current boundaries of the parcel at 840 West Napa were established. Edward Cleary was the first known owner of this 1-acre parcel; his name appears on the County Recorder's Office 'Breadboard' map which delineated the subdivision of Lot 508. A mortgage was issued by the Bank of Italy to Edward and his wife Annie in 1926 (County of Sonoma 1895 – 1920s; County of Sonoma 1926; U.S. Department of War 1942; U.S. Geological Survey 1902).

Recent History

According to the 1930 U.S. Census, the Cleary family was living in Sonoma in a home that they owned, valued at \$3000 (no address given). Edward Cleary was born in California in 1878, while Annie was born in 1894 in Northern Ireland and immigrated to the U.S. at the age of nine. Edward worked as an electrician. They had two boys, Edward Jr. and John. The 1940 Census shows a household of three (Edward Jr. had already left home), with Edward continuing to work as an electrician and John attending school. The property stayed in the Cleary family for more than eight decades, eventually passing to the John Cleary Trust. In 2010 it passed from the John Cleary Trust to the Lenihan Family Trust and the Kathleen Burke Trust. In 2013, Michael Rabbitt and his wife Margaret Mulligan purchased 840 West Napa (County of Sonoma 2010, 2013).

Summary

The parcel at 840 West Napa Street was part of the original George Wratten property, which contained one of Sonoma's early vineyards. However, as no visible evidence of this vineyard remains (and no evidence was found to indicate that it was located on the parcel) the site does not convey its association with the early wine industry. The house at 840 West Napa is an example of a residence constructed as part of the City of Sonoma's expansion and development in the early 20th century. While part of a broad pattern of local history, the construction of houses along this block of West Napa Street does not meet the bar for a 'significant contribution' to this pattern. Therefore, 840 West Napa is not eligible for listing in the CRHR under Criterion 1.

The parcel at 840 West Napa has connections to several people prominent in local history. These include lawyer and vineyardist George Wratten; pioneer businessman David Burris; and miner and metallurgist, Emile Stevenot. Outside of their ownership of the land, these men's association to the parcel at 840 West Spain is not particularly strong. The Wratten property extended over 30 acres; he and his family lived in an adobe house near the corner of West Spain and Fifth Street West, about 1/3 mile east of 840 West Spain. It's unknown whether Burris ever lived in the Wratten house, though the Stevenots did occupy it and had a laboratory and assay office there. No visible evidence remains to convey the association of Wratten, Burris or Stevenot with the property at 840 West Napa. The existing house and outbuilding are most closely associated with the Cleary family. Edward Cleary worked as an electrician. His elder son, Edward, served in the U.S. Navy in World War II and then became a Catholic priest, serving several parishes in the Bay area over many years. His younger brother John served in the army during the War and then returned to Sonoma, where he worked as a teamster for thirty years. None of the Cleary family appears to meet the bar for historical importance. Because the property does not convey its association with Wratten, Burris or Stevenot, and because the members of

CONTINUATION SHEET
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*Recorded by: Arthur Dawson

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*Date: July, 2013 ■ Continuation

Update

the Cleary family were not historically important figures, the house at 840 West Napa is not eligible for listing in the CRHR under Criterion 2

The house at 840 West Napa Street and its accessory building do not embody distinctive characteristics of type, period, or method of construction; are not the work of a master architect; nor do they possess high artistic values. The house appears to have originally been a type of house commonly constructed in Sonoma County during the late nineteenth and early twentieth century. Therefore the house at 840 West Napa Street is not eligible for listing in the CRHR under Criterion 3.

A field review of 840 Napa Street on 1 July 2013 did not identify prehistoric or historic-era archaeological resources within the parcel. Background research at the Northwest Information Center indicated that four previous studies have been conducted within a 0.25-mile radius of the project area, but that no archaeological sites have been recorded within that radius. Mission San Francisco de Solano, Sonoma Barracks, Vallejo's Casa Grande residence, Vallejo's Lachryma Montis estate, and the Swiss Hotel are all approximately 0.8 miles east and the project area is not immediately adjacent to known archaeological or significant historical resources. Given the proximity of Sonoma Creek and the age of the residence at the site, the possibility of archaeological deposits being identified during ground disturbing activities is moderate. Therefore the property is not eligible for listing in the CRHR under Criterion 4 at this time.

The property and structures at 840 West Napa do not meet any of the criteria for historical significance. The house, outbuilding and parcel do not qualify as significant under Criteria 1 and 2 for their association with broad historical patterns or the lives of people important to local, regional and national history. The property also does not qualify under Criterion 3 for architectural significance, or under Criterion 4 for archeological significance. Thus it is not considered a historical resource for the purposes of CEQA.

CONTINUATION SHEET
DEPARTMENT OF PARKS AND RECREATION

Trinomial
HRI#

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*Recorded by: Arthur Dawson

*Resource Name or # 840 West Napa

*Date: July, 2013 ■ Continuation

Update

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Continued on sheet 9 of 12

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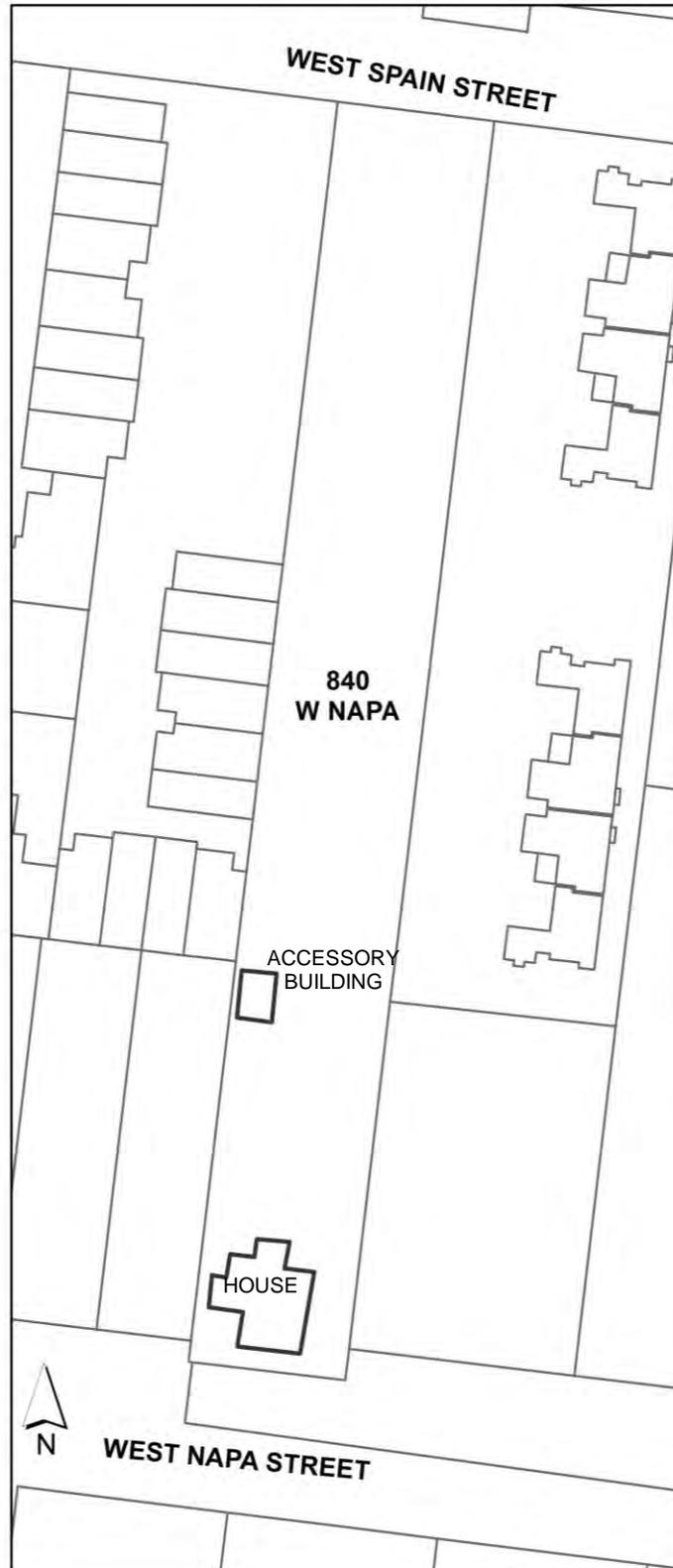
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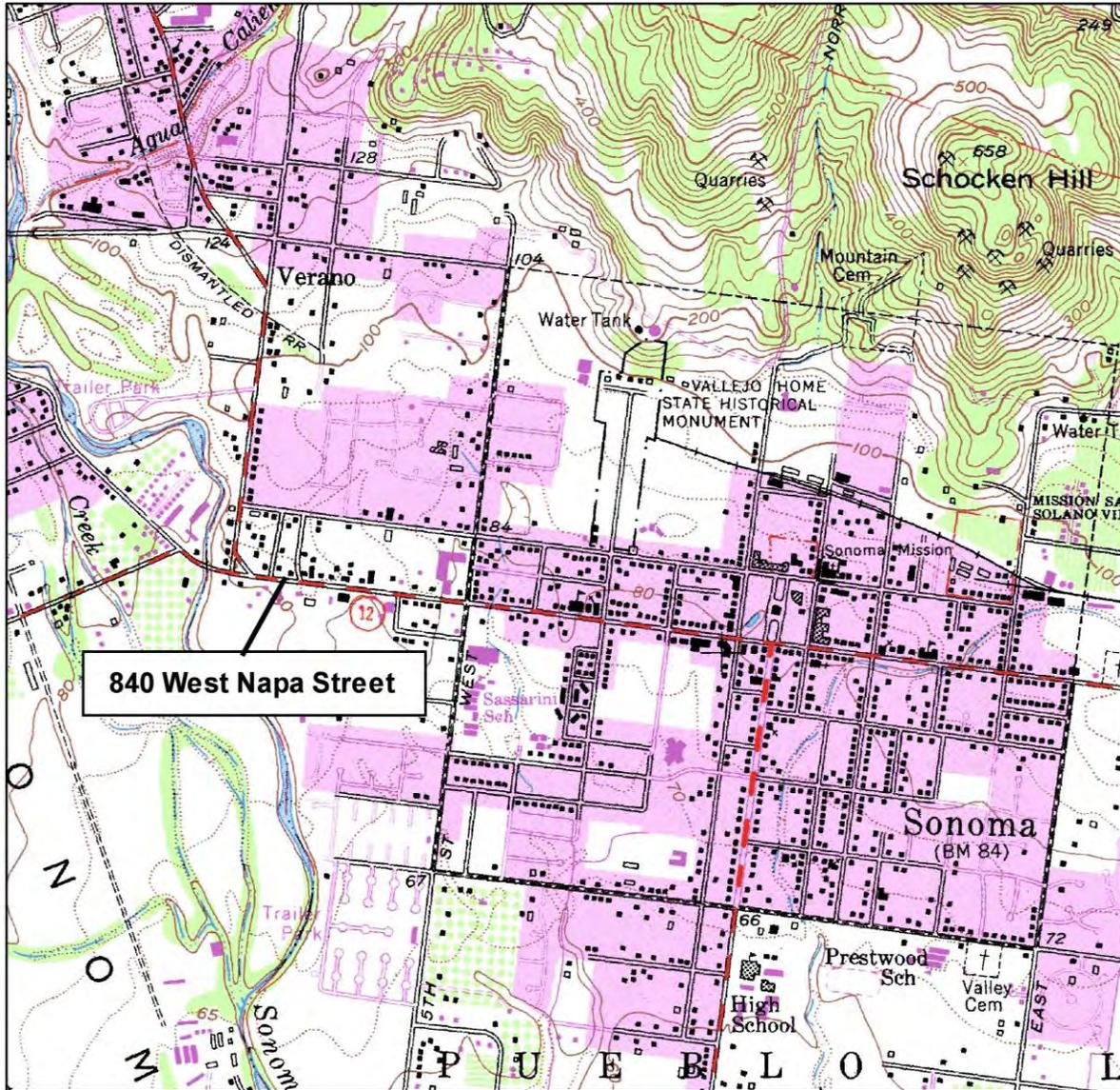
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SKETCH MAP





Narrative

July 23, 2013

Rev July 24, 2013

Re: Demolition of existing residence
840 W. Napa St.
Sonoma, CA 95476

This is a proposal for demolition review of an existing residence on the West Napa St. frontage of a long narrow parcel between W. Napa St. and West Spain St. The parcel is zoned Commercial along West Napa St, and the balance is RM, residential medium density, fronting on West Spain St.

There is a 15' dedication to the public Highway 12 right-of-way required along the W. Napa St. frontage. This will result in the existing house being approximately one foot from the right of way line, and the porch stairs encroaching into the right of way. To create the required 25' setback would involve moving the structure, and require bringing the entire house up to current building codes. This would include new foundations, seismic bracing, energy improvements such as wall insulation, new windows, and efficient electrical, lighting, and plumbing fixtures, and rebuilding much of the house.

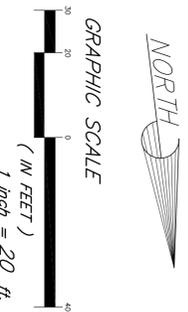
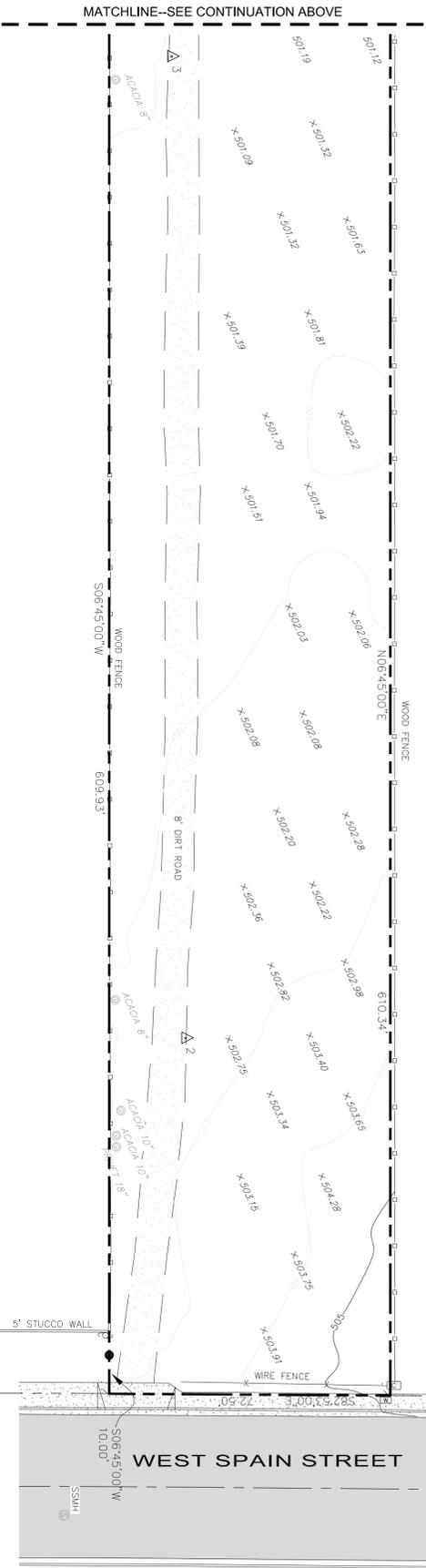
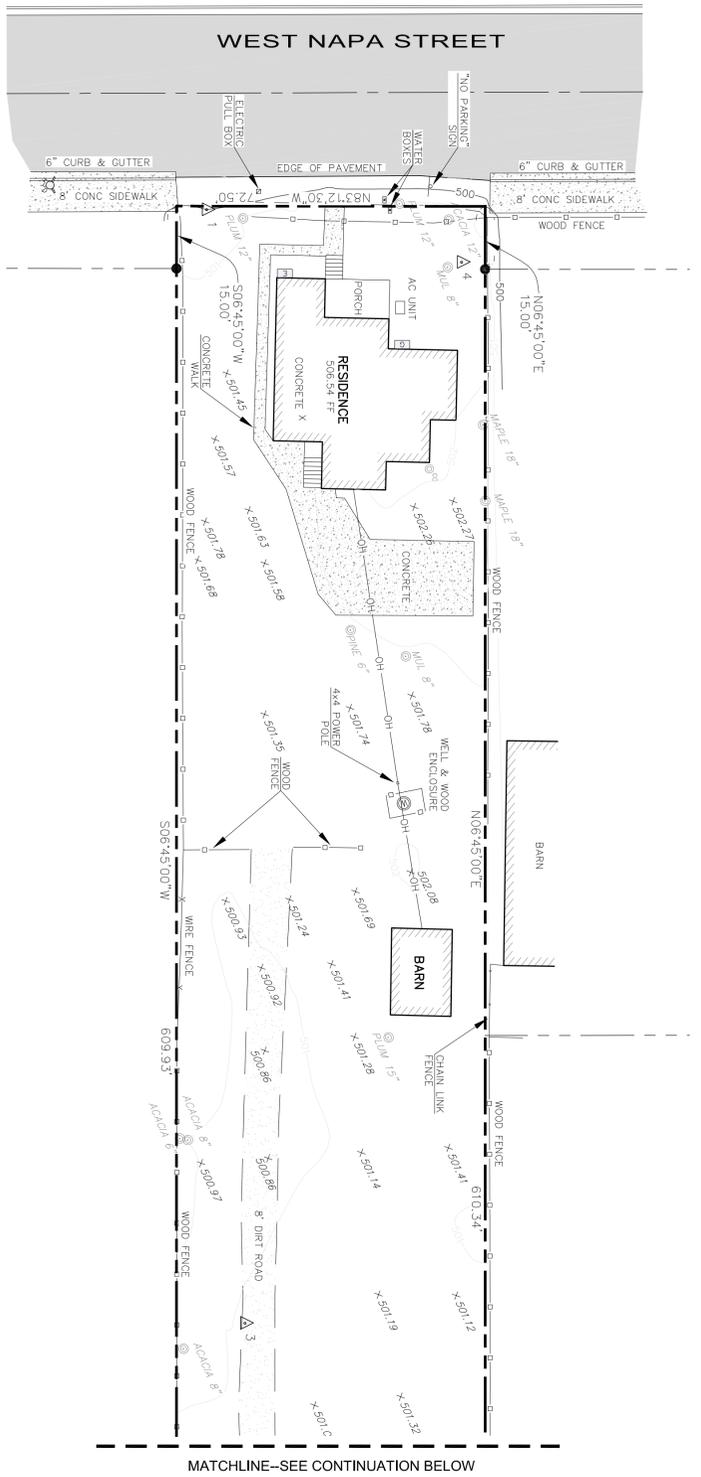
Elements of the front porch appear to be replacements made over the years where repairs were made with the simplest of construction methods and materials. Rooms were expanded into the porch, and added onto the building to the west, north and northeast sides of the house.

Given the many sub-standard additions and alterations made to the original small hip roof structure, the house no longer retains its' original configuration or integrity.

Please refer to the historic evaluation report for more information.

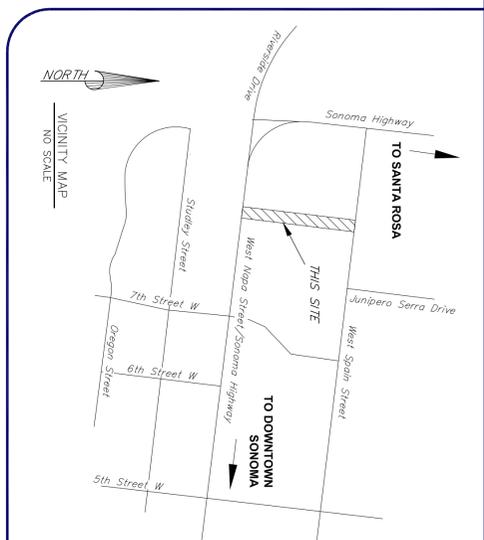
Sincerely,

Victor Conforti - Architect



LEGEND

- RECORD BOUNDARY LINE
- - - RECORD ADJOINING BOUNDARY LINE
- RECORD CENTERLINE
- EDGE OF CONCRETE
- - - EDGE OF ASPHALT CONCRETE
- - - EDGE OF DIRT ROAD
- WOOD FENCE
- WIRE FENCE
- OVERHEAD WIRE
- ASPHALT CONCRETE SURFACE
- DIRT ROAD
- CONCRETE SURFACE
- △ 3 RANDOM CONTROL POINT W./#
- FOUND 1/2" IRON PIPE TAGGED RCE 14946, EXCEPT AS NOTED
- ☐ WATER BOX
- ☐ GAS METER
- ☐ ELECTRIC METER
- ☐ COMMUNICATION BOX
- ☐ SEWER MANHOLE
- ☐ CLEAN-OUT
- ☐ FIRE HYDRANT
- ☐ TRAFFIC SIGN
- ☐ JOINT POLE WITH TRANSFORMER
- ☐ WELL
- △ 1432 SPOT ELEVATION
- ⊙ TREE TYPE & DIA.
- FF FINISH FLOOR
- SS SANITARY SEWER
- CO CLEAN OUT
- CENTERLINE
- ⊕ POINT OF ROTATION



- NOTES:**
- 1) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD DATA ONLY.
 - 2) HORIZONTAL CONTROL: BETWEEN FOUND MONUMENTS SHOWN ON RECORD OF SURVEY BY JOHN J. BONNITT IN BOOK 30 OF MAPS ON PAGE 326, SONOMA COUNTY RECORDS.
 - 3) VERTICAL CONTROL: ELEVATION DATUM IS ASSUMED AT CONTROL POINT #1 (500.00')

THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF MIKE RABBITT IN MAY, 2013.

ADAM S. RIVERA PLS 8451 DATE

TOPOGRAPHIC MAP

840 WEST NAPA STREET
SONOMA, CALIFORNIA

APN: 127-211-009



541 FARMERS LANE
SANTA ROSA, CA 95405

www.hoganls.com

Tel (707) 544-2104
Fax (707) 522-2105

DRN: SMG
CHK:
PM: MAM
DATE: 6/4/2013
JOB #: 1506

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF MIKE RABBITT IN MAY, 2013

ADAM S. RIVERA PLS 8451